



Historic England

NORTH WEST OFFICE

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Direct Dial: 0161 242 1417

Our ref: L00949310

27 July 2018

Dear Mr Dowd

Arrangements for Handling Heritage Applications Direction 2015

**YEW TREE COTTAGE, HELLIFIELD ROAD, BOLTON BY BOWLAND,
LANCASHIRE, BB7 4NS**

Application No. 3/2018/0568

Thank you for your letter of 16 July 2018 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Significance of the heritage assets affected

Yew Tree Cottage is one of the older properties in Bolton-by-Bowland and dates from the mid-18th century. Historically it formed part of the Bolton Hall Estate and provides evidence for the distribution of its land holdings. The building is two-storey, constructed of coursed sandstone rubble with a stone slate roof and reflects the character of the local area. It has undergone a number of changes to its plan-form and use over the centuries, as illustrated by the external steps to the rear providing access to the first floor and the insertion of later 19th century window openings.

Impact of the proposals on significance

It is unclear from the information submitted with the application what features of particular architectural, archaeological and historical interest are to be found internally and externally on the east gable wall. Internally the walls have been dry-lined. Regrettably the building recording exercise undertaken prior to refurbishment in the early 2000s was not undertaken by a buildings archaeologist and does not provide a sound basis for assessing the impact of the current proposal.

We are concerned about the lack of structural information accompanying this application. A letter from a structural engineer has been provided with some brief observations on the causes of the bulging and cracking defects and some outline



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recommendations for repair. No observations are made on the method of construction of the building, its foundations, local ground conditions and other building defects, which are all important factors in considering the cause of the bulging and cracking. The extent of the defects is not explained in sufficient detail and only limited enquiries have been made into previous structural interventions. Dismantling is the most invasive of all interventions, alternatives such as stitching, pinning and grouting should be considered.

It is unclear whether the letter recommends that an engineer specifies the structural repairs or whether their design should be left to a contractor. Considering that previous repairs have failed, it would be advisable for the benefit of both the owner and the listed building, that the works should be specified by a structural engineer with appropriate professional indemnity insurance cover.

A careful and methodical approach as well as a thorough understanding of the way the structure was originally built is required. That information can then be used to replicate materials and methods as closely as possible. Mortars and core materials should be analysed to identify binder and aggregate but they must be able to perform in the relevant location and exposure. The engineer identifies that water ingress and freezing actions may have caused or accelerated the defects. To reduce the risk of similar issues recurring in the future, consideration should be given to the use of a 'slobbered' lime render in keeping with examples in the locality.

In order to mitigate the loss of archaeological evidence and to sustain the aesthetic value of the east gable wall, a photographic record should be made of the external stonework and any internal features of interest such as the chimney breast, fire place and window and door openings. Dimensions should be noted. Drawings may also be necessary.

Care should be taken in selecting replacement stone to ensure its compatibility. The Strategic Stone Study Database may be of assistance in identifying local stone types and quarries see <http://mapapps.bgs.ac.uk/buildingStone/BuildingStone.html>.

Policy considerations

Your authority should require an applicant to describe the significance of the heritage asset in sufficient detail to understand the potential impact of the proposal on its significance (NPPF 2018 para. 189). Further photographs should be provided of the exterior and interior of the east gable and any architectural features identified behind the dry lining during intrusive structural investigations should be noted.

Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification (NPPF 2018 para. 194). We advise that less harmful options should be considered. If dismantling is required, its scopes should be clearly identified, so far as is practically possible. Further investigations should be undertaken





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and repair works specified by a structural engineer prior to dismantling of the gable end.

Historic England's position

As recommended by the applicant's structural engineer, temporary support works should be put in place as soon as practicable. This should include netting to catch falling debris.

Your authority should seek further information from the applicant on significance and the causes of the building's deterioration, the extent of the defects and proposals for repair. The works should be specified by a structural engineer.

Recommendation

Historic England has concerns regarding the application on heritage grounds.

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 189 and 194 of the NPPF 2018.

In determining this application you should bear in mind the statutory duty of section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Craig McHugh

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