

Heritage Statement

Yew Tree Cottage is a Grade 2 listed building constructed circa 1750 originally as two farm workers cottages, now functioning as a single dwelling. The property is described as follows by British Listed buildings- ***Pair of houses, mid C18th. Coursed sandstone rubble with stone slate roof. 2 storeys. The original windows have hollow chamfered surrounds and square mullions. No. 15, to the right, is of 2 bays. The left-hand bay has 4-light windows, the right-hand bay one of 3 lights on the ground floor and a sashed window with glazing bars and plain reveals on the 1st floor. The door, between bays, has an architrave. No. 13, to the left, has a 3-light ground- floor window and a modern window with plain reveals on the 1st floor. The door, to the right, has an architrave. Chimney on each gable and between houses.***

A recent structural survey has indicated that there is evidence of bulging and cracking of the stone of the gable end and cracking of the stone on the perpendicular wall at the rear of the property. The gable end that is affected is at house number 15. The affected gable end adjoins a neighbouring property- Yew Tree Farm. The residents of Yew Tree Farm are most concerned, (as are my wife and me) that the current state of the gable end constitutes an immediate danger to their safety, as stones from the gable end have dislodged and fallen from a considerable height into their garden, which is frequent use by themselves, their children and grandchildren. Please note an extract from the structural survey report- ***"The Gable wall is bulging significantly and is considered to be in danger of collapse, recently stones have become dislodged and fallen from height into the neighbouring garden, this is clearly presenting a current health and safety risk to third parties."***

Summary of Work

- 1 In order to make the property safe, the roof will be supported by props
- 2 After the property is made safe, the chimney will be dismantled to reduce weight and the outer skin of the gable end (sand stone) will be dismantled in order to inspect the inner skin and assess the type of remedial work necessary
- 3 At this point we will submit plans for the remedial work to Ribble Valley Borough Council to seek permission to proceed
- 4 After completion of the approval of the remedial work, we intend to rebuild the gable end and chimney using the original stone and match the new mortar to the existing mortar

How the remedial work will affect the property