

CLARIFICATION OF THE POTENTIAL HERITAGE IMPACT OF LISTED BUILDING CONSENT APPLICATION 3/2018/1143

FOR PROPOSED EXTERNAL REPAIRS

AT CRABTREE COTTAGE, BACK LANE, WISWELL

- 1** Crabtree Cottage, a grade II listed building, comprises a 17th century two-unit house, which was divided into two cottages and extended by a stable (or “barn”) at the north-east end, in about 1900. The building reverted to a single dwelling and the stable was converted to part of the living accommodation in the 1960s, at which time cement render was applied to the whole exterior. Following removal of the render in 2018, the building was the subject of an external historic fabric survey by Stephen Haigh, Buildings Archaeologist (see separate report).
- 2** The application seeks consent for external repairs to a number of existing and former openings (see drawing by Holden Lancashire Ltd)¹. These comprise restorative work to four windows within the 17th century front of the house, and elsewhere the replacement of 1960s brickwork and concrete around existing openings, with stonework for the most part.
- 3** The repairs proposed for the 17th century windows (1,3,5,6) are required due to the poor state of the stonework, for example because of cracking and delamination. These repairs would be carried out so as to match existing profiles as closely as possible. In the case of window 1, it is also proposed to restore the historic (non-original) three-light arrangement, by inserting new mullions to match those in the other front windows. This will restore the traditional appearance of this opening, though the new stonework will remain distinct on close inspection. These works would be executed using suitable stone and lime mortar and are all in the best interest of the building, as they would maintain its resistance to weathering with a minimum of intervention.
- 4** The other repairs would involve the removal of 1960s brickwork and concrete (introduced when the building was made into a single dwelling and the domestic accommodation extended into the stable), principally to enhance the visual appearance of the historic building and the significance of the heritage asset, but also because localised repairs would in any case be necessary, and these materials do not integrate well into an otherwise traditionally-built structure. For the most part this would involve replacement with suitable stone, but a blocked doorway to the front of the former stable would be fitted with a false timber door, as a clear indication of the former opening’s function. New window frames would incorporate timber mullions, to

¹ NB: the proposal drawings and historic fabric survey use different numbering systems to refer to openings

remain distinct from the stone mullioned windows in the 17th century house. Evidence for former openings where stone dressings remain (forking hole in the north-east gable next to window 9; former window 13 in rear of stable; doorway and window in rear elevation close to window 16) would be preserved in these repairs.

- 5 The impact of these proposed works would be positive and would enhance the significance of the listed building, through careful repair to historic stonework and the removal of modern, unsympathetic materials. The form of the openings created in the 1960s would also be improved aesthetically, and would continue to support the distinction between the building's construction phases.

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Buildings Archaeologist
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