



ADDIITIONAL INFORMATION

Application 3/2018/0880

Crabtree Cottage
Back Lane
Wiswell, Clitheroe
BB7 9BU

FEBURARY 2019



Holden Lancashire Ltd
83 Blackburn Road
Rishton
BB1 4ER

INTRODUCTION

The purpose of this document is to clarify the points raised by Ribble Valley Brough council with regards to the discharge of conditions application that has been submitted. This report is to be read in conjunction with the External Historic Fabric Survey" that has been prepared by Stephen Haigh Building Archaeologist.

APPLICATION 3/2018/0880

APPLICATION DESCRIPTION

Discharge of condition 2 (lime render and limewash), 3 (traditional wall cover), 5 (specifications of traditional wall cover) from planning permission 3/2018/0336

PROPOSED EXTERNAL FINISH

The purpose of this project from the beginning was to carry out external renovation works to the property, which involved removing inappropriate materials. At the outset it could not be confirmed what would be found once the old cement render had been removed. There was no historic evidence that could give us indication either. For this reason, it was agreed with the planning authority (Ribble Valley Borough Council) that we would condition the application so we could carry out the render removal works. Once the render was removed, we would then carry out further investigation works to determine the finish that would be appropriate for this building.

After the removal of the render there were clear signs that the original building had never been intended to have a render/limewash finish. However, there was still concern from the planning authority and SPAB to whether render was later applied. One of the points raised by SPAB was that the stone surrounds (that inserted ca. 1900) was set proud from the stone face of the wall. These stone surrounds are later editions and not the original entrance to the original build as highlighted in the External Historic Fabric Survey para's 7.3-7.5. These door surrounds have previously been discussed with the planning authority and put down to the workmanship of the builders who carried out the works at the time. The stone surrounds may be proud at the top of the opening but at the bottom half they are flush with the external face of the stone, see figure 1 & figure 2



Figure 1 – Stone jamb, which is proud

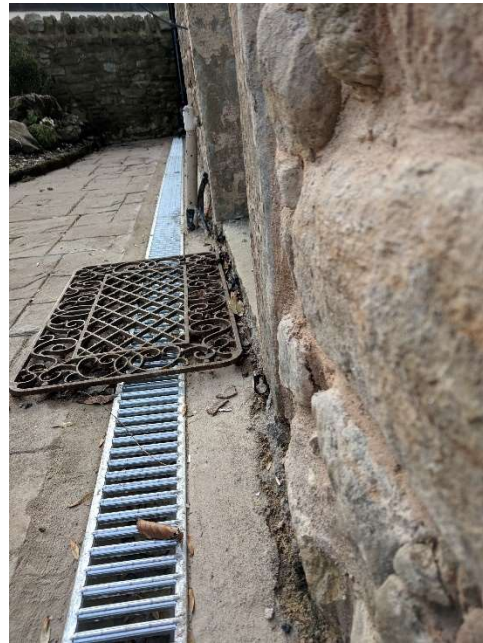


Figure 2 - Stone jamb, which is flush with the external face of the stone wall

Another point raised by SPAB was that there are signs of a lime wash in the corner of the windows jambs and cills. This is relatively thin and does not signify that this is how the building would have been finished. As stated in the report by Stephen Haigh there is no evidence to suggest that either the original house or its extensions were rendered historically. To further confirm this, we can look at the other listed buildings in Wisell. Most notably the Grade I listed Vicarage House, which has a similar appearance to Crabtree Cottage.

POINTING WORKS

In addition to the points raised above the planning authority have raised concern with regards to the lime pointing that has already been carried out on the property.

As part of these works, we have a sample of the existing lime mortar analysed by James Fisher Testing Services Ltd. This test proved to be inconclusive as cement content was found, likely due to seepage

from the rendered and other modern works/alterations carried out on the building. With this in mind we followed the guidance in Historic England Repointing Brick and Stone Walls. We proposed a sand lime mortar with the sand being coarse as per the previously approved mix for the garden wall that was constructed by others. Then as per the guidance we did a test sample for the planning authority to inspect to ensure they were happy with the finish and proposed mix.

On the 7th November after the conservation officer had attended site and seen the sample we received the below comment with regards to the pointing works

"A lime : sand mortar mix which leaves the significance of the listed building unaltered will probably not require listed building consent (in my officer opinion without prejudice to any formal decision of the Borough Council) "

The mortar mix and method of application was carried out exactly as was discussed with the planning authority. The works were carried out in +5°C temperatures and the weather was damp which aided in the steady curing of the mortar. If there would have been any warm days the pointing would have been wet down each day.

We believe that we have done everything we can to ensure the significance of the listed building is unaltered and therefore no further action is required with regards to this point.

SUMMARY

We believe that we have gone to every effort to determine the historical finish of the property. Based on the information gathered, the External Historic Fabric Survey and the original comments from Lancashire Archaeology (in our original planning application 3/2017/1065) *"It seems very unlikely that the building will originally have been rendered"*.

We now ask the local planning authority to determine the application 3/2018/0880 and approve the stone finish.