



ADDIITIONAL INFORMATION

Application 3/2018/1143

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 Application for listed building consent for alterations, extension or demolition of a listed building. Planning (Listed Building and Conservation Areas) Act 1990 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 along with the Clarification of the potential heritage impact of listed building consent application 3/2018/1143 again produced by Stephen Haigh.

APPLICATION 3/2018/1143

APPLICATION DESCRIPTION

Application for Listed Building Consent for repairs to existing stonework and removal and replacement of windows, stone cills and mullions following the removal of existing render on Gradell Listed Building.

WORKS TO THE WINDOWS WITHIN THE FORMER BARN

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.

Once the old cement render had been removed there where a number of areas that had been altered in the 1960's. These consisted of the removal/alterations of historic openings and insertion of new openings. The works carried out where not sympathetic to the building and if left could result in further damage to the property.

As part of the consultation for this application SPAB have been consulted. They have expressed that as part of the works we take the opportunity to improve the 1960's windows;

"Finally turning to the C20th window openings there is an opportunity to improve their detail and appearance. Whilst the introduction of intermediate stone mullions will potentially confuse the reading of the building, more defined timber mullions will respect the existing pattern and rhythm of the fenestration without being a pastiche."

We appreciate this constructive comment and have taken these comments on board, amending the plans to reflect this request (see attached plan Crabtree Cottage-Proposed Works 002 Rev A).

REPAIR WORKS TO MAIN BUILDING WINDOWS

In addition to the points raised above the planning authority have raised concern with regards to the repairs concerning the existing stone windows to the original property;

“I would also be grateful for further justification for the stone work replacement at Proposed Plan window 1 (stone mullion replacement), window 3 (would masons mortar and/or stone indent repairs suffice?) and window 6 (would masons mortar and/or stone indent repairs suffice?).”

The works to window one will replace a missing mullion. This stone mullion is structurally important to the fabric of the building and if the timber window was to become rotten could lead to catastrophic damage to be caused to the building. The works to this window has to be carried out to ensure the structure of the historic building is maintained.

The works to the mullions on windows 3 and 6 is again a structural repair. The existing stone has failed largely due to the previous years of neglect and poor repairs carried out by previous owners. As described in the clarification document produced by Stephen Haigh.

The current owners of the property are going to great personal expense to ensure the building is restored to a good state of repair. This is to ensure that the building is not only maintained for their own enjoyment but for the enjoyment of generations to come.

SUMMARY

With regards to this application we have listened to the constructive advice given by SPAB and have set out clear justification for the repair works. In this document along with the two documents provided by Stephen Haigh.

We now ask the local planning authority to determine the application 3/2018/1143 and approve the stone repairs as set out in the application and on the proposed plan (Crabtree Cottage-Proposed Works 002 Rev A).