



HERITAGE STATEMENT

PROPOSED REPAIR WORKS

Crabtree Cottage
Back Lane
Wiswell, Clitheroe
BB7 9BU

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INTRODUCTION

OVERVIEW

This heritage statement has been produced to support the Listed Building Consent Application for Crabtree Cottage, Back Lane, Wiswell, Clitheroe, BB7 9BU.

The proposed works that are to be carried out have been identified in the attached plan “*Crabtree Cottage-Proposed Works 002*”. The proposed works consist of repairs to the historic stonework and replacement of inappropriate materials.

JUSTIFICATION OF WORKS

After carrying out the render removal works it is possible to see that the existing structure has been altered numerous times. Some of the alterations have been carried out in keeping with the original building and others have not. These alterations have resulted in damage to the existing fabric of the asset and have had inappropriate, non-original materials installed within the structure of the building. The damage to the historic fabric of the asset is causing further damage to be caused elsewhere within the building. The use of inappropriate materials is not authentic or technically correct as well as not being visually



Figure 1 – Front Elevation with the render removed

compatible with the existing building, or the wider setting of Wiswell. When determining how to best to carry out the repairs we looked at *Historic England – Making Changes to Heritage Assets – Historic England Advice Note 2*. Within this document it states that “*Repairing by re-using materials to match the original in substance, texture, quality and colour, helps maintain authenticity*”. Also, within this document it says “*Replacement of one material by another may harm significance and will in those cases need clear justification. Therefore, while the replacement of an inappropriate and non-original material on a roof, for example, is likely to be easily justified*”. To several areas of the building inappropriate/non-original materials have been used around window openings, used to brick up some openings and as poor repairs to existing window openings. When these repairs have been carried out cement-based mortars have been used, which again affect the historical significance of the building and can lead to further disrepair of the asset. We propose to carry out repairs which will remove these inappropriate works with more authentic, technically appropriate (for the age of the building) and more visually compatible materials.

UNDERSTANDING THE HERITAGE

THE LISTED BUILDING

The concerned building, subject to the above works, has been designated as a Grade II listed building.

LISTING STAUS

The building has Grade II listing status and was first listed on 13th March 1986.

The building is listed under list entry number 1072048 and is given the following listing description:

"WISWELL BACK LANE SD 73 NW 2/80 Nos. 17 & 19 (Crabtree Cottages) - - II

House, late C17, altered. Pebbledashed rubble with slate roof. 2 storeys, 4 bays, the 4th bay converted from a stable. Windows have rendered double-chamfered surrounds. Those to the 1st bay have had their mullions removed. The 2nd bay has one of 2 lights on the ground floor and one of 3 lights above. The 3rd bay has 2-light windows, the upper one possibly a modern copy. The 4th bay has modern windows in keeping, with central mullions. Doors at left and between 1st and 2nd bays, both with rendered surrounds. Inside, the right-hand room has a modern beam possibly replacing a firehood bressumer. The left-hand room has 2 chamfered axial beams mortised into a cross beam parallel with and close to the stone dividing wall. On the 1st floor there is a wall of large timber-framed panels."

Looking at the building with the render removed makes it possible to see properties layers of change through years. You can see how the property was altered as and when required. When looking and the front elevation (principle elevation onto Back Lane) you can see that originally the property was probably single storey, based on the stone to the walls and the fact that the window details at ground floor are slightly different to the first floor windows. Also, when looking at the two ground floor doors to the main property it is possible to see that these have been altered, potentially installed at a later date based on the stone and detailing. When looking at the right hand side there is a clear line with some stone quoins showing where the barn has been attached. Within the former barn there have been several windows installed with poor repairs to the surrounding stone, using red brick instead of stone to match.

IMPACT OF THE DEVELOPMENT

THE EXISTING BUILDING

After the removal of the existing render finish it is possible to see the detail of the original stonework. It is also possible to see all the damage and poor repairs/alterations the render was hiding/patching over. The existing building has been altered several times which has resulted in numerous areas of damage and the use of inappropriate/non-original materials. When the repairs have been carried out, they are poor and have not been carried out in using appropriate materials or methods.



Figure 3 – Photo showing inappropriate/non-original materials to end elevation

There are areas where the original stone has been damaged/removed and this is resulting in further damage to be caused elsewhere within the building.



Figure 2 – Photo showing damaged stone mullion



Figure 4 – Photo showing inappropriate/non-original materials to front elevation

THE PROPOSED WORKS

The proposed works are set out on the attached plan “Crabtree Cottage-Proposed Works 002”.

The proposed repairs to the original stonework will be done using matching materials. The materials are to match in substance, texture, quality and colour and will be installed using traditional techniques. This is to ensure that the significance of the heritage asset is not affected but the heritage asset is protected for future generations.

The proposed repair of the inappropriate/non-original materials to improve the authenticity and visual appearance of the building. The inappropriate/non-original materials used to repair/alter the building will lead to long-term damage of the historic asset. The proposal is to replace these materials with materials to match in substance, texture, quality and colour. These materials will be installed using traditional techniques appropriate to when the building was constructed. The works will result in an asset that has greater historical integrity and will be visually compatible in its own right and as part of the village of Wiswell.

SUMMARY

We believe that a the works should be approved for these repair works as the proposed works will not affect the significance of the asset. The proposed works are relatively minor and are replacement works, not alterations.

The works that have been carried out to date have been done so in a sensitive traditional manner and this will be carried forward with the proposed repair works.