



HERITAGE STATEMENT

ALTERATIONS TO GARDEN WALL

Crabtree Cottage
Back Lane
Wiswell, Clitheroe
BB7 9BU

JULY 2020



Holden Lancashire Ltd
83 Blackburn Road
Rishton
BB1 4ER

INTRODUCTION

OVERVIEW

This heritage statement has been produced to support the Conservation Area consent application for the proposed alterations to the existing garden wall to form an additional vehicle entrance.

To proposed alterations will mean that the occupants of the property can enter and leave the drive in a forward gear.

JUSTIFICATION OF WORKS

The existing drive is located directly of the junction of two roads, Back Lane and Cunliffe Lane. The occupants of the property have reverse from the drive onto this junction which is proving more difficult as traffic increases in the local area. The existing site levels are poor. The widening of the existing pedestrian access gate opening would allow the occupants to access the drive and leave the drive in a forward gear increasing the safety to pedestrians, cyclists and other road users.

UNDERSTANDING THE HERITAGE

THE LISTED BUILDING

The garden wall, subject to the above works, is part of Crab Tree Cottage curtilage which has been designated as a Grade II listed building and is within the Wiswell conservation area.

LISTING STATUS

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."

Originally the property was constructed as two cottages with a stable to one end. Over the years this has been altered and changed several times. Currently it is one house incorporating the stable within the domestic accommodation.

The garden wall is constructed of natural stone laid in a regular coursed pattern with a large mortar bed. When comparing this to the original property the stonework is different and is likely to have been constructed at a different period.

The existing vehicle access to the drive has a traditional timber gate.

IMPACT OF THE DEVELOPMENT

THE EXISTING WALL

The current owners of the property have been living in the property for over a decade and have been gradually carrying out improvements to the property both internal and external. In this time the garden wall to Cunliffe Lane has been re-built due to it getting damaged in an accident. It was rebuilt using the existing stone and using traditional techniques and a lime mortar.

Back Lane has stone walls to either side of it with regular interruptions in them for drive entrances. The proposed works will not interfere with this rhythm and have negligible impact of the wider area.

The alterations to the wall will be carried out in a traditional method using traditional a traditional lime mortar. A new timber gate will be installed matching the existing fence.

THE PROPOSED WORKS

The proposed works will require removal of the existing pedestrian access gate and partial removal of the existing garden wall. To the side of the existing pedestrian access gate there are stone jambs. One will remain in its current position and the other will be carefully removed and reset in the new position as indicated on the proposed plan. The proposed stonework to the wall will be patched up to make good. A 1:3 (NHL3.5:sand) mortar will be used for the repair works.

SUMMARY

The council has been sought to address the legislative requirements and consider the features that make the garden wall significant to the area. This statement has set out the issues affecting the site and the rationale behind the proposed alterations. The proposals in the conservation area consent application aim to ensure that safe vehicle access is provided to Crabtree Cottage and to the people in close vicinity of the existing access gate. The features of special architectural and historic interest are persevered.

It is concluded that the works are appropriate in respect of the historical appearance of the site and will ensure the site can be accessed safely.