

**HERITAGE STATEMENT IN SUPPORT OF LBC APPLICATION  
FOR REPOINTING AND MINOR MASONRY REPAIRS  
AT WISWELL EAVES HOUSE, WISWELL**

**1 Introduction**

- 1.1 This heritage statement has been produced to support an anticipated listed building consent application to Ribble Valley Borough Council, for repointing and minor repairs to masonry, at Wiswell Eaves House. It has been written by Stephen Haigh MA (a buildings archaeologist with over 20 years professional experience of assessing, investigating and recording historic buildings in the region), for the applicants Mr and Mrs Carruthers, as instructed through their agent Holden Lancashire Ltd, and follows a site visit on 16 January 2020.
- 1.2 Wiswell Eaves House is listed at grade II, under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest. Section 16 of the NPPF, "Conserving and Enhancing the Historic Environment", sets out the relevant part of national planning policy regarding heritage assets. Paragraph 189 states that: *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

**2 Location**

- 2.1 Wiswell Eaves House stands in Wiswell civil parish, north-east of the village; the name "eaves" was applied to settlement at the edges of a township, in this case close to the boundary with Pendleton township. It is a detached house, which faces west, downhill towards Pendleton Road, and it stands within a small cluster of other houses and buildings. A barn which once formed part of the property was converted and sold off within the last 30 years. The NGR for the house is SD 75349 37909.

**3 Planning context**

- 3.1 The most recent relevant planning and listed building consents were granted in 2019 (refs: 3/2019/0697 and /0700). These are for: *"Demolition of existing single storey conservatory and erection of proposed single storey extension to side. Demolition of existing garage and erection of proposed double garage."*

*Conversion of existing outbuildings with construction of new external walls with slate roof covering. Erection of proposed entrance extension to the west elevation of the outbuildings.” A detailed heritage statement by Sunderland Peacock Architects was supplied with those applications.*



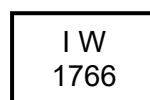
Front of house (right) and north gable

#### **4 Proposed works for which consent is now sought**

- 4.1 It is proposed to replace all existing cement-based pointing at the house with lime-based pointing. One window mullion to the rear elevation is also proposed for replacement, due to failure of the existing stone.

#### **5 Historical background**

- 5.1 Wiswell Eaves House has a date-stone over the front entrance, which reads:



in which the letter “I” most likely represented a “J”. According to the National Heritage List entry, this date refers to alterations, and the house itself is more likely to be of ca.1700, although quite why that should be supposed is not made clear. While some isolated architectural details are no doubt earlier than 1766, it

seems more likely to this writer that the house was to all intents and purposes built largely in its present form in 1766.

## 6 The existing building

- 6.1 The house is of two storeys with attic, and is double-depth in plan, with single-storey porches to front and rear. It has walls of coursed, watershot sandstone, with edge-laid sandstone quoins, and sandstone dressings of various types to windows and doorways. These include ovolo mullions, characteristic of the 17th century, as well as some much later, flat-faced window surrounds, probably 19th or 20th century.
- 6.2 The building currently has cement-based strap pointing throughout its exterior, to the detriment of the historic stonework. In places this has led to the spalling of individual stones.
- 6.3 At least one window mullion at first floor level in the rear elevation shows signs of failure.



Rear window with failed mullion proposed for repair. Note poor quality cement pointing and patching

## 7 Statement of significance

- 7.1 The house is significant as a mid 18th century detached former farmhouse (possibly with earlier origins), whose exterior appears relatively little altered, and

whose interior contains aspects of its historic plan-form, as well as some individual fixtures and fittings. The date-stone, fenestration pattern, and other stone detailing are particularly valuable, due to the variety of dressings and presence of some elaborate and distinctive window forms. The setting of the house, in a rural location at the foot of Pendle Hill, also contributes significance.

## 8 Assessment of impact

- 8.1 The cement-based mortar present in all elevations of the house is inappropriate for the historic stonework with which the building is faced, because of its hardness and lack of porosity and permeability. This is evident in some places from damage to the faces of some stonework, and in any case is generally accepted to be detrimental to historic buildings which were originally built with lime mortar, although the full extent of negative symptoms may not become apparent for many years. The cement pointing also detracts from the building's aesthetic value.
- 8.2 Careful removal of the existing cement mortar with hand-tools, and its sensitive replacement by an appropriate lime mix (see separate method statement), will benefit the heritage asset through improved moisture movement, and enhancement of appearance. The replacement of a window mullion, if carried out like-for-like, will similarly be to the benefit of the heritage asset, as an essential repair.

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