

RVBC Planning Application 3/2022/0309 – Calder Cottage

Heritage Statement

1. Background

Calder Cottage became a grade 2 listed building in 1986. The details of the listing are at <https://britishlistedbuildings.co.uk/101362339-calder-cottagethe-marjorie-billington-and-langho#.YI52ecrTWbA>

The listing statement from this document, which refers to both Calder Cottage and the other half of the building (The Marjorie) - which comprises 2 semi-detached houses - is reproduced below.

Two houses, originally row of houses, c.1830 for John Taylor of Moreton Hall, possibly by Websters of Kendal. Pebbledashed rubble with sandstone dressings and slate roof. 2 storeys. Windows are sashed with gothick glazing and have chamfered stone surrounds with pointed heads and hoods. At the left of the facade a 2-bay range projects forwards under a parallel pitched roof. To the right the main facade is of 3 bays, the outer bays having additional windows to the right on the ground floor. The middle bay has a door with similar surround to the right. At the right is one bay of a single storey under a lean-to roof. This has a door to the left with a similar surround. In the angle between the projecting range and the main facade is a single-storey porch with embattled parapet. Its door has a chamfered stone surround with pointed head and hood. Chimneys to left and right of facade and between bays.

There are no photographs on this website but the associated Historic England website entry ([CALDER COTTAGE THE MARJORIE, Billington and Langho - 1362339 | Historic England](#)) contains two images. The first is of the front door and part of the façade of the Marjorie and is therefore not of relevance to this application. The second is a frontal view across the River Calder of both houses which shows clearly the features detailed in the listing above. The single storey extension can also be seen - sloping downwards at the right-hand end of the building - on the photo.

The single storey extension was built in its current form in 1984 (prior to listing but in line with planning permission granted by RVBC on 7.9.84. Ref 3/84/0537/B). Although there was already a single storey extension in place prior to the 1984 extension being erected, it was a relatively recent - early 20th century - addition to 'Calder Cottage'.

Prior to 1984, the extension, which does not seem ever to have been used for human habitation, had clearly not been watertight for several years. It seemed to have been used as a shed or for outdoor storage. It had no internal connection to the residential part of Calder Cottage. In its pre-1984 form, the west-facing end of the extension never possessed (and still does not possess) any of the architectural features (gothic-style windows, stone surrounds etc.) which are detailed in the listing statement above. The north-facing side of the extension (which looks over the River Calder) did however have a door with stone surround which matched the main door of the cottage. Also on the north-facing side of the extension, there was a matching stone surround to a somewhat crude and dilapidated gothic-style window. The door and the stone surrounds of both the window and door were retained on the north-facing side of the extension in 1984 and are still in place now. The dilapidated gothic-style window was replaced by a new, matching gothic-style window when the

extension was erected in 1984. This can be seen (through the bushes) at the right hand end of the photograph on the Historic England website.

2. Summary of Proposed Work and Impact on Heritage Issues.

The roof on the single storey extension runs along the full length of the west-facing side of the extension. The roof is no longer watertight and leaks through to the room below after sustained rain. It has been problematic throughout the period since its construction in 1984. We have been advised (by two different builders) that the slates on the roof are too thin (and therefore crack easily) and were installed in 1984 with insufficient overlap. Accordingly, they are no longer fit for purpose and need to be replaced. (Both builders came to this conclusion independently.)

The proposed work will therefore involve replacement of the current slates (which are 'firsts') with Welsh blue slates which are 'thirds'. The slates used will be similar to those shown in the photos [REDACTED] and will be chosen to provide the best possible match with the existing slates on the main roof of the house. It will also be necessary to replace the laths and the existing plastic membrane (from 1984) with modern breathable felt in line with Building Regulations.

When completed, the only visible difference will be that the roof will have slates which are a closer match to those on the main roof. There will be no visible alteration whatsoever to the appearance of any other aspect of the west-facing side of single storey extension. The north-facing side of the extension will not be changed in any way and will retain the current door and gothic-style window (and their stone surrounds). Nor will there be any alteration whatsoever to the original 1830 building. Neither the south-facing side of the house and extension nor, most importantly, the north-facing side of the house and extension will be altered in any way. In particular, the front of the house (which faces the river) and its distinctive features (gothic-style windows and doors with stone surrounds etc) will remain untouched by any changes.

3. Conclusions.

In summary, then, this is a necessary repair to the 1984 single storey extension which will be carried out carefully and professionally by builders with considerable experience of older properties. The materials used will be chosen to ensure no detrimental effects to the house and its distinctive features. When completed, there will be no visible change to the appearance (except that the slates will be a better match to the main roof – and will no longer leak!). All aspects of the historic features of the 1830 building will be left untouched.

[REDACTED]
April 2022