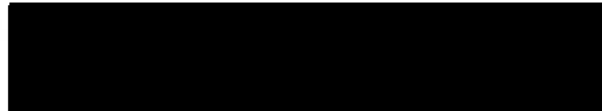


HERITAGE STATEMENT

In connection with a request for permission to replace inappropriate sand and cement rendering in internal walls with a lime and hair mix in :

"Cross Trees"
6 Whalley Road
Hurst Green
Clitheroe
BB7 9QJ

Completed by:



1. Site name and designation

"Cross Trees", 6 Whalley Road, Hurst Green, Clitheroe, BB7 9QJ,
is a

Listed Building, Grade II

List Entry Number: 1072305

Listing NGR: SD 68563 37915

First listed: 22 November 1983

Listed under 2, 4 and 6, Whalley Road

2. Description

The three Listed cottages, including No. 6, are described thus in the official record:

"Row of 3 cottages, late C18th. Squared sandstone with stone slate roof, 2 storeys. Windows and doors have plain reveals. All the cottages are separated by straight joints, which suggest that No. 6 (at the left) is the earliest. No. 6 has a wooden porch. To the left is a sashed window. To the right is a casement in what is probably a blocked doorway. Further right is another sashed window. On the 1st floor are 2 sashed windows. No. 4 has a sash window to the right of its door with a similar window above on the 1st floor. No. 2 has a bow window to the right of its door, with a modern window above on the 1st floor. The chimneys are between the cottages and on the gables."

3. Position and surroundings

Located within the Hurst Green Conservation Area, the property is the end cottage in a row of three, situated on the main road running through Hurst Green, close to the three-way turning with its World War I memorial in the

centre. Immediately adjacent to the gable end of the cottage are electric gates to the recently redeveloped Eagle and Child inn, now converted into five cottages, and listed as a building of townscape merit. At the other end of the row, adjacent to No. 2, Whalley Road, is Millie's Cafe. The next nearest listed building in the conservation area is the Shireburn Arms hotel. No. 6 Whalley Road has a well-laid out walled front garden, a cobbled driveway to the side and a sizeable back garden.

4. Significance

An exchange with the Lancashire County Council Historic Environment Team produced a listing from the Lancashire Historic Environment Record (LHER), PRN 17603, which repeats the formal listing description given above. This is the only data held by LCC HET in relation to this property.

5. Known history of the building

The front casement window to the right of the porch is thought once, many years ago, to have replaced a door, leading to the assumption that No. 6 was originally two cottages that were made into one.

It is understood that grants were given by the local Council in the 1960s to facilitate substantial work on all three properties – 2, 4 and 6, Whalley Road – to improve sanitation, etc.

The three cottages were first Listed Grade II in November 1983.

More recent planning history:

3/2025/0070 – Listed building consent for retention of replacement internal timber staircase and raised lintel.

3/2024/0752 – Listed building consent for installation of a damp-proof course. Application withdrawn.

3/2023/0611 – Listed building consent for proposed single-storey extension to rear, insertion of roof lights on rear roof slope and removal of internal wall. Refused.

3/2023/0612 (as above) – Planning application for proposed single-storey extension to rear and insertion of roof lights on rear roof slope. Refused.

3/2008/0172 – Listed building consent for repair of existing boundary fencing and provision of 3 bollards to boundary. Structural repairs to gable. Re-instatement of window to gable. Replacement of trestle to porch. The application was approved with conditions.

3/2007/1046 – Retrospective listed building consent application for replacement of existing modern windows to rear elevation. Replacement of window to gable elevation. Replacement of porch to front elevation. Lowering of ground levels to rear garden by 150mm. Replacement of render to rear elevation, like for like. The application was refused.

3/2007/1047 – Extension of existing fencing to east boundary for approx 8.7m. The application was refused.

3/2007/0914 and 0913 – Demolition of existing timber lean-to extension (single storey) and replacement with single storey extension to contain utility and cloaks (Listed Building Consent), and subsequent re-submission. The application was approved with conditions.

6. Concept of work now proposed

The stonework of the house has been subject to some degradation from damp, in particular in the dining room.

After extensive consultations, it was found that the dining room walls had in the past been subject to inappropriate rendering, with sand and cement (see Fig. 1). The work now proposed will be to re-plaster these walls (marked in red in Fig. 2) with lime and hair. This work is to be carried out by a local craftsman experienced in traditional lime plastering for historical buildings.

In detail: it is proposed to remove the existing sand and cement render from the dining room walls (and this will be disposed of through a licensed waste carrier). After the masonry has been given 2/3 days to dry out, a haired scratch coat 3:1 sand and lime mortar mix with sufficient hair to negate shrinkage will be applied approx 15mm (3/8") to level plane, scratched in a "diamond pattern". This will be allowed to carbonate sufficiently to carry a floating coat. Then the floating coat of 3:1 sand lime mortar mix will be applied with slightly less hair than the scratch coat, again to a maximum of 15mm (3/8"). This will be consolidated by scouring with a wooden float to negate shrinkage. It will then be finished with a devil float to carry the setting coat. The setting coat will be of mature lime putty and fine sand trowelled to a flat surface but NOT polished.

The walls will be given a decorative finish coat of limewash, distemper or similarly compatible porous paint which will allow the walls to breathe.

7. Impact

The sole purpose of this work is to preserve the building, protecting the stonework from further degradation by applying plaster appropriate to the historic fabric of the building. The sand and cement rendering of the wall that will be removed and replaced was not in keeping with the fabric of the building.

Maggie Nicholson
February 2025