DESIGN, ACCESS, AND HERITAGE STATEMENT

LOWER DUTTON COTTAGE, GALLOWS LANE

1.0 OFFICIAL LIST ENTRY

- **Heritage Category:** Listed Building
- **Grade:** II
- **List Entry Number:** 1362253
- **Date first listed:** 11-Nov-1966
- **Date of most recent amendment:** 22-Nov-1983
- **List Entry Name:** Lower Dutton Cottage
- **Statutory Address 1:** LOWER DUTTON COTTAGE, GALLOWS LANE

2.0 INTRODUCTION AND BACKGROUND

2.1 This statement has been prepared to support an application for Listed Building Consent for the sympathetic repair of Lower Dutton Cottage following damage due to a Storm Event (High Winds and Driving Rain) occurring on or around February 7, 2026. The objective is to restore the structural and aesthetic integrity of the building while ensuring no loss of historic fabric or significance to the Grade II setting.

3.0 NATURE OF DAMAGE

3.1 The subject heritage asset sustained significant damage resulting from a Storm Event, specifically affecting the chimney stack situated at the left-hand gable elevation.
The affected architectural components are detailed below:

- **Chimney Stack:** Comprising light honey-coloured sandstone and lime-based render, protruding approximately 450mm above the roof ridge line.
- **Flashings and Terminations:** Constructed of lead flashings and lime mortar flaunching.

Description of Damage:

The damage is characterised by structural displacement, saturated masonry, and significant delamination of the external render. Specifically, the storm has resulted in the failure of the bond between the stones (aggravated by previous inappropriate cementitious repairs) and the shearing of large sections of render. The wind loading on the 450mm "sail" area of the stack created lateral pressure that has rendered the upper courses unstable, compromising the physical integrity of the historic fabric in this localised area.

3.11 Structural Survey

Overview
A comprehensive structural assessment was conducted by Crawford Building Consultancy. The survey identified that while long-term decay was present, the February 2026 storm acted as the definitive catalyst for structural failure.

Conservation-Led Methodology
In accordance with national heritage guidance, the proposed works adopt a conservation-led approach:

- **Fabric Retention:** A stone audit will be conducted following the erection of scaffold to maximise the reuse of original 17th-century sandstone.
- **Breathability & Compatibility:** Specified repairs utilise traditional materials—Natural Hydraulic Lime (NHL 3.5) and matched sharp sand.
- **Reversibility:** The removal of modern, impermeable cement mortars (which were causing spalling) will return the stack to a historically appropriate, breathable state.

4.0 PROPOSAL

The proposed works involve a sensitive, conservation-led repair strategy to address damage caused by Storm Loading and Hydrostatic Pressure to the left-hand gable chimney.
Methodology and Material Retention

- **Prioritisation of Fabric:** Original sandstone will be salvaged, cleaned, and reused where structurally viable.
- **Substrate Recovery:** Removal of the failed render is essential to allow the saturated sandstone substrate to dry, preventing internal dampness to the 17th-century interior cabinetry.
- **Sympathetic Reinstatement:** Replacement stone will be a petrological match to the local Ribble Valley/Lancashire sandstone, avoiding the visual mismatch often associated with generic reclaimed stone.

The proposed works adopt a minimum intervention approach in accordance with best conservation practice. Only those elements of the chimney stack confirmed to be structurally unsound or beyond repair will be replaced, with all sound historic fabric retained and repaired in situ wherever feasible. The extent of dismantling will therefore be limited and informed by site conditions encountered following removal of later cementitious repairs.

5.0 OUTLINE SCHEDULE OF WORKS

The following schedule follows a "minimum intervention" philosophy, prioritising the salvage of 17th-century fabric and the total removal of deleterious modern materials (cement) that have contributed to the recent structural failure.

Phase 1: Access, Protection, and Investigative Audit

- **Independent Scaffold:** Erect a fully boarded independent scaffold tower to the left-hand gable. To protect the historic fabric, no physical ties are to be drilled into the 17th-century masonry; the structure must be self-supporting or utilise window-box ties.
- **Stone Audit & Mapping:** Prior to deconstruction, a visual "stone audit" will be performed. Stones suitable for reuse will be identified and mapped to ensure they are returned to their original courses where possible, maintaining the established weathered face of the building.

Phase 2: Controlled Deconstruction (Salvage Focus)

- **Hand-Stripping:** The chimney stack will be carefully deconstructed by hand down to the slate line. The use of power tools or percussive breakers is strictly prohibited to prevent vibration damage to the fragile sandstone rubble below the roofline.
- **Cleaning & Storage:** Salvaged sandstone will be cleaned of old mortar using hand chisels and stored on-site on timber pallets.
- **Removal of Incompatible Materials:** All modern cementitious mortars and "granite mix" flaunching which have caused the current spalling and moisture entrapment will be bagged and removed from the site to prevent cross-contamination with the new lime-based assembly.

Phase 3: Leadwork & High-Level Weathering

- LSA Specification:

Installation of new Code 5 lead aprons, step-flashings, and soakers in accordance with current Lead Sheet Association (LSA) guidance for heritage applications, including appropriate allowances for thermal movement, lap dimensions, and detailing at abutments.

- Masonry Integration:
  Lead will be carefully dressed and stepped into the masonry joints to a minimum depth of 25mm and secured using lead wedges. Joints will be pointed using compatible NHL 3.5 lime mortar. No sealants or modern mastics will be introduced.

- Patination Oil:
  Upon completion, all newly installed leadwork will be treated with patination oil to reduce the risk of carbonate staining to adjacent slate surfaces and to ensure appropriate weathering behaviour.

Phase 4: Reinstatement of Masonry Core

- **Natural Hydraulic Lime (NHL):** The stack will be rebuilt using the salvaged sandstone bedded in NHL 3.5 lime mortar. The aggregate will be a well-graded sharp sand, matched in colour and texture to the original 17th-century core.
- **Breathable Assembly:** The use of lime ensures the stack remains flexible under wind-loading and allows for the evaporation of moisture (capillary action), protecting the soft sandstone substrate from future freeze-thaw cycles.
- **Weather Protection and Curing**: All lime mortar works will be undertaken in suitable environmental conditions and will be protected during curing using a minimum double layer of damp hessian, supported on a scaffold frame. Protection will remain in place for a minimum period of three weeks to prevent rapid drying, frost damage, or washout, ensuring appropriate carbonation and long-term performance of the lime mortar.

Phase 5: Roof Integration & Traditional Fixings

- **Slate Matching:** Any slates damaged during the storm or deconstruction will be replaced with reclaimed natural slates to match the existing in size, thickness, and petrology.
- **Copper Fixings:** All replacement slates will be secured using copper nails, following traditional Lancashire roofing practice for long-term corrosion resistance.

Phase 6: Termination and Vernacular Authenticity

- **Chimney Pot:** The existing clay chimney pot will be carefully removed, inspected, and retained for reuse wherever it is found to be structurally sound. Only where the pot is confirmed to be beyond repair will a replacement be introduced.

  Any replacement chimney pot will match the existing in terms of profile, dimensions, fabric, and finish, ensuring consistency with the established character of the building and avoiding the introduction of inappropriate standardised or modern forms. Final selection will be informed by on-site findings and may be subject to agreement with the Local Planning Authority where required.
- **Lime Flaunching:** The stack head will be finished with a weather-struck NHL 5 (High Hydraulic) lime flaunching, sloped to shed water effectively while remaining breathable.

Phase 7: Final Finishing & Pointing

- **Pointing Profile:** Masonry joints will be finished with a flush or slightly recessed profile, stippled with a stiff brush to expose the aggregate. This mimics the historic "weathered-in" appearance and avoids the artificial look of modern "ribbon" pointing.
- **Surface Finish:** The chimney stack is understood, on the basis of visual inspection, to be historically constructed and expressed as exposed sandstone. As such, no wholesale application of render is proposed as part of these works.

  Should evidence be identified during the removal of later cementitious coatings or during the dismantling process that the chimney was historically rendered, or that localised areas require additional weather protection, any such intervention will be limited in extent and will comprise a traditional three-coat lime render system.

  Any render specification will utilise a breathable lime-based mix compatible with the underlying masonry and will be applied in accordance with traditional techniques. Details of any such work will be agreed with the Local Planning Authority prior to implementation.

  No limewash finish is proposed unless clear and demonstrable evidence is identified on site confirming that a limewashed finish formed part of the chimney's historic treatment, in which case this will be subject to separate agreement with the Local Planning Authority.

6.0 HERITAGE FEATURES ON THE EXISTING SITE

6.1 Main Listed Building

Late 17th Century. Sandstone rubble walls with a slate roof. L-shaped footprint. Architectural highlights include mullioned and double-chamfered windows throughout, decorative drip courses, and protective hood mouldings. Interior features include original 17th-century cabinetry and a rare integrated spice cupboard.

Listing NGR: SD6608736107

7.0 DETAILS OF HOW ACCESS ISSUES WILL BE ADDRESSED

7.1 Public and Domestic Access

There are no proposed changes to the existing permanent access to Lower Dutton Cottage. The repair works are localized to the left-hand gable chimney stack and will not alter the driveway, pedestrian entrances, or internal circulation of the property.

7.2 Construction Access

To facilitate the safe repair of the 17th-century masonry, temporary access will be required via independent scaffolding.

- **Methodology:** An independent scaffold tower will be erected on the gable end.
- **Fabric Protection:** In accordance with heritage best practices, the scaffold will be free-standing to ensure no physical ties are drilled into the historic 17th-century sandstone rubble elevations.
- **Site Management:** All materials and salvaged stone will be stored within the immediate curtilage of the property to ensure no obstruction to Gallows Lane.

8.0 DETAILS OF THE LAYOUT OF PROPOSED DEVELOPMENT

8.1 Site Footprint

The proposed development consists of a "like-for-like" structural repair and carries no implications for the existing layout of the site. The L-shaped footprint of the cottage, which is a key characteristic of its Grade II listing, will remain entirely unchanged.

8.2 Internal Layout

The works are confined to the external chimney stack and weathering. There will be no alterations to the internal floor plan or the positioning of the flues. The repair strategy is

specifically designed to safeguard the internal 17th-century cabinetry and rare integrated spice cupboard by ensuring the external envelope is once again weather-tight.

9.0 DETAILS OF THE SCALE/APPEARANCE OF THE PROPOSED DEVELOPMENT

9.1 Scale and Proportions

The scale of the chimney stack will be maintained exactly as existing. The deconstruction and reconstruction process will adhere to the following dimensions identified in the structural assessment:

- **Protrusion:** The stack will continue to protrude **450mm** above the roof ridge line.
- **Massing:** The original "sail" area of the stack will be replicated to ensure the architectural balance of the gable elevation is preserved.

9.2 External Appearance

The appearance of the chimney will be restored to its historically appropriate state, removing the "deteriorated" and "advanced delamination" noted in the damage report.

- **Masonry:** The use of **light honey-coloured sandstone** and **NHL 3.5 lime mortar** will replicate the original 17th-century aesthetic.
- **Finish:** By replacing the inappropriate, modern cementitious patches with traditional lime pointing (or render, if required), the appearance will be improved from a "distressed" state to a "conserved" state.
- **Weathering:** The replacement of fatigue-damaged lead with **Code 5 Lead** and the use of a **clay chimney pot** will ensure the high-level appearance remains consistent with the building's late-Stuart era character.

10.0 DETAILS OF THE LANDSCAPING IN THE PROPOSED DEVELOPMENT

10.1 Retention of Existing Landscape

No changes to the soft or hard landscaping are proposed within this application. The cottage sits within a sensitive rural/semi-rural context on Gallows Lane, and the repair works will have zero impact on the established gardens or boundary treatments.

10.2 Site Protection during Works

During the period of repair, the immediate ground area surrounding the gable end will be protected to ensure that lime mortar mixing or stone cleaning does not impact the soil or surrounding vegetation. Following the removal of the scaffolding, the site will be returned to its pre-loss condition, ensuring the setting of the listed building is fully maintained.

11.0 DETAILS OF HOW HERITAGE ASSETS ISSUES HAVE BEEN ADDRESSED

The strategy prioritises the preservation of the building's special interest through:

1. **Retention:** Priority is given to the 17th-century rubble sandstone.
2. **Removal of Deleterious Materials:** The application specifically seeks to remove modern "granite mix" flaunching and cement mortars, which are technically incompatible with the soft sandstone.
3. **Material Matching:** New leadwork will be upgraded to Code 5 for longevity, protecting the rare interior spice cupboard and cabinetry from water ingress.

11.1 JUSTIFICATION OF MATERIALS

Element	Proposed Material	Modern Alternative (Rejected)	Heritage & Technical Justification
Masonry Mortar	**NHL 3.5 (Natural Hydraulic Lime)**	OPC (Ordinary Portland Cement)	**Breathability:** Lime allows moisture to evaporate through the joints. Cement traps water in the sandstone, leading to "freeze-thaw" spalling and structural decay of the 17th-century rubble.
Chimney Flaunching	**NHL 5 (High Hydraulic Lime)**	"Granite Mix" / High-Strength Cement	**Flexibility:** A rigid granite/cement cap creates a thermal bridge and cracks under wind-loading. NHL 5 provides the necessary weather resistance while remaining flexible enough to move with the stack.
Leadwork	**Code 5 Lead Sheet**	Code 3 or Adhesive Flashband	**Longevity:** Code 5 is thicker and more resistant to thermal expansion/contraction. It offers a 50-100 year lifespan, protecting the rare internal cabinetry from water ingress.

Element	Proposed Material	Modern Alternative (Rejected)	Heritage & Technical Justification
Stone Replacement	**Petrologically Matched Sandstone**	Generic Reclaimed Stone	**Visual Continuity:** Sandstone varies by region. Sourcing a match for the Ribble Valley/Lancashire grain ensures the repair is "invisible" once weathered, avoiding a mottled aesthetic.
Fixings	**Copper Nails**	Galvanised Steel Nails	**Corrosion Resistance:** Traditional slate roofs in high-wind areas require non-rusting fixings. Copper will not "nail-rot," ensuring the slates remain secure for the life of the roof.
Termination	**17th Century Style Clay Pot**	Mass-produced Victorian Pot	**Historical Accuracy:** Lower Dutton Cottage predates the mass production of Victorian pots. A bespoke or period-accurate pot preserves the specific late-Stuart silhouette of the gable.

Technical Detail: Moisture Management

In a 17th-century building like Lower Dutton Cottage, the walls function as a breathing system. Using modern, impermeable materials forces water to exit through the softest point: the original sandstone. This causes the face of the stone to literally explode (spall) during winter.

11.2 MITIGATION OF IMPACT

To ensure the works result in less than substantial harm (as per NPPF guidelines), the following mitigation measures are built into the design:

- **Sample Panels:** If requested by the Conservation Officer, a 1m² sample of the pointing/stone bedding will be prepared for approval prior to the full rebuild.

- **Protection of Interior:** During deconstruction, the internal flues will be temporarily sealed to prevent soot or debris from damaging the original 17th-century cabinetry and spice cupboard.
- **Non-Intrusive Access:** As detailed in the Schedule of Works, scaffolding will be free-standing to ensure no new holes are drilled into the historic elevations.

12.0 HERITAGE IMPACT STATEMENT & ASSESSMENT (HIA)

12.1 OBJECTIVE AND SCOPE

The objective of this proposal is to undertake the remediation of severely degraded sandstone masonry on the left-hand gable chimney stack. By arresting the cycle of decay initiated by the February 2026 storm event and historical moisture entrapment, this intervention aims to stabilise the structure and preserve the architectural integrity of Lower Dutton Cottage.

12.2 ASSESSMENT OF SIGNIFICANCE

Lower Dutton Cottage is a heritage asset of high significance, representing the late 17th-century vernacular architecture of the Ribble Valley. The significance of the affected fabric is defined as follows:

- **Evidential Value:** The sandstone rubble walls and L-shaped footprint provide a tangible record of post-medieval construction methods and 17th-century craftsmanship.
- **Architectural Value:** The chimney is an integral component of the cottage's primary historic phase. Its silhouette, constructed of local honey-coloured sandstone, complements the building's double-chamfered mullions and decorative drip courses.
- **Functional Value:** The stack serves as the primary weather-shield for high-value internal features, specifically the original 17th-century cabinetry and rare integrated spice cupboard located at the gable end.

12.3 EVALUATION OF IMPACT

The proposed works involve the localised deconstruction and "like-for-like" reconstruction of the stack. The impacts are categorized below:

Potential Impact	Scale of Impact	Mitigation / Justification

Potential Impact	Scale of Impact	Mitigation / Justification
Physical Loss of Fabric	Low / Localised	Only storm-damaged or perishing sandstone is replaced. A "stone audit" ensures maximum retention of original 17th-century masonry.
Visual Alteration	Neutral (Long-term)	New NHL 3.5 mortar and matched stone will initially appear "bright," but will harmonise through natural oxidation and environmental aging within 12–24 months.
Technical Benefit	**High / Positive**	The removal of impermeable cement (OPC) stops the active "freeze-thaw" cycle that is currently crushing the soft sandstone substrate.

12.4 ASSESSING HARMFUL IMPACT VS. PUBLIC BENEFIT

Evaluation of Harm

Under the National Planning Policy Framework (NPPF), the loss of a localised portion of original fabric is inherently regrettable. However, this impact is categorized as "less than substantial harm." This minor harm is a necessary consequence of ensuring the long-term structural viability of the chimney.

Justification of Benefit

The "harm" of intervention is significantly outweighed by the heritage benefits:

1. **Halting Active Decay:** The removal of non-breathable modern materials prevents the catastrophic risk of further masonry "spalling."
2. **Structural Safeguarding:** The works mitigate the risk of a total collapse of the 450mm protrusion, which would cause irreversible damage to the roof and internal 17th-century flues.
3. **Preservation of Setting:** Reinstating the chimney using traditional craft-based workmanship ensures the cottage remains a well-preserved example of Lancashire's historic built environment.

12.5 MITIGATION AND CONSERVATION STRATEGY

To safeguard the architectural integrity of the asset, the following measures are integrated:

- **Material Matching:** Replacement materials will be rigorously matched to the original in terms of mineralogy, texture, and aesthetic.
- **Technical Upgrades:** Upgrading weathering to Code 5 Lead provides a 50+ year lifespan, protecting the interior heritage features from future water ingress.

- **Non-Invasive Access:** The use of independent scaffolding ensures no new fixings are drilled into the 17th-century elevations.

12.6 POLICY COMPLIANCE AND CONCLUSION

The proposed works are restorative rather than transformative. There are no major alterations to the appearance of Lower Dutton Cottage. The primary objective is the faithful reinstatement of fabric on a "like-for-like" basis.
The scheme aligns with the requirements of:

- **The Planning (Listed Buildings and Conservation Areas) Act 1990:** By preserving features of special architectural interest.
- **NPPF Section 16:** Conserving and enhancing the historic environment.
- **Local Heritage Guidance:** Adhering to traditional material specifications and the principle of "minimum intervention."

Ultimately, the works represent a necessary and sympathetic response to safeguard the long-term future of the asset while preserving its architectural and historic integrity.