

Refurbishment of Ivy Cottage, Slaidburn for The Slaidburn Estate

Historic Building Impact Assessment

Description

Ivy Cottage is a Grade II Listed mid 18th Century stone cottage of two storeys, and nominally three bays which is joined to the more mannered and separately 'Listed' Rock House by a barn/coach house which is part of Rock House and appears to pre-date the cottage – date stone 1707. The left hand bay as viewed from the front is a workshop open to the full height and not part of the inhabited property and is a later addition to the house.

The 'Listing' description largely covers the front elevation describing the windows with moulded stone surrounds, two ground floor windows retaining a single square mullion each, and a central front door with moulded surround. The workshop has simple square stone surrounds to windows and the large doorway has a steel lintol and is probably an alteration.

The form is a front range of three bays running parallel to the Townend roadway, with a two storey outshot comprising two rooms on each floor and this includes three small two light mullioned windows in plain stone surrounds and one surprisingly tall two light mullioned window with heavy plain stone surround on the ground floor lighting into quite a small room which would probably originally have been used as a pantry (north facing).

The rear outshot is significantly taller than the front range and has a large central chimney in the north gable end. This part of the house has probably been added and/or raised at some time and the fenestration may have been re-used from elsewhere.

The whole has a slate roof with a difficult valley gutter between a gable on the outshot and the rear of the front range roof. The front range has a central chimney stack and another to the left so the 'central' bay has stacks on both internal walls.

There is another chimney stack on the left hand gable end, from the workshop therefore this will have had a commercial use at some time.



Image 1

Front Elevation of Ivy Cottage



Image 2
Rear Elevation

The staircase is located on the back wall of the central bay but does not appear 'original', indeed there is what appears to be a narrow, blocked off staircase, running up the corresponding rear wall of the front right hand bay although where this may have discharged on the first floor is unclear.

All windows have single glazed timber windows with side hung opening lights, all painted white.

The front door is of timber three panel design. Rainwater goods are black painted iron half round gutters mounted on moulded stone gutter supports. Walling stonework throughout is random rubble in lime mortar, flush pointed although there is evidence of render on the gable ends.

The property is included in the Slaidburn Conservation Area.

Proposals

Ivy Cottage is a rental property, as are many in Slaidburn, and has been occupied by a long term tenant but is now vacant.

The Slaidburn Estate wishes to refurbish and upgrade the property to make it more suitable as a long term rental property in the 21st Century and at least attempt to insulate the property to a higher level so that it can achieve a better E.P.C. rating and be more economical for a future tenant.

The building is not in very bad condition but there are structural issues with decaying timber lintols over window openings in external walls and the property shows some evidence of damp penetration in various places, not all rising from ground level but in some instances this is the source.

Structural Work

Window openings on the front elevation have stone heads and surrounds externally but timber lintels of variable size internally and minor plaster removal has shown rot and past replacement with inferior timber to be present, and in some locations particularly the western most first floor bedroom window, the stonework above the windows has become loose and collapsed.



Image 3
Existing windows / stonework



Image 5
Existing timber lintels



Image 5
Existing timber lintels

It is proposed to obtain oak timbers of similar or rather larger dimensions from those existing, from materials available on the estate and replace the internal lintols of the three first floor front windows and rebuild stonework above the lintols using existing stone set in lime mortar.

The rear part of the 'out shot' has a floor level below external ground level and there is evidence of damp penetration.

The existing (very tidy) kitchen units will be carefully removed and all plaster on external walls, much of which is sand/cement is to be knocked off carefully throughout.

Stone walls are there to be raked out and brushed down and pointed up flush using lime mortar (1 part lime to 5 parts coarse river sand) and 'bagged off'.

The external walls of the out shot are then to be tanked to a height of 1200mm above floor level using Sika 1 system tanking slurry – three coats of Sika 1 tanking slurry and a Sika 1 material fillet at joints with floors, internal walls etc.

The rear wall of the left hand room of the front house body is a timber framed wall and is concealing an earlier staircase. It is proposed to remove the timber wall and expose the staircase, but not make it useable and to floor over it in the first floor left hand bedroom with matching joists / boards and retain the first floor landing cupboard. This is perhaps an off approach but will avoid leaving the currently inaccessible voids to remain to encourage damp / vermin.



Image 8
Existing utility



Image 9
Existing rear entrance



Image 8
Existing rear bedroom



Image 9
Existing rear bedroom



Image 7
Existing internal walls (landing)

Insulation

All external walls, ground and first floor will be dry lined using 62.5mm thick Unilin insulation bonded to plasterboard fixed over 32 x 19mm treated battens, plugged and screwed to walls at 600mm c/s through strips of Hyload or equal D.P.C. with non ferrous screws. This will provide significant improvements to the thermal insulation of the dwelling and the air gap (19mm) between the wall and the dry lining will prevent interstitial condensation in the void. 12mm gaps will be left at bottom of dry lining and top into floor/ceiling voids to allow ventilation of stone wall face.

Splayed and square window reveals, soffits etc. will be lined with 25mm thick Unilin insulated wallboard housed into new window frames and chamfered to wall face board which will reduce cold bridging at openings.

The existing skirting boards are modern torus moulded softwood items and will be re-used or replaced with like for like materials. There are no covings or other features to retain.

Existing first floor ceilings will be insulated with one layer of Crown or equal insulation laid in one direction between joists and a second layer 150mm thick running at right angles. Some modern plasterboard ceilings under the junction between the front range and out shot have come down due to leaks from the valley gutter. These will be replaced like for like.



Image 8
Valley Gutter (internal damage)

Windows

The existing windows are relatively modern softwood single glazed casement windows painted white and it is proposed to replace these with new matching casement windows in Utile but with double glazed units to improve the insulation of the dwelling. These will be factory finished in white to match the existing.

Conclusion

There are no changes proposed to the plan form or elevations of Ivy Cottage.

The only structural works are to repair the existing structure and reduce damp penetration in a manner that matches the existing, - pointing, render, new lead etc.

Window replacement is 'like for like' apart from the proposed glazing being double glazed units rather than single glazing.

All other works are internal and are to upgrade insulation levels to make the property more suitable to let as a family home in the current times.

It is absolutely vital that Listed Buildings remain in use to ensure their long term maintenance, and the proposed works will make the future of Ivy Cottage as an attractive family home secure for the foreseeable future.

The Listing Description only mentions the external aspects of the building and these will be unchanged and all other matters are either like for like or reasonable upgradings with no impact on the historic fabric. Therefore the impact of these proposals on the appearance or actual substance of the Historic Building will be very low.

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