



LISTED BUILDING CONSENT FOR GUTTER AND ROOF WORKS

1 Summerseat Lane / 29 Pot Green, Holcombe Brook, Ramsbottom, BL0 9RQ

Grade II Listed Building List Entry No. 1067221

HERITAGE STATEMENT TO SUPPORT LISTED BUILDING CONSENT APPLICATION

2052.Db.01

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INTRODUCTION

This Heritage Statement has been prepared in support of an application for Listed Building Consent for repair and conservation works to the Grade II listed building at **1 Summerseat Lane / 29 Pot Green, Holcombe Brook, Ramsbottom, BL0 9RQ**.

The proposed works have arisen from the identification of defects associated with the historic stone rainwater details, external stonework and roof coverings. The defects are contributing to, or have the potential to contribute to, water penetration and subsequent deterioration of the historic fabric of the building.

The proposed works comprise:

- localised repointing and repair of defective external stone masonry;
- installation of a concealed lead lining within the existing moulded stone gutter to the main elevation;
- temporary removal and reinstatement of a limited area of the existing slate roof covering to facilitate the gutter works;
- localised repairs to the existing slate roof and associated fixings where necessary;
- repairs and improvements to the drainage and weatherproofing arrangements associated with the nineteenth-century bay window; and
- carefully detailed leadwork to vulnerable areas of the bay window roof and associated parapet and abutment details, where required.

The proposals are fundamentally repair and preventative conservation works. Their purpose is to address existing and longstanding water ingress, improve the weather resistance of the building and prevent further deterioration to the historic fabric.

The works have been developed in accordance with established conservation principles of minimum intervention, repair in preference to replacement, and retention of historic fabric wherever practicable. No unnecessary alteration to the historic form, architectural character or significant features of the listed building is proposed.

SIGNIFICANCE OF THE LISTED BUILDING

The building is designated as a Grade II listed building in recognition of its special architectural and historic interest.

The statutory list description records the building as bearing the inscription “**Samuel and Martha Hamer 1762**” and identifies the building as incorporating the remains or fabric of an earlier seventeenth-century house constructed as one building with No. 29 Pot Green.

The building therefore possesses considerable evidential and historical value through the survival of fabric representing more than one period of construction and development.

The statutory list description identifies a number of features that contribute to the special interest and significance of the building, including:

- coursed rubble stone construction;
- original wood mullioned windows;
- a moulded stone door surround with projecting cornice;
- moulded eaves and gutter cornices incorporating a pulvinated frieze;
- a natural slate roof;
- brick gable chimneys; and
- surviving eighteenth-century architectural detailing.

Collectively, these elements contribute to the architectural significance and historic character of the building.

The significance of the building is also derived from the survival of traditional construction materials and techniques, including natural stone masonry, lime-based mortars, stone rainwater details and slate roofing.

The historic moulded stone gutter is of particular significance in the context of the proposed works, as the statutory list description specifically identifies the building's moulded gutter and eaves detailing as contributing to its architectural interest.

The building has also evolved over time. Later historic additions and alterations, including the nineteenth-century bay window, form part of the building's historic development and contribute to its present character.

The significance of the listed building is therefore derived not only from its eighteenth-century origins, but also from the survival and relationship of fabric from successive historic phases.

EXISTING CONDITION AND NEED FOR REPAIR

The building displays a number of defects associated with weathering, water penetration and the deterioration of external materials.

Areas of mortar failure have been identified within the external stone masonry. In addition, deterioration and previous localised repairs have been identified in association with the existing stone gutter to the main elevation.

The existing stone gutter and associated roof details are of particular concern because defects within historic rainwater systems can permit water to penetrate into the building fabric.

The bay window has also experienced longstanding problems associated with penetrating damp. Evidence of repeated internal repairs, together with visible external staining and deterioration to elements of the stonework, indicates that water penetration has occurred over an extended period. If left unresolved, continued water penetration could result in progressive deterioration to:

- historic stone masonry;
- mortar joints;
- roof timbers and other structural elements;
- internal plaster and finishes; and
- other associated historic building fabric.

The proposed works are therefore preventative conservation measures intended to secure the long-term preservation and continued weather resistance of the listed building.

MAIN ELEVATION STONE GUTTER

Existing Condition

The main elevation incorporates a hand-crafted moulded stone gutter forming part of the historic architectural detailing of the building.

The gutter is an important feature of the listed building and forms part of the architectural interest specifically recognised within the statutory list description.

Inspection has identified deterioration to stonework beneath and adjacent to the gutter, together with evidence of previous localised repairs to joints and vulnerable areas.

Some previous repairs have included the use of bituminous repair tape. Such materials are generally temporary in nature and do not provide an appropriate long-term conservation solution for a significant historic feature.

The observed condition of the stonework and previous repairs indicates that water penetration may still be occurring.

Continued water penetration has the potential to cause further deterioration to the surrounding historic masonry and associated building fabric.

Natural stone is inherently porous, and the rough and irregular surface of a historic stone gutter can retain water and debris. During periods of prolonged or heavy rainfall, water may be retained within vulnerable joints and surface irregularities, increasing the risk of moisture penetration.

The precise original construction and waterproofing details of the existing gutter cannot be established with certainty without further invasive investigation.

It is therefore inappropriate to make assumptions regarding the precise historic method of jointing or waterproofing.

The proposed repair strategy has instead been developed based on retaining the existing historic stonework while introducing the minimum intervention necessary to improve its weather resistance and prevent further deterioration.

Conservation Approach

Removal and reconstruction of the existing stone gutter would involve substantial intervention into the historic fabric and could result in the disturbance or loss of original material.

The preferred conservation approach is therefore to retain the existing stone gutter in situ. Rather than removing or replacing the historic feature, it is proposed to install a lead lining within the existing gutter.

The lead lining will provide an effective and durable waterproof barrier while retaining the historic stone gutter in its existing position.

The lead will be contained within the existing gutter and will therefore be largely concealed. The proposed works will not alter the overall form, profile or architectural appearance of the moulded stone gutter.

The intervention is considered to represent a proportionate response to the identified defects and is consistent with the conservation principles of minimum intervention and retention of historic fabric.

Proposed Works to Main Elevation Stone Gutter

In order to obtain access to the existing stone gutter, a limited area of the existing slate roof covering immediately adjacent to the gutter will require temporary removal.

Approximately four courses of existing slates will be carefully removed in a stepped or pyramidal formation and set aside for re-use.

The extent of temporary removal will be restricted to that necessary to facilitate the repair works. The proposed works are anticipated to comprise:

- carefully remove approximately four courses of existing slate roofing in a stepped or pyramidal formation;
- carefully set aside existing slates for re-use;
- provide suitable temporary weather protection to the affected area during the works;
- prepare the existing stone gutter for the installation of the lead lining without unnecessary alteration to the historic stonework;
- install an appropriate separation layer or lead underlay;
- install Code 5 lead within the existing stone gutter;
- provide appropriate joints and detailing to accommodate thermal movement in accordance with recognised good practice for traditional leadwork;
- provide fixings to suitable adjacent roof timbers where necessary, without unnecessary intervention into historic stonework;
- complete the leadwork using appropriate traditional leadworking techniques;
- treat completed leadwork with patination oil;
- carefully reinstate the existing slate roof covering;
- re-use existing historic slates wherever their condition permits;
- replace only those slates which are defective beyond repair, using matching natural slate;
- use appropriate non-ferrous fixings, including copper nails where suitable; and
- restrict the use of slate hooks and other visible mechanical fixings to the minimum necessary.

The detailed method of jointing and fixing will allow for thermal movement and will be undertaken in accordance with recognised best practice.

No unnecessary cutting, chasing or alteration to the historic moulded stone gutter is proposed.

EXISTING ROOF COVERING

Inspection of the roof covering adjacent to the main elevation gutter has identified that the existing slate roof is unlined.

The precise date of the existing roof covering has not been established, and it is not possible, on the basis of a visual inspection alone, to determine whether the roof covering is original or represents a later renewal.

The absence of a modern underlay is consistent with traditional methods of roof construction and is not, in itself, considered to justify replacement or alteration of the roof covering.

Localised deterioration to existing slate fixings has been observed, including corrosion to some nails. Previous localised repairs to the slate covering have also taken place.

The existing roof covering is, however, considered capable of localised repair and wholesale replacement is not proposed as part of this application.

The temporary removal of slates necessary to facilitate the gutter works will be undertaken with care. Existing slates will be retained and reused wherever practicable.

Where replacement is unavoidable, new slates will match the existing roof covering in terms of:

- material;
- size;
- thickness;
- colour;
- texture; and
- appearance.

The works will be limited to those necessary to facilitate the repair and weatherproofing of the stone gutter and to reinstate the roof covering following completion.

No alteration is proposed to the:

- roof pitch;
- roof profile;
- overall roof form;
- principal roofline; or
- general architectural appearance of the building.

BAY WINDOW

Significance

The bay window represents part of the later historic development of the listed building.

Although dating from a later period than the principal eighteenth-century fabric, the bay window forms part of the established architectural evolution and present character of the building.

The existing form, proportions and external stonework therefore make a positive contribution to the significance and appearance of the designated heritage asset.

The proposed works have consequently been developed to retain the existing form and historic character of the bay while addressing the longstanding problems associated with water penetration.

Existing Condition

The bay window has experienced a longstanding problem with penetrating damp.

Evidence of repeated internal repairs indicates that water penetration has occurred over an extended period.

External inspection has identified features within the existing stonework that may be contributing to the retention and penetration of rainwater.

A channel or gully has been formed within the stonework, apparently intended to direct water towards a drainage outlet.

The existing drainage arrangement does not appear to be functioning effectively.

The intended outlet is not readily accessible or visible and may be concealed, obstructed or otherwise unable to provide effective drainage.

The adjacent rainwater detail does not appear to provide an effective means of draining the channel. The existing stone sill and surrounding stonework are also subject to prolonged wetting.

The geometry, weathering and existing condition of the stonework may permit water to collect on vulnerable surfaces or to be directed towards areas where it can penetrate the building fabric.

Localised erosion and surface deterioration have created irregularities within the stonework. These irregularities can encourage the retention of moisture and the accumulation of debris, further reducing the effectiveness of natural drainage.

Evidence of external water staining has been observed.

The history of repeated internal plaster repairs provides further evidence that water ingress has been an ongoing problem.

The continued penetration of water presents a risk to:

- historic stonework;
- mortar joints;
- internal finishes;
- plasterwork; and
- associated building fabric.

PROPOSED BAY WINDOW REPAIRS

Conservation Approach

The proposed works to the bay window have been developed to provide a long-term improvement to the existing drainage and weatherproofing arrangements while seeking to minimise intervention into historic fabric.

The proposals are not intended to alter the overall form or proportions of the bay window.

The existing stonework will be retained wherever practicable.

No wholesale reconstruction or unnecessary replacement of historic stonework is proposed. The preferred approach is to improve the drainage of water away from vulnerable areas and introduce carefully detailed weatherproofing to those surfaces that are currently susceptible to prolonged wetting and water penetration.

Lead has been proposed as a traditional and durable material capable of providing long-term protection when correctly detailed and installed.

The extent and detailing of any externally visible leadwork will be carefully controlled to minimise its visual impact upon the listed building.

Where possible, leadwork will be positioned so that it is concealed or has the minimum possible impact upon the appearance of significant historic stonework.

The detailed design will respect the existing proportions, profile and architectural character of the bay window.

Proposed Works

The proposed works are anticipated to comprise the following:

- investigation and improvement of the existing drainage arrangement;
- formation of an effective drainage outlet where necessary and subject to detailed agreement;
- connection of the drainage outlet to an appropriate rainwater disposal arrangement;
- installation of a lead lining to vulnerable horizontal or near-horizontal surfaces associated with the bay window roof;
- provision of appropriate lead upstands to protect vulnerable abutments;
- provision of suitable joints and detailing to allow for thermal movement;
- fabrication and installation of an appropriate lead outlet and associated connection;
- localised improvement to drainage falls where necessary to direct water away from the building;
- carefully detailed leadwork to vulnerable cornice, sill or parapet surfaces where required;

- installation of vertical lead flashings at abutment walls where necessary;
- localised timber or other appropriate detailing to improve drainage falls, where this can be undertaken without unnecessary harm to historic fabric;
- treatment of completed leadwork with patination oil; and
- localised repair of affected stonework where required.

The precise extent of leadwork will be limited to that necessary to resolve the identified water penetration problems.

The proposed works will be undertaken in a manner that seeks to retain the maximum possible amount of historic fabric.

External Appearance

Particular care will be required in the detailing of any leadwork which may be externally visible.

The visual impact of the proposed works will be minimised through careful consideration of:

- the extent of visible lead;
- the positioning of leadwork;
- the relationship between leadwork and existing stone detailing;
- the treatment of junctions and abutments;
- the retention of existing stone profiles; and
- the preservation of the established form and proportions of the bay window.

No unnecessary cladding or concealment of significant stonework is proposed.

A drawing has been submitted, with this application, to show the proposed detail for the bay window roof.

This will enable the impact of the works upon the appearance and significance of the listed building to be properly assessed.

REPOINTING AND STONE MASONRY REPAIRS

Areas of defective and failed mortar joints will be carefully repaired where necessary.

Defective mortar will be carefully removed by hand to avoid damage to the surrounding historic stonework.

Mechanical cutting or other methods likely to damage the arrises or surfaces of historic stone will not be used.

Repointing will be undertaken using an appropriate lime-based mortar compatible with the existing historic masonry.

The final mortar specification has been established through chemical analysis of the historic mortar, details of which have been provided as part of this application. Some of the constituent parts of the historic mortar have been replaced with suitable, modern alternatives due to unavailability or unsuitability on health and safety grounds.

The replacement mortar will be compatible in terms of:

- strength;
- permeability;
- texture;
- colour; and
- appearance.

The use of an overly hard or impermeable cement-rich mortar will be avoided.

Existing historic stonework will be retained wherever practicable.

No unnecessary replacement of historic masonry is proposed.

Where localised stone repair or replacement becomes necessary, the minimum amount of fabric will be replaced.

Any replacement stone will match the existing as closely as practicable in terms of:

- geological character;
- colour;
- texture;
- tooling; and
- appearance.

The finished pointing profile will follow surviving evidence of the existing historic pointing wherever this can be identified.

HERITAGE IMPACT ASSESSMENT

General Conservation Principles

The proposals have been developed in accordance with established conservation principles.

The principal objectives are:

- minimum intervention;
- repair in preference to replacement;
- retention of historic fabric;
- use of compatible traditional materials;
- retention of the established architectural character of the building; and
- prevention of further deterioration caused by water penetration.

The proposed works are principally repair and maintenance works.

Their purpose is not to alter the character or appearance of the listed building but to address defects that threaten its long-term condition.

Impact on the Main Elevation Stone Gutter

The moulded stone gutter is a significant element of the listed building and is specifically associated with the architectural detailing recognised within the statutory list description.

The proposed works will retain the existing stone gutter.

No wholesale removal, replacement or reconstruction of the gutter is proposed. The installation of a lead lining will improve the weather resistance of the existing feature while retaining the historic stonework in situ.

The lead lining will be contained within the existing gutter and will therefore have a limited effect on the external appearance of the building.

The intervention will enable the historic stone gutter to continue to function while reducing the risk of continued water penetration into the surrounding building fabric.

The works are therefore considered to preserve the significance of the existing historic feature.

Impact on the Slate Roof

Only a limited area of the existing slate roof will be temporarily removed to facilitate access to the stone gutter.

Existing slates will be carefully retained and reinstated wherever practicable.

No change is proposed to the roof pitch, profile, form or general appearance. Any unavoidable replacement materials will match the existing.

The impact upon the significance of the historic roof is therefore limited and will be confined to the minimum extent necessary to undertake the essential repair works.

Impact on the Bay Window

The proposed works to the bay window are intended to address an established and longstanding problem associated with water penetration.

The existing form and proportions of the bay will be retained.

The existing stonework will remain in place wherever practicable.

The introduction of improved drainage and carefully detailed leadwork will protect vulnerable areas from prolonged wetting and reduce the risk of further deterioration.

The potential visual impact of any externally visible leadwork has been recognised.

The extent of leadwork will therefore be carefully controlled and limited to that necessary to provide an effective and durable repair.

Detailed design and drawings will ensure that the intervention respects the architectural character of the bay and does not unnecessarily obscure significant stone detailing.

Subject to the final detailed design, the works are considered to represent a proportionate conservation response to an existing defect.

Impact on Historic Fabric

The proposals seek to retain the maximum possible amount of historic fabric.

The principal interventions involve:

- removal of failed or defective mortar;
- temporary removal and reinstatement of a limited area of existing slate roofing;
- installation of concealed or carefully detailed weatherproofing materials;
- localised repair of defective materials; and
- improvements to drainage arrangements.

No unnecessary loss of significant historic fabric is proposed.

Any material removed will be limited to that which is defective, decayed, failed or otherwise incapable of fulfilling its intended function.

The proposals are therefore considered to represent a sympathetic and proportionate approach to the repair of the listed building.

PLANNING AND HERITAGE POLICY

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving a listed building and its setting, and to preserving those features of special architectural or historic interest which it possesses.

National planning policy recognises designated heritage assets as an irreplaceable resource which should be conserved in a manner appropriate to their significance.

In considering proposals affecting designated heritage assets, great weight should be given to their conservation.

The proposed works have been developed with the objective of preserving the significance of the Grade II listed building.

The proposals are repair and conservation works intended to address active or potential deterioration caused by water penetration.

The works seek to retain significant historic features, including the existing moulded stone gutter, natural stone masonry and slate roof covering.

The proposals are consistent with established conservation principles, including those promoted by Historic England, which support:

- a clear understanding of significance;
- the retention of historic fabric;
- repair in preference to replacement;
- the use of compatible materials; and
- proportionate intervention.

The proposed works will assist in securing the continued preservation and sustainable maintenance of the designated heritage asset.

CONCLUSION

The proposed works comprise essential repair and preventative conservation measures intended to address defects associated with water penetration and deterioration to the external fabric of this Grade II listed building.

The works have been developed to retain and preserve the maximum possible amount of historic fabric.

In particular, the proposals will:

- retain the existing historic stone masonry;
- repair defective mortar using compatible lime-based materials;
- retain and preserve the existing moulded stone gutter;
- improve the weather resistance of the historic stone gutter through the introduction of a largely concealed lead lining;
- retain and reinstate existing natural slates wherever practicable;
- undertake only limited and necessary intervention to the existing roof covering;
- address longstanding water penetration affecting the nineteenth-century bay window;
- improve the drainage and weatherproofing of vulnerable areas;
- minimise the visual impact of any externally visible new materials;
- use traditional and compatible materials and construction techniques;
- prevent further deterioration caused by water penetration; and
- contribute to the long-term preservation of the listed building.

The proposals follow the established principles of minimum intervention, repair rather than replacement and retention of historic fabric.

The works are necessary to address existing defects and prevent the progressive deterioration of significant historic materials.

The existing architectural form, principal elevations, roof profile and significant historic detailing will be retained.

The proposed works are therefore considered to represent a sympathetic, proportionate and conservation-led approach to the repair of the designated heritage asset.

Overall, the proposals are considered to preserve the architectural and historic significance of the Grade II listed building and will contribute positively to its long-term conservation. Listed Building Consent is therefore respectfully sought.