LISTED BUILDING STATEMENT

LIME RENDER TO PRINCIPAL ELEVATION

AT

PENLEIGH HOUSE, DILTON MARSH, WESTBURY



Introduction & proposal:

Penleigh House is a Garde II private Country House. The property requires continual repair and maintenance work to keep it in good order and weathertight. The principal elevation has historically been rendered in a cement-based render and this in recent years has failed, with several areas cracked and spalling. In places this is unsafe. It is now necessary to repair the render finish. A like for like repair would not be appropriate and therefore to ensure a sympathetic repair a lime render finish is proposed. This will assist to ensure the preservation of the historic nature of the property.

Context Analysis:

DILTON MARSH FAIRWOOD ROAD
Penleigh House
Grade II
Country house. Late C17, extended 1710 for George Turner.
Rendered rubble stone, tiled roof with gable end rendered stacks.

The Listing describes the buildings as;

'T-plan main range with rear wing. Two-storey, 7-window 1710 east front. Square stone C19 classical porch with double half-glazed doors with broken pediment and parapet, three 12-pane sashes in moulded stone architraves either side. First floor has seven 12-pane sashes in moulded architraves, cornice to plain blocking course with urns.

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Two hipped attic dormers with 2-light casements, louvred vent to apex of roof. Slightly earlier range to left has three moulded cross windows to ground floor, plat band and three 12-pane sashes to first floor, one hipped attic dormer. Left return in rubble stone has small 8-pane sash to first floor and single recessed chamfered attic light. Right return of main range has external stack with datestone; GT / 1710; initials of George Turner. Rear of main range has 2-storey wing containing stairs, door with 6 fielded panels with segmental head, beaded Venetian stair window leaded cross window to right and 4-pane sash to left, hipped roof; to right is C18 gabled wing and 2-storey lean-to extension with 16-pane sash. Interior not accessible at time of survey (July 1986), but said to have good early C18 stairs with turned balusters, original joinery and fireplaces. George Turner bought the property in 1704 from Lord Stourton..'

The property has undergone a number of improvements and alterations in recent years, including the addition of an Orangery.

Amount:

It is proposed to lime render the right-hand section of the elevation only, replacing the cement. The porch is stone and will remain as existing. The left-hand section, and the original part of the property, is in satisfactory order.



Layout:

The internal layout will remain as existing.

Scale:

The scale of the building remains as existing.

Appearance:

The building is of traditional design with the main elevations being generally in their original form. The principal elevation faces the main lawns and garden area. The house sits in private grounds.

The property has been extended historically as well as a more recent addition of an Orangery.

The right hand side of the principal elevation has in the past been rendered with a cement based, possibly renovating plaster type product. This is beginning to crack and spall and is generally in poor order and becoming unsafe. The option of patch repairs would be insufficient for the long-term preservation of the elevation.

The new render will be lime. This will ensure the appearance of the property remains in context and is not affected by the proposals. The proposal will be to use Lime Green Eco-render which is a pure lime render made with Natural Hydraulic Lime. The Natural Finish is extremely breathable, elastic and salt resistant fine finishing coat. It does not contain plastics or cement, or any other materials that reduce breathability or contain toxins. This will assist to preserve the brick wall behind. It is proposed to use the colour 'Corfton' to ensure the appearance remains in context with the left hand section of the elevation, which is not being rendered, and also the porch, which is natural stone.

Overall, therefore, the appearance of the elevation would not alter, but would have a lime render in keeping with a traditional finish.

Justification:

There is a repair and maintenance need to fix the existing render. Therefore, the opportunity to renew with lime, would ensure an in-keeping repair using an appropriate lime finish. The proposals therefore have minimal impact on the historic fabric of the property and are in line with heritage and conservation practices and procedures. The lime will enhance the elevation and harmonise the appearance with the remaining sections. The lime will also ensure a long-term repair rather than a short-term patch repair using inappropriate materials. The specification will also ensure a suitable product for future planned repair and maintenance. No other aspects of the building will be affected.

Landscaping:

As the building has established landscaping, no further landscaping is proposed.

Access:

Access will not be affected by the work.

Flood Risk Assessment:

A check on the Environment Agency website shows that the property is outside of any flood risk areas identified in the area. The works being undertaken would not be affected by flooding.

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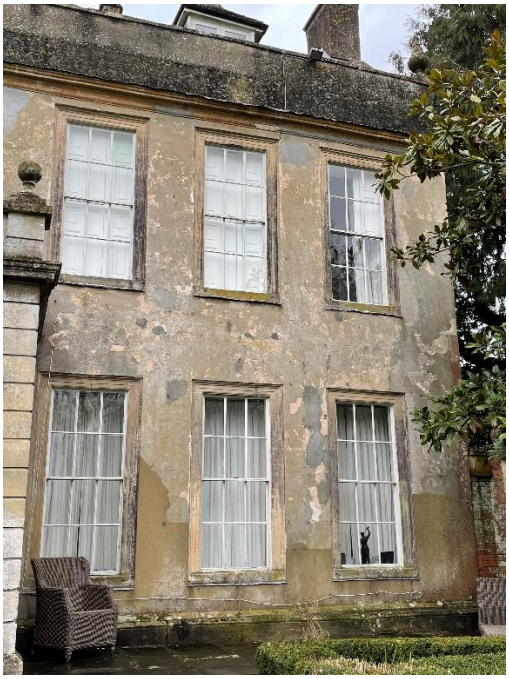
Summary:

The solution proposed is an economical and mindful solution for the conservation and preservation of the building. The work seek to use traditional materials, and this will enhance the appearance of the elevation and improve the character of the building accordingly.

Photographs showing the poor state of existing render.







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