Design and Access / Heritage Statement

Repointing of Part of the Front Elevation and All of the Side Elevation
1 The Hamlet, Chippenham SN15 1BY

On behalf of Mrs M Gibbbs

By Hilary Evans
Bsc (Hons), DIP Town Planning MRTPI
BA (Hons) Architecture Technology

Background

The application site is a modest 2 storey semi detached dwelling. Grade II listed the dwelling is located on The Hamlet which falls within the Chippenham Conservation Area.

The Chippenham Conservation Area Management Plan states: "The character area contains the hidden gem of The Hamlet".

The Hamlet is bound by listed buildings on both sides and has a very distinctive and rural character despite its town centre location and the layers of development which make up the long-distance views. To the left of the application site (1 The Hamlet) is the only pair of dwellings on this street that are not listed.

Listing Description

> A pair of semi-detached cottages, part of a group of 17 cottages on both sides of the street. Mid C19. Limestone rubble, triple-Roman tile roofs with brick ridge stacks. Vernacular Revival style. Single-unit plans with rear outshut and extensions. EXTERIOR: single-storey with gabled half-dormers to the attic. 3 forward-facing gables; that to the centre, slightly larger, is part of No.1. Paired wide semicircular arches to the centre set in a slightly recessed panel were probably former recessed porches, now filled in with C20 doors. C20 windows, those to the ground floor with segmental arches. Canted bays with hipped stone slate roofs to the returns.
>
> **Official List Entry, National Heritage List for England**

As stated in the List Description the property is finished with 19th century rubble stone and although rear extensions have been undertaken over the years and a detached/linked garage/ground floor accommodation added, the front elevation is largely unaltered. Unfortunately, the corner of the front elevation and the whole of the side elevation have been repointed in the twentieth century using a cement-based mortar with a visually poor ribbon finish. The cement-based mortar is not only unattractive and historically inaccurate it is also causing damage to the stonework and needs to be removed and replaced with an appropriate lime-based product.

Planning History

Below is a list of all of the listed building applications that have been approved:

N/88/02022/FUL – Detached double garage.

N/94/00376/FUL – Single storey rear extension.

N/94/00377/LBC – Single storey rear extension.

N/05/01813/FUL – Extension to existing single storey rear extension.

N/05/01814/LBC – Extension to existing single storey rear extension.

14/04467/FUL – Single Storey Extension. Replacement of Garage & Conversion to Create Guest Suite

14/04566/LBC – Single Storey Extension. Replacement of Garage & Conversion to Create Guest Suite

16/03137/FUL – Porch to existing rear entrance and glazed walkway

16/03255/LBC – Porch to existing rear entrance and glazed walkway

Proposal

This application seeks to remove the cement mortar covering the whole of the side elevation and part of the front elevation then repoint using a lime-based mortar which would be more suitable for this building.

Method Statement/Materials

The repointing is to be undertaken by a professional stonemason. The cement mortar will be carefully removed and replaced with an NHL2 Lime mix as follows:

- 2 parts 3mm grit
- 1 part a 50/50 mix of masters pit sand and stone dust
- 1 part NHL2 lime

The pointing style is to be brushed and kept flush with the stone.

Conclusion

The proposals seek to enhance the overall appearance of the building whist taking measures to protect the historic fabric of the dwelling. Removal of the inappropriate cement-based pointing and its replacement with a traditional lime-based product will protect the rubble limestone from decay and visually enhance the appearance of the building.