

DESIGN AND ACCESS STATEMENT

FOR

REPAIRS TO GABLE WALL AND REPLACEMENT OF RENDER

AT

68 CURZON STREET

Job No.: 4583

Report: 4583-D and A

Rev. A



December 2025

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1.0 Introduction

68 Curzon Street, subject of this application, is a Grade II Listed Building situated within Calne Conservation Area.

Following removal of a cementitious render to the gable wall for repair purposes, under benefit of guidance of a Conservation Officer, significant weathering and damage caused by the incompatible material was uncovered. Areas of the gable wall are now unstable, with voids through into the chimney flue. The impact of this application is limited to the western gable wall only.

It should be noted that no visual alterations are proposed to the building as a new render will be applied to visually match existing.

2.0 Significance of the Building

68 Curzon Street is a moderately Significant Grade II Listed Building prominently positioned within Calne Conservation Area. The building is listed under Historic England List Entry No: 1247125 as '64 and 68 Curzon Street' on 8th July 1976.

The Listing entry states:

"House, extended to attached pair. Mid C18 house, No.64 added in mid C19, roof raised and refenestrated mid C19. C18 limestone rubble and C19 squared and coursed limestone rubble with ashlar dressings; brick gable and ridge stacks and a slate and pantile roof. Single-depth plan with rear service outshut. 2 storeys and attic; 1:2-window range. Coped end gables; No.68 double-fronted with central door and quoins, No.64 added to the left, with a right-hand door. Facade in Domestic Tudor style with label moulds over C20 doors and over mullioned 2 and 3-light windows with chamfered stone surrounds and casements; 2 gabled dormers. INTERIOR: altered; details of No.64 include an axial ground-floor beam, shutters."

Taken from the above, the only part of the listed fabric affected by the proposed works is the "C18 limestone rubble and C19 squared and coursed limestone rubble with ashlar dressings".

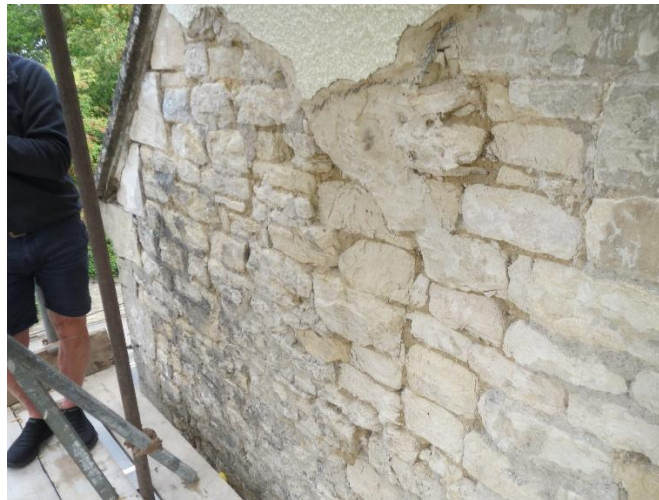
3.0 Existing Situation and Proposed Works

During removal of the existing cementitious render from the gable wall, which has been in situ since at least 2005 based on the oldest readily available images, it was found that the stone beneath had become damaged by the unsympathetic material and is currently in poor condition (001-003).

001



002



003



There is particular concern for an area of the stone near the top of the gable wall which is very degraded and friable (**004-006**). This is to such an extent where two local holes have formed in the stonework which exposed the chimney flues. There is concern for the stability of the wall in this condition.

004



005



006



This section of the gable is likely to be more significantly damaged due to the lower wall thickness next to the chimney flue and additional degradation of the stone from heat impact from the chimney flue – a common and unavoidable weakness with this type of stone used to form chimney flues.

Following the discovery of the holes in this section of the wall, the Contractor executing repairs, halted work and instructed MLDE to conduct a structural survey. MLDE have specified that the wall in its current form is unstable and requires structural improvements. MLDE have produced a temporary work scheme that will allow the proposed permanent works outlined below (detailed in document 4583-SCHEME-01) to take place.

The proposed works will only impact the gable wall of the property. Temporary works will be installed to allow for a local area of the gable wall to be taken down and rebuilt in sections. The rebuilt section is roughly 800mm in height and 1600mm of width across, near the very top of the western gable.

Where the stone is not badly damaged, it will be cleaned of old mortar and then reinstated in a colour matched lime mortar. Areas where the stone is significantly damaged and cannot be reused will be replaced with a like for like rubble limestone to match existing. The wall will be consolidated and strengthened locally with stainless steel studding.

Careful thought has been taken to design temporary and permanent works that minimise impact on the historic fabric.

The gable will then be consolidated and regularised with a NHL 3.5 lime mortar. The wall will then be rendered using a three-coat NHL 3.5 lime render. This will then be painted with a limewash with four coats minimum (colour to be agreed, to match existing unless noted otherwise).

Works are to be carried out in a methodical manner to minimise the damage to existing stonework during the rebuilding process.

3.1 Impact of the Proposal

This proposal replaces an unsympathetic and damaging cementitious render with a breathable lime render system. Like-for-like materials are to be used where reinstatement is not possible, and consolidation will strengthen the wall to maximise the lifespan of the structure.

This proposal will therefore have negligible visual impact on the structure and the conservation area. The proposal will protect the listed fabric from degradation caused by the incompatible cement render system and preserve the stonework for future generations.

Considering the unstable state of the top of the gable wall and highly degraded condition of the gable as a whole, the proposal can be concluded as having a positive impact on the building.

4.0 Conclusion and Heritage Statement

68 Curzon Street is a moderately Significant Grade II Listed Building. The gable wall of the property is in very poor condition, owing to an inappropriate cement render having been in place on the building for a long period. In areas damage is so significant that the wall has been deemed unsafe, with local areas of repair of the gable required.

The like for like repairs proposed will stabilise, preserve and enhance the listed fabric in line with guidance given in the National Planning Policy Framework.