

DESIGN, HERITAGE AND ACCESS STATEMENT

relating to an

APPLICATION FOR LISTED BUILDING CONSENT

for

REPLACEMENT EXTERNAL RENDER

at

15 HIGH STREET, LACOCK, CHIPPENHAM, WILTSHIRE, SN15 2LQ

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**Design, Heritage and Access Statement relating
to 15 High Street, Lacock, Chippenham, Wiltshire, SN15 2LQ**

1. Site Analysis

15 High Street is a Grade II Listed Dwelling in the centre of the village of Lacock. It was originally constructed in the 16th Century. The dwelling is located on the corner of the High Street and West Street and is part of a terrace, with No. 16 & 17 High Street. 15 West Street adjoins to the rear of the dwelling. The building is mostly constructed from stone, with a First Floor rendered timber frame section on the West Elevation. The dwelling is Listed in a group, 15 -19 (inclusive) High Street.

The area of proposed works is the First Floor rendered timber frame section on the West Elevation. The render is in a state of disrepair and has potentially caused damage to the historic timber frame behind.

The render and the lathes have previously been replaced with sand and cement render and contemporary machined lathes (presumably in the mid-late 20th Century), this render is cracking in numerous locations. The wall would have originally been rendered with a lime-based render, allowing the wall to 'breathe' and any moisture within the building or the wall would be able to escape the wall externally. Due to the current cementitious render, the wall is retaining moisture and the lathes and timber frame behind are damp which gives cause that the historic timber frame will decay.

No Planning Permission and Listed Building Consent Applications related to this property are available on the Wiltshire Council Planning Explorer website. The property was included within the red line of an application relating to 15 West Street 20/01326/LBC, but no works were proposed to 15 High Street.

The dwelling is a rental property owned by the National Trust.



*West Elevation of 15 High Street -
Image from Google Street View
<https://www.google.com/maps/place/High+St,+Lacock,+Chippenham+SN15+2LQ/@51.4147709,-1.1231819>*



Close up images of Render(taken from scaffold erected for pointing repairs to stonework) - Image by Dolman

2. Brief Description of Proposal

The Proposed works are as follows:

- Remove existing sand and cement render. Retain all existing machined lathes that are salvageable.
- Inspect exposed timber frame and remove any rotten sections of timber, repair with oak, splice jointed to existing retained timber frame.
- Provide machined lathes to replace any damaged lathes.
- Provide external two coat lime putty render with added pozzolan (Argical) provided by Messrs Mike Wye or similar, to be applied directly to the existing lathes:
 - Render coat: 1:2 ½ haired coat – 15mm thick
 - Finish coat: 1:2 ½ unhaired coat – 10mm thick
- Provide insulated timber and plasterboard stud partition internally to improve the insulation of the bedroom.

3. Heritage Listing

15/17 High Street (inclusive) are under a single Listing, below is the Heritage Listing copied from Historic England:

LACOCK HIGH STREET ST 9168 (north side) 4/89 Nos 15 to 17 (consec) 20.12.60 GV II

House range, C16 to C19, rubble stone with stone slate roofs, two storeys and attic. Two parallel gabled ranges to High Street. Left gable, No 15, has door up steps and first floor 3-light cyma- moulded recessed mullion window with hoodmould. West side wall has large central outside stack, casement pair to each floor to left, plastered upper floor to right over C16 five-light hollow-moulded recessed mullion window. Right gable, No 16, is set back with

gable single light, first floor 2-light cyma-moulded recessed mullion window with hoodmould and ground floor 4-light chamfered recessed mullion window. Similar first floor 2-light to east side wall and ground floor chamfered recessed single light. C19 two-storey L-plan addition to right, recessed section with door to Nos 16 and 17, projecting gable, No 17, with casement pair each floor. Interior: No 15 not inspected. Ground floor of No 16 has C16 wall-painting in recess depicting falconry.

4. Proposed Development / Impact upon Heritage Asset

The existing sand and cement render is defective, with cracks to multiple locations of the rendered portion of the wall. More significantly it is reasonably believed to be causing damage to the historic fabric behind, due to the render retaining moisture within the wall.

Considering the historic setting, and the prominence of the render on the side elevation at the junction of two streets; there is a desire to avoid interference with the existing historic fabric as far as possible, whilst ensuring that the render is removed and replaced with a suitable heritage appropriate alternative.

The proposed works are to remove the damaged and incongruous render materials, all salvageable materials (lathes and timber frame structure) will be retained. It is then proposed to replace the render with a suitable two coat lime putty render. This will provide an appropriate and suitable render on the building and will allow the building to 'breathe', moisture will be able to escape externally removing the current issue of damp within the timber structure and condensation mould and dampness internally. The works will have a positive impact upon the heritage asset.

The proposed insulated timber partition in the bedroom provides additional insulation to the structure and is set away from the external wall to allow air flow between the insulation and the retained historic timber frame. The proposed works do not alter the external historic fabric and are reversible, the works will have a neutral impact upon the heritage asset.

5. Access Statement

The access provision for this proposal is entirely neutral, none of the works alter the accessibility of the building.

6. Conclusion

The proposed works will remove the unsuitable defective cementitious render from the dwelling, replaced with a lime-based render as would have originally been in place. The works will allow repairs to any damaged timber frame, caused by the cementitious render; and allow the building to 'breathe' as originally intended. The addition of an insulated partition internally also improves the comfort to residents without damaging any historic fabric, a clear improvement to the heritage asset.