

LISTED BUILDING STATEMENT

LIME RENDER TO THE THREE PRINCIPAL ELEVATIONS OF THATCH COTTAGE, LOWER ROAD, BRITFORD, SALISBURY, SP5 4DU.

Introduction & proposal:

Thatch Cottage is a Grade II private home. As a traditional Cob and Straw roofed property it requires continual repair and maintenance to not only keep it in good order but to maintain the weathertightness of the external façade, without compromising the essential need for the Cob walls to breath.

Prior to the purchase of the property, by the current owners, three of the four elevations had been coated with a cement-based render which in recent years has failed, with several areas cracking and spalling, which is unsafe.

It's now necessary to undertake a wholesale repair by removing what is a defective product and finish.

A like for like solution would therefore not be appropriate or would be recommended.

As such a sympathetic repair / finish with lime render is proposed which will significantly help with preserving the historic nature and lifespan of the property.

Context Analysis:

The Cottage is a two storey, Grade II Listed Building, dating to the early 18th century, sited within the boundary of Britford Conservation Area, forming part of the Green and Little Manor Character Area.

Listed Building Reference SU 12 NE BRITFORD THE GREEN (east side) 4/35:

Early C18, rendered cob on brick and flint plinth to front, with Flemish bond to rear and returns, thatched hipped roof with brick gable end stack to left.

Two storey, Two window front, central C20 porch, either side are 3-light wooden casements.

First floor has two light wooden casements. Right return has one casement on first floor. To left is weather-boarded lean-to extension. Rear is windowless.

Listing NGR: SU1609128121

The property has undergone a number of limited improvements and alterations in recent years all of which have been granted planning and listed building consent.

Amount:

It is proposed to lime render the Eastern, Southern and Western elevations, replacing the existing cement finish.

The front porch is of timber construction and will therefore remain as existing.

The Northern Elevation is painted brick, which will be redecorated as part of the planning application.

Layout:

The internal layout will remain as existing.

Scale:

The scale of the building remains as existing.

Appearance:

The building is of traditional Wiltshire Cob and thatch design with all four elevations being in their original form. The front elevation faces immediately to the main lawn and garden area and Lower Road beyond, albeit substantially screened by the existing hedge fronting the property.

The Cottage sits in private grounds, was marginally extended in 2019 and more recently has the addition of a Shepherds Hut.

The proposed Quicklime Finish is an extremely breathable, very pure, elastic, and highly salt resistant product. It does not contain plastics or cement, or any other materials that reduce breathability or contain toxins. This will greatly assist with preserving the Cob substrate that it covers.

It is proposed to colour match the existing finish with a suitable breathable paint.

Prior to the Works commencing a Sample Panel of the repair will be offered up for inspection and approval.

In respect to the sequence of Works, these will be as follows:

Removal Phase:

- *Install protective flooring to all walkways, the waste collection area and the surrounding areas affected by the works.*
- *Construct a protective timber framed box around the glass link extension, allowing sufficient clearance for the access scaffolding.*
- *Erect scaffolding around all four elevations.*
- *Install window protection.*
- *Begin the removal of the existing render coating:*
 - *Carefully cut into small sections, one section at a time, one elevation at a time, by hand or with the assistance of a small handheld angle grinder as appropriate for what is found on site, before removing each individual section of the existing render, to prevent stress fractures being created in the cobb walling substrate.*
 - *stabilize any loose areas as removals proceeds.*
- *Remove the failed existing cement mortar in the brickwork plinth around all four elevations:*
 - *using a mortar rake remove to a depth of 25mm minimum, ready for hot mixed lime mortar.*

Rendering Phase - 3no coats hot mixed lime mortar system:

- *Inspect all areas of exposed cobb walling, highlight any areas requiring remedial works before rendering.*
- *Repair cobb walling using a matched Chalke / clay/ straw cobb, site mixed, left to cure before plaster works commence.*
- *Apply a hand harled hot-mixed scud coat to dampened cobb, using a mix ratio of 1part quicklime / 1part 3mm clay / 1part washed sand Left to cure for approx. 3-5 days.*
- *First coat - Hand apply a 10-15mm hot-mixed scratch coating to complete area using a mix ratio of 1part quicklime / 2part hemp shiv / 1 part washed sand Left keyed and to cure for approx. 3-5 days.*
- *Second coat - Hand apply an 8-10mm hot-mixed float coat using a mix ratio of 1part quicklime / 1part hemp shiv / 2part washed sand Ruled flat, left keyed and cure for approx. 3-5 days.*

- *Finish coat - Hand apply a 5-8mm hot-mixed finish coat using a mix ratio of 1part quicklime / 3part washed sand / goats hair included. Floated back using wooden float, sponge finish Left ready for decoration.*

All works to be protected throughout using hessian sheeting, protecting from strong sunlight, rain, and wind.

Quicklime also meets the following British Standards:

- *BS EN 459 - 1:2015.*
- *BS EN 998 - 1:2016.*
- *BS EN 13139.*
- *BS 8104:1992.*

The Works will be carried out by a Lime Specialist, fully conversant and experienced with repairs to Cob Buildings in and around Salisbury and across Wiltshire.

Overall, the appearance of the elevations will not alter, but would have a lime render in keeping with a traditional finish and the context that the Cottage sits within.

Justification:

There is an essential and urgent repair and maintenance need to replace the existing render. Therefore, the opportunity to renew what currently exists with lime ensures an *“in-keeping repair”* using an appropriate and traditional 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 three elevations, harmonise the appearance with the remaining elevation and detailing of the Cottage, as well as ensuring a long-term repair, instead of a *“short-term patch option”* using inappropriate materials.

The specification will also provide a product / finish that is suitable and appropriate for future planned repair and maintenance, as and when it is required. 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:

The works being undertaken would not be affected by flooding.

Summary:

The Lime render proposed is an economical and mindful solution for the conservation and preservation of the building. The work seeks to use traditional materials which will enhance the Cottages appearance, improve its character and the contribution it provides to its wider context and Britford Conservation Area as a whole.

Photographs showing the poor state of existing render.



