Conservation Consultation

Proposal:		**Location:**
Emergency structural repairs and internal alterations.		Manor House, Bury.
DC Case Officer:	**Conservation Officer:**	**Application Ref. No:**
Kevin Simpson	Nick Armour	25/00661/HHFUL & 25/00660/LBC

Applications 2500661HHFUL & 2500660LBC follow application 22/01315/LBC seeking further consent for additional emergency works to Manor House, a Grade II listed building located within the Ramsey Conservation Area.

Significance

The building was listed Grade II on the 4th November 1982. The list description gives a basic history and form of the building; “Late C16 or early C17 house with later alterations and additions. L-plan with gabled stair turret in angle. Mainly rubblestone on stone plinth with timber-framed rear wall cased in stone. Rustication of dressed stone at corners. Plain tiled, gabled roof with two stacks”. Investigative works undertaken to inform the scope of this application tend to suggest a mid 16th Century date for the first phase of the Manor House followed by mid-late 17th Century works and further alterations in the Georgian and Victorian Periods.

The stone parts of the building are constructed of reclaimed masonry, possibly from Ramsey Abbey or from the adjacent Holy Cross Church which was part demolished during the Reformation. The outer walls are of significant interest because they contain evidence of blocked or modified windows and doorways which illustrate the architectural evolution of the building. In the Victorian period slots have been cut into the 17th Century masonry to allow insertion of windows sitting within a mixture of brick and stone infill. This has introduced an inherent structural weakness to the building.

Condition

The Manor House is occupied and generally it is in good condition. However, the building was unused for some years and has a history of requiring repairs to the stone-built parts of the building. The northwest corner of the building has been subject to subsidence caused by a Lime tree removed under application 17/00986/TRCA.

Structural works

The proposed structural works are necessary to address further ongoing movement in the northern wall of the building. The stone walls are built of two different types of construction. The inner part of the walls are constructed of ragstone bonded with clay and the external wall skin is created from ragstone, re-used worked stones and brickwork bonded with lime mortar. The walls are bedded on foundations made of large re-claimed ashlar blocks.

Movement of the walls due to subsidence and consequent penetration of rainwater has affected the different forms of construction which have delaminated allowing the outer wall fabric to move outwards. The movement is ongoing and the northern wall of the building is in danger of collapsing. The roof has been strengthened under the previous consent so it is likely that the ongoing movement is caused by movement in the underlying geology.

There are likely to be further undetected structural defects in the historic fabric that will need to be addressed once the works are undertaken and therefore a condition to control these works is recommended.

Alterations

The principal alteration will be removal of parts of the inner wall fabric and it's replacement with a structural brick core which will allow buttressing of the window apertures and ties back to the facing wall. Where there is significant movement in the outer masonry this will be locally rebuilt on a like for like basis. This approach appears to have been successful in the earlier phase of works.

Discussion

The proposed works are necessary to stabilise historic fabric and prevent future degradation of the listed building. The architecturally significant outer wall, original windows and historic details will be retained.

Conclusion

I have no objections to the proposals subject to conditions.

Condition

1) If at any time during the works hereby granted consent hidden defects are revealed in the historic fabric of the listed building that require further repairs or alterations, work shall cease on the effected elements and the applicant shall notify the LPA who shall be invited to review the defects on site. A written scheme of work shall then be submitted to the Local Authority for approval in writing and thereafter the works of repair or alteration shall be carried out in accordance with the approved written scheme of work.

1) All brickwork repairs or rebuilding shall be undertaken in accordance with mortar specifications submitted to and approved in writing by the Local Planning Authority. The works shall be carried out with the approved mortar.

Conclusion: No objections subject to condition**.**

Signed Nick Armour **Date:** 20/09/2022 **/Signed……Date……**