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Heritage Statement

Proposal for removal & replacement of existing cement render finish to the Grade 2 listed building at 2 Colne Road, Bluntisham, PE28 3LT

Prepared on behalf of Mr & Mrs Curtis Dated 4th February 2025
by that design co ltd, 7 Short Lane, Willingham, Cambridgeshire, CB24 5LG

Introduction

This statement is to form part of the supporting documents for the listed building consent to remove the existing cement render finish & repair timber frame where may be necessary at 2 Colne Road, Bluntisham. The application takes into consideration the sites context and its surroundings where it is thought the occupier, site & local resident's environment could be enhanced because of the proposal.

This report should be read in conjunction with the following documents produced by that design co Ltd:

Location Plan: LOCATION
Existing Details: EX-GL

The main elements considered in this proposal cover the following aspects:

- Nature of The Listed Asset
- Heritage Status
- Significance
- Impact of the works
- Preservation & Enhancement
- Justification

Nature of the Listed Asset - Detail the feature with regards to its age, design and quality.

Heritage Category: Listed Building Grade: II
List Entry Number: 1128558
Date first listed: 29-March-1976
List Entry Name: 2, COLNE ROAD
Construction Date: Approximately 1592

The site falls within the Bluntisham Conservation Area. The dwelling at No.2 Colne Road is a Grade 2 listed building, formerly the Rose & Crown Public House.

The property is adjacent to the Listed Public telephone box Grade 2 List Entry No: 1330415

The primary element to be considered in this application is the replacement & renovation of the external render & timber frame structure beneath.

It stands on the junction of Colne Road & East Street within the built environment of Bluntisham Village.



Fig 1: Street View (Elevation A) of the current condition of the listed building.

As can be seen above the building has been maintained with the best intentions, it is now with hindsight that the external cement-based render has caused damage to the timber frame & requires removal to attend to the necessary repairs.

Heritage Status - Identify the heritage features affected by the proposed development.

The criteria for listing building status is:

- architectural interest: buildings of importance because of their design, decoration and craftsmanship
- historic interest: buildings which illustrate an aspect of the nation's social, economic, cultural or military history
- historic association: buildings that demonstrate close historical association with nationally important people or events
- group value: buildings that form part of an architectural ensemble, such as squares, terraces or model villages

BLUNTISHAM COLNE ROAD 1. 5140 (west side) No 2 TL 36 74 17/4 29.3.76 2 II GV

2. C17 cottage of two buildings, timber-framed and rough-cast. One storey and attic range to left-hand with half-hipped pantiled roof. Flat-roofed dormer window. Canted bay window with hung sashes to left of main entry. Two-storey range to north with thatched roof and ridge stack. One hung sash window with glazing bars at each floor.

Listing NGR: TL3687274881

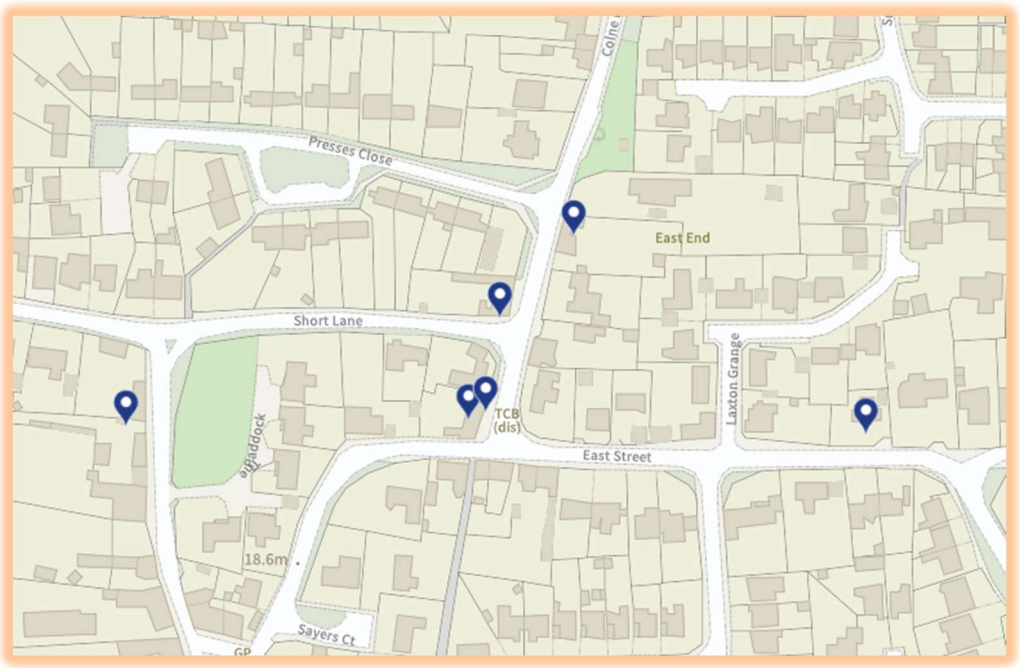


Fig 2: Historic England Crown Copyright OS Survey listed building Map

Significance

Formerly the Rose & Crown Public House the structure present has been adapted, revised & renovated over the history of its life, estimated to have been built circa 1592, the original building was the timber framed thatched component with subordinate brick structures with Pantile roof tiles built afterwards.

There is an immediate need to repair & maintain the existing building fabric as the result of a recent Mortgage valuation survey.

Contact by the client to HDC Conservation Officer was made on 10th December 2024, this initial email did not lead to any progressive direction regarding the replacement of the Exterior render & frame repairs.

The primary concern at present is the integrity of the timber frame currently obscured by the cement render which was reapplied around 1977 when the refurbishment works to the Rose & Crown Inn were carried out, see below images of the extent of works courtesy of Cynthia Curtis:

Below is a photograph of the building form the 1970's here the pantile roof was renovated.



Fig 3: Photograph from circa 1970's which shows damage & repair to the tiled roof section Viewed West



Fig 4: Photograph from circa 1976/7 which shows the condition of the structure Viewed West

The above photograph from circa 1976/7 shows the cement & pebbledash render applied to the external faces of the structure, over the years this has been patched & painted white.



Fig 5: Ariel Photograph from circa 1978 which shows the condition of the structure Viewed West

Impact of the Works - Detail the proposed works and how they will impact the Asset.

As custodians of historic buildings, for a relatively short period of time in the life of a building, any alterations we make to them should respect their special character and seek to retain as much historic fabric as possible. The more period features a building or site retain, the more it will enhance its identity & origins & should be maintained to best efforts of all stakeholders.

The building has been detailed in drawing EX-GL for demonstration & discussion purposes.

No significant alterations are proposed, no changes to fenestration, any existing openings, or roof materials. The like for like replacement of external render is the primary visual change to the exterior of the building.

The application seeks consent for the stripping of the external render & pebbledash to maintain & repair the timber frame construction & apply a lime render finish to the entire 2 storey structure.

- Elevation A (29.1m2) of external render to be removed & replaced.
- Elevation C (27.5m2) of external render to be removed & replaced.
- Elevation D (19.8m2) of external render to be removed & replaced.

Total of 76.4 m2 of render in both Black & White Finish to be removed & replaced.



Fig 6: Photograph of the current timber frame damage from the cement render retaining moisture



Fig 7: Photograph of the current timber frame damage from the cement render retaining moisture



Fig 8: Photograph of the current timber frame damage from the cement render retaining moisture

Preservation & Enhancement - Detail the proposed works and how they will impact the Asset.

There is often a fine line between repair and alteration. Works that affect the special interest of the building and which result in the loss of historic fabric do not constitute repairs and will require Listed Building Consent. As different materials (lime render) from the existing listed specification are being proposed to the existing as built (cement render) & potential changes to the hidden timber frame are desirable for the ongoing health of the building. Thus, an application for listed Building consent is necessary.

The surfaces of the building affected are the external walls to the 2-storey structure with thatched roof.

This structure is timber framed above a brick plinth of varying height with a cement render over the face of all surfaces.

See below the various brick plinth buildup images:



Fig 9: Photograph of the current brick plinth from ground level approximately 1 metre above FFL



Fig 10: Photograph of the current brick plinth from ground level approximately 1 metre above FFL



Fig 11: Photograph of the current brick plinth from ground level approximately 0.5 metre above FFL

This application for LBC is intended to seek consent for the necessary repair, reinstatement & positive alterations required to facilitate these works.

Reinstatement Works proposed:

- 2 lift scaffolding erected to exterior of 2 storey structure to Elevations A, C & D.
- Pavement licence for scaffolding
- Debris matting to perimeter & protection of Telephone Box Listed Asset
- Strip Approximately 76.4m2 of existing render (A-29.1m2, C-27.5m2 & D-19.8m2
- Review condition of exposed timber frame
- Repair by means of splicing or full replacement of rotten timber sections like for like basis
- All waste away from site in skips located away from the public areas
- Replace timber lathes for render to be adhered to
- New Lime render applied to all surfaces of the timber framed structure, discussion with conservation officer for the texture & final finish

Justification – Mitigate & justify the proposed works.

The building has been maintained in a conscientious way however the materials used are now deemed to be adversely affecting the structural fabric of the building. Cement render by virtue of its inherent qualities does not allow the timber frame to breathe & has trapped moisture within the timbers causing damage by means of wet rot.

This has occurred relatively quickly (within approximately 50 years) when compared to the lifespan of the original structure being some 400 years old.

The modern materials applied in contemporary years from the original lime render used originally is directly affecting the future of the building & if left unattended could risk its structural integrity.

By discovery of the extent of any damage the timber frame (currently concealed) & carrying out the necessary repairs to the building structure the application seeks approval for attending to the damage that has occurred & with the necessary timber frame modifications & replacement lime render the future legacy of the building in its Grade II listed setting can continue to tell the story of its evolution.

The demolition suggested to rebuild maintain & improve the structure whilst invasive are intended to lengthen the lifespan of the building for future generations to enjoy.

The client is keen to employ experienced craftspeople to facilitate the works required & are keen to work with the conservation officer to repair & reinstate the lime render finish. A guarantee of workmanship, combined with any potential structural demands that may be required will be important to conserve & maintain the established street scene.

By utilising the same materials as originally used the proposed works should be viewed as complementary to the historical structure & vernacular of the site.

No harm is intended with the scheme proposal & it is hoped the LPA can accept the amendments & enhancements proposed.

It is hoped we can work with the Conservation officer to complete these works alongside the recommended structural & design features proposed.