

HERITAGE IMPACT ASSESSMENT

Client: Mr C Moore
Project: Harrington House, 2 Broad Lane, Moulton.
Ref: 092101
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DESCRIPTION OF BUILDING

Harrington House is grade 2 listed, it was listed on 7 December 1987.

The listing description is as follows:

House, late C18, mid C19. Red brick. Slate roof with ashlar coped gables, dentillated wooden eaves cornice and gable stacks. 2 storeys and attic, 3 bay front with central doorway with moulded doorcase and cornice, and partially glazed door. Doorway flanked by single glazing bar sashes with flush wedge lintels and raised painted keystones. 3 glazing bar sashes above with lintels and keystones partially hidden by cornice. 2 segmental headed dormers with 2 light casements.



View from South



View from North

PROPOSALS & JUSTIFICATION

The house is generally in superb condition and is a credit to its current owner. However, there are some aspects that are now in need of attention as follows:

- Ridge tiles to main roof – check and renew as necessary.
- Renew wooden windows to dormers. Check leadwork for any defects that may have caused leaks.
- Renew rotten wooden window cill to first floor right hand window of south west elevation.
- Take down existing chimney stack to north west side and rebuild with reclaimed bricks to match the chimney on the south east side. Replace chimney pots to both chimney stacks with 6 (total) matching clay pots (fitted with bird guards).

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- Renew the 3 no. first floor wooden windows to the north east elevation.
- Replace the rusty corrugated metal lean-to roof (and rooflight) to the external store on the north east side with imitation slates and roof window. Replace the guttering.
- Replace all the guttering on the north east elevation.

These aspects are covered in more detail as follows:

RIDGE TILES

It is proposed that the building contractor will inspect this area and salvage / re-use as many existing ridge tiles as practicably possible. Should any require replacement then matching reclaimed tiles shall be used.

WINDOWS TO DORMERS

Both windows are rotten and there is evidence of some leaking internally (perhaps from some defects in the leadwork). The left hand window has more severe rot and this has caused the glass to slip out of position and the window is no longer watertight.



Right hand window (external)



Left hand window (external)



Right hand window (internal)



Left hand window (internal)

Leadwork below the window is currently dressed over the cill and into the recess of the frame. This is not the correct position for leadwork at the base of a dormer window. As part of the window replacement, it is proposed to locate the lead below the new window frame and the lead turned behind the cill and stile.

It is also proposed that the building contractor shall inspect the lead flashing and lead soakers to the dormers in order to establish where there is potential for leaks to occur.

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WINDOW CILL TO FIRST FLOOR WINDOW

The existing cill is rotten and it is proposed to replace the cill section with one that matches.



View of cill from inside



View of cill from above

CHIMNEY STACK

The north west chimney stack is leaning over (towards the roof) and the majority of brickwork is later (modern) brick. It is proposed that the building contractor will access both chimney stacks and determine the number of flues (it is anticipated that there are 3 per chimney). Currently the chimney pots vary in size and style.



North west chimney



South east chimney

It is proposed that the new chimney pots will be cannon head style, buff coloured clay (e.g. Red Bank, cannon head – traditional no.4), 750mm high x 280mm dia (approx).

FIRST FLOOR WINDOWS (N.E. ELEVATION)

These 3no. windows are beginning to rot in places and therefore it is proposed to replace all of them.

Although there is no evidence of rainwater ingress, the existing detail at the base has no projecting cill and there is mortar haunching between the brickwork and frame. It is, therefore, proposed to take this opportunity to integrate a projecting cill at the base of the new frames as this will more effectively shed rainwater.

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One of the 3 first floor windows



Interior view of one of the windows

LEAN-TO ROOF

The roof is very rusty and is now leaking in places. It is proposed to remove the roof and its supporting timber structure and replace with timber joists, lightweight underlay and slate effect lightweight slates (Britmet Liteslate). A lightweight roof covering has been chosen so as not to over-load the existing brick wall. The Britmet Liteslates weigh approx, 13kg/m² which is far lighter than standard slate which weigh at least twice as much. The replacement roof light is proposed to be a Velux type (grey). The replacement gutter will be an aluminium ogee profile (Marley Alutec Traditional Victorian Ogee, colour: black), which is in keeping with the gutter style on the south west elevation.



Corrugated lean-to roof



Existing vertical plywood at roof abutment



Roof interior showing rooflight



Roof viewed from Broad Lane

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REPLACE GUTTERING (N.E. ELEVATION)

In order to match the style of guttering on the south west elevation, the guttering on the north east elevation will be replaced with an aluminium ogee profile (Marley Alutec Traditional Victorian Ogee, colour: black).

HERITAGE IMPACT CONCLUSION

The proposals are sensitive and are an improvement in all cases. It is, therefore, considered that the proposals have no negative heritage impact.

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