

Ref: 22/0285/LBC

Havencliffe,
Axmouth,
Devon
EX12 4AB

Design and Access Statement

Proposal

This application for Listed Building Consent is to re-render the white external walls of the building. The render was re-painted in 2016/17 but already significant cracks have appeared in the render and following discussions with a range of experts it is clear that we need to do a more thorough job to ensure the long term effectiveness and appearance of the building.

Significance of the heritage asset.

Havencliffe is an early 19C stuccoed gothic house that has a prominent position overlooking Axe Harbour. It is affectionately known locally as the 'white house'. As well as the white appearance it also has a distinctive clock/bell tower. The house was apparently first occupied by a private owner before a period of use as a nunnery.

Historic England listing description: 31.05.1967

SY 29 SE AXMOUTH SEATON ROAD 14/26 8.5.67 Haven Cliff House II House. Early C19 stuccoed Gothic house situated on hillside overlooking the mouth of the River Axe. Slate roof. Two storeys. Three bays. Two gables to left, with coping and finials, right hand single storey with embattled parapet. Pointed arch sashes with intersecting glazing bars, ground floor casements, right hand with flat head. Verandah across front and left hand return with tented roof on thin iron posts. Wings at rear with small tower at side with battlements, lancets and clock face. Tall stuccoed chimney stacks. Listing NGR: SY2550489994

Details of Proposal

Considerable expenditure has been incurred to divert ground water away from the property (2017/18) and this has ensured almost no ongoing damp issues in the property after many decades of decay. When I acquired the property it was necessary to do emergency work to avoid collapsing ceilings and this was carried out after surveys by both Keith Luxton and Jon Oates and agreed with the listed building inspector at the time. As the property has subsequently dried out several significant cracks in the render have appeared as shown on the photos submitted.

The remedial work completed in 2016/17 has been shown to be too superficial and expert advice is that re-rendering is necessary to ensure the longevity of the building. The building

inspector has made it very clear that the visual look including the colour is an important part of what we need to preserve.

The product shown which is lime based has the additional advantage of being white and will therefore better ensure the visual integrity of this important element of the listing. Stripping the existing render and replacing with the proposed Fassalime (details in link provided) will not only lift the appearance of the property but also will help retain and preserve the original structure of the building. The cracks that are prevalent throughout the external render could cause damage to the fabric of the building.

The proposed render system has a natural hydraulic lime 3.5 base coat, which has a high breathability. The finish coat render is a siloxane finish which gives suitable water repellence. The proposed render will be finished in white to maintain the existing look and feel of the property.

Assessment of Impact

There will be no change to the integrity or appearance of the building save for the disappearance of cracks and holes in the existing render. We will also replace the decayed shutters with exact hardwood replacements whilst the scaffolding is in place. We will also ensure that any decay to the embattled areas is carefully treated and restored.

Statement of need

Both Keith Luxton and Jon Oates have inspected the property and advised as to the need for this investment to ensure the continuing integrity of this listed building. Jon will continue to be involved in the execution of this project which is planned to take place over the summer months to support as much natural drying of any deep penetrated moisture as possible.

I have added a detailed report undertaken by Keith Luxton in 2015. Please note in section 4 comments on rendering.

Please find elevations below;



Figure 1: South West Elevation



Figure 2: South East Elevation



Figure 3: North East Elevation



Figure 4:North West Elevation

Cracks and defects



Figure 5: south west damage



Figure 6: south west damage



Figure 7: south east damage



Figure 8: north west damage



Figure 9: north west damage



Figure 10: north east damage



Figure 11: north east damage



Figure 12: north east damage

Render

We will be using Fassalime 4D. This is specific for rendering on old stone and leaves a smooth finish. The finish colour will be white.

4D

Rendering onto old stones - PURACALCE for damp walls (smooth finish)

Hydrated lime dehumidifying rendering cycle for stone walls affected by rising damp. The dehumidifying cycle involves application across the entire surface of a sulphate-resistant undercoat and a macroporous render, no less than 25 mm thick; the macropores inside the latter are able to capture more salts than traditional renders. The PURACALCE line products ensure high substrate breathability; the finish coat render, reinforced with alkali-resistant fibreglass mesh, reduces tensions in the substrate and thus minimises the risk of hairline cracks forming. To obtain a smooth finish and maintain breathability of the substrate, a hydrated lime mineral smooth coat can be used; this will then be protected by a silicone paint to ensure suitable water repellency.

- High breathability and water repellency
- Dehumidifying cycle for damp walls
- Mineral finish
- Smooth effect

UNDERCOAT:



S 600
Sulphate resistant for the restoration of damp masonry, for interiors and exteriors.

BASE COAT:



S 609
Sulphate resistant and render for the restoration of damp masonry with maximum effect.



KB 13
Sulphate resistant base coat plaster and rendering with maximum effect.



K 170
Sulphate resistant fibre reinforced base coat plaster and rendering with maximum effect.

FINISH COAT:



S 606
Sulphate resistant finish coat plaster and rendering for the restoration of damp masonry with maximum effect.



FASSANET 160
Sulphate resistant fibre reinforced finish coat plaster and rendering with maximum effect.



LCT BIOLISCO
Sulphate resistant mineral smooth coat plaster and rendering with maximum effect.

PRIMER AND DECORATIVE COAT:



PS 402
Primer for silicone water-repellent paint for exteriors.



PS 403
Highly breathable paint for exteriors.

4D RENDERING ONTO OLD STONES - PURACALCE for damp walls (smooth finish)

- S 600
- S 609
- KB 13K 1710
- S 606
- FASSANET 160
- LCT BIOLISCO
- PS 412
- PS 403

