

PROPOSED MASONRY PAINT REMOVAL AND LIME RENDERING TO PANELS

TO

THE OLD MANOR, CHURCH LANE, MARSWORTH, HP23 4LX.

HERITAGE STATEMENT

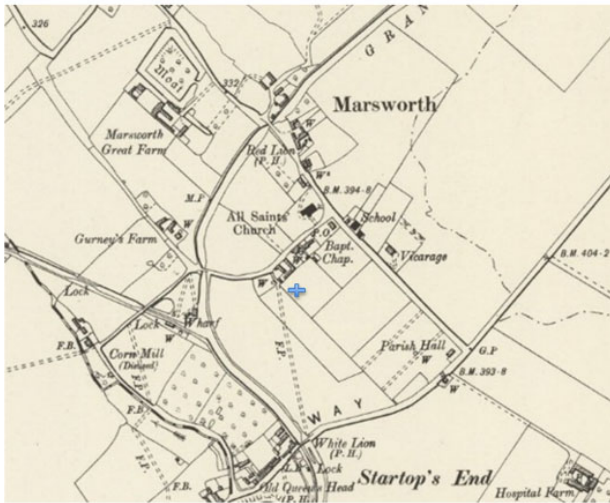
SEPTEMBER 2023




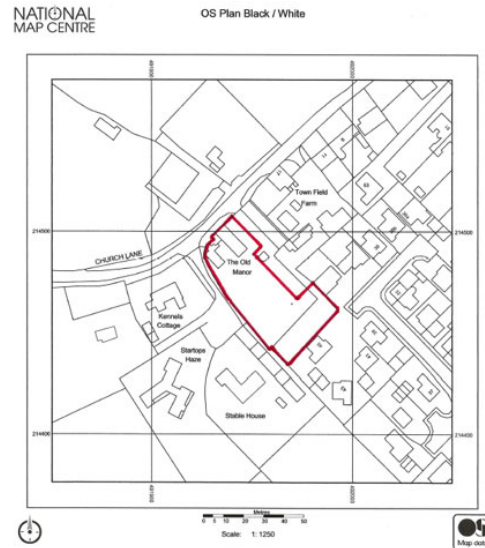
Front elevation of the Old Manor

SITE ADDRESS

The Old Manor, Church Lane, Marsworth, Buckinghamshire, HP23 4LX



Section of Ordnance Survey Map Six Inch 1888 - 1913  Approx. location of The Old Manor and Barn, Church Lane, Marsworth, Buckinghamshire HP23 4LX



INTRODUCTION

This Heritage Statement forms the main part of the Listed Building Consent Application for the removal of masonry paint and subsequent lime rendering works to four of the historical elevations to The Old Manor; the North East (front) elevation, the North West (road side facing church lane), South East (garden facing – gable end only) elevation and South West (inner courtyard).

It excludes the elevations that form the modern extension to the Old Manor which were built in 2005. The existing paintwork to these elevations is impervious and therefore trapping moisture. Cracking to many of the brickwork panels has occurred and it is evident that several previous brickwork repairs have been undertaken poorly. This has also caused longstanding water ingress into the timber frame, necessitating substantial repairs to the timber frame that are currently in progress. Removal of the paint and lime rendering will be beneficial both to conserve the historical fabric of the building, and to improve the thermal efficiency of the building.

The approach follows best conservation practice using traditional materials, as set out in *BS 7913: Guide to the Conservation of Historic Buildings*.

CONTEXT

The Old Manor is part of a historic group of buildings in Church Lane, Marsworth, including the parish Church, and makes a significant contribution to the setting of the Marsworth Conservation Area.

The changes in this application are external only and are essential to ensure the long-term future of the structure. Impervious masonry paint has been poorly applied to the brickwork, to cover similarly poor patch type repairs to the bricks. Over time, this has caused moisture to become trapped and has caused erosion. The volume of brickwork which requires attention cannot alone be repointed without removal of most of the brick panels; this would cause significant disruption to the structure of the property. Once the paint is removed from the bricks, a lime render will be applied to protect the structure prior to the application of a traditional limewash to the same white colour as the existing brickwork.

This work is proposed to the historical elevations of the Old Manor, with the remaining more modern elevations remaining undisturbed. A detailed record of all the works is in progress and will continue to be undertaken.

This Heritage Statement highlights the positive impact that the proposals will have on the listed building itself and on the historic Conservation Area of Marsworth. In accordance with the NPPF Framework it also sets out the potential impact it will have on other listed buildings within the vicinity in relation to their settings. All supporting documentation should be read in conjunction with this Heritage Statement.

MARSWORTH

Location

Marsworth is located 6.5 miles northeast of Aylesbury and 2 miles north of Tring close to the county boundaries of Buckinghamshire and Hertfordshire. The physical, historical, and economic development of the village and surrounding landscape have been shaped by the proximity of the Lower Icknield Way, part of the ancient route between Wessex and East Anglia, and by the construction of the Grand Union Canal in the late 18th century. The canal which passes immediately to the east of Startop's End and sweeps a wide curve to the west of the Church of All Saints, provided a direct route from the Thames at Brentford to Braunston in Northamptonshire and then by other canals to the industrialised Midlands. To the west of the canal are Tringford, Marsworth, Startops End and Wilstone reservoirs which maintain the water level in the canal, and which have been designated nature reserves.

History



Little is known of the early history of Marsworth, although there have been several significant archaeological finds in the area. A short distance to the north-east of Marsworth, beyond the boundary of the Conservation Area, is the site of a Roman Villa. Marsworth is first mentioned in 970, when Queen Elgiva left the Manor of Marsworth to her brother-in-law, King Edgar. On King Edgar's death in 975 the manor passed to the Monastery at Ely. The next record of Marsworth survives in an entry in the Domesday Book of 1086/7. Thurston Bassett, lord of the manor of Marsworth built the first church in the village in 1190. It was probably constructed of wood and nothing of the original structure has survived. Bassett died without a male heir, so he left the Church to Cadwell Priory. At the Dissolution of the Monasteries in 1536, the church was given to Trinity College Cambridge, in whose care it remained until 1926 when it became the responsibility of the Diocese of Oxford.

In 1635 the village had 40 dwellings and a population of 200 people. Agriculture formed the mainstay of the economy and in common with most villages, the land was worked three field system farmers cultivated strips of land in each of the three fields, rotating their crops every year so as to leave two of the fields fallow. This is also reflected in the design of individual buildings such as the Barn at the The Old manor which was previously known as Russells Farmhouse. The remains of another Manor house are located to the north of the church at Moat Farm, but there is little evidence above the surface, and another prominent 16th century family, the De La Hays's manor house was located to the North East of the village at Manor Farm.

Late in the 18th century the Grand Junction Canal was constructed at Marsworth. The canal was authorised by a bill of Parliament in 1793 which was extended a year to provide canals to Aylesbury, Wendover and Birmingham. By 1797 the section through Marsworth and Cheddington was complete and the canal at Marsworth was opened in 1799. The Aylesbury Arm was completed in 1814. In 1928 the Grand Junction was amalgamated with other canals to form the Grand Union Canal. The construction of the canal had an enormous impact upon the physical appearance of Marsworth but also upon the economy of the village. The construction of the canal brought labourers, canal workers and boatmen to the area, prompting the construction of new buildings to accommodate them and the growth of services and trades in the village.

The enclosure of land in 1811 also heralded significant changes to the physical appearance and economy of Marsworth. The three field system was abolished. The census of 1851 shows that from a total population of 439, there were 84 agricultural labourers in the village who worked to supply plaited straw to hat manufacturers in nearby Luton.

The later 19th and early 20th centuries heralded dramatic changes in the character and appearance of Marsworth. Small-scale developments like rows of terraced cottages at Startop's End made a positive contribution to the character of the village. In the early 20th century, the Rothschilds who were major landowners of the Tring Park Estate added some important buildings including the semi-detached properties on Vicarage Road, Guerney's Farmhouse, the village school, and the village hall. Like many villages in the surrounding area, Marsworth is now largely a dormitory settlement with most residents commuting some distance to work.



An early 20th century photo of the Old Manor, formerly known as Russell's Farmhouse.

PROPOSAL

The proposed works could be considered as essential maintenance and repairs, but Listed Building Consent is requested as they represent an alteration to the external finish. It is however noted that as the current brickwork is painted white, the appearance will not present as a stark change, and should be viewed rather as a protective render coat.

SUMMARY OF SCOPE OF WORKS

The proposed works are straightforward and consist of:

- Removal of masonry paint by use of specialist chemicals, water rinseable paint removers and high pressure hot and cold-water cleaning. A method statement is provided in supporting documentation.
- Application of Thermalime based render to brick panels. Its specification as shown in the supporting documentation.
- Application of four coats of white limewash to newly rendered panels, again to specification as shown in supporting documentation.

The justification for these works has been touched on above but are set out in greater detail below.

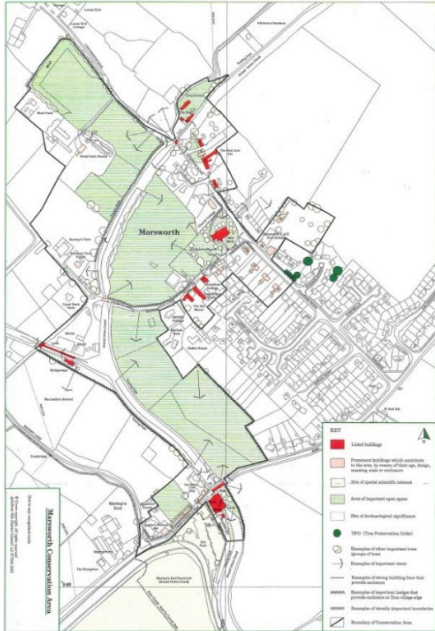
ASSESSMENT OF SIGNIFICANCE

All the proposed works to The Old Manor are essential repairs and are based on a full understanding of the significance of the building, and the potential impact on the Conservation Area, on The Old Manor itself, and on any of the three listed buildings within the vicinity (The Old Manor Barn, Horseshoe Cottage, and All Saints Church).

It follows best practice guidance set out by Historic England and consideration of the main four conservation values as set out within BS 7913: Guide for the Conservation of Historic Buildings:

- Aesthetic value - derived from ways in which people draw sensory and intellectual stimulation from a place.
- Communal value - derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals.
- Evidential value - derived from the potential of a place to yield evidence about the past.
- Historical value - derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event.

MARSWORTH CONSERVATION AREA



Marsworth’s history is described in the section above, with the map to the left outlining the conservation area.

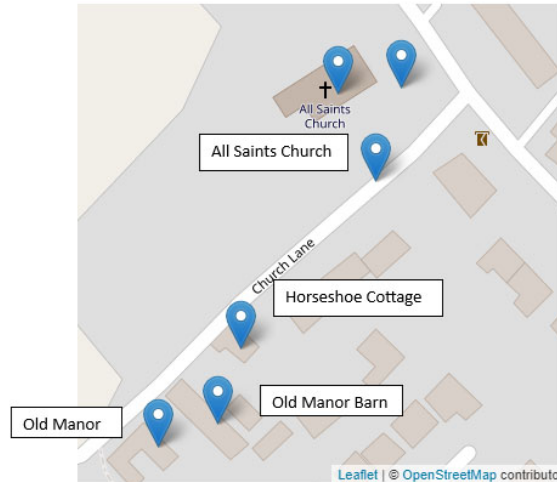
The proposed external works are essential repairs to ensure the long-term future of the building and will therefore have no detrimental effect on the aesthetic quality of the Conservation Area as defined in the Local Authority document.

The design section of this Heritage Statement will demonstrate that the proposed works also meet any requirements, ensuring that Section 72 of the Planning (Listed Building and Conservation Area) Act 1990 which requires special attention to be given to ‘the desirability of preserving or enhancing the character or the appearance’ of the Conservation Area for the Public Benefit will be met.

LISTED BUILDINGS

The proposed changes to the Old Manor are minimal and will therefore only have a potential impact on the building itself and its immediate neighbours – The Old Manor Barn and Horseshoe Cottage. The Old Manor Barn sits directly across from The Old Manor, but the view to Horseshoe cottage is obstructed by the Old Manor Barn and is barely visible.

As the current brick panels are painted white, to most observers of the building there will be no discernible visual change.



View to Horseshoe cottage from Church Lane

THE OLD MANOR

The Old Manor is situated down Church Lane and backs onto a more recent development in Lukes Lea. It was originally listed on 26th of September 1951 and was formerly known as Russell's farmhouse, which highlights the significance. The Historic England listing (NGR: SP9193814495) has the following citation for the building:

"House. Late C16, extended one bay to left C17-C18, slightly altered. Timber frame with whitewashed brick infill, the ground floor partly rebuilt in whitewashed brick. Similar plinth with some flint, partly rendered. Old tile roof, rebuilt brick chimneys between outer bays. 3 bays to left are of 1 storey with 2-storey gabled cross wing to right. Left bay is blank, remainder have casements with diamond leading, mostly renewed, and heavy timber sills. Right bay and ground floor of second bay have 3-light casements, the upper right with a C19 Tudor wooden hoodmould. Centre bays have half-hipped eaves-line dormers with 4-light casements, the outer lights triangular. Old board door in second bay has half-hipped timber-framed porch and flanking 2-light casements. Later single storey extension to rear of cross wing is of whitewashed brick. Interior: large double-sided chimney stack between right bays; stop-chamfered spine beam in centre bays; moulded and stopped spine beam in right bay; large wind-braces. Formerly known as Russell's Farmhouse"

Under previous ownership, the Old Manor has been subject to modern development, with a significant extension to the South East elevation, undertaken in 2005. It is however evident that some works undertaken externally by previous owners have included repointing and 'patching' walls in inappropriate cement.

One of the main heritage values of the Old Manor is its aesthetic value. The Old Manor is of quintessential traditional village appearance in the Marsworth conservation area and compliments the wider setting of All Saints Church. It is a building of significant interest in the Marsworth community, with many local walkers stopping to comment on the attraction of the property. Its evidential value comes from the way it has evolved since its construction.

The philosophy and approach to be taken for paint removal and rendering ensures that the significance of all aspects of the building have been recognised, conserved, retained, and enhanced where possible. This is all with a view to ensuring the wellbeing of the building, to ensure subsequent owners and the community will continue to have a building to be proud of and that will remain for many generations to come.

HERITAGE IMPACT

The Old Manor barn, adjacent to the Old Manor and under separate ownership, is currently undergoing conservation works as part of Listed Building application 22/03842/ALB. The Old Manor and The Old Manor

Barn are historically linked having been under the same ownership prior to 2021. It is proposed that lime rendering of the North East elevation (facing the barn) will have a positive impact on the setting on both buildings and help to maintain the historical relationship between one another.

Since moving into the property in September 2021, the current owners of the Old Manor have spent time learning and appreciating the fabric of the building and the ways in which the building lives and breathes. All consent sought for in this application is done so with the intention of conserving the evident heritage value of the property and with the view not to disturb the more modern elevations of the property as they are not assessed to require intervention.

JUSTIFICATION FOR THE PROPOSALS

The application of impervious masonry paint has resulted in significant damage to both the timber frame and brick panels of the Old Manor. Moisture from rainfall has become trapped in the single skim walls, causing damp issues internally and peeling, cracking and erosion of brick panels externally. Imagery below has been included to highlight these issues. Timber repairs to the building are being addressed as part of a separate Listed Building Application (22/22/02184/ALB).



The removal of the impervious paint and additional protective layer of lime render will increase the breathability of the building and prevent water penetration damaging the interior.

DESIGN

For the lime render to be applied, it is essential for the masonry paint to be removed from each brick face. The lime render proposals for the infill panels are as follows:

- The render proposed is a lime-based mix commonly used for listed buildings across the country, which is acknowledged to increase thermal performance of the walls. Its specification can be seen in the supporting documentation.

Care has been taken in ensuring that the lime render will sit harmoniously with its surroundings. The nature of the proposed materials used have been carefully considered in terms of their design to best practice conservation and sustainability principles.

CONCLUSION

The proposals set out within this Heritage Statement are for essential maintenance and repairs to the exterior of the building and are the unfortunate result of inappropriate intervention by previous owners of the Old Manor. Every consideration has been undertaken to ensure that they retain and enhance the character of the historic building itself, and of the Marsworth Conservation Area.

Careful assessment has therefore been given to all aspects of the design, to ensure that the proposals will not detrimental to their surroundings but will be beneficial to the listed building itself, will have no impact on the Conservation Area and will also enhance the setting of any listed buildings within the vicinity. The rendering will also significantly improve the thermal efficiency of the Old Manor.

From a heritage perspective, the proposals are therefore in line with the NPPF - the works will cause no damage to historic fabric and will not just cause 'less than substantial harm' to accord with the NPPF, but will exceed this minimal requirement, as per best conservation practice set out within BS 7913: *Guide for the Conservation of Historic Buildings*.