

# Heritage Impact Assessment and Statement of Significance

Client: Narborough Congregational Church

Project: Repairs to Manse (National Heritage Listing 1074724)

Document No: 23/387 PL02

Date: October 2023



## Introduction

This document forms a set of proposals for submission to Blaby District Council for Listed Building and Planning Consent Applications. Consent shall be sought for the following:

- Repointing of damaged mortar,
- Repair of cast iron guttering,

The development site comprises The Church and its driveway and gardens, a burial ground and The Manse (listing as above) and its enclosed gardens.

Proposals will consist primarily of restoration and repair works in accordance with Historic England technical guidelines on the upgrade of historic buildings. Annotated plans, elevations and photographs of the existing elements and proposed works are included with the application and provided in the appendices.

## Site & Context

The original chapel was built in 1763 and led by the Reverend Matthew Clark after he refused to conform to the new common book of prayer and founded a new congregation. The Manse was built in 1779 with some 20<sup>th</sup> century refurbishments and repairs.

The Church and the Manse were built around the time of the expansion of Narborough in the 18<sup>th</sup> century which resulted from a thriving framework knitting industry in the East Midlands, many of the frames being in Narborough. Narborough continued to expand, particularly with the addition of a railway station, and the Congregational Church and associated grounds and buildings have continued to be significant in the area and form part of the identity of Narborough.

This statement has been prepared with reference to National Planning Policy Framework (NPPF) paragraphs 189 and 190 and Statements of Heritage Significance (Historic England Advice Note 12).

## Proposed Works


Wheresoever possible, the proposals will seek to repair any damaged historic elements of the building. Where a replacement material is necessary, this will be to the approval of Blaby District Council.

An analysis of the existing mortar was carried out by CTS Group and is included in Appendix 1 and the proposed mortar mix has been selected using the test results, with a slight deviation to allow for the change in colour over the years and to ensure that the new mortar is as close a colour match as possible.

Below are photographs and descriptions of the proposed refurbishment works and references to site plans and elevations on RM James drawings:

Photographic Record	Location and Description
<p data-bbox="151 257 167 291">1</p> 	<p data-bbox="893 257 1428 291">Manse elevation g (drawing 23/387 P03)</p> <p data-bbox="893 302 1340 336"><u>Repointing of brickwork (main building)</u></p> <p data-bbox="893 340 1436 414">Leak in gutter has caused water damage to mortar.</p> <p data-bbox="893 459 1436 533">Joints to be raked out with an angle grinder to approximately 15-20mm deep.</p> <p data-bbox="893 537 1436 611">Dust and debris to be cleaned away by hosing down joints with water.</p> <p data-bbox="893 616 1165 649">Mortar mix to comprise:</p> <p data-bbox="893 654 1436 761">1.5 parts hydraulic lime: 1 part mastercrete cement: 2.5 parts sand (comprising 2 parts building sand: 0.5 parts sharp sand).</p> <p data-bbox="893 766 1436 873">Lime mortar applied with a flush finish and upon drying the surface will be smoothed and finished with a light brush.</p>
Photographic Record	Location and Description
<p data-bbox="151 1198 167 1232">2</p> 	<p data-bbox="893 1198 1428 1232">Manse elevation g (drawing 23/387 P03)</p> <p data-bbox="893 1243 1197 1276"><u>Repair of cast iron guttering</u></p> <p data-bbox="893 1281 1404 1400">Seals broken in cast iron guttering causing leaks, as to be expected in historic rainwater goods if they are not regularly cleared out.</p> <p data-bbox="893 1444 1436 1792">Paintwork and rust to be carefully removed with hand held electric wire wheel brush (colour to be recorded in order to restore guttering back to its original colour). Where seals/bolts have perished, remove and replace with low modulus <u>or</u> EPI silicone sealant spread evenly within gutter socket and bolt together with stainless steel or zinc plated screws and allow to dry thoroughly.</p> <p data-bbox="893 1796 1404 1915">Apply 2no. coats Hammerite Ultima Smooth, (colour to match existing) to all gutters, downpipes and hoppers for continuity.</p> <p data-bbox="893 1919 1404 2094">If any areas of guttering are found to be beyond repair, the damaged section is to be removed and replaced with an exact match which will be to the approval of LPA Planning Officer and Conservation Officer.</p>

Photographic Record	Location and Description
<p data-bbox="156 257 175 291">3</p> 	<p data-bbox="898 257 1428 291"><u>Manse elevation h (drawing 23/387 P03)</u></p> <p data-bbox="898 302 1428 369"><u>Repointing of brickwork (main building)</u> Mortar damage as a result of blocked hopper.</p> <p data-bbox="898 414 1428 448">Hopper to be cleared of leaves and debris.</p> <p data-bbox="898 492 1428 560">Joints to be raked out with an angle grinder to approximately 15-20mm deep.</p> <p data-bbox="898 571 1428 638">Dust and debris to be cleaned away by hosing down joints with water.</p> <p data-bbox="898 649 1428 683">Mortar mix to comprise:</p> <p data-bbox="898 694 1428 795">1.5 parts hydraulic lime: 1 part mastercrete cement: 2.5 parts sand (comprising 2 parts building sand: 0.5 parts sharp sand).</p> <p data-bbox="898 840 1428 952">Lime mortar applied with a flush finish and upon drying the surface will be smoothed and finished with a light brush.</p>
<p data-bbox="156 1048 175 1081">4</p> 	<p data-bbox="898 1048 1428 1081"><u>Manse elevation k (drawing 23/387 P03)</u></p> <p data-bbox="898 1093 1428 1160"><u>Repointing of brickwork (main building)</u> Leak in gutter has caused water damage to mortar.</p> <p data-bbox="898 1249 1428 1317">Joints to be raked out with an angle grinder to approximately 15-20mm deep.</p> <p data-bbox="898 1328 1428 1395">Dust and debris to be cleaned away by hosing down joints with water.</p> <p data-bbox="898 1406 1428 1440">Mortar mix to comprise:</p> <p data-bbox="898 1451 1428 1552">1.5 parts hydraulic lime: 1 part mastercrete cement: 2.5 parts sand (comprising 2 parts building sand: 0.5 parts sharp sand).</p> <p data-bbox="898 1597 1428 1709">Lime mortar applied with a flush finish and upon drying the surface will be smoothed and finished with a light brush.</p>

Photographic Record	Location and Description
<p data-bbox="156 259 177 293">5</p> 	<p data-bbox="906 259 1433 293"><u>Manse elevation k (drawing 23/387 P03)</u></p> <p data-bbox="906 304 1433 450"><u>Repair of cast iron guttering</u> Seals broken in cast iron guttering causing leaks, as to be expected in historic rainwater goods if they are not regularly cleared out.</p> <p data-bbox="906 495 1433 1144">Paintwork and rust to be carefully removed with hand held electric wire wheel brush (colour to be recorded in order to restore guttering back to its original colour). Where seals/bolts have perished, remove and replace with low modulus <u>or</u> EP1 silicone sealant spread evenly within gutter socket and bolt together with stainless steel or zinc plated screws and allow to dry thoroughly. Apply 2no. coats Hammerite Ultima Smooth, (colour to match existing) to all gutters, downpipes and hoppers for continuity. If any areas of guttering are found to be beyond repair, the damaged section is to be removed and replaced with an exact match which will be to the approval of LPA Planning Officer and Conservation Officer.</p>

# Appendix 1

Mortar Test Results



**Narborough Congregational Church**  
School Lane  
Narborough  
LE19 2GS

**Analytical Test Report: L23/05070/XXX - 23-37148**

Your Project Reference: **Ken Osorio - Narborough Congregational Church**

Your Order Number: Proforma      Testing Received / Instructed: 06/09/2023 / 06/09/2023

Report Issue Number: 1      Sample Tested: 06/09 to 13/09/2023

Samples Analysed: 1 concrete sample      Report issued: 13/09/2023

Signed

**James Gane**  
Analytical Services Manager  
CTS Group

Notes:

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Samples will be retained for 14 days after issue of this report unless otherwise requested.

The results included within the report are representative of the samples submitted for analysis.

A certificate of sampling was not supplied

Samples were supplied by customer, results apply to the samples as received.

Within the report any information provided by the client is identified with a '#'

**Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.**

Uncertainty of measurement values are available on request.

**Accreditation Key**

UKAS = UKAS Accreditation, u = Unaccredited

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Date of Issue: 31.07.23

Issued by: J. Gane

Issue No: 1

Rev No: 3



L23/05070/XXX - 23-37148

Project Reference - Ken Osorio - Narborough Congregational Church

Analytical Test Results - BS 4551 MIX PROPORTIONS OF MORTAR

<b>Lab Reference</b>	<b>313426</b>
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Client Sample Reference	Sample 1
Location	-
Other ID	-
Date of sampling	-

**Sample Type** Lump and dust

	<b>Units</b>	<b>Accreditation</b>	
Insoluble Residue	(%)	UKAS	43.7
Soluble Silica	(%)	UKAS	4.3
Calcium Oxide	(%)	UKAS	22.1
<b>Cement Content</b>	<b>(%)</b>	<b>UKAS</b>	<b>21.5</b>
Is result mean or preferred			Preferred
<b>Hydrated Lime</b>	<b>(%)</b>	<b>UKAS</b>	<b>10.9</b>
<b>Aggregate</b>	<b>(%)</b>	<b>UKAS</b>	<b>67.6</b>

**Approximate Calculated Volume Mix Proportions**

(Cement : Lime : Aggregate) 1 : 1.5 : 2.5

Mortar Designation No Match

**Notes**

Sample preparation was in accordance with BS4551 2005 + A2:2013 Clause 7. 4.5.

Testing was in accordance with BS 4551: Part 2: 2005 + A2:2013 Clause 7.5.3 and 7.5.3.4.

Cement content has been calculated assuming the presence in the mix of Ordinary Portland Cement containing 20.2% and 64.5% by mass of soluble silica and calcium oxide respectively.

A certificate of sampling was not supplied.

Samples of the original constituents of the mix were not submitted.

The approximate volume mix proportions have been calculated assuming bulk densities of Cement: 1450 Kg/m<sup>3</sup>, Hydrated Lime: 575Kg/m<sup>3</sup>, Aggregate: 1675 Kg/m<sup>3</sup>

Mix proportions have not been corrected for hydration and carbonation.





7 - 11 Harding Street  
Leicester  
LE1 4DH

**L23/05070/XXX - 23-37148**

**Project Reference - Ken Osorio - Narborough Congregational Church**

**Analysis Methodologies**

Test Title	Details and Test method used
BS4551 Mix Proportion	<ol style="list-style-type: none"><li>1. Sample preparation was in accordance with BS4551 2005 + A2:2013 Clause 7. 4.5.</li><li>2. Testing was in accordance with BS 4551: Part 2: 2005 + A2:2013 Clause 7.5.3 and 7.5.3.4.</li><li>3. Cement content has been calculated assuming the presence in the mix of Ordinary Portland Cement containing 20.2% and 64.5% by mass of soluble silica and calcium oxide respectively.</li></ol>