

Causeway House - Heritage Statement

Re-render and replacement of bay roof & gutters



1. INTRODUCTION

This Heritage Statement is in support of an application for Listed Building Consent and Householder Planning Permission for works being proposed for Causeway House, The Causeway, Yatton BS49 4HL.

2. Sections of this Statement

The following list of requirements has been used as the content for the subsequent sections:

- any findings from consulting the [Historic Environment Record](#)
- a copy of the listing description found on [Historic England's website](#)
- analysis of a building's archaeology, history and character
- a schedule of all works
- why works are needed and the impact these works will have on a building and its surroundings
- a structural survey to show how repairs will be made when there are stability issues
- an audit of ornamental and decorative features that will be altered or removed (including colour photographs and keyed plans) for:
 - fireplaces
 - skirting boards
 - wood panelling
 - decorative cornices
 - panelled doors, architraves and door surrounds
 - wainscoting
 - dado rails
 - original windows and shutters
 - stained or historic glass
 - special decorative fittings
 - niches
 - historic fitted cupboards and shelving
 - any unusual and unique features
 - flooring materials
 - tiles
 - flagstones
 - chimneys

3. Any findings from consulting the Historic Environment Record

From the Historic Environment Record, Causeway House is:

- Grade II listed, reference 1129150
- Within a Conservation Area
- Within a Core Settlement Historic Landscape
- A monument point

4. A copy of the listing description found on Historic England's website

"C17 origin, extended c.1800, with C19 and C20 alterations. Rubble, rendered, pantiled roof with ridge and gable stacks, plain tiles. 2 storeys and 4 windows, first floor has 2-light casement with 6 panes each light, 9-pane casement, 4-pane casement and 2-light casement of 4 panes each light; ground floor has sash, 2-light casement, 1/2-glazed door and 2-light casement of 6 panes each light; roof extended to right over single storey addition with door and upper loading door with strap hinges to inner side. Right return has garage doors in addition; left return has blank gable end. Rear has canted bay to right with sash and 8-pane sash to each side, pilasters between sashes and plain tiled roof, roof extended to left over C20 French window; to left, 2-storey C19 parallel range has similar bay without roof and 3-light C20 casement at first floor, C20 concrete pantiled roof, external stack and first floor 6-pane light to side; at end left, slightly lower roof level with C20 plate-glass window at ground floor and glazed porch set in angle. Interior: not inspected, possibly originally through passage plan."

The property was listed on 20-Jan-1986 following the alterations mentioned in the above paragraph.

5. Analysis of a building's archaeology, history and character

Causeway House was built in the seventeenth century, possibly as early as 1650. Initially it was a humble cottage with two rooms downstairs, each with an inglenook and two above, reached via a spiral staircase. The main door was most likely from the High Street. There is

evidence, in the form of one window still in situ, that the house would have had unglazed windows.

In the eighteenth century a two storey extension was added, extending the house to its current close proximity to the High Street.

In the nineteenth century a further two storey extension was added to the rear. At this time it featured a central door and small window above.

At some point during this period of extensions, a stable and kitchen were added at the Village Hall end of the property. Two small cottages with gabled roofs and chimneys were also built, known as Causeway Cottages. These were still on the census register in 2021 but are now capped with a plastic roof and used for workshop and storage purposes.

In the early twentieth century, certainly the central rear bay window was added, as evidenced from photographs. They don't show the second bay nearer the window, so its date of addition is unknown. Both bays are nineteenth century, with the one nearest the High Street dating from 1835.

The house was owned by the Diocese of Bath and Wells, and covenants exist from 1929 showing they were still the owners at that point.

In the 1980s, much work was undertaken to renovate the property which was now in private hands. This included extending the kitchen to the rear, converting the hay loft to a bedroom, replacing the staircase and revealing the second inglenook which had been covered up by a victorian modification.

With the loss of most of the buildings from the Yatton Glebeland, Causeway House represents one of the few buildings in this Area of Historic Settlement of its age.

6. A schedule of all works

There are three proposed elements of work:

- Re-render of main house and outhouse.
 - The proposed work removes the cement based render from all elevations, replacing it using natural hydraulic lime render and finishing in white breathable paint.
- Replacement of small flat roof above bay window to rear of the property.
 - The proposed work will remove the flat roof entirely and rebuild it like for like. The opportunity will be taken to add insulation and finish the roof in modern material, whilst maintaining the appearance of the original roof.
- Replacement of some guttering.
 - The proposed work will replace the gutters selectively, based on their condition. They will be replaced like for like in black painted cast iron.

7. Why works are needed and the impact these works will have on a building and its surroundings

The need for the works:

The render on the house and outbuilding is cracked and, in some places, missing. The paint is also badly weathered. The flat roof above one of the rear bay windows is loose and water has penetrated its wooden structure. Some of the gutters to the rear, particularly above the bay windows has rusted through.

All these issues are resulting in damp problems. Some walls are damp on the inside and the ingress and trapping of water poses a threat to the structure of the main house and the outhouse.

It is therefore important to conduct repairs to mitigate these risks and help preserve the property for the long term.

Re-rendering of Entire Exterior:

Historic practice for stone built buildings such as Causeway House is for them to be rendered in natural hydraulic lime.

The proposed work removes the cement based render from all elevations, replacing it using Natural hydraulic lime render and finishing in white breathable paint.

This will restore an historical finish for long-term preservation, with no change to the external appearance.

Flat Roof Replacement:

The opportunity will be taken to add insulation and finish the roof in modern material, whilst maintaining the appearance of the original roof. The flat roof is to the rear and not visible to the public.

Gutter Update:

Cast iron gutters are typical on this style of building, so the gutters will be replaced like for like. The opportunity will be taken to replace the plastic pipe to the front with a more in-keeping cast iron pipe. For the rest, a selective approach will be adopted, replacing them, based on their condition, to optimise efficiency while respecting the historical context.

Apart from the anachronistic plastic pipe on the front of the building, all others are to the rear, out of public site.

8. A structural survey to show how repairs will be made when there are stability issues

There are no stability issues.

9. An audit of ornamental and decorative features that will be altered or removed

No ornamental and decorative features will be altered or removed.

10. CONCLUSION

The proposed works will not change the overall appearance of the property, retaining its historic character.

The replacement of the cement based with lime render will significantly improve the preservation of the property for the future, as will the replacement of the flat roof and gutters.