

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. PROPOSAL

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.

3. IDENTIFYING THE HERITAGE ASSET

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

The Official List Entry on the Historic England website states:

“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 Monument listing in the Historic Environment Record adds:

The internal layout is a 2-room cross-passage with end stacks of c 1650 with an outshut staircase. At least three original timber window frames survive with a moulded mullion on the upstairs example. Parts of two trusses survive. An extension was made at the west end in the C18 to form a scullery & stable, alterations took place, but these were largely renewed in the 1980's.

Date of listing

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

4. ASSESSMENT OF IMPACT AND MITIGATION

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.

Gutter Update:

Cast iron gutters are typical on this style of building, so the gutters will be replaced like for like. The plastic gutter will be replaced. For the rest, a selective approach will be adopted, replacing them, based on their condition, to optimise efficiency while respecting the historical context.

5. CONCLUSIONS

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.