

Re-Pointing of 12 Waller Clough, Golcar – Grade II listed

Heritage, Design and Access Statement

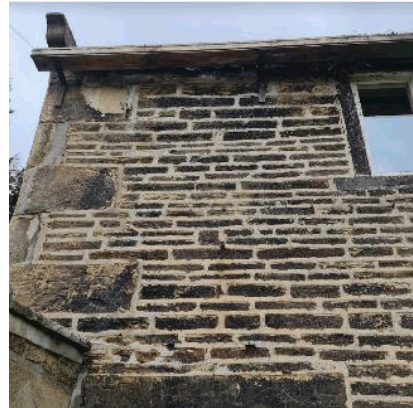
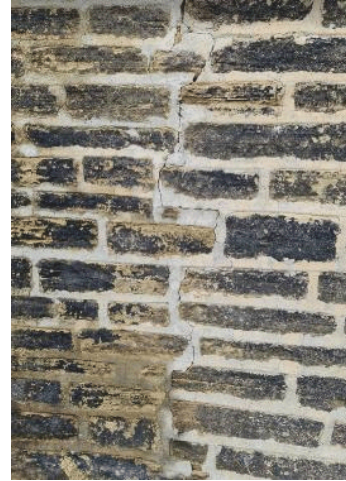
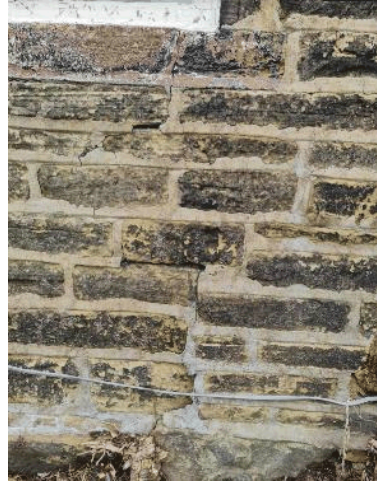
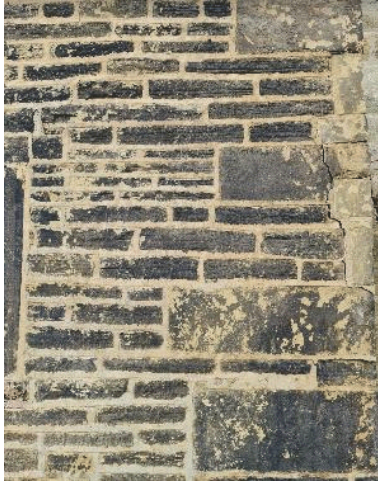
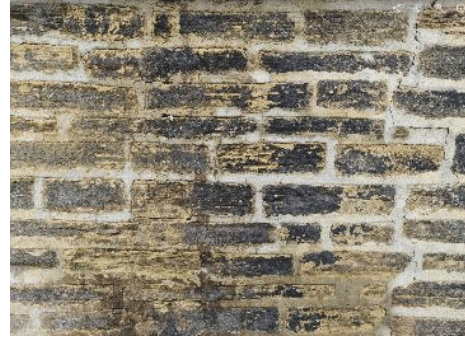
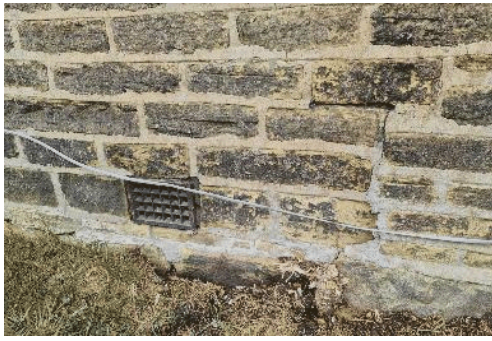
The property lies to the West of Golcar, on Bolster Moor, and is not within the Golcar conservation area. The property which is currently one dwelling formally comprised two early to mid-19th century 'weavers cottages' in a semi-detached configuration. Both cottages are constructed from hammer dressed stone, randomly coursed with render to gable ends, stone slated pitched roofs and coped gables. Windows have stone surrounds and mullions in a range of widths from one to six lights. The East Gable of the property has a stone lean to extension.

It can be seen from the large stone corner blocks in all four corners of the Western cottage that it once stood alone as a single property, and the Eastern cottage was therefore added at some time later, built in a similar but not identical style. The Western gable of the earlier cottage has suffered in the past from some settlement and two large angled stone buttresses have been added. The Western cottage has its front door in the South elevation facing the road. The front door of the Eastern cottage is in the Eastern gable, now covered by the lean to extension.

The prevailing ground levels around the cottages slope steeply from West to East, and the cottages and lean to extension have stepped ground floor levels. To the rear and East side of the property are narrow, flat, plateau garden areas. Beyond these, the ground falls away steeply. The curtilage of the property is bounded by drystone walls.

The south elevation of the property has been covered in ivy for a number of years, which has recently been removed exposing cement pointing which is severely cracked and requires full replacement. The need for replacement can be seen in the images below which show the condition of the current mortar.





Design

The proposal is to rake out the existing cement mortar to the South elevation of the property. Existing pointing will be raked out using hand tools as far as practicable and will be replaced with a lime mortar mix of Layton Buzzard Nosterfield and Lime which will also be churn brushed to finish as would have been in keeping with the style of the local area.

Access

Pedestrian and vehicular access to the property is not affected by the proposals.