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Stone Repair Strategy

for Former Providence Place United Reformed Church, *40 Bradford Road, Cleckheaton, Bradford, BD19 3PN*

Stone Conservation Philosophy and Stone Repair Methodology

1. Conservation Approach

All repair recommendations are informed by the principles established in the [Society for the Protection of Ancient Buildings \(SPAB\) Manifesto](#), which sets recognised standards for building conservation within the UK. The proposed works adopt a conservative, fabric-led approach that prioritises the retention and longevity of historic material while respecting the building's architectural and cultural significance.

As specialist conservators and stonemasons, the methodology is guided by the following core principles:

- **Protection over restoration** – prioritising the safeguarding of existing fabric rather than replacement
- **Honest repairs** – ensuring interventions are legible and do not falsify the historic record
- **Minimal intervention** – avoiding unnecessary alteration to historic fabric
- **Long-term performance** – specifying durable and compatible repair techniques
- **Sustainability** – maximising the reuse of existing materials and minimising new resource extraction
- **Retention of traditional skills** – employing appropriate heritage craftsmanship and techniques

This approach ensures that all works are sympathetic, reversible where feasible, and aligned with best conservation practice.

2. Stone Repair Strategy

Each individual stone element will be subject to detailed condition assessment and categorised according to the minimum level of intervention required. The proposed hierarchy of repair is as follows:

1. Full replacement (like-for-like in material, profile, and finish)
2. Half replacement
3. Partial replacement and multiple indents
4. Multiple indents with lime mortar repairs
5. Single indent with lime mortar repairs
6. Lime mortar repairs and shelter coating only
7. Pinning and cramping using stainless steel fixings, with crack repair using compatible lime grout

This tiered approach ensures that intervention is proportionate to the level of decay, thereby retaining as much historic fabric as possible.

A detailed stone-by-stone schedule of repairs will be prepared by a suitably qualified professional (e.g. conservation architect, surveyor, or specialist stonemason). This schedule will identify the required intervention for each stone unit.

Where practicable, salvaged stone from dismantled or failed elements will be reused within the repair works. This reduces the need for new material, maintains material authenticity, and supports sustainable conservation practices.

3. Structural Assessment and Interim Recommendations

An initial structural assessment has been undertaken by JBL Structural Engineers. Their findings provide an appropriate starting point for the development of a comprehensive repair strategy, which should be expanded in detail at the later design stage.

The conclusions and recommendations set out in Section 4 of the JBL report are supported and are summarised below for inclusion within this Heritage Statement:

- The stone upstand, currently inadequately supported on roof slates and identified as loose, should be carefully dismantled as a matter of urgency by a competent contractor.
- Following removal, any unstable stonework within the wall cavity should be either removed or stabilised.
- All dismantled stone should be retained and stored safely for potential reuse in reconstruction works.
- Temporary weather protection should be installed to prevent water ingress, ensuring careful detailing and fixing.
- Subject to completion of the above immediate works, and with appropriate scaffold protection and monitoring (including regular inspections), continued occupation of the building is considered acceptable while long-term repairs are developed.
- Liaison with the local authority is required regarding scaffold approval and any road closures.

The report identifies the likely causes of failure as age-related material degradation, erosion of lime mortar, and the corrosion and expansion of embedded iron cramps and dowels. Previously installed modern restraint fixings were found to be inadequate and ineffective.

4. Proposed Next Steps and Long-Term Works

Further coordination is required between the design team, structural engineer, and conservation officer to develop a detailed scheme of repair. This will include:

- Preparation of construction drawings and specifications
- Development of a stone sourcing strategy
- Specification of appropriate stainless steel or bronze fixings
- Use of compatible lime mortars for bedding and pointing
- Consideration of discreet structural restraint measures where necessary

It is also recommended that, once works to the principal elevation are underway, a wider and detailed condition survey of the building is undertaken to identify any additional defects or risks.

5. Statutory Considerations

As a listed building, all proposed works will require prior approval from the Local Planning Authority and consultation with the Conservation Officer. All interventions will be designed and executed in full compliance with statutory heritage requirements and best practice guidance.

Please ring me with any questions,

Kind regards,

Matthias Garn