

## **Redheugh Planning Application – Listed Building Consent Application 02.05.2016**

### **Heritage Statement**

It is thought that the front two rooms are formed from a bastle which probably dates to the late 1500s. There is a line of bastles running along the Tasset Burn. We have no evidence but it is likely that the roof at that time could have been heather thatch

In about 1732 it is believed that a William Charlton extended the house to the rear by adding a number of rooms, roughly doubling the size of the then footprint. The upper floor, bedrooms and a pitched roof were probably put on at that time. The barn adjoining the house (now a kitchen with bedroom above) along with barns built to a 'U' shape enclosing a courtyard to the east of the house are thought to have been also built then

It is quite likely that the roof was made up of boarding covered by stone tiles.

Some time after the railways arrived, it is likely that the house was re-roofed using Cumbrian slate.

The barn adjoining the property (now the kitchen) was turned in to accommodation in 1907 and for a while was a separate cottage. It was re-slatted using Welsh slate.

For some time the property was the home farm for the Sidwood Estate. Wood cutting and grain threshing took place in the largest barn. Sidwood House was subsequently knocked down by the Forestry Commission.

There is evidence that the main house was re-slatted some time ago using most of the existing slates but where there was insufficient, there are a few tiers of Welsh slate on the rear elevation. It is not known how old the water tabling and ridges are but they appear to be reasonably sound so should stand being removed and re-set

In about 1997 the garden room to the west of the property was added using reclaimed Welsh slate on the roof and shortly thereafter the barns were restored also using recycled Welsh slate as necessary to match the existing Welsh slate.

### **Reasons for the work being necessary:**

The present roof is of 'Scottish' construction. It is boarded over the rafters with slates nailed directly to the boards without felt or laths. The front elevation is of graded Cumbrian slate. There is a mixture of Cumbrian and Welsh slate on the rear elevation. The slates are stained so the roof is not of uniform colour

There is clear evidence of water ingress through the water tabling in to the gable ends of the roof space and attic rooms. This water is travelling through the wall down to the floors below staining the edges of ceilings and walls

During the recent winter, there were a number of minor leaks in various parts of the roof

The pointing on the ridge and water tabling is in poor condition and though the flashing around the chimneys looks sound, it should be checked and replaced as necessary.

At least one leak can be attributed to ingress via the ridge and it is possible that the ridge may have been the source of some of the other leaks as water could run down the boarding until it found a gap so dripping down on to the ceiling lower down.

The work envisaged as being necessary is the re-setting of the water tables and ridge, along with some damaged or broken slates being replaced with similar Cumbrian recycled slate. The flashing around the chimneys and the gutters and down spouts need checking and repaired/ painted as necessary (The gutters are cast iron and any replacements will be in similar cast iron).

The water tabling, flashing and ridges will be re-set using lime mortar mix as agreed with the listed buildings officer

### **Work Methodologies**

The building will be scaffolded including the west gable end as necessary to do the work

The water tabling and ridges will be removed and carefully stacked on the scaffolding.

The roof will be made watertight using tarpaulins until the ridges and water tabling is replaced. Individual damaged slates will be carefully removed and replaced with re-cycled Cumbrian slate (or Welsh slate if on the upper tiers of the rear roof), a sample of which will be offered to the Historic Buildings Officer for approval

The water tabling and ridge will be reset using a lime mortar mix approved by the listed building officer (see sketch of detailed cross-section). In the event that any of the ridge or water tabling is not re-useable then the best match will be sourced from reclamation suppliers. The chimney flashings will be checked and replaced as necessary. Gutters and down spouts will be checked, repaired with similar cast iron as necessary and painted.