BEST PRACTICE ADVICE

This Appendix offers advice on best practice for maintenance, repairs and other improvements to buildings in conservation areas. The content of this section is not normally subject to planning control, and relates mainly to work which can be carried out without the need for planning permission. The wording in bold italics is not formal Council policy but is advice that can help ensure the character and appearance of Pendle's conservation areas is preserved or enhanced.

If you live in a Listed Building however, you will need to apply for Listed Building Consent before undertaking any work, whether externally or internally, which will affect the building's special character. The Conservation Team are happy to advise on any of these issues.

A.1 Maintenance

Issue	Aim	Page Number
Maintenance	***The regular maintenance of individual buildings within conservation areas is fundamental to preserving and enhancing their character and appearance.***	77

The regular maintenance of individual buildings within conservation areas is fundamental to preserving and enhancing their character and appearance.

Planning Policy Guidance Note 15: 'Planning and the Historic Environment'[32] states that:

"Regular maintenance and repair are the key to the preservation of all historic buildings. Modest expenditure on repairs keeps a building weathertight, and routine maintenance (especially roof repairs and the regular clearing of gutters and downpipes) can prevent much more expensive work becoming necessary at a later date. It is a common misunderstanding that historic buildings have a fixed life span and that gradual decay of their fabric is inevitable."

"On the contrary, unless there are intrinsic defects of design or materials, the life span of a historic building may be indefinite provided that timely maintenance, and occasional major repairs such as the renewal of roof coverings and other features, are regularly undertaken. Major problems are all too often the result of neglect and, if tackled earlier, can be prevented or reduced in scale. Regular inspection is invaluable."

32 DOE (1994): Planning Policy Guidance Note 15: Planning and the Historic Environment

A Appendix - Best practice advice

Poorly maintained buildings can have a significantly detrimental impact on the character and appearance of a conservation area. On-going maintenance in effect means less change in character or appearance and is entirely preferable to repair at a later date, both in principle and for economic reasons. Maintenance costs less if done regularly – if it is put off, it is likely that the problem will only get worse. If decay is ignored it can spiral out of control and beyond the financial reach of owners. On the other hand, if a building is regularly maintained it should retain its value.

Picture A.1 Lack of maintenance can lead to problems

Building owners and occupiers should inspect their properties regularly to ensure that they are kept in good order. The following items are the most important:

- Check gutters and rainwater pipes for blockages and leaks, particularly making sure that leaves are cleared in the Autumn;
- Check for loose or missing slates;
- Check mortar joints and render for cracks or signs of decay;
- Avoid any build up of earth at the base of walls and consider the control or removal of vegetation to avoid problems of damp;
- Remove bird droppings which contain damaging salts. Where there are large deposits they should be removed by a specialist firm for health and safety reasons;
- Check to ensure that any ventilation grilles or air bricks are clear. Lack of ventilation can lead to conditions where fungal decay could take hold;
- Repaint external woodwork and replace loose putty on historic window frames.

Further advice relating to maintenance is available from the Society for the Protection of Ancient Buildings (SPAB) in their technical pamphlets and guides. These are available to purchase from SPAB (www.spab.org.uk). In addition the Institute of Historic Building Conservation (IHBC) have produced a useful guide to maintenance *"A Stitch in Time"*.[33]

33 Institute of Historic Building Conservation (2002): A Stitch in Time - Maintaining Your Property Makes Good Sense and Saves Money

A.2 Repairs

Issue	Aim	Page Number
The value of original fabric	When repairs are undertaken, as much as possible of the original fabric of a building should be retained	79
Roofs and chimneys	Any necessary repair or replacement to roofs and chimneys should aim to retain as much as possible of the existing material and detailing	80
Rainwater goods	Any necessary repair or replacement of rainwater goods should be carried out using the original material and detailing	81
External walls	Any repair, replacement or alteration to stonework should closely match the existing stone in type, texture, quality, finish, colour and coursing	81
Lime mortars and traditional construction	Buildings of traditional construction should be allowed to 'breathe' by using lime-based and other natural materials for repair	83
Re-pointing	Re-pointing should be carried out using lime based mortar to replicate the original pointing finish in texture colour and composition	83
Stone cleaning	Stone should only be cleaned when absolutely necessary, and when it is certain that the method proposed will not cause any damage to the condition of the stone or to its appearance	85

A2.1 The value of original fabric

When repairs are undertaken as much as possible of the original fabric of a building should be retained.

Regular maintenance should minimise the need for major repairs to buildings. However, some elements of the fabric of traditional buildings will eventually reach the end of their life, in which case consideration should be given to replacement using traditional materials and proven techniques of repair. The alternative is the loss of the historic value of individual buildings and the gradual erosion of local distinctiveness and the character of a conservation area in general.

The retention of as much original fabric as possible is vital as it enriches the character of buildings and conservation areas. Considerably more craftsmanship and care went into older buildings than is the case today. Original details, such as finely moulded timber window frames or stone carving, represent the 'authentic touch of the craftsman' from years gone by, and cannot easily be reproduced.

When repairs to buildings in conservation areas become necessary, they should be approached using the basic principle of conservation; that as much as possible of the original fabric of the building is retained. **Repair works should be kept to the minimum required to stabilise and conserve buildings, to ensure their long term survival.** The purpose of

A Appendix - Best practice advice

repairs within conservation areas should be to prevent, or at least slow, the processes of decay without damaging or altering features which contribute to their historic or architectural importance.

All too often a decision is taken to strip away large parts of the original material, and to replace with poor copies in new materials. An older building however loses its historic integrity when a substantial proportion of its original fabric is replaced, as well as the patina which materials gain with age. The replacements used are often not exact replicas, and therefore also result in the loss of a building's educational value, as what we know about how buildings were constructed, and what materials were used, is lost. This is particularly the case with historic window frames and doors, which are all too readily replaced with modern styles, resulting in much needless loss of character. It is particularly important that only high quality materials are used; that is to say traditional materials which will 'weather' into their surroundings. Many modern materials, in particular uPVC and other types of plastic, will compromise the long term character and appearance of a conservation area.

Each building is different and once lost, historic fabric can never be replaced. Repairing original building elements is often cheaper than replacing with new. For these reasons it is recommended that for larger projects an architect or surveyor experienced in repairing older buildings is engaged. Professional guidance can often mean the difference between a smoothly run, successful scheme and one that results in the loss of much valuable material.

Even simple operations should be based on an understanding of the building type and style, and how it works in relation to its setting. Any work to larger buildings or listed buildings should be based on a fully researched conservation plan.

A2.2 Roofs and chimneys

Any necessary repair or replacement to roofs and chimneys should aim to retain as much as possible of the existing material and detailing.

It is good conservation practice to retain as much of the existing fabric as possible, when carrying out roofing repairs, as much of the character of a building will be created by the 'patina of age'. If the special qualities of our conservation areas are to be preserved, any repair or re-roofing should be based on the principle of replacing 'like with like'.

Refer to Sections 4.2 and 4.3 for further guidance on roofing and chimneys.

Picture A.2 Stone slate from different geological regions can impact on the character of an area

A2.3 Rainwater goods

Any necessary repair or replacement of rainwater goods should be carried out using the original material and detailing.

Faults in rainwater goods will quickly lead to the saturation of adjacent areas of wall. In traditional buildings gutters and downpipes will usually be made from cast iron, however stone and timber gutters are also common in Pendle. Cast iron is a very resilient material and often will clean up very well. Stone gutters can be cleaned out and relined with lead where necessary.

Picture A.3 Detail is 'lost' if the wrong colours are used

Existing cast iron rainwater pipes and gutters should be repaired using new lengths of pipe or gutter of the correct profile. Attention should be paid to matching fixings and supports that form a part of the architecture of the building. Replacement should preferably be in cast iron. Modern lightweight alternatives such as aluminium or particularly plastic, as well as being out of place historically, are prone to impact and weather damage and will not be as durable. It is also important that when replacing gutters care should be taken not to alter any traditional eaves detail, for instance by introducing timber or uPVC fascia boards or soffits. Where features such as moulded stone gutter corbels are present they should always be retained as existing.

Cast iron gutters and downpipes were traditionally painted in restrained dark colours such as black, green or brown. They should not be hidden by painting them to match the background colour of the wall.

A2.4 External walls

Any repair, replacement or alteration to stonework should closely match the existing stone in type, texture, quality, finish, colour and coursing. Note: the application of cladding to external walls requires planning permission

Stonework in Pendle

The external walls of most traditional buildings in Pendle are constructed of the characteristic and attractive local sandstone, and to a lesser extent the harder local gritstone. The stones were originally bedded and pointed up in lime mortar. Because of the plentiful supply of good quality stone from local quarries there was little need to use brick, which is rarely found except on lower status buildings such as outhouses, rear yard walls or industrial buildings.

Render was sometimes used but usually only where stone was considered to be of a poorer quality or finish, which therefore needed to be covered. This usually comprised rear or side elevations of vernacular buildings, usually built in random or coursed rubble stone. Similarly,

A Appendix - Best practice advice

some buildings, particularly in more exposed locations, were originally covered in limewash, which gave some protection from the elements. This tradition has continued today in Pendle where many stone houses are painted white, both in town and rural settings. This was perhaps originally a reaction to the grime of the industrial revolution, and a desire to introduce some brightness or cleanliness to the streetscene, but it has persisted particularly in the areas of terraced housing where sometimes whole facades as well as individual window and door jambs, have a painted finish.

There are subtle variations in the shape, dressing and coursing of stone depending on the age and status of a building. Earlier vernacular houses and cottages were often built of squared coursed rubble, the blocks having a roughly dressed finish, whilst architectural features such as window and door surrounds, and quoin stones were given a smoother finish. A 'watershot' façade, where the stones were slightly angled in order to encourage water run-off, was often used. Higher status houses, some larger mills or public buildings were built of stone that was more finely tooled or of a smooth ashlar finish. After the mid 19th century, stone often had more distinctive forms of tooling which could vary from terrace to terrace, such as punched-face, rock-or quarry-faced, with droved margins, reeded jambs, and so on. Lintels over windows and doors showed subtle variations in the use of finely-carved patterns and decoration.

The universal use of local stone throughout each conservation area gives them all a unity of appearance, with buildings of different ages, sizes and functions sharing the texture and earthy colours of sandstone. This is a crucial part of local distinctiveness and it is therefore important that stone continues to be used and looked after in an appropriate way.

Stonework repairs

Where individual stone blocks are badly eroded, these can often be turned and reused; alternatively replaced with a matching local stone. Poorly executed repairs or alterations to stone wall surfaces will usually be harmful to the character and appearance of buildings and conservation areas. Any replacement or alteration to stonework should always closely match the existing stone in type, texture, quality, colour and coursing. It is important that any distinctive surface tooling or dressing is closely matched. Stonework should not normally be rendered unless the surface was rendered originally. Modern artificial or reconstituted stone is a poor substitute for the real thing and should not be used in conservation areas, either in new construction or repairs.

Architectural elements

The character of many houses in conservation areas has been diminished by the removal of the original stone mullions within window openings. This is the case both with older pre-1800's houses and cottages which have squarer or more 'horizontal' shapes of window opening, as well as with some later Victorian terraces where paired sashes separated by a stone mullion have been converted to one larger opening. Reinstatement of these missing stone mullions to the original detailing will restore proportion and elegance to facades.

Where stone lintels, jambs, mullions or sills have become very badly eroded or damaged, they should be replaced on a like-for-like basis in matching stone. The use of concrete replacements will detract from the character of the building and the streetscene.

A2.5 Lime mortars and traditional construction

Traditional buildings should be allowed to 'breathe' by using lime-based and other natural materials for repair.

In traditional construction, lime mortar is a fundamental part of the building and as important a material as the stone or brick used. After cement became widely available at the end of the 19th century, the use of lime and its processes was seen as slow and old fashioned, and the fast results that were obtainable with cement were considered far superior. Although cement has made possible the construction of many buildings which would not have been possible with lime, the consistent use of cement in the repair and maintenance of older buildings has led to increasing problems, especially with damp.

Lime-based buildings expand, contract and flex with changes in temperature and moisture. The use of lime also allows damp to be absorbed to a limited degree and then evaporate harmlessly away. Modern construction techniques generally rely on a cement mortar to create rigid foundations and walls which allow a minimum of movement and restrict the passage of moisture. Damp is kept out of the structure by damp proof courses, cement renders and cavity walls.

Although at first it might initially seem like a good idea to incorporate cement into a pointing mixture in order to provide a waterproof barrier, in practice such a rigid material cannot cope with the regular small movements of older buildings and the cement becomes cracked (often the cracks are too small to see). The problems then begin as the wall surface remains covered with a waterproof layer so evaporation cannot take place and the amount of damp in the wall increases.

If masonry is pointed with a cement mortar which is harder and less permeable than the stones, as most cement mortars are, then the moisture will be forced out of the wall through the stones themselves, causing erosion. In frosty weather this leads to the rapid deterioration of stones as the moisture in them freezes.

A2.6 Re-pointing

Re-pointing should be carried out using lime based mortar to replicate the original pointing finish in texture, colour and composition.

For the reasons set out above, re-pointing should always be done in the traditional way using lime mortar, and to the traditional finish. Poorly-executed re-pointing can drastically change the appearance of stonework as well as causing it to deteriorate. In particular, the use of hard cement 'strap pointing' tends to be visually prominent and can therefore harm the appearance of stone buildings, drawing attention to the pointing itself rather than the stone. Much cement pointing is of a grey colour which does not harmonise with the buff colour and texture of the stone common in Pendle. Many traditional buildings pointed in this way can therefore adversely affect the character of conservation areas.

Whilst the stone that makes up a wall can last indefinitely if well maintained, the mortar pointing between the stones is by nature temporary and will need renewal at some stage. The purpose of pointing is not only to hold stone or bricks together, but to keep the stone dry by absorbing moisture, and to give the stone room to expand during warm weather. This means that pointing will deteriorate over time, but this deterioration means that the mortar is doing its job effectively.

A Appendix - Best practice advice

Examples of poorly executed re-pointing

Picture A.4 Poor pointing, smeared across the stonework

Picture A.5 Poor strap/ribbon pointing

Picture A.6 Inapropriate mortar colour dominates the stone

The Society for the Protection of Ancient Buildings (SPAB) produce information sheets and technical guides on re-pointing and the use of lime mortars (www.spab.org.uk).

The following advice should be followed:

- Check the condition of pointing every 4-5 years;
- Only re-point where it is very soft or loose. Sound old pointing should not be removed. Even if the pointing is of a hard, cement-rich type, wait until it is easy to remove without causing damage to the stonework;
- Carefully rake out defective pointing by hand to a depth of twice the width of the joint. Never use power tools as these are likely to damage the stonework;
- Ideally mortar should be entirely lime-based with proportions 1:3 or 1:5 lime:sand. A gritty, sharp sand should be used in a buff colour closely matching the original stone;
- Flush out the joints and beds with clean water before applying the new mortar into the joints and beds while they are still wet;
- Re-point as far back as possible, filling the vertical joints before the horizontal beds;

- Ensure that the pointing finish is slightly recessed from the surface of the stone. If the stones are weathered and no longer have a flat face, mortar should only be applied to the actual joint width and not onto the face of the stone;.
- Once packed in and the mortar has started to set (when the mortar is too hard to dent with a knuckle, but soft enough to mark with a fingernail), it should be rubbed with a bristle brush to expose the aggregate of the mortar and the edge of the stones;.
- Hire builders or contractors who have experience of working with historic buildings and can provide good local examples of re-pointing in lime mortar. The Conservation Team are always happy to advise on mortar mixes, appropriate sands, and finishes.

A2.7 Stone-cleaning

Stone should only be cleaned when absolutely necessary, and when it is certain that the method proposed will not cause any damage to the condition of the stone or to its appearance.

The cleaning of buildings is very often undertaken purely for aesthetic reasons, but many cleaning methods can actually permanently damage the masonry to which they are applied. Intensive cleaning can also remove the patina of age, which will have taken many years to accumulate, whilst the benefits of a visually 'perfect' appearance are often short lived. Darkened stone is a sign of the age of a building and is evidence of Pendle's industrial history.

In some instances, however, cleaning can be beneficial as dirt can hide stonework decay. It may conceal fractures, de-lamination, or other defects.

The cleaning of individual houses which form part of a group, such as a terrace, or form part of an important view in a conservation area, can undermine the group value of houses by creating unharmonious contrasts. However if traditionally bare stonework has been painted over or rendered, it would be appropriate to clean off these coverings if this can be done without damage to the stonework.

Cleaning of buildings is therefore a matter of balance and judgement. It should only be undertaken when it is certain that the method proposed will not cause subsequent problems in appearance or condition of the material, and should always be carried out by specialist practitioners experienced in historic buildings.

A **low pressure wash** sufficient to enable brushing away the worst deposits is generally the safest way to approach cleaning of the sandstone and gritstones generally found in Pendle. However water at pressures that can damage the surface of masonry must never be used.

Picture A.7 Cleaned and uncleaned stonework in a terrace creating a inharmonious constrast

A Appendix - Best practice advice

Chemical cleaning methods involve applying a substance which reacts with the stone and any discolouration that exists on the surface. Although less physically damaging than the cruder forms of mechanical cleaning, chemical techniques have often left a permanent legacy on the affected building by changing its colour, or by leaving residues on the stone. These effects are not only unsightly but can also accelerate stone decay.

Abrasive blasting is commonly used in Pendle, but as a general rule will not be appropriate for historic buildings. Sand or grit blasting commonly pits the surface of stone, especially softer sandstone, which will then soil and weather more rapidly. The face of the stone can be removed which is likely to lead to faster erosion of the softer underlying masonry.

Surface treatments are often applied to masonry following cleaning, usually in the form of water repellents or graffiti barriers. However, because of their impermeable nature they usually prevent the masonry from 'breathing', and moisture from evaporating, therefore often resulting in the degradation of the stone.

A.3 Other Improvements

Issue	Aim	Page Number
External pipework, vents and flues	Wherever possible, replacement external pipework, vents, flues or other plant should be located inconspicuously on elevations which are not architecturally important, or visible from public areas	86
Energy conservation	Energy conservation measures to buildings should aim to retain their external character and appearance	87
Sustainability	The sustainability of the sourcing and disposal of materials should, wherever possible, be considered in construction work	89

A3.1 External pipework, vents and flues

Wherever possible, replacement external pipework, vents, flues or other plant should be located inconspicuously on elevations which are not architecturally important, or visible from public areas.

Particular care should be taken with flues and other structures which are located at roof level, or project through the roof, particularly if they are visible from the public realm. Ensure that new pipework, such as soil vent pipes, is kept within the house wherever possible, and site flues and vents in unobtrusive locations, preferably grouped together where they will not stand out. Fittings are usually best painted a darker inconspicuous colour.

If space for plant or machinery is required this should be accommodated internally, or within the building envelope wherever possible.

A3.2 Energy conservation

Energy conservation measures to buildings should aim to preserve their external character and appearance.

Part L of the Building Regulations (Conservation of Fuel and Power)[34] seeks to improve the energy performance of all buildings, both existing and newly constructed. The Regulations acknowledge that special considerations apply if the building on which the work is to be carried out has special historic or architectural value, and compliance with the energy efficiency requirements would unacceptably alter its character or appearance. Buildings within conservation areas fall within this definition.

The Council supports the aim of conserving fuel and power in all buildings provided that a balance is struck between reducing energy usage and the conservation of the historic environment. Therefore in considering improvements for energy conservation it is important to remember that many traditional buildings perform differently to modern buildings. Thought must be given to:

- the building's construction, to minimise damage or disturbance to existing fabric;
- the importance of moisture movement in historic buildings;
- the need to reverse any changes without causing further damage;
- whether the building is of such quality that it should not be altered, for example if it is a listed building.

Draught-proofing

Traditional buildings are often over-ventilated; therefore draught-proofing is one of the best and least visually intrusive ways of improving comfort and reducing heat loss, with little or no change to the building's appearance. One of the main sources of draughts is often badly fitting doors and windows. Repairing and improving such features can be achieved through steps such as introducing secondary glazing, draught proof strips, shutters or thick curtains. Sufficient ventilation must remain for the health of the building and its occupants, and the proper functioning of appliances such as heaters, boilers and cookers. If carried out carefully, many draught-proofing measures are compatible with the principles of building conservation, and will not cause any visual harm. Measures are typically reversible, with few lasting consequences and no loss of historic fabric.

Insulation

Installing appropriate insulation can be an important way of improving the energy efficiency of older buildings. The most appropriate types of insulation material for use in traditional buildings are natural fibre-based such as sheep's wool and hemp fibre. These materials have good thermal insulation properties and do not hinder the movement of moisture. Non-natural materials such as fibreglass and mineral wool tend to hold moisture, which in older buildings can increase the risk of damp, timber decay and mould growth.

One of the least invasive ways of adding insulation is in the roof space. However it is important to consider the construction of the roof and the risks of adding insulation such as the likelihood of increased condensation. Care should be taken if considering insulating walls (either

34 ODPM (revisions 2006) Building Regulations, Part L (Conservation of Fuel and Power)

A Appendix - Best practice advice

internally or externally) as adding insulation can cause problems in some circumstances. Adding insulation externally is likely to require planning permission. In certain circumstances it may be possible to add insulation under the ground floor. Again care should be taken to ensure this would not disrupt the moisture balance of the building and cause damp problems.

Windows

Double glazing is now fitted as standard in all new homes and whenever replacement of a complete window is required. However this can often cause an undesirable change in the appearance and character of a building. An alternative to the installation of new double glazing is the use of secondary glazing, where a separate glazed unit is fitted inside the existing window. This retains the existing window and therefore preserves the property's external appearance. This can be particularly important where a window is particularly ornate, for instance with leaded or coloured lights. Whilst secondary glazing cannot achieve the same level of performance as a new double glazed window unit, it offers a considerable improvement in heat retention over single glazing. Secondary glazing ranges from simple, one-season plastic film methods to permanent, purpose built systems.

Further guidance on window alterations is set out in section 4.6.

Energy efficiency and Home Information Packs

Home Information Packs (HIPS) are compulsory for all homes being sold.The aim of a Home Information Pack is to assemble a range of essential information before a property is placed on the market. This includes information on energy efficiency, which is displayed by an Energy Performance Certificate (EPC). These assess the likely energy performance of homes and are similar to the labels provided with domestic appliances. They are a standard part of the Home Information Pack.

Standard methods and assumptions are used to grade the energy efficiency of buildings so that one property can be compared to another. Energy Performance Certificates indicate how energy efficient a home is on a scale of A-G. The most efficient homes - which should have the lowest fuel bills - are in band A. The Certificate also rates, on a scale of A-G, the impact the home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO2) emissions. However, due to the way older properties are constructed and the traditional building techniques used, these standard assumptions can produce less accurate ratings for historic and traditional homes. There is a danger that this could lead to increased pressure to carry out energy efficiency improvements that may put the home's historic character at risk.

Despite these issues with the assessment procedure, it is not to say historic or traditional buildings should not contribute to the aim of reducing energy usage and energy efficiency. Most homes can accommodate some energy improvements without harming either their character or physical performance.

When considering the results of an energy efficiency rating and any possible work resulting from it, it is important to consider:

- Compatibility with the fabric of the building
- Conservation of any historic interest of the building
- Statutory protection for listed buildings
- Cost of the works

Further information on these topics can be found in publications from *English Heritage*[35] and the *Energy Saving Trust*[36]

A3.3 Sustainability

The sustainability of the sourcing and disposal of materials should, wherever possible, be considered in construction work.

A lot of energy used in this country is consumed by the construction industry. As concern grows about the impact of energy use, so does the importance of sustainable building. This is no different in conservation areas. The reuse of buildings is in itself a inherently sustainable principle, as the energy used at the time of construction is stored within them. However the principle of sustainability in conservation areas should not end there. Where extensions or repairs are needed, the way in which new materials are sourced and old ones disposed of, should be carefully considered. This in itself will contribute to conservation areas as a sustainable principle.

Sourcing of materials

Materials selection and sourcing can affect the sustainability of a building in a variety of ways. It is important to select materials which have the least environmental impact, not only in their extraction as raw materials, but also within the manufacturing process. Careful specification of materials can greatly enhance sustainable building. It is well worth identifying a source of materials before starting work as otherwise delays may be experienced, and your builder may press for the use of inferior or inappropriate modern materials in order to save time.

The following are some general principles to bear in mind when planning any building work:

- Repair rather than renew;
- Use salvaged or recycled products or materials, including aggregates. Check the source to ensure the materials have been obtained ethically;
- Buy locally;
- Minimise the use of non-renewable sources where possible;
- Avoid products whose manufacture, use or disposal causes harmful by-products;
- Choose materials with low embodied energy (the energy needed for extraction, processing, manufacture and transportation).

Stone or slate from countries such as India or China is widely available nowadays as a cheaper alternative to local stone or slate. Not only is the use of these products questionable on sustainability grounds, but also such materials usually have a different appearance, colour and texture to locally sourced materials, and will also weather differently.

35 English Heritage (2007):Energy Conservation in Traditional Buildings; (2006): Climate Change and the Historic Environment; (2007): Home Information Packs; Energy Performance Certificates for Historic and Traditional Homes; (2007): Understanding SAP ratings for historic and traditional homes

36 Energy Saving Trust (2005): Energy Efficient Homes- Case Studies

A Appendix - Best practice advice

Re-use and disposal of materials

Before it is decided to dispose of any surplus building materials a conscious effort should be made to re-use as much of the original material as far as is practicable. Not only is this sound conservation practice, but it is also of value in sustainability terms. However, when doing repairs, maintenance or undertaking demolition it may be necessary to dispose of materials that are no longer required. Where this is the case as much material as possible should be recycled to ensure that the minimum amount will be disposed of at landfill sites.

However care should be taken when moving or re-using materials elsewhere in a development or even off site, as this removes them from their original historic context. Only in exceptional circumstances, where areas are undergoing significant redevelopment, and there is suitable justification, might it be considered appropriate to relocate original features to other areas that have lost them.

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اگر آپ اس دستاویز کو بڑے پرنٹ، بریلی، آڈیو کیسٹ پر یا کسی دوسری زبان میں لینا چاہیں تو براہ مہربانی ہم سے رابطہ قائم کریں، اور جہاں بھی ممکن ہوا ہم آپ کے لئے ایسا انتظام کرتے ہوئے خوشی محسوس کریں گے۔