



Leominster
Heart & Heritage

LEOMINSTER HISTORIC PROPERTIES

**A GUIDE TO
MAINTENANCE
AND REPAIR
FOR OWNERS
AND TENANTS**



 HM Government

 Herefordshire
Council

REVITALISING OUR HISTREET

 Historic England

 Leominster
Town Council

INTRODUCTION

Leominster is a town steeped in history. Its historic streets and buildings are an important part of its development and we should ensure these are preserved, to celebrate the unique character of the town, and to pass on these special buildings for future generations to enjoy.

Keeping historic buildings in good condition isn't always easy, and it can be difficult to know where to start. The good news is there is a wealth of information available. We have compiled this resource to help you get the information you need to care for your building.

This guide is aimed at anyone who lives in, works in, or owns an historic property in Leominster.

The Guide can be read whole, or as a series of colour coded factsheets, depending what topic interests you:

-  **General Information about historic properties**
-  **Maintaining Historic properties**
-  **Repairing Historic properties**
-  **Permissions and Consents**
-  **Finding Professional Support**
-  **How to Research Your Property**
-  **Glossary**

WHAT IS A HISTORIC PROPERTY?

Chances are, if you live in central Leominster, then you live in a historic property! 'Historic' is a term which is generally used to describe properties constructed before the mid-20th century. The older they are, the more remarkable and special their survival is likely to be. Leominster town centre retains much of its medieval street plan. Within the town there are a significant number of surviving timber-framed buildings of 14th to 17th century date, sometimes concealed behind 18th/19th century frontages.

WHERE TO START



A good place to start is Historic England's webpages on owning historic property. The pages cover what living in an older building, listed building or conservation area means for owners. You can find information on the differences between old and modern buildings, and advice on buying an older property. You can also find out if your property is listed.



The Institute of Historic Building Conservation (IHBC) has a dedicated 'Caring for Your Home' section on its website. There is information of getting to know your home, regular inspections and how to find specialists. You can also get 15 minutes of free expert advice and guidance from conservation practices on the IHBC's HESPR register



The Society for the Protection of Ancient Buildings (SPAB) has lots of resources about maintaining a property, in-depth information and technical guidance and offers free, independent advice for homeowners via telephone.



WHY ARE HISTORIC PROPERTIES DIFFERENT?

Most properties built before 1914 were constructed with solid brick or stone walls or a timber frame with infill panels. This traditional method of construction allowed moisture (such as rain or groundwater on the outside of the property and humidity from washing, showers etc. on the inside) to evaporate away. This is sometimes referred to as 'breathable construction'. Modern construction methods such as cavity walls, modern cements or renders and damp proof membranes are designed to keep moisture out.

Problems can develop when traditional and modern methods of construction or materials are mixed, as it can trap moisture within the fabric of the building and lead to issues such as damp, condensation and mould.

The illustration below shows how moisture interacts with traditionally constructed buildings.

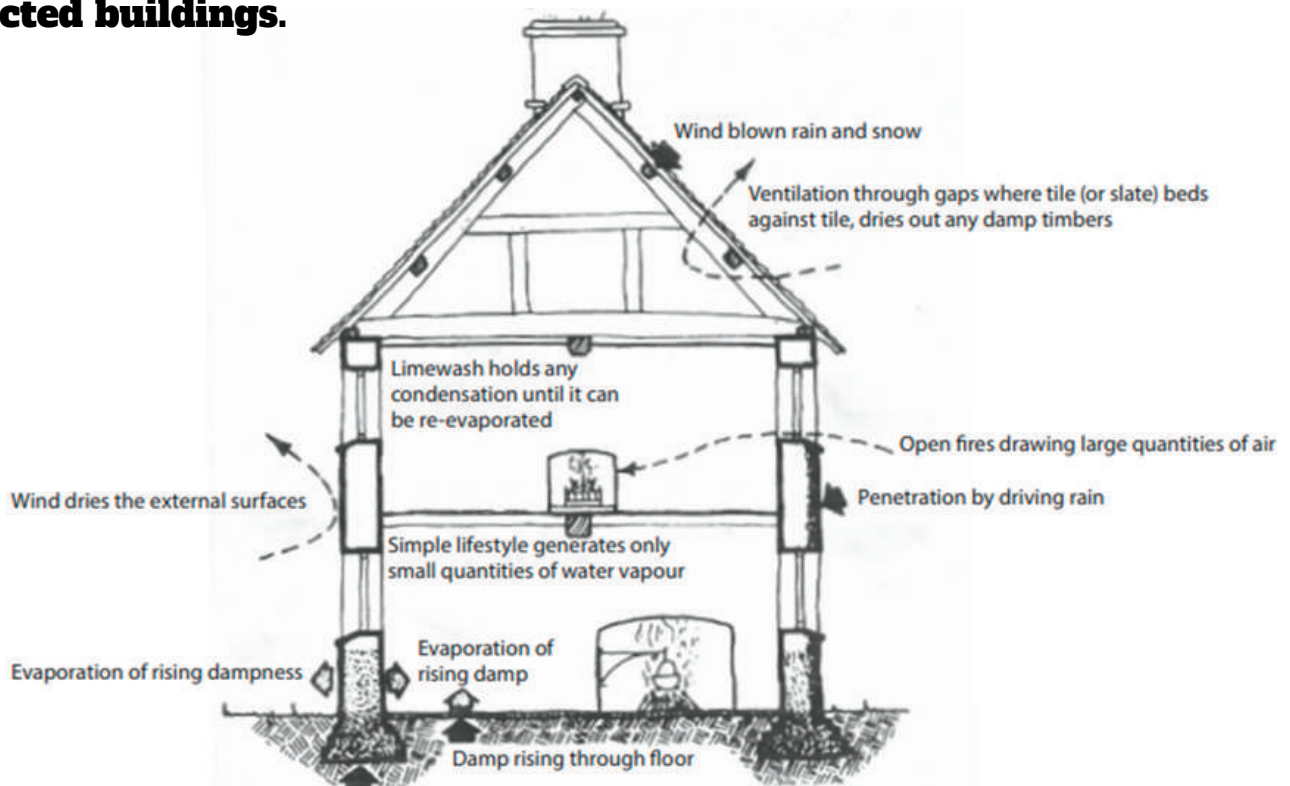


Illustration courtesy of the Society for the Protection of Ancient Buildings (SPAB).