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APPRAISAL OF ARCHITECTURAL & HISTORIC SIGNIFICANCE
TO INFORM PROPOSED REPAIRS AND ALTERATIONS

at

RED SYKE GATE

TWISTON

CLITHEROE

320120366P

for

The Trustees of The Hon. R. C. Assheton's Settlement



◆ Chartered Building Surveyors ◆ Historic Building Consultants ◆

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Listing Description

Red Syke Gate
Twiston
Clitheroe
BB7 4BY

320120366P



IoE Number: 183479
Date Listed: 13th February 1967
Date of last amendment: 27th April 1984
Grade II

SD 84 SW TWISTON SD 815 429 8/160 Red Syke Gate
(formerly listed as 13-2-1967 Red Syke Gate and adjoining barn)

House, late C18th. Rendered rubble with stone slate roof. 2 storeys. On the ground floor are 2 wide gabled porches, the right-hand one having a chimney on its front wall. Windows have plain stone surrounds. Between the porches is one of one light. At the left is a similar window of sawn stone. At the right is a 3-light window with square mullions. On the 1st floor are similar windows of 3, 4, and 3 lights. Each porch has a door with plain stone surround, the right-hand one having a worn date (1780?) on the lintel. Chimneys at ends of facade and on each side of central 1st floor window. The barn adjoining to the left is altered and is not included in the item.

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1.0 INTRODUCTION

1.1 Background

This report has been prepared to inform proposed repair and alteration works at the subject property, Redsyke Gate, Twiston, Clitheroe. The property is currently Grade II Listed and is therefore granted statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. The age of the building is unknown although the listing description makes reference to a date stone of 1780, which is no longer visible. The listing detail refers to the barn as, *"altered and is not included in the item."* This infers that the barn is not listed, however we have assumed that, as falling within the curtilage of the site this part of the building is also Listed.

The report has been prepared by Stuart Eve BSc.(Hons) MRICS for and on behalf of Marshal Peters Associates, Chartered Building Surveyors, for submission in conjunction with a Listed Building Consent application in respect of the above. The Report should be read in conjunction with drawings numbered 2359:01A, 02A, 03, 04, 05, 06, 07 & 08 as prepared by Marshal Peters Associates which form part of the application for Listed Building Consent.

1.2 Limitations and Assumptions

There was no access to legal information relating to the property, such as Title Deeds, Covenants or any information held within the Applicant's files. The information provided is based upon visual evidence obtained during a survey on 15th February 2012 and information provided by the Lancashire Archives Service.

2.0 DESCRIPTION AND CONDITION

2.1 Tenure

The property is owned and managed by The Trustees of The Hon. R. C. Assheton's Settlement. The property has not been in agricultural use for a number of years and has until recently been rented as a residential dwelling. The property is currently unoccupied and is generally in a dilapidated condition.

2.2 Description

The property is presently a single dwelling and consists of a linear range of vernacular farm buildings and originally two cottages in a dispersed settlement with the frontage (roadside) facing approximately East (**image 1**). The range consists of an early two-storey, two cell, cross-passage dwelling house, a single cell, two storey dwelling house and an attached barn with shippens and outbuildings. There are two single storey dual pitched porches to the original two cottages.

A 2-storey adaptation has been added to the north providing a recessed garage and boiler room (original outbuilding) at ground floor and a bedroom at first floor level. The single cell cottage has been extended over the north bay of the barn at first floor level to provide an additional bedroom. A detached garage has been added to the south.

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Walls are constructed primarily from local sandstone in random rubble construction bedded in a natural lime mortar. There is also evidence of a local vernacular technique, '*watershot masonry where the outer face is tilted to throw water off the walls.*' (English Heritage, 2006). Walls vary in thickness, but are on average approximately 600mm thick. First floor walls to Bedroom 1 and the incomplete en-suite are brick and assumed cavity construction.



Image 1 - Front elevation showing cottages and extension to north

All windows are furnished with square cut surrounds and mullions of varying ages and designs (**image 1**). According to (Brunskill, 1978) this design typically ranges from around 1690-1780. The oldest exist to the front elevation (Sitting Room & Bedroom 2), the mullions to Bedroom 2 being chamfered internally with similar elements to the central mullion in Bedroom 3 suggesting some re-use and re-ordering of stone mullions in the past. Modern saw cut stone surrounds are evident to Bedrooms 1 & 5 and the rear elevation generally.



Image 2 - 3-bay stone square cut mullion window with metal framed leaded lights to Bedroom 2

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Windows to the front elevation of the house are predominantly metal framed (cast/wrought iron or mild steel) casement windows with leaded lights. However there are a range of alternative window designs, some being timber framed (**image 3**) and none contemporary with the original construction.



Image 3 - modern timber casements and saw cut stone surround to Bedroom 5

Windows and the main door to the rear elevation have also been re-ordered, again to bring some symmetry and verticality to the elevation (**image 4**). This was probably undertaken around the late 19th /early 20th C conjunction with installing the current staircase and combining the two units into one.



Image 4 - General view of rear elevation, original central two-cell cottage, modern extension to left

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The external walls to the residential range (front and rear) have all been coated in hard cementitious render, probably early/mid 20thC, which is in a very poor state of repair (**image 5**). There are numerous cracks to all elevations which have been 'sealed' using flexible sealants. The impact of impervious cementitious renders on traditional vernacular 'breathing' walls is discussed in detail later in this report.



Image 5 - 'sealed' cracking to render, rear elevation

Internally, the majority of walls are suffering from excessive condensation and dampness caused by a combination of rising and penetrative dampness. It is considered the problem is significantly exacerbated by the presence of the aforementioned render.



Image 6 - Evidence of serious penetrating dampness and condensation to Dining Room

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Roof structures are contemporary and are constructed from modern saw cut timbers common rafters, bearing on purlins (and steel to the new extension) spanning between cross walls (no requirement for or prior removal of trusses).

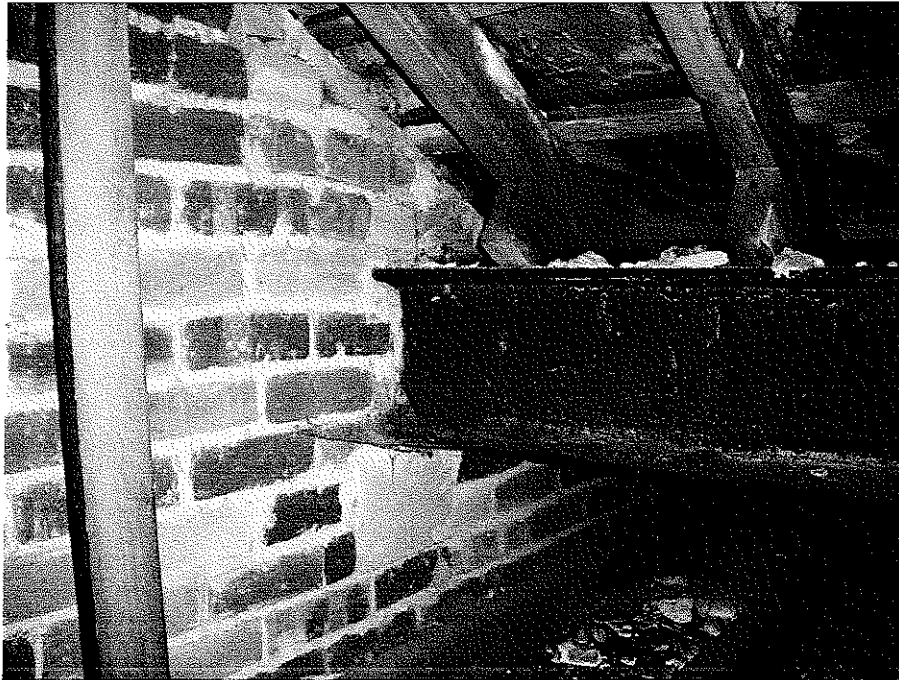


Image 7 - Roof above Bedroom 1, steel beams supporting common rafters and stone slates

The roof structure supports a traditional stone slate roof to all elevations, which is contemporary (or original reclaimed stones have been re-laid) with the supporting roof structure. Interestingly, only the slates above the new Bedroom 1 are fixed with traditional timber pegs, other roofs being fixed with ferrous metal fixings, all of the roofs are torched with cement (not lime) mortar and there is no sarking felt provided other than the barn.

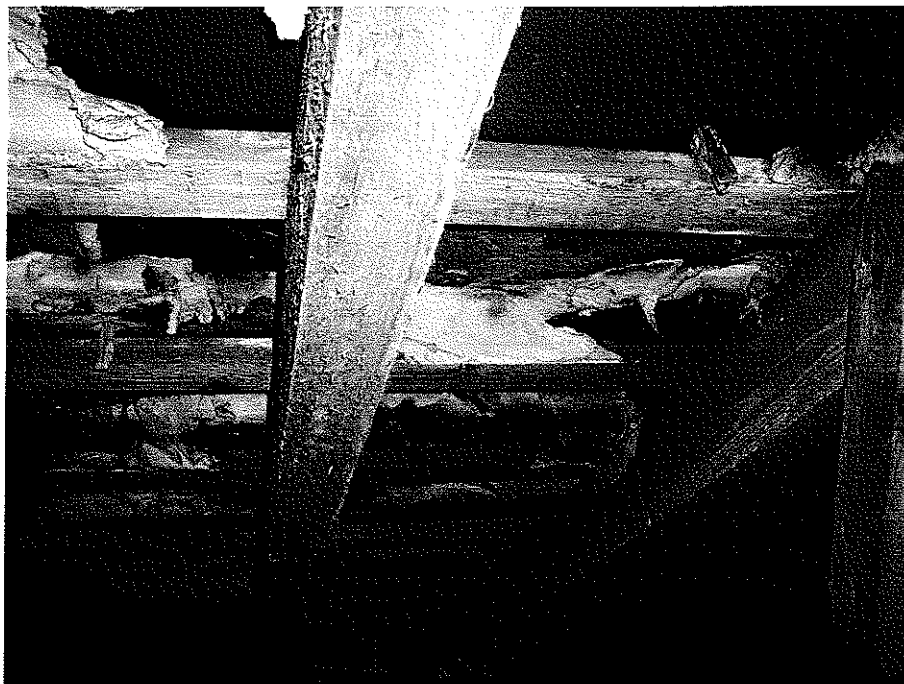


Image 8 - Oak pegs, saw cut timbers and cement torching to stone slates, Bedroom 1

Only one historic roof truss remains (**image 9**) and this is the north truss to the barn, now within Bedroom 5. Other than this the whole roof structure has been renewed.



Image 9 - Original roof truss above Bedroom 5

The building is generally in reasonable structural condition with the exception of the north extension. A new storey was added in the mid 20th C consisting of a concrete 'beam and block' flooring bearing upon the original outbuilding, new brick piers and on a new section of masonry to the north east corner with loads transferred via steel beams. There is evidence of subsidence to the north east corner, expressed by rotational movement and cracking to render at the junction between new and old. It is the intention of the proposed works, subject to the granting of Listed Building Consent, to address this issue as discussed within a later section of this report.



Image 10 - Cracking between original structure and new extension

3.0 UNDERSTANDING, SIGNIFICANCE AND CHANGE

The UK government is clear in the importance it places on the protection of historic assets. Heritage is recognised as being educative for future generations, providing a tangible link with our past and retaining a 'sense of place'. The importance of historic assets has now been extended to the sustainability agenda as well as contributing to social cohesion, regeneration, providing housing and building wealth through tourism. (Great Britain, 2010).

Conservation philosophy has, for some time accepted that the long-term sustainability and ultimately survival of historic buildings and sites relies on their continued use.

"The conservation of monuments is always facilitated by making use of them for some socially useful purpose." (ICOMOS, 1966).

This philosophy also accepts that, to facilitate this continued use and therefore survival an element of managed change is inevitable.

"Conservation may, according to circumstance, include the process of retention or reintroduction of a use; retention of associations and meanings; maintenance, preservation, restoration, reconstruction, adaptation and interpretation; and will commonly include a combination of more than one of these." (ICOMOS, 1999)

Before any conservation, maintenance, alteration or other interventions take place it is vital that decisions be informed by an understanding of the significance of the asset. This is now enshrined in policy, philosophy and legislation. (Great Britain, 2010b), (English Heritage, 2008).

It is therefore the aim of this report to provide an understanding of the historical development of the subject building as well as providing an assessment of the significance of specific areas relating to the proposed works in order to aid conservation decisions, made by statutory authorities, the building owners and their consultants.

4.0 HISTORICAL BACKGROUND

4.1 Location

Redsyke Gate is located in the settlement of Twiston, approximately 7km east of Clitheroe and 3.5km south-east of Downham. The property is situated in a rural location at the foot of Pendle Hill and is approximately 293m above sea level. It is understood that a 'syke' is an ancient term for a water course, which it is presumed refers to the stream or 'beck' immediately to the south.

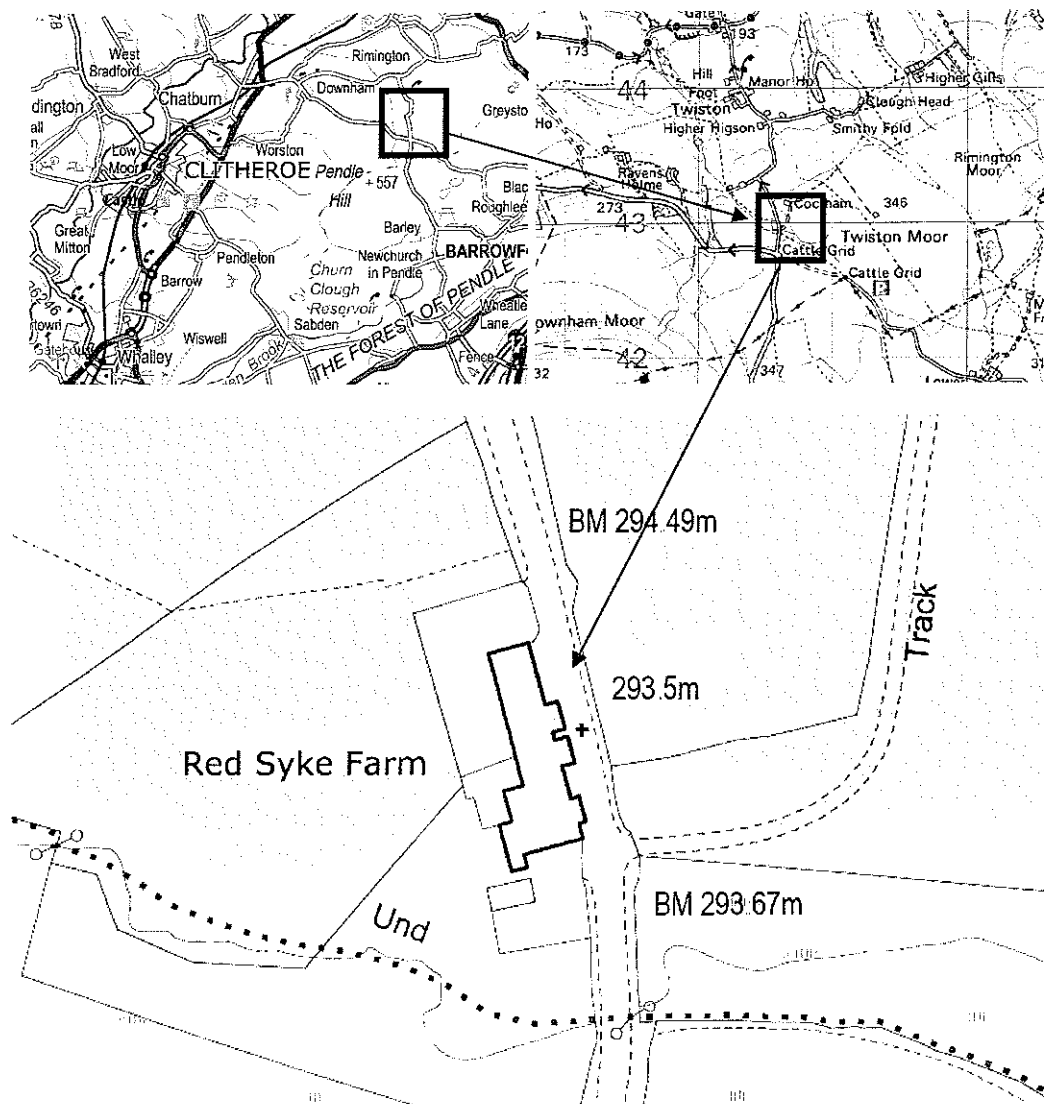


Figure 1: Location plans (Ordnance Survey)

4.2 History of the property

Twiston is a very small township. According to the Victoria County History (Farrer & Brownbill, 1911) Hearth tax returns of 1666 recorded only twenty three dwellings, none of which having more than three hearths and in 1901 there were only a scattering of dwellings with a population of 43 and spreading over 864 acres.

The principal land owners around the time of construction (1780) were Thomas Lister and the Reverend Mr Starkie (Farrer & Brownbill, 1911). By the time of the 1843 Tithe Map William Assheton Esq. and Mr Proctor were the main landlords. The image overleaf shows the only drawing provided on the Tithe map with no information on Redsyke Gate, other than acknowledgement of the then owner, Mr Thomas Whipp.

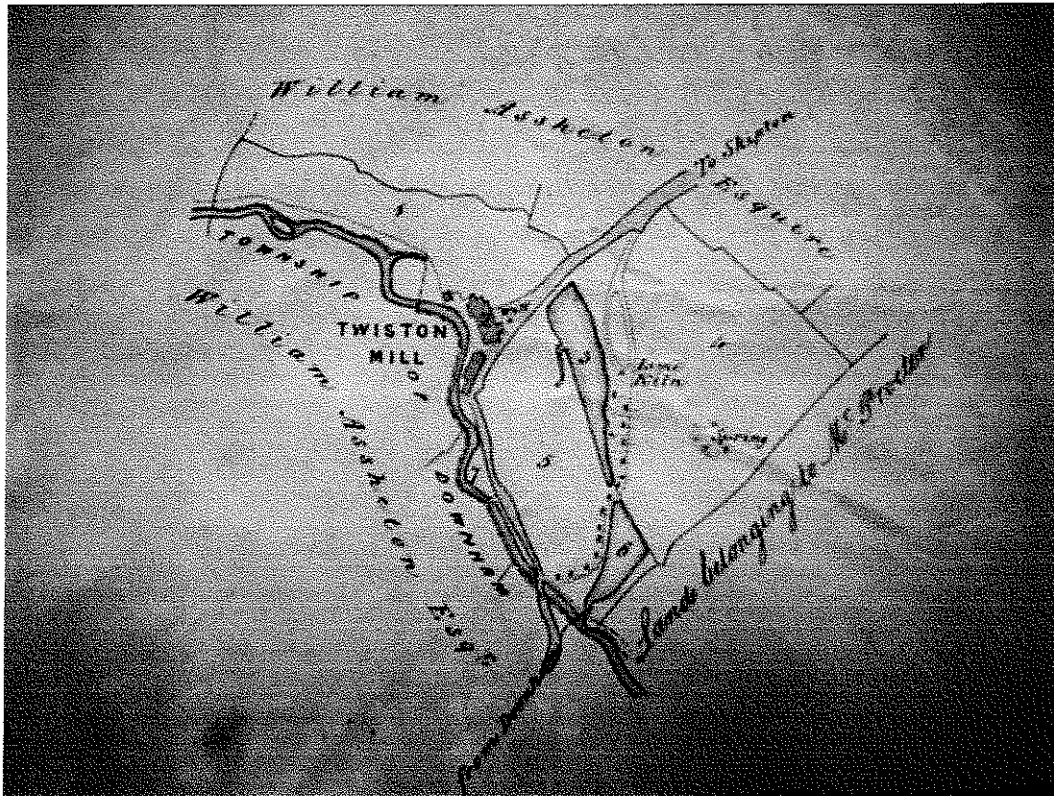


Figure 2: Tithe map of Twiston (Lancashire Archives Service)

Information is sparse in terms of understanding the construction and chronological history of the building. Only Ordnance Survey plans were available, providing limited and often misleading information. The Census provided information relating to occupancy of the cottages between 1841 and 1911 but information prior and following this is almost non-existent.

A summary of occupation and ownership is provided below, with the predominant occupiers being the Whipp family, a prominent family in Twiston dating back to 1657 when James Whipp and Mary Boulcock were married.

Table 1: Census record showing occupation of Redsyke

Date	Name	Details
1657	James Whipp Mary Boulcock	Married. Prominent in Quaker movement, possibly buried in nearby Quaker burial ground.
1660-1729	Edward Whipp Katherine Whipp	Married
1703-1779	Robert Whipp Sarah Whipp	Married
1733- 1812	Robert Whipp Elizabeth Whipp	Married, 13 Children, one of which is Thomas.
22/12/1817	Thomas Whipp died (wife Alice died 1819)	
1841 Census Redsyke Gate	Thomas Whipp (60) Alice Whipp (wife, 60)	First reference to Redsyke Farmer, had 4 children; Thomas, Edward, Elen & Alice Thomas died 1847
1841 Census Redsyke Gate	Isabella Robinson (70) Mary (50) Sarah (30) John (12) Isabella (6) Thomas (4) Betty (1)	Also living at Redsyke Gate Two separate cottages.

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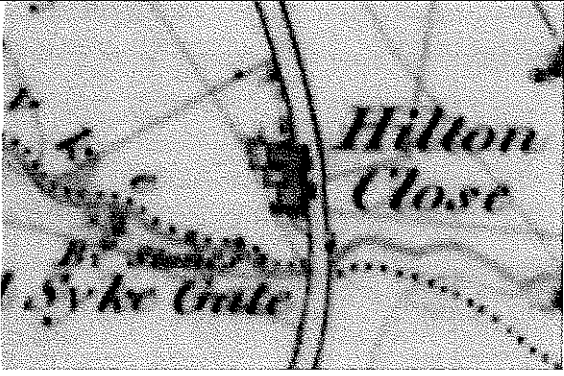
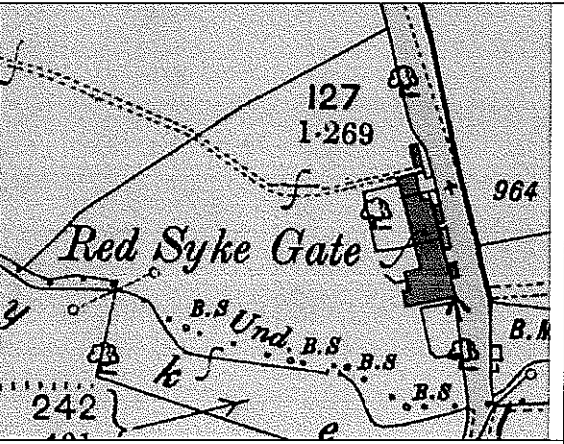
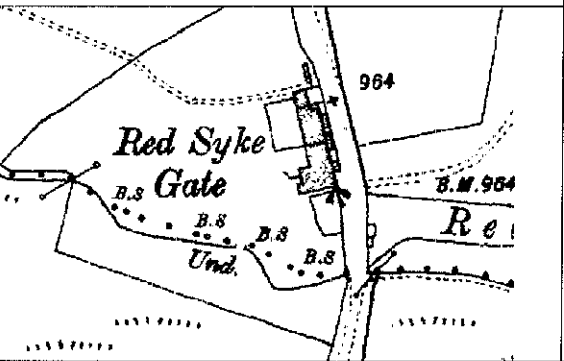
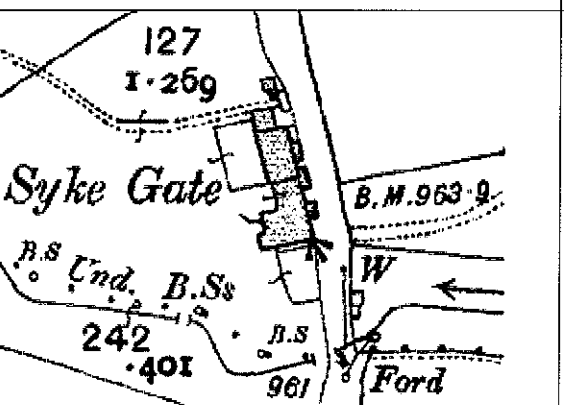
1851 Census Redsyke Gate	Edward Whipp (30) Alice Whipp (31, sister)	Edward is a farmer with 17 acres
1851 Census Redsyke Gate	Robert Jackson (32) Ellen (wife, 31) Anne (10) Elizabeth (7)	Robert is a carpenter also living at Redsyke. It is presumed Edward Whipp is owner and landlord.
1861 Census Redsyke Gate	Edward Whipp (40) Alice Whipp (40, sister)	17 acres. No other family recorded.
1871 Census Redsyke Gate	Edward Whipp (50) Mary Whipp (wife, 44)	20 acres No other family recorded
1881 Census Redsyke Gate	Edward Whipp (60) Mary Whipp (wife, 48?) Sarah Anne (21) Alice (9)	28 acres. Sarah Anne & Alice daughters. Edward died 15 June 1881 leaving Redsyke Gate to family including rent from tenant, Robert Jackson. Assumed the Jackson family have resided since 1851 Edward died with no sons Will refers to ' The Cottage House ' rented by Robert Jackson.
1891 Census Redsyke Gate	Jonas Boothman (68) Hannah (49) Alice (13)	End of Whipp family connection with Redsyke Gate Assumed either sold to Boothmans or to Lord Clitheroe
1901 Census Redsyke Gate	Thomas Burns (49) Mary (49) Ronnie ? (14)	Thomas's occupation farmer Ronnie son, occupation, cow boy
1911 Census Redsyke Gate	Thomas Burns (59) Mary (59) Hugh Hodgson	Last record in census.

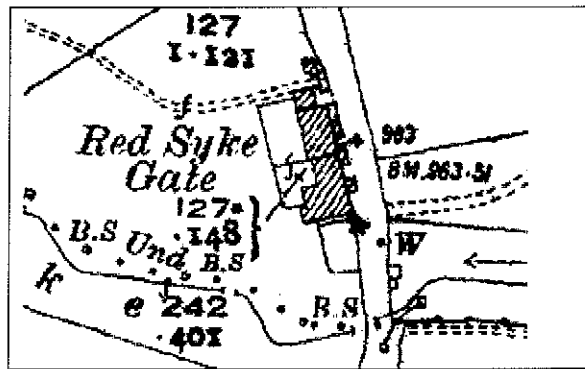
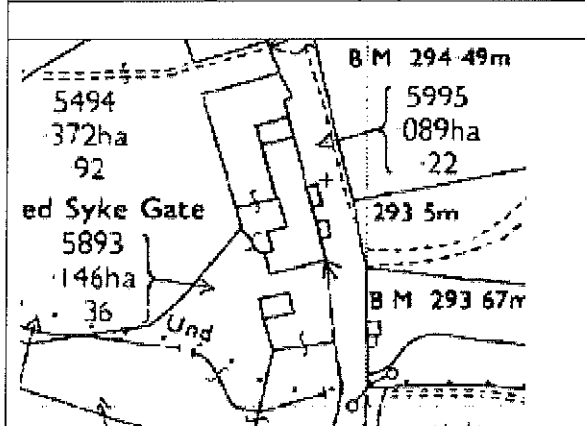
The census shows that it is likely the Whipp family built the property, however the date of construction is unclear. The listing makes specific reference to a datestone on the door lintel of 1780, which corresponds with the general style of architectural detailing. However this datestone may relate to a re-ordering or significant alteration (such as adding a loft/attic storey) or the stone may have been salvaged from an earlier building.

It is evident that the property was predominantly occupied by two families, one in ownership as landlord, and the other as tenants. It is assumed that the two cell dwelling is the 'cottage house' referred to in Edward Whipp's will but this cannot be verified. It is likely that Robert and Elizabeth Whipp built the property (if constructed in 1780) and it is known they had 13 children. This was generally a prosperous time in farming and is often referred to as the time of the 'agricultural revolution'. According to (English Heritage, 2006) 1750-1780 was 'the most important period of farm building development', due to increasing urban populations and the enlargement of holdings brought about by the finalisation of the enclosure of open fields. It would therefore seem viable that the construction or significant re-ordering of an earlier farm dwelling could happen at this time.

4.3 Map Evidence

Table 2: Map evidence showing historic development of Redsyke

	Photograph of 1844 Ordnance Survey map, 6"/1 mile. Courtesy, Lancaster County Archives, Preston. The map is unclear and appears to show a possible wing or farm buildings to the north west. Appears to be only one porch, to the north but this is inconclusive. No outbuilding to the north.
	Photograph of 1892 Ordnance Survey map, 1:2500. Clearly no north west range and footprint virtually unchanged to present day. The outbuilding to the north is the small boiler room with a roof over the resulting void (on site evidence suggests a lean-to roof).
	1908 County Series, 1:2500, 1st revision. (Ordnance Survey)
	1912 County Series, 1:12500, 1st revision. (Ordnance Survey)

	1932 County Series, 2nd revision, Lancashire, 1:2500 (Ordnance Survey)
	1970 National Grid, 1:2500 (Ordnance Survey). Detached garage constructed to the south. The outbuilding and lean-to to the north extends to the building frontage.

4.4 Interpretation

The following discussion is a commentary of the findings and interpretation of available visual and desktop evidence. It should be read in conjunction with the building chronology drawings numbered 2359:04 and 05 which accompany the application for Listed Building Consent.

4.4.1 Phase 1

The apparent straight joint to the front elevation, corresponding with the cross wall of the Kitchen/Dining Room suggests that the two-cell range (Dining and Sitting Room) came before the majority of the barn range. The front wall 'hinges' at this point providing further evidence of the two independent ranges. It is likely that the two ranges existed simultaneously but not as seen today. The barn is at least contemporary with the two cell, cross passage dwelling if not older, given the substantial thickness (almost 700mm) of the west barn wall and the apparent age of the one remaining original truss. Dendrochronology could confirm the age of this truss but is outside the scope of this report.

It is possible that there was an early Laithe House as part of the barn but the existence of the apparent straight joint as previously discussed provides evidence to the contrary. The kitchen area could have been a smaller dwelling, an outbuilding or even a yard area.

The re-ordering and various alterations to the property have left virtually no evidence intact other than what currently lies beneath the external render. There are no vernacular or medieval fireplaces or even chimney breasts as all flues pass within the thickness of the cross walls. There are currently five chimneys, all of which have been rebuilt. Two chimneys date from early-mid 20th C (kitchen and the rear chimney serving the boiler). All of the roofs, with the exception of the one original truss are 20th C saw cut purlin roofs, all have been replaced

whilst re-using the stone slates. There are no original floors as all are relatively modern pine, saw cut tongued and grooved floors throughout. The staircase probably dates from late 19th or early 20th C as do the windows to the rear elevation.



Image 11 - Vertical crack indicating straight joint to front elevation



Image 12 - Assumed straight joint to front elevation



Image 13: Mid 20th C brick chimney in roof void above Bedroom 4 (kitchen)

4.4.2 Phase 2: Late 18th C

Possibly the major phase of construction or reconstruction relating to the property. The barn and outbuilding/dwelling (kitchen currently) were combined with the two cell dwelling to form a long range of cottages and barn/shippens. It is likely that original windows were re-ordered at this time to create an ordered frontage, also possibly when the porches were constructed. It is still clear that the kitchen area is not originally contemporary with the two cell unit as floor and window heights differ.

The barn may well have been extended and the cart entrance added at this time. The first floor of the barn (currently Bedroom 5) would have been a hayloft. The current fireplaces, generally plain and stone could have been installed at this time.

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Image 14 - Plain stone fireplace (with brick backing) to Sitting Room



Image 15 - Fireplace to Dining Room

4.4.3 Phases 3 and 4: 19th C

Phase 3 involves a range of new outbuildings or possibly yard areas to the rear serving as additional storage or space for animals. There remains a number of original square cut door surrounds from this period.



Image 16 - Original stone door surround and wrought iron ironmongery to WC

Phase 4 includes small further additions to the rear providing an outside WC and a rear entrance hall.

4.4.4 Phase 5: late 19th / early 20th C

The two dwellings were converted to one large dwelling. New openings were created through cross walls, partitions were constructed at ground and first floor and a new staircase was installed. It is assumed the property had been sold and was under the ownership of the Downham Estate by this time following the death of Edward Whipp. A new flue was constructed at this time to serve a cooking range in the new kitchen (**image 13**). It is likely that the rear of the property was remodelled at this time with new timber sliding sash windows, stone surrounds and a new stone canopy over the rear door (**image 4**).

4.4.5 Phase 6: Mid 20th C

The final phase includes the extension to the north and installation of steelwork, concrete beam and block floors and a new roof to facilitate this. A new flue and chimney was constructed serving the boiler; new external, presumably cavity walls were constructed and a new roof structure replaced the original lean-to where the lead flashing is still visible. It should be noted that the external render pre-dates this work as the cement render is still visible to the original north gable wall in the roof void.



Image 17 - Cement render and lead flashing indicating earlier lean-to roof (void above Bedroom 1)

A new opening and floor was added to form the new bedroom (5) over the barn and the 'dormer' en-suite structure was added. The full height brick wall was added to the barn to carry the weight of purlins away from the weak original truss (**image 9**) and to enclose the new bedroom. A complete new roof structure was added at this time. It is also worth noting that there are no original plaster lathe ceilings remaining.

4.4.6 Summary

As a result of significant and regular changes throughout the last two centuries there is little of the original historic fabric remaining. Significant historical elements warranting close attention include the fireplaces, the general structure, the barn and rear outbuildings, principal beams to the sitting/dining rooms, window surrounds/metal framed casements, porches, early vernacular/agricultural doors/stone surrounds and the stone slated roof. 20th C elements such as the cement render; partition walls; doors; staircase; garage/extension; floors and ceilings; roof structure, although legally protected and continuing to 'tell the story' of the building have limited historical and architectural interest.

5.0 PROPOSED WORKS

The following works are proposed, subject to the granting of Listed Building Consent, in order to return the property to a habitable condition thus guaranteeing its survival in the short to mid-term. As discussed earlier current legislation, policy and philosophy accepts a degree of managed sympathetic change in order to sustain the future of our heritage.

5.1 Rainwater fittings

It is proposed to replace all unsympathetic PVCu rainwater goods with traditional cast iron fittings (primarily gutters). The justification for this work is to return the service fittings to a material commensurate with a listed building of this stature.

5.2 Replacement of Cement Render

It is recognised by organisations such as the SPAB that traditional solid masonry buildings need to ‘breathe’. Hard cement renders tend to be impervious as opposed to the traditional philosophy of a lime based ‘breathable’ render. It was traditionally accepted that a building would take in moisture from the environment through precipitation and internal water vapour and be allowed to redistribute that moisture through natural evaporation, therefore reaching an equilibrium.

Once a hard impervious cement render is applied to an old solid masonry wall the reverse occurs. Moisture is trapped within the core of the wall and cannot escape. Cement render cracks more readily as it is rigid and therefore allows more moisture in. The core of the wall will be excessively damp and is not allowed to dry (Hughes, 1987), causing additional problems such as condensation, mould growth and rot to embedded timber thereby resulting in future degradation and ultimately loss of the historic fabric.

These issues are recognised in current planning guidance relating to historic buildings.

“Traditional lime-based render is generally preferable to cement-rich render. Cement render forms a waterproof barrier that prevents any moisture trapped within the wall from evaporating and tends to drive damp both higher up and further in. This can lead to the breakdown of the wall surface which will, in time, fall away with the render. Cement render also gives distinctive hard sharp edges to quoins and wall openings. Traditional render based on lime has a softer appearance and allows natural evaporation.” (Great Britain, 2010)

This is currently the case at Redsyke Gate as previously discussed. The external elevations have been coated in a hard impervious cement render which has cracked extensively and is allowing water to penetrate the building fabric without allowing that moisture to evaporate (**image 29**). This is worsened by the very exposed location of the building and the extent of wind driven rain. The result is significantly high condensation and damp levels throughout the interior of the building, even at first floor level (**images 5, 6, 30 & 31**).

It is therefore the proposal, subject to the granting of Listed Building Consent, to carefully remove the cement render and replace it with a natural lime-based rough cast render, synonymous with the rural north of England and recognised as a traditional coating for vernacular buildings in the North West of England, (English Heritage, 2006). There is evidence on the subject building that rough cast render was the original coating (**image 18**).



Image 18 - Evidence of original roughcast lime render to barn

The removal of render is sometimes deemed undesirable due to the potential harm it can cause if the render has bonded well to the substrate. A balance should be drawn between the potential for damage during removal against the damage currently being caused to the historic fabric. It is considered that the adverse impact of the cement render is having on the historic fabric warrants its removal. The removal of the render will be managed by the removal of small sample panels prior to the main removal to assess the viability of removal. Competent specialist contractors experienced in this work will be engaged, who will be under strict supervision. Any potential damage will be assessed on an ongoing basis during the works.

In a recent planning case, not local to Lancashire but involving similar principles, a planning report stated, "*English Heritage state that the removal of the cement render would have been welcomed as it would inevitably have caused damage to the structure.*" (Davies, 2011).

Retrospective Listed Building Consent for the removal of render to a listed property was also granted in March 2011 due to a previous unsympathetic cement render being applied which, "*prevented the timber and brickwork from "breathing" damage had occurred including rot and (once the render was removed) some bricks showed signs of decay.*" (Davies, 2011)

Whilst the precise conditions on site will need to be determined by examining a sample from the existing building, for the purpose of this document the proposed mix would be as follows:

1st and 2nd undercoat:

1 part NHL 3.5
1.5 parts grit sand
1 part Leyton Buzzard sand

3 2 0 1 2 0 3 6 6 P

Thrown finish:

1 part NHL 3.5
1 part Leyton Buzzard sand
1 part grit sand
1 part limestone aggregate
(to consist of 0.5 part 3mm limestone down and 0.5 part 10mm limestone)

It is also proposed to complete the process by laying on a traditional limewash to complete the vernacular detail. This would be subject to approval and the preparation of a suitable sample panel.

5.3 Repairs/Replacement of Windows

It is proposed to fully refurbish, draft-proof, re-glaze (where necessary), rebalance sashes and decorate all of the existing timber sliding sash windows to the west (rear elevation).



Image 19 - Current condition of timber sliding sash windows to rear elevation (Bedroom 1)

Metal windows to the front elevation will be made good, redecorated and eased wherever possible, however where corrosion is beyond repair a 'like for like' replacement will be employed so as not to affect the historic character of the building.

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Image 20 - Chamfered mullions to Sitting Room, note corrosion to central opening casement



Image 21 - Corrosion to metal casements and cracked leaded lights, Bedroom 2

Replacement windows will be sourced from a company such as The Cotswold Casement Company who produce traditional steel units and leaded lights with good quality period hardware – www.cotswold-casements.co.uk. Neoprene gaskets are also supplied to improve draft proofing and reduce thermal bridging. These windows have been used previously with success at a property in Northumberland (images 22 & 23).



Image 22 - New fixed casement metal windows to a similar window detail in Northumberland



Image 23 - New metal opening casements, note neoprene gaskets and security to hardware

5.4 Removal of Existing Chimney

It is proposed to remove the chimney to the rear roof slope currently serving the redundant boiler. The chimney is a mid-20th C intervention and is not considered to be of any architectural or historical significance. Its presence is currently detrimental to the historic fabric as rainwater penetration is occurring at the roof junction causing considerable damage internally. It is proposed to utilise the flue void to accommodate a soil pipe therefore reducing the visual impact of services following the installation of a new en-suite bathroom.

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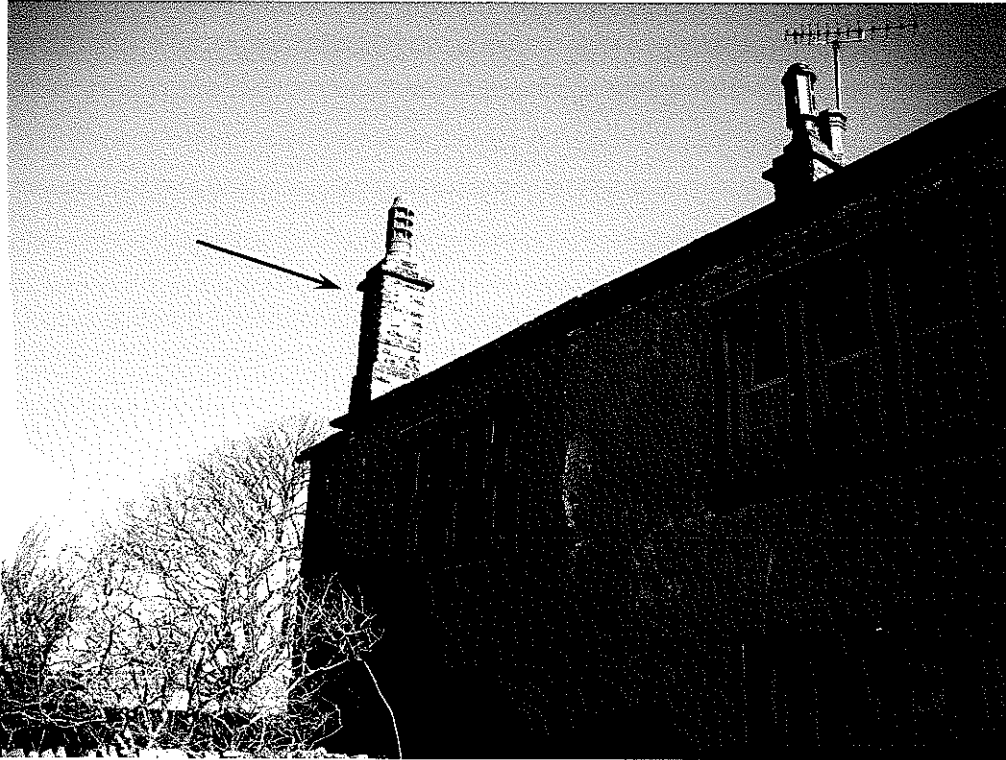


Image 24 – 20th C chimney to rear roof slope



Image 25 - Water damage due to leaking junction at rear chimney/roof junction

5.5 Alterations

As previously discussed a sympathetic, sustainable use, as close as possible to the original use is considered essential to a building's survival. This is enshrined in international, national and local philosophy and policy.

The current condition and layout of the property is restricting any possibility of letting on the open market. It is the intention to undertake sympathetic repairs and sustainable alterations in order to ensure a good market rent for residential letting which will ultimately finance the capital cost of the repairs and future maintenance, securing the property in the short to medium term.

The proposals represent an opportunity for this property to secure its survival following sympathetic refurbishment and adaptation.

Key to this is a number of adaptations as follows:

1. Creation of a home office in the existing attached garage and boiler room, with windows to the front and rear and with an access door from the Sitting Room
2. Creation of two en-suite bathrooms and hanging rooms to Bedrooms 1 and 2.

5.6 Proposed Office

The proposed office will effectively lead to an increase in usable residential floor area of 25 sq m. Refer to the drawings submitted in conjunction with this report for details of the room layout and proposed frontage.

The existing garage and bedroom above has an inherent design fault. There is evidence of rotational structural movement of the front elevation as a result of subsidence induced due to specific point loading.

The proposed new frontage to the ground floor garage will remedy this issue as the new front infill wall will be load bearing and will carry loads from the upper floor to the ground via a new concrete strip foundation. Loadings will therefore be spread evenly, reducing any point loading induced subsidence.

The detached garage and off road parking to the south of the site provides ample space for parking and the existing garage is potentially dangerous due to restricted vision on the road frontage.

The main design impact will be the treatment of the window and walling at ground floor level. It is proposed to set the proposed new external wall back from the existing frontage, unlike the first floor extension which sits flush with the existing. The elevation will be set back to allow some relief and shadow as well as being subservient to the main dwelling.

Materials will be natural and vernacular but will not attempt to mimic or be a pastiche of what exists. It is proposed for the walling material to be of natural local sandstone with powder coated aluminium windows with predominantly horizontal emphasis to the overall design but with vertical mullions to subtly reference the existing fenestration.

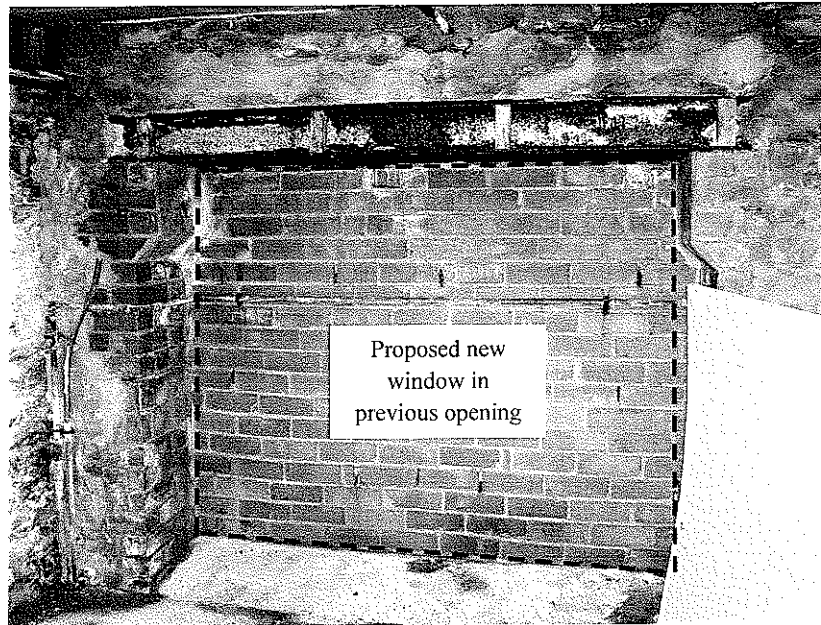


Image 26 - Existing garage to be converted to office

Also the original infilled opening to the rear will be opened up to form a window with views out to the rear of the property (**image 26**)

It is proposed that an existing recess, to the left of the Sitting Room fireplace, will be opened up to provide access into the Home Office (**image 27**). This will result in minimal intervention as there already exists a recess. It is considered that the minimal loss of masonry can be balanced against the long term sustainability of this historic asset. All making good of plasterwork will be undertaken using natural lime plaster.



Image 27 - Proposed position of access to Home Office

As part of this work it is proposed to improve insulation levels in line with PPS1: Delivering Sustainable Development and Policy HE1: Heritage Assets and Climate Change (PPS5). To do this, whilst respecting the historic fabric, it is intended to install a ventilated dry lining system to all exposed sandstone walls. The system, which utilises a purpose made dimpled sheet allows an air gap to be created between the masonry wall and the rear face of the dry lining. The dry lining will be an insulated thermal laminate which will be bonded directly to the dimpled sheet using conventional drywall techniques.

This has the benefit of increasing the thermal resistance of existing walls whilst being fully reversible. The void behind the thermal board will be ventilated at high and low levels to allow cross ventilation of the void. We have previously secured Listed Building Consent for such an insulation system at (i) White Hall, Grindleton (application 3/2008/0678) and (ii) Bailey Hall, Stonyhurst (application 3/2009/0275).

5.7 En-Suite Bathrooms to Bedrooms 1 & 2

It is proposed to create en-suite bathrooms and hanging spaces within Bedrooms 1 & 2, subject to Listed Building Consent being granted. Details are illustrated on Drawing no. 2359:07, which accompanies this report.

There is no requirement to provide natural light in these rooms and therefore there will be no loss of historic fabric by the formation of any new openings. All lighting will be via artificial means. Ventilation will be required in order to comply with current Building Regulations and it is intended that a small wall mounted mechanical extract fan will be fitted to the rear (west) wall to the en-suite of Bedroom 1. This is of modern cavity construction, constructed in the mid 20th C and therefore will not result in any loss of historic fabric.

Due to the impact of the more historic masonry to Bedroom 2 it is not the intention to install a wall mounted extract fan. The en-suite bathroom will therefore be ventilated from a ceiling (plasterboard) mounted grill and flexible ducting via the adjacent redundant chimney flue serving Bedroom 3. By routing an insulated exhaust duct through the redundant flue there will be no loss of historic fabric and the vent terminal will be unobtrusive.

New partitions will be required to both enclose the en-suite bedrooms and to create a corridor leading to Bedroom 1 which will not result in any loss of historic fabric. The current door and frame opening into Bedroom 1 will be relocated as can be seen on the proposed drawings. The partitions will be standard timber stud partitions with plasterboard linings and will, in effect, be reversible. They will be connected to the historic stone structure at only two locations within Bedroom 2 (the other two locations being modern stud partitions) and it is proposed to screw-fix in four positions into the mortar joints rather than into the stone masonry. We have previously secured Listed Building Consent for such an approach at Bailey Hall, Stonyhurst (application 3/2009/0275).

The discharge of soil and foul water drainage from the Bedroom 1 en-suite will be achieved by utilising the redundant chimney flue following removal of the 20th C chimney to the North West extension roof slope (subject to Listed Building Consent). Soil and foul water drainage from the en-suite to Bedroom 2 will discharge via a new internal soil stack terminating within the en-suite by means of an air admittance valve. There will be no significant loss of historic fabric due to the pipe passing vertically through the floor, which is of 20th C construction. The pipe will be 'boxed' using timber framing and plasterboard.

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Image 28 - Approximate location of stud partition to Bedroom 2



Image 29 – Cracked and detached render to building façade

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Image 30 – Evidence of serious dampness and condensation at first floor level



Image 31 – Evidence of serious dampness and condensation at first floor level

6.0 CONCLUSION

Redsyke Gate is a fine example of the historical development of rural upland agricultural farmsteads. It tells the story of early farming and associated basic living accommodation where man would live alongside animal in a small range of vernacular buildings. It goes on to illustrate the increasing prosperity of farming, often supplemented by cottage weaving in this part of the country. As wealth increased throughout the late 18th and mid 19th C, Estates expanded and aspirations increased which was reflected in architecture moving from the 'vernacular zone' and into the polite zone (Brunskill, 1978). This is manifest in the ordered fenestration to the front and rear elevations of Redsyke.

The prosperity in agriculture declined in the 20th C culminating in the BSE and 'Foot and Mouth' outbreaks of the early 21st C. Many farmsteads moved away from agriculture and farm buildings were lost or converted. The ongoing risk to vernacular farm buildings has been recognised in recent research commissioned by English Heritage and the Countryside Agency (Gaskell & Owen, 2005) who also comment on opportunities to protect these important historic buildings through ongoing sustainable re-use.

"Arguably, the restructuring of the farming industry and other processes taking place in the countryside mean that traditional farm buildings are more susceptible to change – now and in the future – than any other comparable group of historic structures. This process of change provides both potential threats to the historic interest of these buildings and real opportunities to give them renewed life in the 21st century." (Gaskell & Owen, 2005, p. 3)

Redsyke is a fine example of the morphology from its humble beginnings as a simple two-unit cross passage dwelling with a barn, to the substantial linear two-storey range it is today.

Past adaptations mean that very little remains (within the residential range) of the early history of the building. The majority of elements are not original, however they do continue to 'tell the story' of the building and will be respected as part of the development of the farmstead. It is considered that the proposals involve minimal loss of historic fabric and, ultimately contribute to the long-term survival of this vernacular building.

(Great Britain, 2010b, p. para. 79) list six potential benefits that could weigh in favour of a proposal, which are reproduced below. It is considered that the proposed works achieve these criteria to varying degrees and will contribute to the long-term sustainability of the building.

- 1 It sustains or enhances the significance of a heritage asset and the contribution of its setting.
2. It reduces or removes risks to a heritage asset.
3. It secures the optimum viable use of a heritage asset in support of its long term conservation.
4. It makes a positive contribution to economic vitality and sustainable communities.
5. It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
6. It better reveals the significance of a heritage asset.

Derived from (Great Britain, 2010b)

7.0 LIMITATIONS REGARDING THE USE OF THIS REPORT

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