



320130244P

25 FEB 2013

PUBLIC

For office use only

Application No.

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Slaidburn Estate				
Street address:	c/o John Forrester Chartered Surveyors and Land Agents				
	First Floor 19/21 Chapel Brow				
	Leyland				
Town/City:	Preston				
County:	Lancs				
Country:					
Postcode:	PR25 3NH				
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No
Telephone number:		Country Code	National Number	Extension Number	
Mobile number:					
Fax number:					
Email address:					

2. Agent Name, Address and Contact Details

Title:		First Name:		Surname:	
Company name:	Sunderland Peacock & Associates				
Street address:	Hazlemere				
	Pimlico Road				
Town/City:	Clitheroe				
County:	Lancs				
Country:					
Postcode:	BB7 2AG				
Telephone number:				Country Code	National Number
Mobile number:					
Fax number:					
Email address:					

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Repairs and refurbishment of existing dwelling.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Bell Sykes Farm		
Street address:	Catlow Road		
	Slaidburn		
Town/City:	Clitheroe		
County:			
Postcode:	BB7 3AQ		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	371997
Northing:	452772

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

External walls - add description

Description of *existing* materials and finishes:

Natural stone generally.
Natural stone with rendered finish to north west elevation

Description of *proposed* materials and finishes:

As Existing.

Roof covering- add description

Description of *existing* materials and finishes:

Natural blue slate to south west elevation.
Natural blue slate and natural grey slate to north east elevation.
Sheet lead finish to open front porch on south west elevation.

Description of *proposed* materials and finishes:

As existing generally.
Roof slope to north east elevation to be reslated with existing and reclaimed natural blue slate (replacing area of grey slate).

Chimney - add description

Description of *existing* materials and finishes:

Natural stone.

Description of *proposed* materials and finishes:

As existing

Windows - add description

Description of *existing* materials and finishes:

Painted timber.

Description of *proposed* materials and finishes:

Painted timber to match existing.

9. Materials (continued)

External doors - add description

Description of *existing* materials and finishes:

Painted and stained timber.

Description of *proposed* materials and finishes:

As existing.

Ceilings - add description

Description of *existing* materials and finishes:

Plaster.

Description of *proposed* materials and finishes:

As existing.

Internal walls - add description

Description of *existing* materials and finishes:

Plastered masonry and stud partitions.

Description of *proposed* materials and finishes:

As existing.

Floors - add description

Description of *existing* materials and finishes:

Suspended timber floors generally throughout.
Solid floor to Kitchen.

Description of *proposed* materials and finishes:

As existing.

Solid floor to Kitchen annexe.

Internal doors - add description

Description of *existing* materials and finishes:

Timber.

Description of *proposed* materials and finishes:

As Existing

Rainwater goods - add description

Description of *existing* materials and finishes:

Cast metal gutters to main eaves with upvc rain water pipes.
Timber gutters to open porch (1 no side) with cast metal downpipe.

Description of *proposed* materials and finishes:

Cast metal gutters and rain water pipes to main eaves.
Timber gutters to match existing to open porch lined with lead, cast metal rain water pipes.

Boundary treatments - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Vehicle access and hard standing - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Lighting - add description

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

Existing plans and Elevations Ref 4274 - 01A
Proposed Plans and Elevations Ref 4274 - 02
Heritage Statement Ref 4274/HS

10. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

11. Listed building alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

Existing Plans and Elevations Ref 4274 - 01A
Proposed Plans and Elevations Ref 4274 - 02
Heritage Statement ref 4272/HS

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land or building to which the application relates.

Title: Mr First name: David Surname: Lofthouse

Person role: Agent

Declaration date: 21/02/2013

☒ Declaration made

16. Declaration

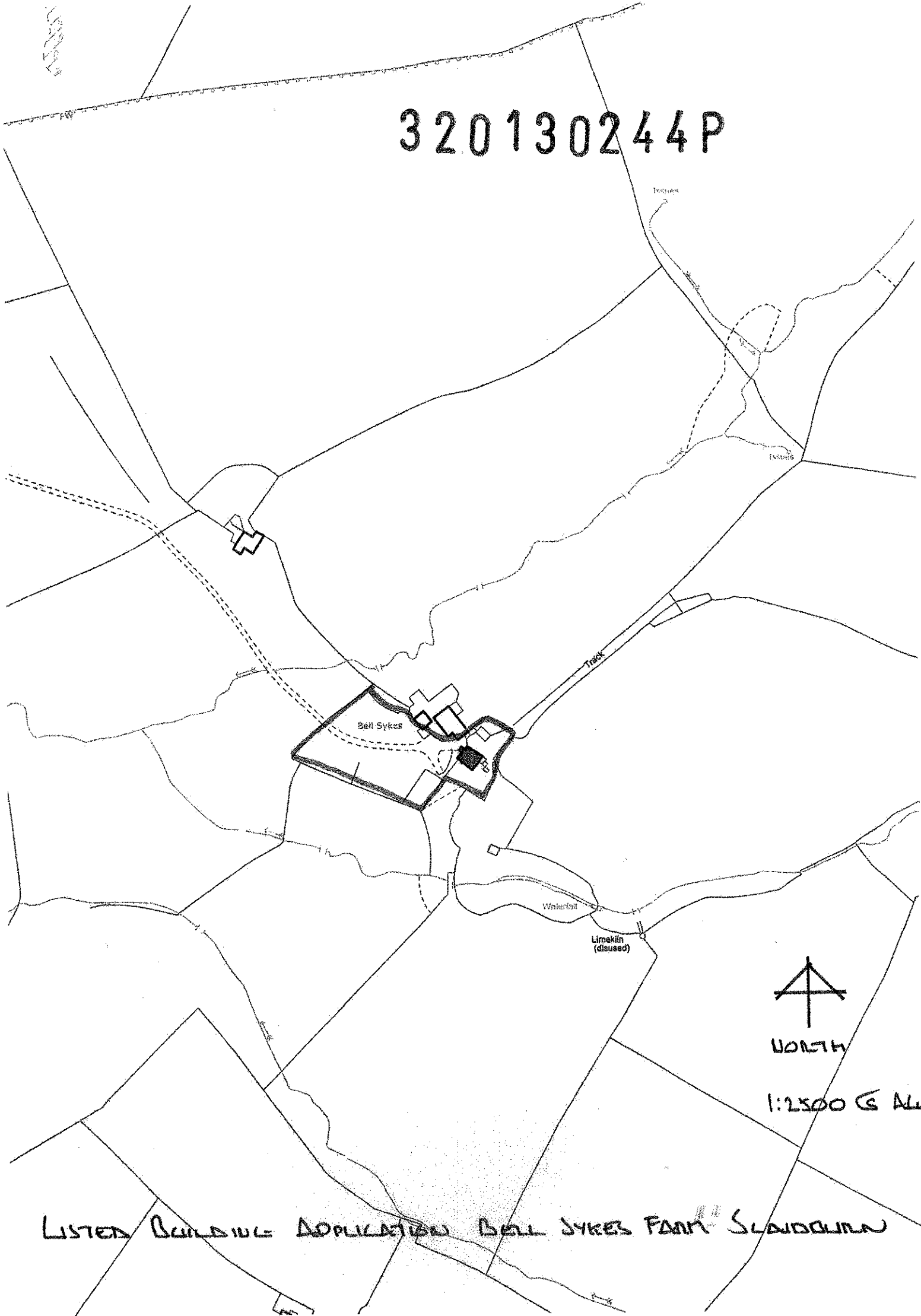
I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

21/02/2013

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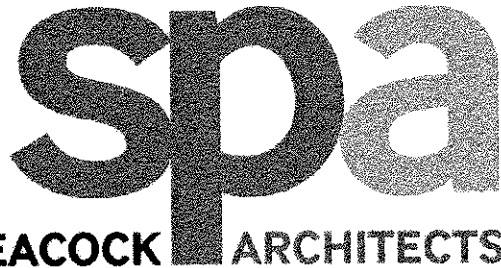


NORTH

1:2500 G.A.L.

LISTED BUILDING APPLICATION BELL SYKES FARM SLANDORRN

320130244P



SUNDERLAND PEACOCK ARCHITECTS

HERITAGE STATEMENT

FOR THE PROPOSED REFURBISHMENT

OF BELL SYKES FARMHOUSE

FOR SLAIDBURN ESTATE



Date: 18 - JANUARY 2013
Job Ref. 4274
Version: 1.02

BELL SYKES FARMHOUSE

1: LOCATION

- 1:1 Bell Sykes Farmhouse is situated to the north east of the village of Slaidburn Nr Clitheroe on a farmstead named Bell Sykes OS Grid Ref SD7199652772. This site location is outside of the Conservation Area encompassing the Village but is within an Area of Outstanding Beauty. The principle elevation of the property has a south west orientation.

2: BUILDING FORM

- 2.1 Bell Sykes farmhouse is of a traditional rectangular plan form under a traditional doubled pitched gabled roof.

The building comprises of a small basement area beneath the main staircase and the Utility Room. Accommodation is located on the ground floor storey consisting of Living Room, Dining Room, Kitchen, Kitchen Store and Utility Room, the first floor, accessed via a timber staircase contains the house bathroom and bedroom accommodation, a floored out second floor within the roof void is accessed by a further timber staircase.

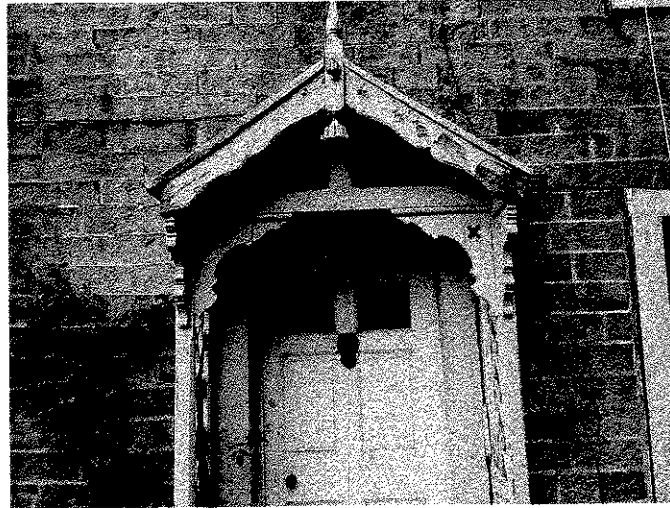
2.2



To the north west gable of the property is a single storey flat roofed kitchen annex with a large water storage tank over.

2: BUILDING FORM cont

2.3



To the south west elevation is a small double pitched open timber porch

3: BUILDING CONSTRUCTION

3.1 External Walls:

3.1.1

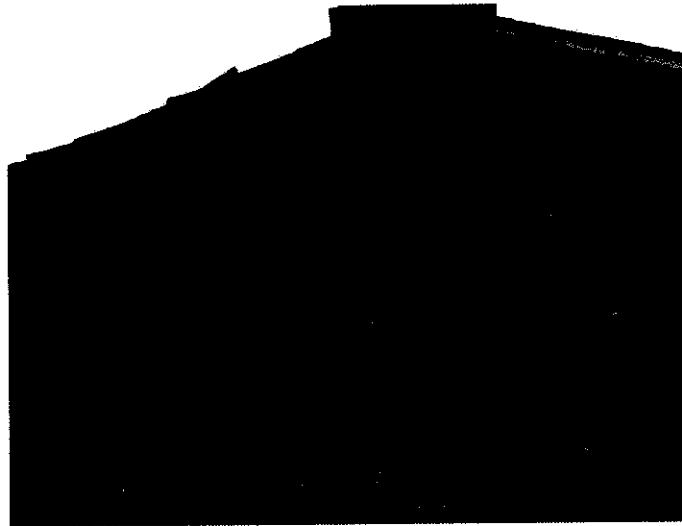


Natural stone coursed sandstone to the south west elevation (left). Natural random sandstone to the north east (right), north west and south east elevations.

3: BUILDING CONSTRUCTION cont

3.1 External Walls:

3.1.2



Render finish to north west elevation.

3: BUILDING CONSTRUCTION

3.2 Roofs:

3.2.1

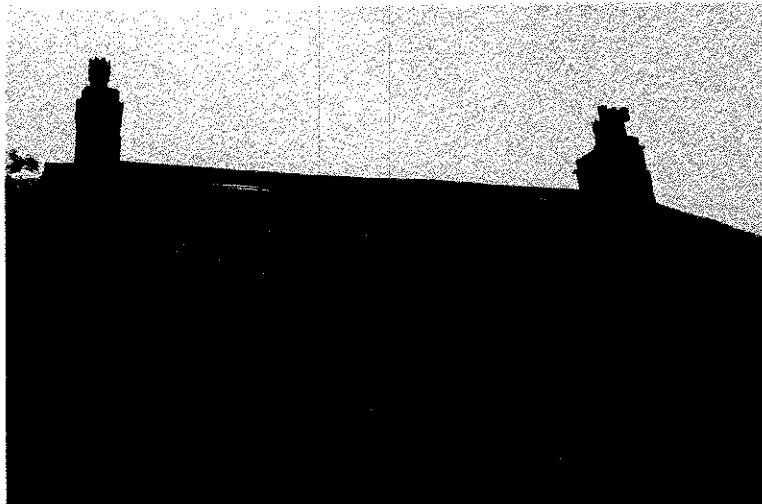


The principle south west elevation is finished in natural blue slate.

3: BUILDING CONSTRUCTION cont

3.2 Roofs

3.2.2



The north east facing roof is finished in a mixture of natural blue slate with natural grey slate to the lower half. 2no glass slates are located in this roof pitch.

3.2.3



Open Porch to south west elevation: Sheet lead covering.

3: BUILDING CONSTRUCTION cont

3.2 Roofs

3.2.4



Profiled sheeting to attached outbuilding on south east gable

3: BUILDING CONSTRUCTION cont

3.3 Floors:

Ground Floor (Generally): Timber joists and tongued and grooved boarding over.

Ground Floor (Kitchen & Kitchen annex): Solid floor construction, stone flag finish where visible.

First Floor: Timber joists, tongued and grooved floor boarding over, lath and plaster ceiling linings.

Second Floor:- Timber joists, tongued and grooved floor boarding over, lath and plaster ceiling linings.

3.4 Rain Water Goods:

Combination of uPVC and cast metal.

3.5 Waste / Soil & Vent Pipes:

Combination of uPVC and cast metal.

3.6 Internal Walls:

Primarily natural stone.

Timber stud partitioning.

3: BUILDING CONSTRUCTION cont

3.7 Window / Doors

3.7.1



Traditional sliding sash timber window frames to the south west elevation and north west elevation (Kitchen).

3.7.2



Casement timber window frames to north west and north east elevations.

3.7.3 Timber and glazed panelled door to the south west elevation entrance.

Vertically boarded rear entrance door to north east elevation

4: LISTING

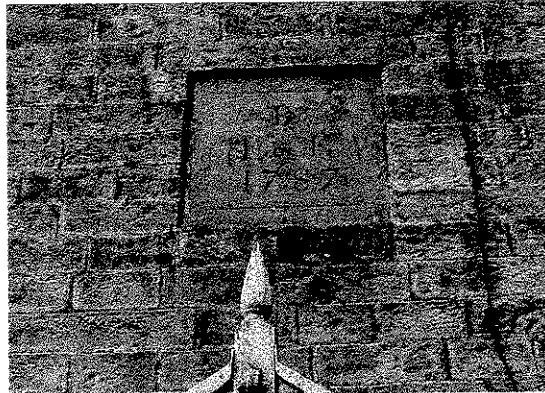
4.1: Description: Bell Sykes Farmhouse
Designation: Grade II
Date Listed: 1954
English heritage Building ID: 183165

4.2: Listing Description:

B I & E 1787 on 1st floor plaque. Squared coursed sandstone with slate roof. Double-pile central-entry plan with end stacks. 2 storeys, 2 bays. Windows tripartite with plain stone surrounds and square mullions, the central lights sashed. The door of raised and fielded panels has a plain stone surround and open timber porch. The eaves project at the gables on shaped purlin ends. At the rear to the left, is a tall window with plain stone surrounds and 2 transoms of square section. Under the lower window "DAIRY" can be read through the present paintwork, probably originally inscribed to obtain exemption from window tax.

5: HISTORIC CONTEXT & EVOLUTION

5:1 Above the main entrance door to Bell Sykes Farmhouse is a date stone indicating that the property was constructed in 1787.



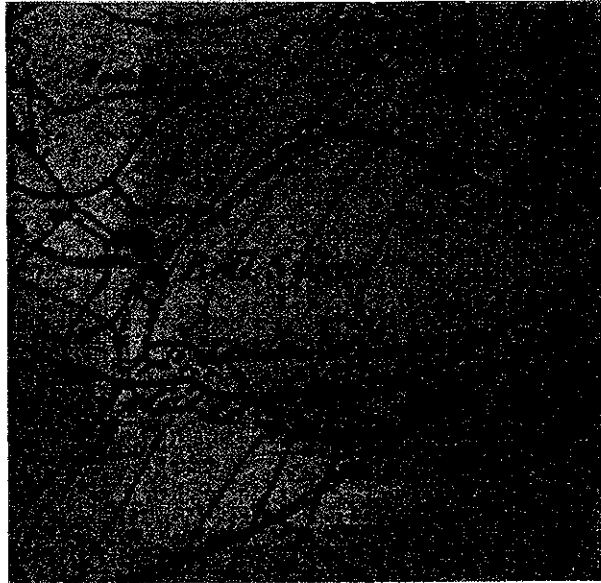
For most of the 19th century, Bell Sykes, a working farmstead, was occupied by the Brennand family, probably a junior branch of the family of this name who were tenants of nearby Hammerton Hall since the mid 17th century.

Its occupant at the time of the 1841 census was Robert Brennand, born in 1799 who was succeeded by his daughter Jane by 1891. By the early 20th century a new family was in residence. Alexander Parker, aged 54 was the occupant at the time of the 1911 census.

It is uncertain how the occupancy of Bell Sykes evolved between the tenure of Mr Parker and the present day occupants and workers of the farmstead, the Blackwell family.

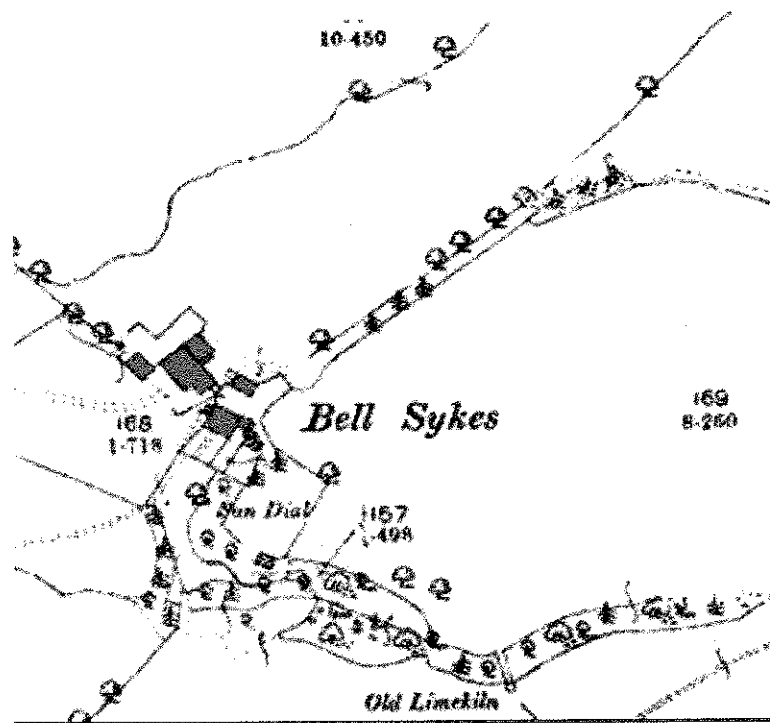
5: HISTORIC CONTEXT & EVOLUTION cont

5.2.1



1847 OS MAP

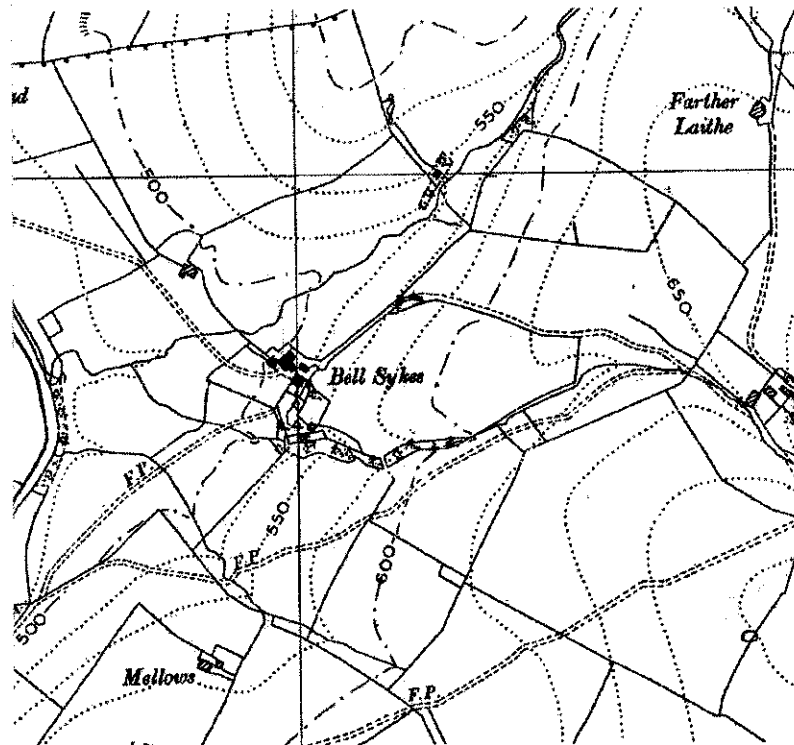
5.2.2



1894 OS MAP

5: HISTORIC CONTEXT & EVOLUTION cont

5.2.3



1955 OS MAP

A comparison between the 1847, 18904 and 1955 OS maps indicates that the footprint of bell Sykes Farmstead has remained virtually unchanged.

5.3 It is thought that the original plan form of the farmhouse is very much as it appears today, although the single storey Kitchen annex, which itself is of considerable age may be a later addition. The internal layout, with the exception of the division of an original bedroom into 2, the formation of a bathroom and possibly the alteration of an access as outlined below in 5.4 has changed little since when the building was first constructed.

5.4 There is evidence to suggest that originally either the basement may have been accessed externally or the hallway could be accessed from the rear elevation, directly opposite the front entrance door. To the left of the current rear entrance door an area of stonework, which is not coursed into the main section of wall, can be seen infilling below what appears to be an original stone head. Within this area of infilled stonework exists the stone surrounds to what is thought to be a window opening formed when this access was changed. This opening into either the basement access landing area or the rear hallway, itself infilled at some later date.

5: HISTORIC CONTEXT & EVOLUTION cont

5.4cont



Infilled stonework - dressed stone surrounds (bottom centre)

- 5.5 There is also stonework infilling the natural stone surrounds below the Pantry window / above the basement window.
- 5.6 Other previous alterations to the building fabric are those necessitated as ongoing repairs; sections of cast metal rain water goods replaced with uPVC, the majority of the roof covering changed (the presence of grey slate to the lower section of the north west roof slope suggesting that the roof covering to the whole of the north west roof slope and therefore in all probability the south west roof slope was originally grey slate), and the north west gable rendered, in all probability as a protective / remedial measure against dampness due to penetrating rain. It is understood that the sliding sash windows to the south west elevation are not the original 18th century windows but late 19th or possibly early 20th century replacements.
- 5.7 When originally constructed the property is likely to have had a solid fuel cooking range which would also provide the single source of hot water. A Rayburn cooker is a later day addition with a back boiler being the present day source of hot water supply to the Kitchen and Bathroom fittings this source of heating the hot water is now supplemented by an electric immersion heater. Space heating would originally have been provided by the solid fuel cooking range and the open solid fuel fires in the ground and first floor accommodation. The open fires in the Living and Dining Rooms have been retained with heating supplemented with electrical storage heaters.

5: HISTORIC CONTEXT cont

5.8 A latter day addition throughout the property is the installation of electric lighting and power. Although some of the wiring and points can be dated relevantly recently the majority of the installation is dated and in need of renewing.

5:9 Summary

Bell Sykes Farmhouse and indeed the farm complex as a whole in plan form is much as it was when originally constructed.

The property, as have many of its type and period, undergone the natural evolution of repairs, contemporary alterations and improvements, primarily the division of a Bedroom forming 2no rooms, the installation of a bathroom and the installation of electrical power and lighting.

Alterations to the fabric of the building, excepting the infilling of two openings, are those necessitated by many years of weathering and natural decaying of the construction materials,

6: Heritage Asset Appraisal

(Using the Strengths, Weaknesses, Threats and Opportunities (SWOT) analysis.

6.1 Strengths: The form and visual character of the building is largely intact.

6.2 Weaknesses: Poor condition of the building fabric, roof coverings, rain water goods, window frames and lack of insulation and heating has promoted to the deterioration of the building as a whole.

The lack of a suitable foundation to the single storey Kitchen annex has resulted in considerable subsidence and cracking of the structure resulting in a structure which is inherently dangerous to the occupants.

6.3 Threats: Further deterioration of the listed building is inevitable should the identified problems not be addressed.

6.4 Opportunities: Slaidburn Estate to invest in the necessary repairs and refurbishment of Bell Sykes Farmhouse, ensuring that the property is not only updated to provide a comfortable safe living environment befitting of a grade II listed building but also to preserve that listing for future generations.

7: PLANNING HISTORY

- 7.1 No records of any planning or listed building applications relating to Bell Sykes Farmhouse could be traced.

The nature of the current building, being primarily in its original form, having undergone no structural alterations, having not been extended and the dating of the bathroom and electrical installations suggest that no applications have been submitted nor have ever been required.

8: PROPOSALS

- 8.1 Areas of the farmhouse have suffered as a consequence of the ingress of water, due to the poor condition of the roof coverings, rain water goods and windows and also as a consequence of condensation due to the lack of adequate heating, ventilation and insulation, particularly around the internally exposed stone window surrounds which are a major source of cold bridging.

The existing single storey single Kitchen annex is in a dilapidated dangerous structural state caused by the loading of the structure itself, that of the former water tank it supports combined with the lack of a suitable foundation.

It is therefore proposed to; carry out essential repairs to address those problems outlined incorporating an oil fired central heating installation, renewing the existing dated electrical installation and reconstructing the single storey Kitchen annex.

Existing materials, stone and slate, will be reused, new materials will be traditional and sympathetic to the original, reclaimed matching slate, painted hardwood windows etc, cast metal rain water goods etc

9: PRE APPLICATION ADVICE

- 9.1: As the nature of the works relate to repair and refurbishment using traditional materials sympathetic to a Grade II listed building, with no alterations proposed to alter the form or visual appearance of the building it was considered that pre application submission was unwarranted.

10: OUTLINE SPECIFICATION OF WORKS

Note Ref
Drg 4274-02

- 1 • North West Elevation: Localised patch repairs to render finish to match existing.
- 2 • South West Elevation: Localised areas of defective pointing carefully cut out and joints pointed in lime mortar, finish to match existing.
Defective pointing carefully cut out to perimeter of stone surrounds to window and door openings and joints pointed in lime mortar, finish to match existing.
- 3 • South East Elevation: Existing pointing carefully cut out and joints pointed in lime mortar, finish to match existing.
- 4 • North East Elevation: Existing pointing carefully cut out and joints pointed in lime mortar, finish to match existing.
- 5 • North West Elevation:- Kitchen annex carefully taken down setting aside former water storage tank and setting aside all stonework. Annex rebuilt off new foundation in existing stonework to existing size and detail incorporating openings as existing. Tank reinstalled over on completion.
- 6 • Paint finish to stone window and door surrounds (south west elevation) and kitchen window surrounds (north east elevation) to be carefully stripped.
- 7 • Existing Window Frames: All existing window frames to be carefully removed. New painted hardwood frames fixed complete with slimline double glazed units and proprietary weather seals.
All timber sections / moulding details to match existing.
Note:- Frames to the north east elevation are rotten and beyond practical repair, Frames to the south west elevation are not original.
- 8 • Exposed stone window surrounds internally to be lined out with moisture resistant MDF linings tongued into window frames and fixed to battens fixed to rubble stonework of the reveals (not the stone surrounds themselves. Thermal Economics foil backed insulation around stonework to address the serious cold bridging / condensation problem.

10: OUTLINE SPECIFICATION OF WORKS cont

Note Ref
Drg 4274-02

- 9 • All roof timbers (wallplates, rafters, purlins and roof truss) to be inspected by specialist contractor. Timbers cleaned down and treated as required. All rotten timbers to be replaced with timber and sections to match existing. To be identified via specialist report and details submitted to local authority,.
- 10 • Barge Boards: Existing rotten barge boards replaced with painted hardwood complete with trims all to match existing.
- 11 • Exposed Purlins (gables):- Existing sections of defective rotten purlins cut out and new hardwood sections spliced in to match existing. New section of boarded soffit fixed where necessary.
- 12 • Roof Finish: Blue slate to south west elevation and blue and grey slate to north east elevation to be removed, blue slate set aside for reuse.
Blue slate retained from stripping out refixed to south west elevation. Reclaimed blue slate fixed to match existing fixed to north east elevation.
- Existing glass slates refixed in existing positions on north east roof pitch.
- 13 • Existing Rain Water Goods:
Main House - Gutters and uPVC rain water pipes removed and replaced with painted cast aluminium complete with rafter fixing brackets all to match existing and with hardwood bobbin and pin fixings to rain water pipes collars.
- 14 • Existing Rain Water Goods:
Open Porch – New moulded hardwood gutters fixed (to match existing detail) complete with Code 6 lead lining internally dressed into and forming outlets into new cast metal rain water pipes.
- 15 • Existing External Wastes Pipes:
Sections of uPVC waste pipes carefully removed and replaced with cast metal pipes and fittings.
Existing retained waste & vent pipe: Joints cleaned out and resealed, fixings renewed where required with hardwood bobbins and pin fixings

10: OUTLINE SPECIFICATION OF WORKS cont

Note Ref
Drg 4274-02

- 16 • Front Entrance Door:
Door and frame to be over hauled replacing weather board to bottom of the door and fixing new aluminium weather excluder.
Rebate cut into existing frame and proprietary weather seals fitted.
- 17 • Rear Kitchen Door:
Door and frame to be over hauled fixing new hardwood weather board to bottom of the door and fixing new aluminium weather excluder.
Rebate cut into existing frame and proprietary weather seals fitted.
- 18 • Open Front Porch:- Section of rotted timbers cut out and new sections to match existing spliced in.
- 19 • Sections of defective plaster to Utility Room ceiling and around downstand beam cut out and replastered in traditional lime / horse hair finish over.
- 20 • Wall plaster to Utility Room removed and walls replastered in traditional lime / horse hair finish over.
- 21 • Contemporary temporary timber stud and plasterboard partition dividing bedroom carefully removed.
- 22 • Localised areas of defective wall and ceiling plaster to be carefully cut out and replaced with traditional lime / horse hair plaster.
- 23 • Existing plaster where cut out for new electrical installation and installation of new windows made good with traditional lime / horse hair plaster.
- 24 • New oil fire central heating installation throughout. Balanced flued boiler positioned in Kitchen Store / Utility Room – To Be Agreed.
- 25 • Existing dated electrical installation stripped out and circuits and fittings installed to current IEE standards.

10: OUTLINE SPECIFICATION OF WORKS cont

Note Ref
Drg 4274-02

- 36 • Property decorated throughout internally and externally.
- 37 • All existing gullies cleaned out.

11: CONCLUSION

The classification of a "heritage asset" of which Bell Sykes Farmhouse, being of a national Grade II listing is one, attracts the requirements of the National Planning Framework to preserve or enhance the buildings features and historic importance and I conclude, that the proposals outlined will not have a detrimental impact on the structure, fabric or visual appearance of the building and that they will be a significant contributing factor in both enhancing and preserving the architectural character and interest of the building for future generations.