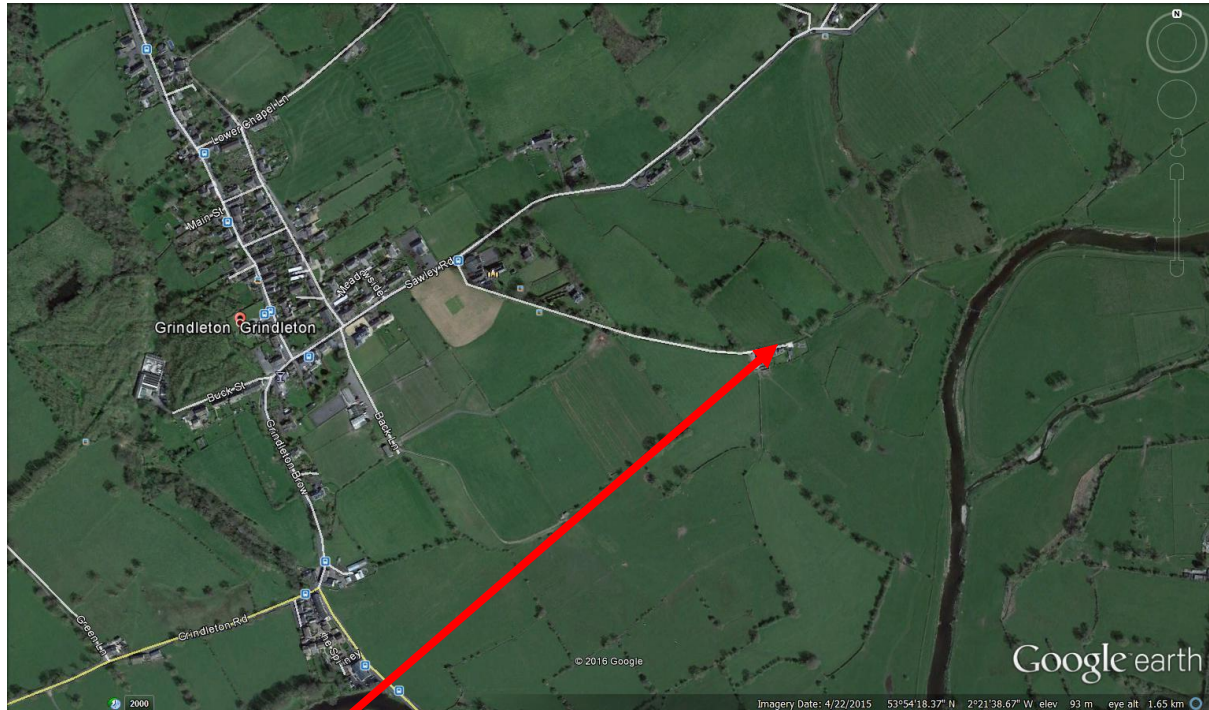


DESIGN & ACCESS STATEMENT

Proposed Alterations and Extension Fields Farm, Sawley Road, Grindleton BB7 4QS

Fields Farm is located off Sawley Road, Grindleton and is accessed down a lane to the side of the Church and School.



Site in Relation to Grindleton



Fields Farm

Ian Pawson Limited
26 Essex Street, Barnoldswick BB18 5DT
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DESIGN & ACCESS STATEMENT

Fields Farmhouse is a Georgian farmhouse constructed around 1759 in sandstone, with a slate roof, double pile plan with end stacks. It is symmetrical in composition of two storeys and 2 bays with chamfered quoins. The windows have architraves but no mullions remaining to the principle elevation.



The stone porch has a door with plain stone surround with a blank semi-circular head rising under an open pediment on Tuscan pilasters. Above the door is a plaque with moulded cornice, having the inscription 'Ralph Horner Martha George Horner 1759' Gutter brackets are of shaped stone and gable copings.

At the rear of the property is a stair window with plain stone surround and semi-circular head with keystone and impost blocks and a, 4 2-light windows with plain surrounds and square mullions. The property was listed on the 20th February 1984

DESIGN & ACCESS STATEMENT



Attached to the property is a later single storey extension, which is again linked to out buildings, currently an earlier two storey building currently a single garage at ground floor level with first floor room accessed from an external staircase and single storey out buildings.

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No records as to when the mullions to the principle elevation windows were removed, however a survey was carried out of the lands and buildings belonging to the Horner's in 1783 (attached, which clearly show the farm house and the two storey outbuilding which does show the mullions to the principle elevation).

The History of the property is set out within the Historic Building Assessment Report by Stephen Haigh.

DESIGN & ACCESS STATEMENT

Proposal

The proposal is to re-instate the house to its original Georgian form, by removing the Victorian and later changes to the property.

Ground Floor

Various ceilings have been altered and raised over the years some of the second floor ceilings have later lowered ceilings providing ceiling voids, which are prone to damp and mold. All of the false ceilings will be removed and other ceilings lowered and altered. The most obvious change is the raising of the floor by 450mm to the proposed Sitting Room, which subsequently raises the floor to the principle bedroom. It is proposed to lower the floor back to its original height creating a lower ceiling at ground floor and removing the unwanted steps at first floor level into the bedroom.

Further Changes at ground floor level will include removing the existing kitchen which is not fit for modern day living and is the only change away from the Georgian feel that the client is wishing to achieve. The existing kitchen will become a new reception room / entrance hall tied in with the current entrance, whilst the new Kitchen will be formed within the former "trap house", with a new entrance formed between the 19th Century extension and the "trap house". In order to keep some of the existing structure and fittings of the "trap house" it is proposed to wall up the existing opening internally, whilst maintaining the existing doors. Existing windows will be retained and existing openings which had been previously walled up re-opened.



"Trap House" showing door to be retained and windows and walled up window to be opened up at Ground Floor Level

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Further changes to the “trap house” will see the removal of the South Wall, to enlarge the trap house and provide a glazed Breakfast Room and provide natural light to the kitchen.

Other alterations at ground floor level, will see the existing outbuildings one of which is currently a coal shed, will have the rear North Elevation door partially walled up to create a new window, whilst other changes will see an opening on the South Elevation glazed and a new Utility Room and Ground Floor WC.



Opening To Become Window

Opening To Be Glazed

It had been the intention as part of this application to include the alterations of the windows to the principle elevation to bring them back to having two stone mullions and three windows, however further advice is being sort and that the principle elevation windows will be subject to a later planning application.

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First Floor

The first floor to the original Georgian house has various alterations which will be stripped out, including the 20th Century stud partitions and ceilings as mentioned earlier, along with the lower floor to the bedroom. The existing bathroom will be stripped out and re-fit, removing again stud partitions, the existing door will be retained, a new opening will be formed between the existing bathroom and the principle bedroom. The small front bedroom would be converted to a second bathroom, accessible via the existing landing door and again a new opening formed. This provides bathrooms that can be en-suite to bedrooms or used separately.

An exposed roof truss, an unusual feature within the bedroom, appears to be somewhat unusual and it is thought not to be original to the house, in fact timbers within the roof structure are machine sawn timber. It is proposed to remove timbers within the roof and this will be discussed later.



Principle Bedroom, window and unusual truss

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The main change to the first floor of the farm house is the re-introduction of a staircase up into the attic area. Evidence shows that there was originally a stair up to the attic, though it does not appear that the stair was provided with its own stair window and relied on natural light from the 4 windows to the gables and some natural light from the stair window between ground and first floor.

Changes at first floor level of the “trap house” would provide an additional bedroom, with en-suited bathroom, accessible via a staircase out of the utility area whilst maintaining the existing external staircase as well.

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Second Floor / Attic Rooms

The main changes are to provide accommodation within the roof space; the walls here are lime plastered as well confirming the thoughts that there was originally accommodation in the loft space. The current roof has blue slate, which no doubt replaced a covering of original local stone slate. The proposal is to remove the existing slates and timber roof and replace the roof with local stone slate on new timbers, supported on new timber or steel purlins. In order to meet current building regulations the roof would be a warm roof construction.

A new floor would be installed at a height that provides sufficient headroom at first floor level and also to provide useable space which will give two bedrooms a bathroom and a dressing room / store area.

The existing windows can be clearly seen internally of the windows to the gable walls and these would be opened up and new windows installed.



2 of the Existing Window Openings within the Roof Space on each gable

It is proposed that as much of the current plaster will be removed from within the building where practicable and replaced with lime plaster. The client will follow advice from the information contained within Historic England, Conservation Principles, Policies and Guidance and the Local Authorities Conservation Officer, in all repairs that they undertake with the building internally.

DESIGN & ACCESS STATEMENT



Along with openings that correspond with the openings at ground and first floor level in terms of door openings.

External

As well as the change to the roof to restore it to its original local stone, it is proposed to carry out full repointing of the property in lime mortar. The chimney stacks will require attention, some of which may require taking down and rebuilding to prevent water ingress. The chimney stack to the 19th century extension will be taken down and re-built in its entirety as it has been constructed in artificial stone and clearly not in keeping.



19th Century Chimney Stack to be re-built

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The rendered gable walls to both the east and west elevations will be removed and the walls repointed. Again lime mortars will be used for the pointing and the client will follow advice from the information contained within Historic England, Conservation Principles, Policies and Guidance and the Local Authorities Conservation Officer, in all repairs that they undertake with the building internally.

Conclusions

As can be seen within the report prepared by Stephen Haigh's report

"Fields House has only low evidential value, because of the wide extent of internal alteration and removal of historic fixtures and fittings both in the house itself and the outbuildings, and it can be argued that its evidential value is largely confined to the exteriors, though the house plan form itself is also valuable."

Its historic value scores greater in this regard as "the exterior of the house and particularly the frontage illustrates well the architectural fashion at the wealthy yeoman level of society in the mid to late 18th century and the transition from traditional to pattern book motifs. It also has known association with a family who are well documented."

The aesthetic value of the house is "largely confined to the front elevation, which has itself been degraded by the removal of mullions from the windows: views from the rear and sides are not of particular value." And the communal value of the property is thought to be low as "the site has an outlying location and is not widely known as a site of particular interest."

Its particular aspects of significance

Fields House is significant as a mid to late 18th century farmhouse established on a new site by a local farmer who was emerging from the yeoman class.

However, on the basis of the individual values assessed above, the significance of the site is limited and arises chiefly from the following aspects:

- The setting of the house, including the modest garden walls, when viewed from the front
- The dated and inscribed stone of 1759
- The other, unaltered components of the front elevation
- The historic plan form of the house
- A small number of internal doors on the ground floor only
- The group value of the associated outbuildings, although these are not of particular merit in themselves

Whilst its negative aspects which detract from the house are

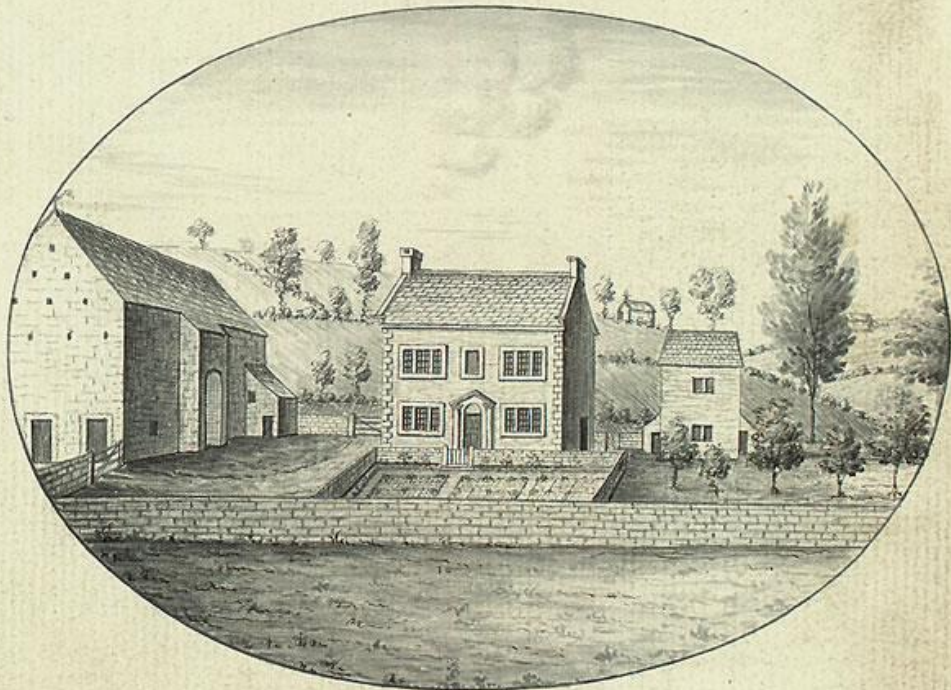
- The front windows of the house, which lack their original mullions
- The extensively modern interior of the house, from which most internal joinery and original fireplaces appear to have been removed, including both original staircases, and all first floor doors
- The apparently modern replacement of much of the roof structure
- The modern construction and appearance of the first floor in the trap house

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We feel that the proposals that the client wishes to undertake will have little or no impact on the historic value of the house and that the proposals will allow a much loved property to be brought into the 22nd Century.

A Survey
of the *LANDS* within *GRINDLETON*,
in the
West Riding of the County of York,
belonging to Geo: Horner.

By M. Oddie 1783.



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PARTICULARS of The FIELDS.

	<i>Customary.</i>	<i>Statute..</i>
	<i>A. R. P.</i>	<i>A. R. P.</i>
<i>Bellin Gap</i>	<i>1. 2. 20</i>	<i>2. 2. 21</i>
<i>Long Ridding</i>	<i>2. 2. 25</i>	<i>4. 1. 8</i>
<i>Nearer Brook Foot</i>	<i>2. 1. 12</i>	<i>3. 3. 3</i>
<i>Farther D^o</i>	<i>1. 3. 4</i>	<i>2. 3. 20</i>
<i>Crook</i>	<i>2. 3. 11</i>	<i>4. 2. 11</i>
<i>Half Acre</i>	<i>0. 2. 10</i>	<i>0. 3. 26</i>
<i>Part of Lower Flax Spoils</i>	<i>0. 3. 30</i>	<i>1. 2. 3</i>
<i>A Piece in Higher Flax Spoils</i>	<i>0. 0. 17</i>	<i>0. 0. 28</i>
<i>Another Piece in D^o near the Hedge</i>	<i>0. 0. 19</i>	<i>0. 0. 31</i>
<i>Mason Ridding</i>	<i>1. 1. 27</i>	<i>2. 1. 8</i>
<i>Munstead House &c</i>	<i>0. 0. 7</i>	<i>0. 0. 11</i>
<i>Munsteads</i>	<i>2. 1. 16</i>	<i>3. 3. 9</i>
<i>Cartwell</i>	<i>9. 0. 30</i>	<i>14. 3. 21</i>
<i>House, Barn, Fold, Garden, Orch. &c</i>	<i>0. 1. 7</i>	<i>0. 1. 36</i>
<i>Hear Leys</i>	<i>1. 3. 14</i>	<i>3. 0. 12</i>
<i>Halt Ridding</i>	<i>1. 3. 13</i>	<i>2. 3. 35</i>
<i>Twenn Cloughs</i>	<i>1. 0. 31</i>	<i>1. 3. 29</i>
<i>Rymer Like Clough</i>	<i>0. 1. 25</i>	<i>0. 2. 25</i>
<i>Nickle Wist</i>	<i>2. 1. 36</i>	<i>4. 0. 2</i>
Total	<i>34. 0. 4</i>	<i>55. 0. 19</i>

Lands in
GRINDLETON.

	Customary. A. R. P.	Statute. A. R. P.
a. A small Building near the Top of the Town		0. 0. 1
b. A House, Barn, Garden, Orch. &c.	0. 0. 31	0. 1. 10
Little Croft. <i>Sold</i>	0. 1. 13	0. 2. 6
Kemp Croft.	0. 2. 22	1. 0. 5
c. A Garden.	0. 0. 9	0. 0. 15
d. A House, Barn, part of a Fold &c.	0. 0. 10	0. 0. 16
e. A House, Garden &c.	0. 0. 28	0. 1. 6
Croft Riggs.	0. 3. 30	1. 2. 3
	<hr/>	<hr/>
Total.	2. 1. 23	3. 3. 32
	<hr/>	<hr/>

*last
Barnes*

Moor Fields.

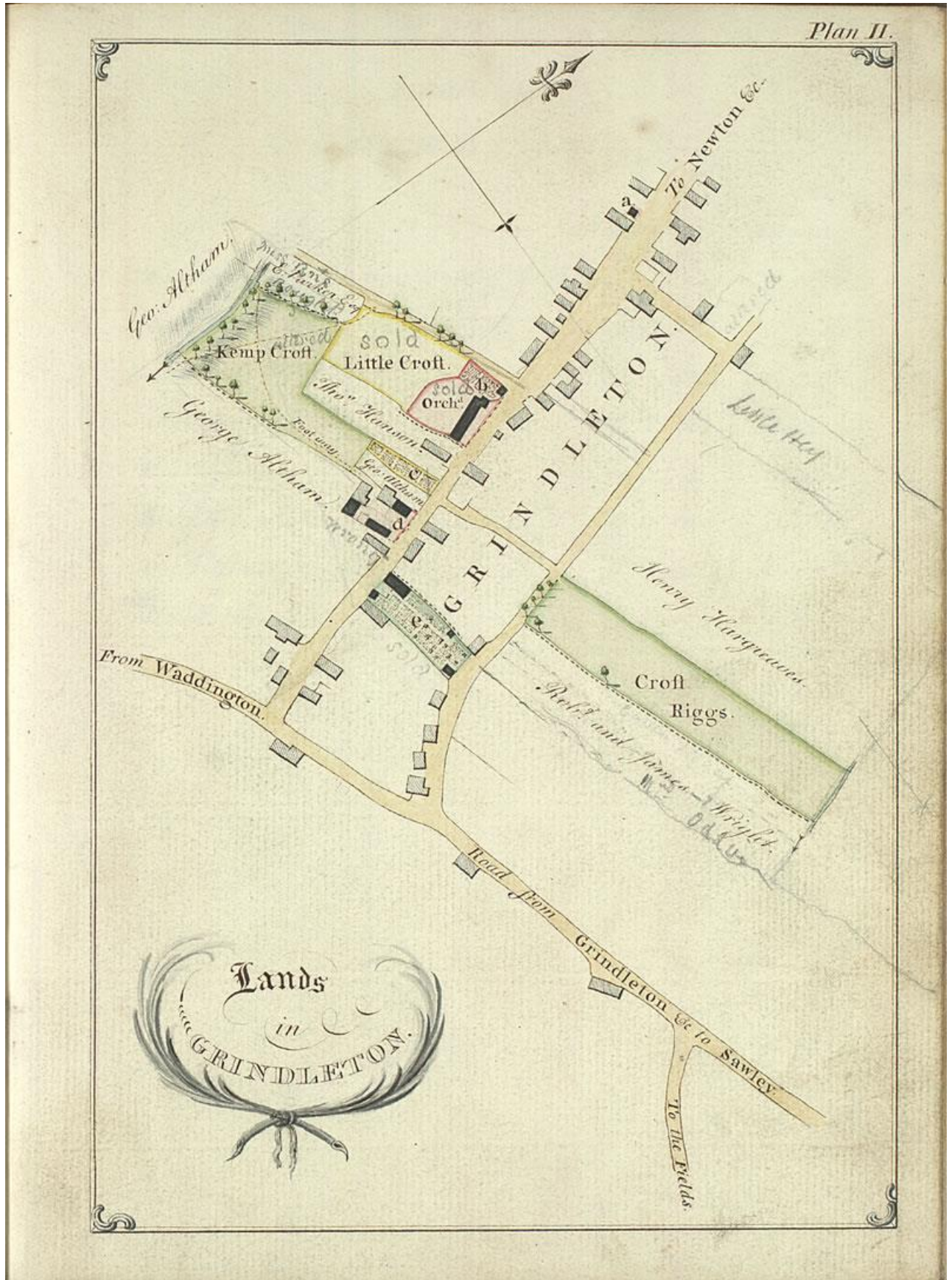
		<i>Customary.</i>	<i>Statute.</i>
		A. R. P.	A. R. P.
Long Moor Field.....	20	2. 0. 6	3. 1. 8
Higher D°.....		1. 2. 5	2. 1. 37
Middle D°.....	40	4. 2. 9	7. 1. 21
Lower D°.....		2. 1. 31	3. 3. 33
Total.....		<u>10. 2. 11</u>	<u>17. 0. 19</u>

16
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18

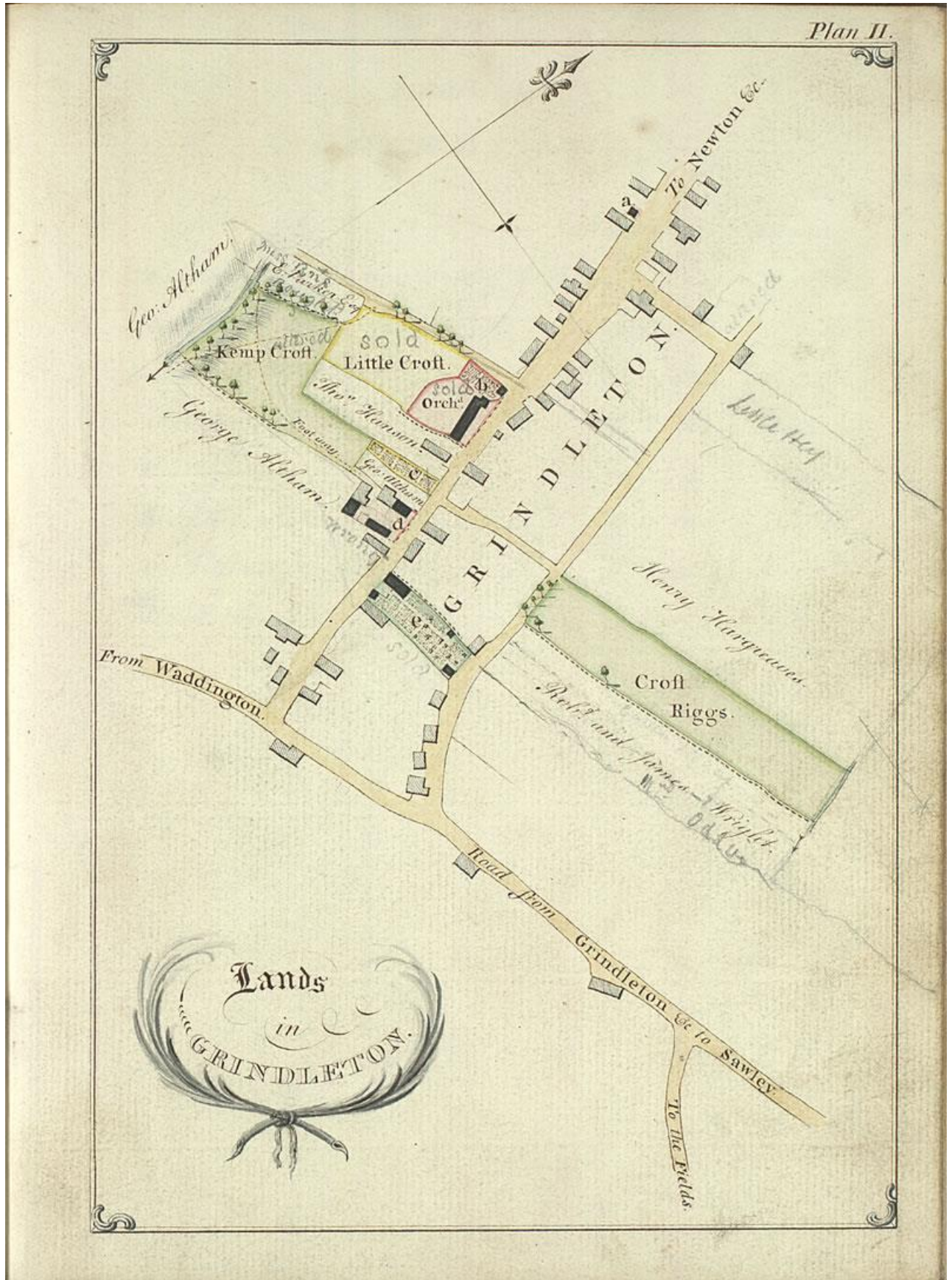
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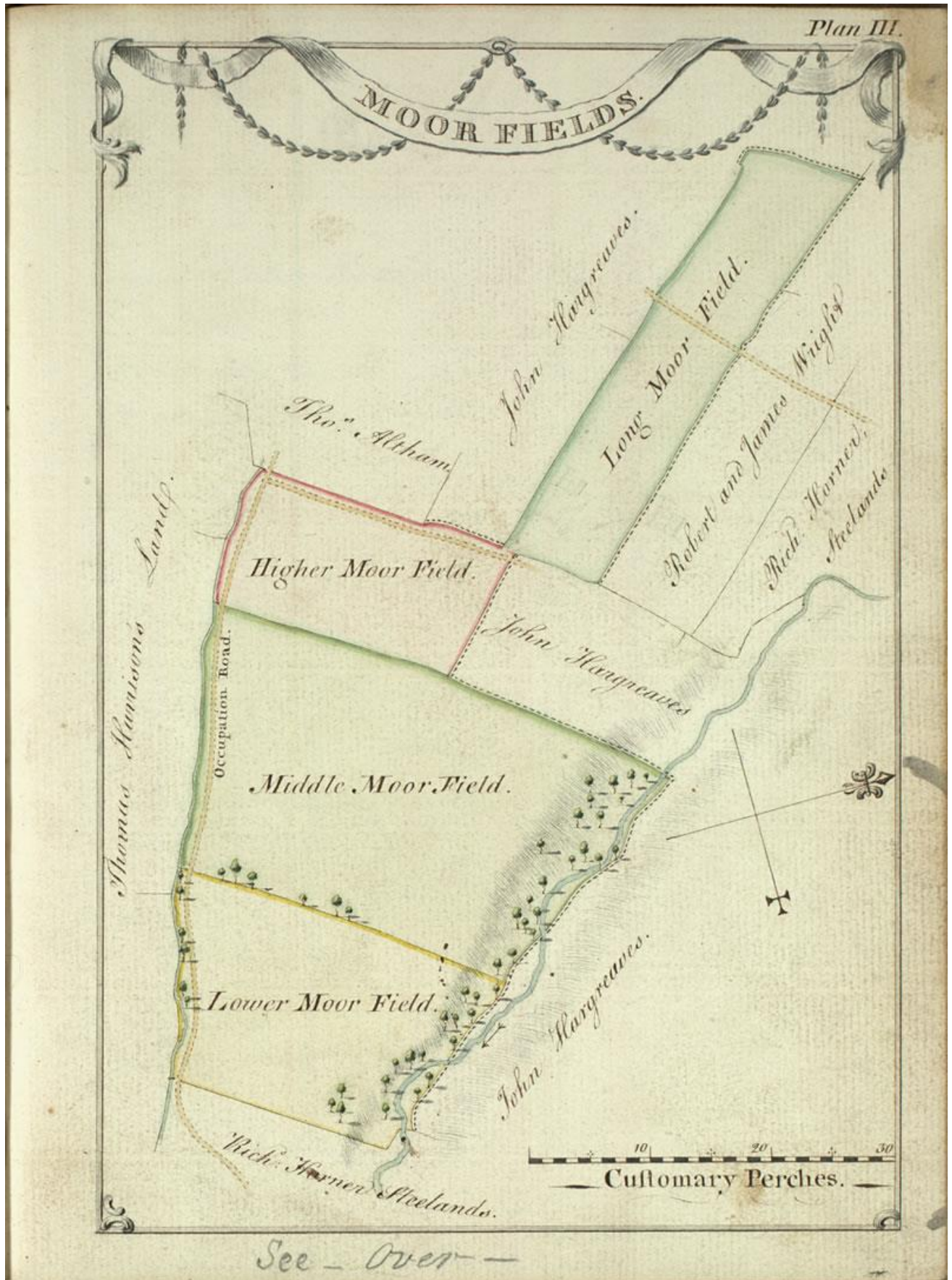
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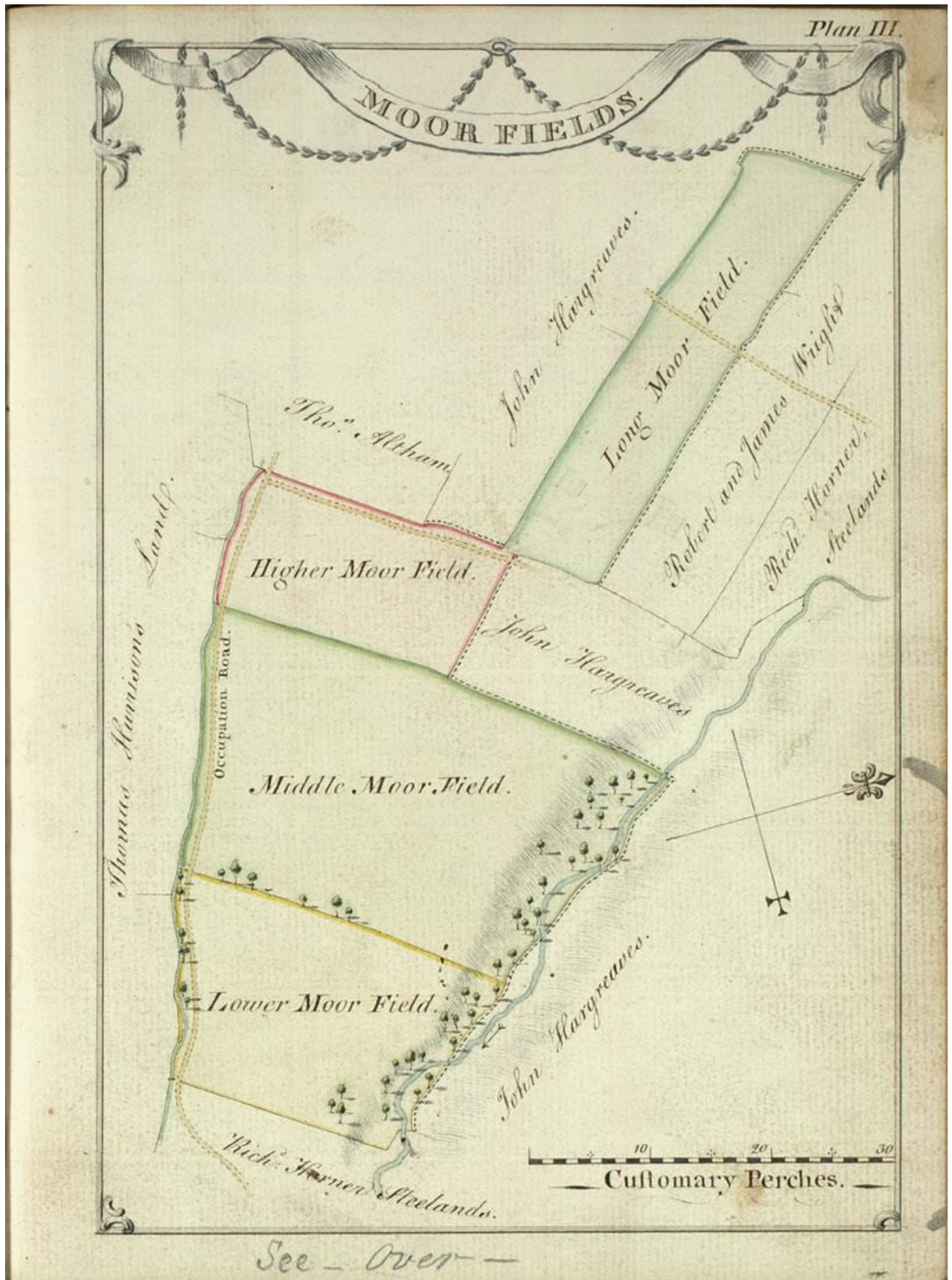
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