

HERITAGE STATEMENT

320160740P

LOCATION

The property is located at the west end of Bolton By Bowland and on the south side of Main Street within the village boundary as defined by the Ribble Valley District wide local plan.

PROPERTY DESCRIPTION

The property is a mid terraced stone built cottage constructed around the early eighteenth century as dated on the head stone above the front door 1716 built under a blue slate roof .

The property is deemed a listed building.

Ground floor layout comprises of three rooms in the form of a lounge separated by a stout stone wall and masonry door opening into a smaller room serving as a kitchen . There is a further smaller room serving as a bathroom from a second masonry door opening from the lounge

The bathroom is separated from the kitchen by a modern concrete block wall built to the underside of an original oak ceiling beam.

The lounge provides access to the first floor by steps within a timber staircase enclosure

Ground and first floor ceilings have original oak beams

The lounge has an original inglenook fireplace

The rear south elevation comprises three windows and one door opening

There are some original dressed stone surrounds to the masonry openings with the majority ad-hoc and formed in recent times

There is an original ;out building under a blue slate roof used for storage, which originally would have formed a water closet and fuel store.

The garden area is separated both east and west by original random stone walls.

4/3 29/07/16

RECENT ALTERATIONS

The alterations are in the form of non-structural and non-load bearing works

Principle alterations include the transfer of the ground floor bathroom to the first floor.

Allowing a larger kitchen / dining area , with bathroom more convenient to the bedrooms.

In all cases during the sequence of operations the original fabric or construction features have not been altered or disturbed.

Attached drawing No 7005 with supporting schedule of works illustrate in detail the works carried out

8/12 29/07/14

SCHEDULE OF WORKS

- 1 Carefully remove existing bathroom suit at ground floor and make good disturbed surfaces to match existing
- 2 Carefully remove existing concrete block wall separated by ceiling beam and floor surface creating open plan aspect . Generally clean previously covered surfaces.
- 3 Form separating partition to existing masonry opening with 100 x 50 timber studs , 12.50mm plaster board and skim both sides , skirting boards to match existing lounge – kitchen
- 4 Carefully remove existing first floor rear bedroom window frame.
Carefully fix between head and cill of the masonry opening A 150 x 100mm hardwood mullion. piece
- 5 Fix in place hardwood double glazed window frames , make good disturbed reveal plastered surfaces.
- 6 Form separating wall at first floor between proposed bathroom and existing bedroom using previously fixed timber mullion as the split zone, out of 100 x 50 timber studs at 400 c/cs , 12.50mm plaster board and skim both sides acoustic insulation to the voids , skirting boards to match existing.
- 7 Timber batten doors to match existing
- 8 Adjust existing lighting circuit , forming separate light pendent and switch to the bathroom
- 9 Fix new bathroom suit and connect waster pipes to existing soil stack.

8/13 29/07/11