

# HERITAGE STATEMENT

for

**PROPOSED REFURBISHMENT WORKS AT WARDSLEY FARMHOUSE,  
BOWLAND WITH LEAGRAM, LANCASHIRE, PR3 2QT**



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## **1.0 Introduction**

Wardsley Farmhouse is a Grade II listed building located 1.7 miles east from the village of Chipping in the Bowland with Leagram parish. The Farmhouse is currently vacant and suitable for occupation.

The listing details are as follows:

List entry Number: 1147211.

National Park: Not applicable to this list entry

Grade: II

Date listed: 22<sup>nd</sup> November 1983

Date of Last amendment: Not applicable to this list entry

Listing NGR: SD6456143880.

SD 64 SW BOWLAND-WITH-LEAGRAM 4/62 Wardsley Farmhouse

*House, mid C18th. Sandstone rubble with slate roof. 2 storeys. House of 2 bays with end stacks. Windows all of 3 lights with plain stone surrounds and square stone mullions. Door has plain stone surround. To the left is a 3rd unit now blank. On the ground floor is a blocked wide entrance with a stone lintel. The right-hand gable has a stair window with plain stone surround, semi-circular head, transom and small panes. The rear wall has 2 windows of 2 lights with square mullions on each floor and a central door with plain stone surround. The 3rd unit, to the right, has a door with plain stone surround and a 2-light window with square mullion.*

## **2.0 Setting**

The East facing gable end to the farmhouse faces a road that passes the farmhouse and farm buildings. The front and rear elevations run away from the road and cut into a raised grassed knoll which forms a back drop to the farm house and yard. To the front South elevation of farmhouse is a garden and this is open plan grassed areas that extend down the side of the gable end facing the road. The West gable retains the grassed embankment. To the rear North elevation the back door opens onto a concrete hard standing farm yard enclosed with a random stone wall and timber stock gate forming a secured boundary. This area is suitable for car parking and farming machinery when accessing the out buildings. The road is relatively narrow (only just suitable for two way traffic) and without footpaths. It is a relatively quiet country lane but it can become busy with traffic to the Wild Boar Park.

### **3.0 Assessment of Significance**

The farmhouse's distinctive architectural feature is the stairway window with semi-circular head which is located on the East gable wall facing the roadside. This is an integral part of the internal space as it provides natural light to the ground floor hall, stairs and landing. Chipping Conservation Area is characterized by stone historic buildings of traditional construction dating mainly from the late 17th century to the early 19th century and Wardsley farmhouse is in keeping with traditional materials and construction forms. Stone walls, dressed stone quoins, stone windows and stone door architraves are commonplace to surrounding areas.



*Figure 1 - stairway window with semi-circular head*

### **4.0 History**

Ordnance Survey map (6") 1844 is the earliest illustration of the farmhouse. The farmhouse has been predominately used by farming families who have occupied the dwelling under terms set out in a full repair lease agreement. The earliest copy of the lease dates back to 1947 under which a tenant had repair obligations to the farmhouse and out buildings and to keep the holding properly stocked and in a good condition for cultivation. The farmland associated with this property is 160 acres and is predominantly to the West of the farmhouse.

Recently the farmhouse was vacated by the current tenant and during a property inspection the surveyor found structural cracking to the 1st floor ceiling to wall joints. It was apparent the tenant had removed the load bearing wall which divided the kitchen and lounge areas whilst supporting the stonework above up to supporting the roof purlins. The remaining internal stone walls are finished with a lime based plaster including horse hair, as well as timber studded walls and plaster systems.

## **5.0 External Proposals**

Externally re pointing works are proposed to the chimney stack to the East facing gable wall. This is currently allowing water to ingress into the property presumably via defective lead flashings. Several ridge tiles are also going to be repointed as the existing pointing has failed and is no longer present. Lime base mortar will be used in keeping with the traditional construction.

The front door is raining in and we propose to manufacture, provide and install new hardwood bespoke front door complete with bespoke casing. The door is to match the existing and it is proposed to be painted white to match the existing.

A single glazed timber window approximately 600 x 1000 first floor West facing gable is not fit for purpose as we proposed to dry line the internal walls to form a storage area. The existing window is poor in terms of thermal retention and security provision. The proposed replacement will be an approved uPVC / sapele hardwood window to match existing style/pattern. Double glazed panes are to be thin double glazed units supplied by Histoglass or slimlite or similar approved.

Undertake full external redecoration works and pre paint repairs to all previously painted surfaces, including fascia boards, gutters, rainwater pipes, soil vent pipes, windows and doors. Rub down timber/metal components to a smooth surface & dust off. Apply wood filler to any areas of soft/decayed timber. Treat all bare timber/metal & open joints with Dulux weather shield Exterior Preservative Primer and apply two coats of Dulux Weathershield Exterior Undercoat. Allow to dry, rub down with glass paper and finish with one coat of Dulux Weathershield Exterior High Gloss Finish. All colours are to match the existing e.g. black eaves details and white window and doors.

## **6.0 Internal Proposals**

Supply and fit new steel 'I' beams on new concrete pad stones built into existing walls to support ceiling joists above kitchen area where the structural wall was removed. All steels need to be calculated for size by an approved structural engineer prior to obtaining approval of size from Building Control.

Construct new stud wall or alternatively approved with wall from ground floor level up to height of new steel I beams. Allow for 1 new door opening to original position. Studwork, including insulation between studding; scrim and skim joints; sealed all round edges; obtained from British Gypsum sound proof boards. Supply and fit new bespoke internal farmhouse door to match the existing ground floor doors including new frame and casing.

Carry out works to completely strip out the whole of the existing bathroom suite and clear from site. Supply and securely fix timber battens to all external walls at 400mm centers. Fix horizontal battens at head, base and intermediate positions not exceeding 1000mm centers. Provide insulation to cavity of wall neatly packed with no gaps and clad with 15mm Gyproc Moisture Resistant plasterboards. Supply and fit new bathroom suite and re plaster all walls on completion. Wall tiling will be used to splashbacks and the shower tray enclosure.

Dry-line the external walls to the vacant barn so it can be used for storage. Using Kingspan K18 insulated plasterboard, or similar quality, mechanically fixed to a new 25mm x 47mm treated softwood timber frame. Finish with a minimum 3mm skim finish, British Gypsum Thistle Multi-Finish skim coat plaster or similar quality, leaving the purlins to the ceiling exposed. Include for installation of timber window cill to finish.

## **7.0 Impact Assessment & Conclusion**

All proposed external works are necessary to preserve existing elements and building fabric that are currently defective. All necessary repairs specified are in keeping with traditional construction materials and these repairs would cause no detriment to the heritage asset. The installation of a new front door to the west elevation and gable window to the north elevation will not be visible from the passing road side. External redecoration works will enhance the farmhouse providing an appropriate finish to the timber and metal work details.

Internal works to put back the original structural wall are essential to prevent further movement to the first floor landing and bedroom wall above. The introduction of the steel I beams will enable the contractor to support the floor joists and wall above. The new dividing wall between kitchen and lounge will reinstate the layout back to its original plan.

Dry lining the vacant barn will create a vast storage area accessed via the en-suite of the bedroom. Currently this area is currently not used and the transformation of this area will benefit the farmhouse by improving the thermal efficiency to the vast area incorporating 2 external walls.

The bathroom replacement including installation of dry lining system to external walls will improve thermal efficiency and modernise the room up to modern day specification. All specification details are appropriate for farm house dwellings in accordance with the Duchy of Lancaster's specification.

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