

DESIGN ACCESS & HERITAGE STATEMENT TO SUPPORT LISTED BUILDING CONSENT APPLICATION

For

Proposed Replacement Windows (9no.)

At

Lower Beatrix Farmhouse, Dunsop Bridge, Clitheroe, Lancashire, BB7 3BE.



Prepared by

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CHARTERED SURVEYORS

1.0 Introduction

This Design Access / Heritage Statement has been prepared to accompany a Listed Building Consent application for the proposed replacement of 9 No. windows at Lower Beatrix Farmhouse, Dunsop Bridge, Whitewell.

Reference should be made to drawings that are accompanied with the Listed Building Application.

2.0 The Site

Lower Beatrix Farmhouse is accessed off the main road into Dunsop Bridge via a tarmac road which runs through Wood End Farm. The farmhouse is situated to the eastern side of the access road, and traditional stone outbuildings/barns etc.

The property comprise a large traditional detached stone built farmhouse with slate roof coverings, with the front elevation facing South East. A small walled garden area is provided to the front/right hand side, with parking area/yard area to the rear.

3.0 Historical Context / Significance

Lower Beatrix Farmhouse is Grade II listed with the statutory listed description detailed below:-

Name: HOUSE 110 METRES WEST OF BEATRIX FARMHOUSE
List entry Number: 1072268
Location: HOUSE 110 METRES WEST OF BEATRIX FARMHOUSE
County: Lancashire
District: Ribble Valley
District Type: District Authority
Parish: Bowland Forest High
Grade: II
Date first listed: 16-Nov-1983
SD 65 SE BOWLAND FOREST HIGH

9/2 House 110 metres west of Beatrix Farmhouse – II

House, late C18th. Squared sandstone rubble with slate roof. Double-pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows of 3 lights with plain stone surrounds and square mullions. Entry is now through a late C19th gabled stone porch with projecting quoins. Its gable wall has a one-light window with chamfered stone surround. Above it is a chamfered surround to a niche containing a picture of a sheep cast in iron. The door, in the right-hand return wall, has a plain stone surround. The house gutter is carried on stone corbels of C17th type and probably re-used. At the rear is a tall stair window with plain stone surround and transoms.

Listing NGR: SD6642251358

The replacement windows will have an impact on the character and significant of the listing of the property but the proposals seek to minimise this through appropriate detailing as described below. In addition many of the windows are not the original fabric, and a large number of windows elsewhere contain double glazed units,

4.0 Proposal

Window Replacement

The proposal is to replace 9no. existing timber framed casement windows (Ref: W1 – W9 as identified on the accompanying drawings and supporting photographs).

These are to be replaced with new hardwood timber framed window casements to exactly match the existing configuration, section sizes, profiles, details etc., but incorporating slim double glazed units (Histoglass D10/D12), to improve thermal performance and upgrade the property to improve the long term sustainability of the property.

There are to be no alterations to the stone mullions/window surrounds on any of the window openings.

The proposed new window frames are to be provided with painted finishes, to comprise Dulux Weathershield “DH White” from the Dulux Heritage Range – to match standard colours elsewhere across the Duchy of Lancaster Estate.

5.0 CONCLUSION

The Listed Building Consent application seek approval for the proposed replacement of 9 No. windows, as necessary in order to repair, maintain and and upgrade the property to improve the long term sustainability of the property.

The proposal seeks to ensure that by careful material selection, and with appropriate detailing in respect of matching the existing profile, section sizes, etc. the proposals in relation to the context, and charater of the listed property will not have a negative impact, but allow works to ensure the longer term integrity/sustainability of the property.