

## INTRODUCTION

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Mr and Mrs Frankish have recently purchased this listed property along with their two children as a long-term family home. They are keen, whilst respecting the listed status, to safeguard and improve the property making it more suited to their modern lifestyle.

Realising the importance of the listed status Mr and Mrs Frankish jointly appointed Garry Miller (archaeological expert) and PGB Architectural Services to assist in realising their ambitions. They also commissioned an accurate measured survey using specialist topographical and measuring equipment.

This proposal is for the following works:

Replacing a 1970s flat roof link with glass; conversion of detached garage into guest accommodation and playroom including glass link to house; re-roofing; replacement of 1970s windows and doors; re-sizing 1970s windows to former pig sty; internal alterations including: new limecrete floor to include underfloor heating and dpc lining to 1m above finished floor, insulated linings to external walls, improvement to ceiling insulation, installation of en-suite bathrooms, removal of cylinder cupboard, raising ceiling in master bedroom, removal of a section of wall to original cart shed.

This statement must be read with the accompanying heritage statement and planning application drawings.

## OBSERVATIONS

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A full archaeological assessment has been carried out by Garry Miller. The assessment identifies the key assets of the property including their level of importance.

The building is simple in its design and is notable internally for the part cruck frame at first floor suggesting an earlier form of the building (Not picked up in its original listing in the 1980s). Considerable alterations were made to the building in the 70s under planning approval but prior to the building's listing.



*Figure 1 Part cruck frame in west wall of central bay towards the front of house at first floor*



*Figure 2 Part cruck frame in west wall towards rear wall of central bay of house on first floor landing; partly concealed by a later airing cupboard and; broken by the insertion of a doorway*

The centre of the house is a three-bay form with a later stable/coach house added to the West and further west; detached outbuildings (possibly former pig sty or stable and outside 'privy'). In the 70s extensive 'modernisation' has taken place linking the outbuildings to the stable with a flat roof structure which has drastically impacted on the appearance of the outbuildings further exacerbated by the insertion of large windows.



*Figure 3 Large windows inserted in outbuildings to west of property in the 70s*



*Figure 4 Large window and door inserted into outbuilding in the 70s - South Elevation*

The stable/coach house doors have been lost by the insertion of a modern window with stone jambs, mullions and lintols.



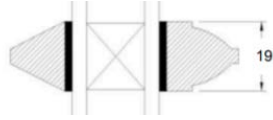
*Figure 5 Existing coach house/stable door infilled with mullioned window and stone at lower level, along with flat roof link to outbuildings carried out in the 70s. The roof of the coach house appears to have been raised probably in the seventies (compare with figure 7 in the Heritage Assessment) to accommodate the flat roof link*

### Works to Windows and Doors

All the windows and doors apart from the sliding sash window in the middle section of the first-floor window to Bed 3 (WF01) are post 1970 with double glazing and stuck-on, rotting glazing beads. This application seeks to replace all of them with new painted timber windows with double glazing (with 8mm krypton filled cavity) in patterns which reflect the pre - 1970s windows illustrated in figure 6 of the Heritage Assessment. At first floor this will include a sliding sash window in the centre panel with fixed lights to either side to match WF01. The glazing beads will be 'stuck-on' but using Accoya (a vinegar impregnated engineered timber giving 50-year life expectancy); the beads will match the profile of a puttied bead. The krypton filled double-glazing units will use putty substitutes, such as Dry Seal MP. Internally the mouldings will precisely match those in WF01 (Ovolo and fillet 19mm thick).

See Wood Alliance [advice note](#) for specification of double glazed unit.

Full details of new window frames will be provided subject to approval to the above concept.



*Figure 6 Image shows standard double-glazed unit - this proposal is for 8mm cavity krypton filled*

The existing sliding sash (WF01) which includes float glass and a 'bull's eye' feature will be stripped of all paint, sashes eased, cords replaced and weights re-connected; glass very carefully removed and re-fitted using replacement putty and the whole unit re-painted including new mastic between the window and the stonework (mastic to be specified to work with stone and timber).



*Figure 7 Existing sliding sash in the centre of the 2 squared mullioned window WF01 to be retained – paint stripped, and cords and sashes put back to working order. Cement pointing replaced with compatible mastic*

### **First Floor Works**

In identifying areas which could be improved the first floor is quite straightforward. Whilst retaining the original 3 bay form of the house the remaining room dividers are modern 1970s plasterboard and stud partitions. Manipulating these without the need to make structural alterations or impact on the cruck frame has facilitated all the client's first floor requirements including the addition of en-suites to all 3 bedrooms.

During detailed investigation it appears, from inspection of the loft spaces, that the area in the eastern bay was once full height (possibly when it may have been a barn – evidenced by lime mortar/lime wash finish on the East and West walls in the loft). The lath and plaster ceiling are a more recent insertion than the two bays to the West – evidenced by the uniformity of machined laths supporting the plaster. The application therefore seeks to re-create this full height roofscape - just in the Master Bedroom (not en-suites/wardrobe) by removing the later lath and plaster ceiling. The original purlins will be exposed, and the existing rafters lined with insulated plasterboard. This enables the rafters to form a ventilation void to ensure the safety of the original timbers.

In creating the en-suite facilities the drainage has been carefully considered (as illustrated in the drawings) to ensure no listed fabric is disturbed other than the holes through floor board and lath and plaster for the waste pipes. The waste pipes are carefully positioned to avoid the existing perimeter beams at ground floor ceiling level.

A new heating installation will include an oil-fired combi boiler negating the need for a cylinder cupboard. This application seeks to remove the existing cylinder cupboard which is lined internally, on the 'cruck wall', with hardboard. It is hoped that removing the hardboard will reveal more of the cruck frame. The resultant space will become a study area.

90% of internal stone window reveals and mullions have been painted and overpainted trapping moisture in the stonework and assisting excessive condensation. This application seeks to strip the paint without damaging (strictly not sandblasting) the stone; leaving the stone exposed and untreated, allowing it to 'breathe'. Whilst this will not stop condensation, returning the stone to its original state will allow it to release the moisture more naturally.

At first floor the sloping ceilings are lined with presumably 1970s plasterboard which probably cover the existing lath and plaster. It is proposed to carefully remove the modern plasterboard and replace with insulated plasterboard. This leaves the original lath and plaster (if still there) undisturbed. This method of insulating allows the narrow rafter void above the lath and plaster to remain as a ventilation route to the roof spaces.

### Ground Floor Works

At ground floor, the requirement for a larger living dining experience proves challenging within the confines of the 3-bay form of the house. The only area available ('of lesser importance') is the converted outbuildings and former cart shed/stable with 1970s flat roof link. The cart shed walls have already been modified to raise the roof and include the insertion of a door and possibly a window. The 1970s work to the outbuildings has not been carried out well and the whole structure is in dire need of improvement/repair. Whilst at first the applicant was looking to demolish and re-build these elements they were readily persuaded that; whilst 'less important', they nevertheless contributed to the overall setting of this type of listed building.

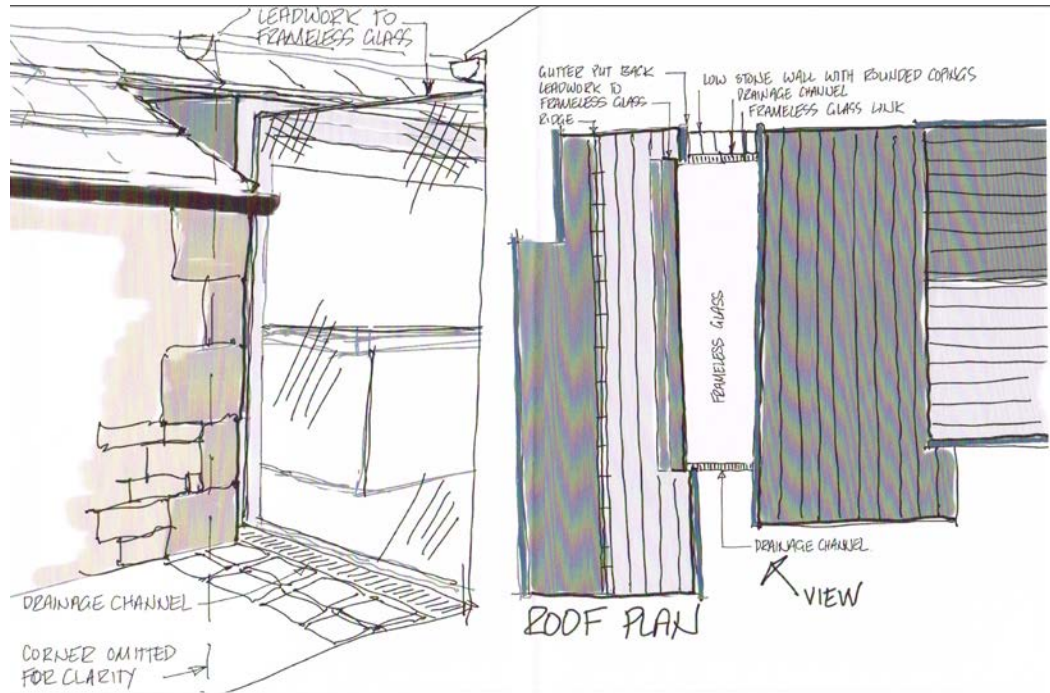


*Figure 8 Original corner and recess indicating possible 'privy' linked to 'pig sty' forming the original untouched part of the outbuildings to the West. Also noteworthy is the Moat which runs around the North and West of the buildings*

It has been particularly recognised that retaining the original stonework to the privy and its unusual roof form in connecting to the pig sty is important in maintaining the setting of the listed buildings. A modern replacement would have destroyed that character.

The objective therefore has been to recognise their original form and try to re-create the former setting by removing the flat roof element and replacing it with a non-reflective glass structure. This would help not only to re-create the appearance of the original gap between the outbuildings but also to re-introduce the original lower eaves profile of the privy and attached pig sty. Also, by putting in smaller windows the original scale

and apparent use of these outbuildings could be returned to something like their former selves.



SK5 Detail Sketch of Glass Link THORNBERS SLAIDBURN ED

PGB Architectural Services Ltd  
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The proposal involves removal of some of the former stable/cart shed wall. Following a pre-app meeting the amount of wall removed has been reduced by retaining a pantry/store at the rear and reducing the length of the glass link at the front. There may however still be concern. We would like to offer that the stable has been modified considerably in the 70s. In addition to items mentioned roof trusses appear to have been removed and possibly a floor when the roof was raised; and a door opening added. There is a clear storey window on the North Elevation which suggests a floor/loft space may have been there. To recognise the location of the original wall it is proposed to remove the wall to just below finished floor level and then a clear resin screed floated over it to contrast with the proposed tiled floor finishes either side.

### Works to Ground Floors

The ground floor walls and floors are damp. They generally comprise concrete floors with stone flags or tiles laid over in the outbuildings cart shed and the existing kitchen. The hallway is carpeted on concrete whilst the lounge is timber boards which are either on concrete or asphalt. It is

likely that all this work was done in the 70s, but care will be taken to confirm this.

This application seeks to remove these floors (assuming they have already been re-concreted) and insert a lowered limecrete floor with insulation and underfloor heating finished with a sand/cement screed. In conjunction with this work it is proposed to tank the walls up to 1m high with an 'egg crate' lining system which only requires plugged and screwed fixings into the wall through existing wall plasters which will remain. Original plaster and skirting boards at ground floor have already been removed and re-plastered at least up to 1m high when a, now failed, electro-osmosis dpc has been inserted in the 70s.

### **Insulated Linings**

Additionally, this application seeks to line the external walls with an independent insulated lining, self-supporting from floor to ceiling, with mid span plug and screw fixings into the walls. These linings do not require the removal of any plaster but do require replacement skirting boards to be inserted – note the skirtings are all post 70s. At ceiling level, the insulated lining will finish to the underside of the existing perimeter ceiling beams (front and rear elevation) leaving the timber beams and existing stone corbels exposed. The linings will stop short of any stone window reveals. This system will be repeated at first floor and specifically excludes the internal walls dividing the original building into 3 bays – ie the cruck frame remains uncovered.

### **Re-Roofing**

This proposal seeks to re-roof the whole property. The drawings illustrate the existing stone and slated roof elements but also confirms that the stone slates are not pegged but nailed. It is proposed to carefully strip the existing roofing slates and very carefully set aside for re-use. The roof has clearly been re-roofed in the past and; when this has been done stone slates have been retained on important elevations and the shortfall made up on with blue slate. It is hoped that most of the stone slates can be salvaged and losses made up from salvage yards whilst the blue slate can be readily matched. This can only be confirmed when the slates are handled; at which point we can re-assess whether another roof slope is further sacrificed for blue slate if stone slates turn out to be in very poor condition.

### Conversion of the Garage into Guest Accommodation and Games Rooms including Glass Link to House

It is subjective whether this building was for a cart shed or other use. Today it is used as a garage and domestic store. This two-storey building is already substantially modified to make it a sound building, with the Westerly gable lined in blockwork and the first-floor dividing wall in concrete blocks. The garage doors have been inserted using concrete bricks at the jambs and steel lintels internally. The ground floor is concreted, and a new timber first floor inserted in the Western bay. The remains of floor beams exist in the Easterly bay. The roof has sarking felt and modern rafters. The modifications were part of the 70s approval.



Conversion of this into guest accommodation and a play area/gym can be readily achieved without new external openings except for the proposal to have a glass link to the house. The siting of this link has been carefully considered to avoid chancing into any existing quoins in both the listed house and the garage. The link is also positioned on the North elevation and kept as short as possible to minimise its impact in this discreet corner of the listed building. To this end the opening into the house uses an existing window rather than making the link longer. Glass is chosen to ensure the existing wall elevations remain (i.e. un-plastered within the glass link)

A new internal door opening is formed in the dividing wall at ground floor and placed in an area that avoids any existing recess features.