

*Heritage & Design Statement*  
*For*  
*Proposed Listed Building Application*  
*For*  
*Internal alterations to:*  
  
*Masons Farmhouse & Barn*  
*Bashall Eaves.*  
*Clitheroe.*



*Photograph N0.1*  
*Masons Farmhouse & Barn. Grade II Listed Building*

## **Masons Farmhouse & barn adjoining.**

### **LOCATION.**

*The farmhouse and barn located in the parish of Bashall Eaves nr Clitheroe. A working farm set in the Bowland Forest region of Lancashire about 4 miles west of the main town of Clitheroe. National Grid reference SD 69058 43823*

### **THE LISTING:**

*Masons Farmhouse and adjoining barn is a Grade II Listed building (Number 1163094) first listed in November 1954.*

*The farmhouse and adjoining barn to the south west, probably late C17th. Sandstone rubble elevations with a stone slate roof. 2-unit central entry plan with original outshot and end stacks. 2 storey, 2 bays. Windows of 3 lights with outer chamfer and inner ovolo, and ovolo moulded mullions. The moulded doorway with shaped lintel is covered by a modern stone porch. The barn to the left is of squared water shot sandstone with slate roof. The wide entrance has a segmental arch with fluted keystone, probably re-set. A cruck is re-used as the inner lintel. The roof has trusses with tie beams, light collars and queen struts. The purlins are of softwood.*

### **SURVEY EVIDENCE;**

*The original farm house was smaller in floor plan than it is today, it consisted of a ground floor with two rooms with a central dividing wall which supported the first-floor construction which consists of exposed timber floor beams and joists with a lath and plaster ceiling finish between the joists. A flight of stairs located at the rear of the left-hand room and was an "L" shaped staircase which had a lower flight onto a landing and 90 degree turned flight to a first-floor landing. The original first-floor layout would have been the two front bedrooms, possibly three.*

*The front elevation arrangement of door and windows has remained un-altered except for the addition of a porch in front of the door. The windows are symmetrical either side of the door and there is evidence that windows in the rear elevation were located in similar positions, there is a closed window in the rear right hand room which can be seen inside the boiler room and corresponds with the front window.*

*There has been an alteration to the farm-house which created a two-storey extension at the rear which formed a kitchen and scullery at ground floor and an additional bedroom and bathroom at first floor. The evidence for the extension is indicated in the roof space where the alteration to the trusses by adding new top and extending the bottom chord which can be seen in Photographs 10 & 11. Externally there is a visible colour change and change of stone in the gable where the difference can be seen, and the now off-centre chimney indicate that the building was extended approximately 2.8m (2ft-6") The alteration to the rear roof slope is very clear.*

*A second single storey extension was added at the rear to form a kitchen and ground floor toilet and wash room. The kitchen provides a focal point for the farmer and farmhands during a working day.*



*Photograph N0.2 showing timber in wall below the stair landing.*



*Photo No.3*

*This photo shows the underside of the present staircase supported on a similar timber.*

### ***THE ROOF:***

*The existing timber roof trusses indicate that the original 2 storey building was increased in size by an extension at the rear. The rear wall at the time was altered but mainly stayed in position. To extend the roof over the new rear extension the trusses where extended by adding new top chords and bottom chords to provide support for the purlins and rafters.*





*Photo No.10*

*Photo showing added top chord and purlins*



*Photo No.11*

*Photo of the altered roof truss.*





*Photo No4*

*This photo shows a later second single storey extension*

*There is external evidence of the extension to the two- storey farmhouse which is evident in the gable, where the difference in stone and the now off- centre chimney stack indicate that the building was extended some 2.800 meters.*

*These photo's shows a definite line where the stone changes colour.*



*Photo No.5 shows the altered rear roof pitch and change in stone colour*





*Photo No.12*

### ***INTERNAL ALTERATIONS GROUND FLOOR:***

*The original heritage asset the subject of this Listed Building Application is the dividing wall between the two ground floor rooms. These rooms form the original layout of the farm building and include the staircase which was at the rear of these rooms. The dividing wall supports the timber floor beams on both sides and is an original feature of the building, indicated in Photo's No13 & 14. The wall may be a stone wall with timber supports within the wall, but this will not be known until some investigation is carried out to assess its construction, there is a horizontal timber within the wall below the stairs which may have supported the landing, this is indicated in Photograph No.2*

*The ground floor proposal is to form a new kitchen in the front right- hand room and open the wall between the two front rooms as proposed on the drawing. This would be done by inserting an oak timber frame as detailed to form the support for the existing floor beams. The use of an oak timber frame would reflect the materials of the floor beams and floor joists*

*It is also proposed to re-site the lower section of the timber stairs (indicated in Photo's No.3 & No.8) to the opposite side as shown on the drawing. This will involve forming a new well to accept the lower flight and infilling the existing stairwell on the opposite side, where a new store cupboard will be formed. These alterations will use timbers to match exactly the existing floor joists and to sit them into notches which will already exist in the floor beams. Replacement floor boards will be formed from reclaimed timber of a type to match the existing.*

*The wall between the front right room and the boiler room behind is the evidence of the closed 3 bay mullion windows can be seen*

*It is proposed to form a door opening through the wall into the proposed pantry to allow access to form the kitchen into the pantry. The opening will be supported over stone lintels with 150mm seating. The door and casing will be formed to match the style and material type of the existing doors as shown in photograph No.13*

***FIRST FLOOR ALTERATIONS:***

*These will form a new bathroom in the room which will be reduced in size by the proposed new stairwell position and allow the former bathroom to be used as a bedroom. The other front left bedroom will be improved in size and allow for a wardrobe. The walls at first floor are all partition walls that have been altered when the farm house was extended at the rear*



*Photo No.6*

*Door Lintel over front door*





*Photo No13*

*Internal view of the proposed wall to be removed including the door style*



*Photo No.14*

*These photos show the wall from both sides and the beams supported.  
Beams and joists are visible. A vertical support in the corner is visible.*





*Photo No.7*  
*Front window detail*



*Photo No.8*  
*Internal wall originally the rear wall & staircase*



*Photo No.9*  
*Internal view of front window*

**REASONS FOR THE ALTERATIONS:**

*Mr. & Mrs Hartley Snr have had a new dwelling built on the south of the farm building g cluster, permission granted by Ribble Valley Borough Planning.*

*The farm house will become the home of Mr. Ben Hartley and his wife Mrs Heather Hartley and their family. It will also remain as the working hub of the farm with the farm hands using the kitchen and its adjacent toilet during the working day and early morning and late evening. The new kitchen and dining area with adjacent lounge created by the opening in the wall will be for the family use with a small play room for the children, this will allow the farm, which is busy and in the more inclement months wet and dirty, to be kept separate to the working farm element. It will also allow Mr Hartley to clean up before entering the family side of the farmhouse.*