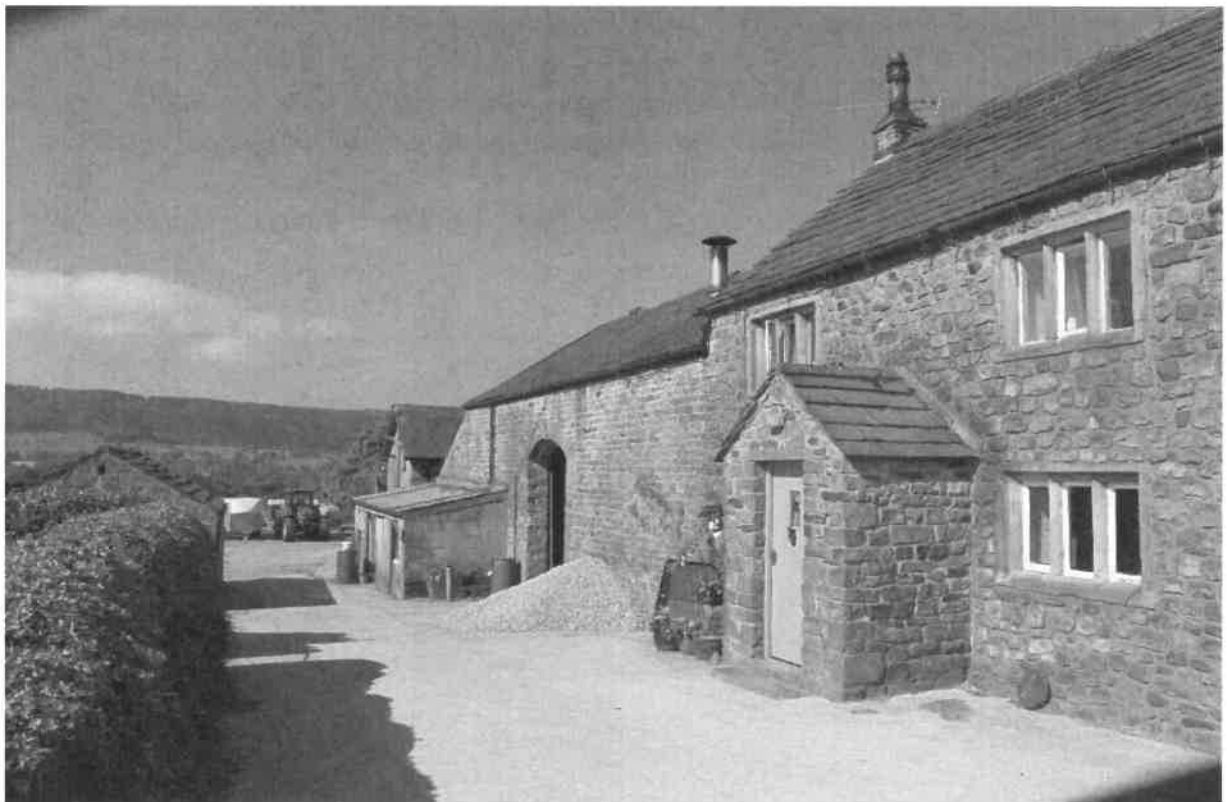


Heritage & Design Statement
For
Proposed Listed Building Application
For
Internal alterations to:

Masons Farmhouse & Barn
Bashall Eaves.
Clitheroe.

320180642P



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 outshut 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 watershot 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 than the present building having 2 no ground floor rooms, the two front rooms as we see today formed the majority of the C17th ground floor. The windows of the ground floor front elevation have remained un-changed, however due to extension the windows that were part of the original rear elevation at both ground and first floor have been lost.

The C17th first floor consisted of an access staircase, which may not have been in the present position about 180 degrees to the right in the proposed position, it served possibly three rooms.

This photo shows below the landing of the existing stairs and a timber support that may have been part of the landing support



Survey Evidence cont'd.



This photo shows 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 showing added top chord and purlins



Photo of the altered roof truss.



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



INTERNAL ALTERATIONS:

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 a oak timber frame as detailed to form the support for the existing floor beams. It is also proposed to re-site the lower section of the timber stairs 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 anew 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 located to match.

A door will be formed thro' the wall into the proposed pantry to allow access form the kitchen into the pantry. The door and casing will be formed to match the style and material type of the existing doors.

FIRST FLOOR ALTERATION:

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.



Door Lintel over front door



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



Ceiling in the front right- hand room showing ceiling and beam end with post support



Front window detail



Internal wall originally the rear wall



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 still 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.

