
Heritage Statement

The Whitewell Estate

New Laund Farmhouse, Whitewell



Introduction

New Laund Farmhouse is Grade II listed buildings near to Whitewell in the Trough of Bowland. The farm is currently an active sheep farm with surrounding agricultural land.

The listing details are as follow:

Date listed: 22-Nov-1983.
Date of last amendment: 14 July 1987
Grade II
List entry Number: 1072313.
Grid Reference: SD 65512 47050.

SD 64 NE BOWLAND-WITH-LEAGRAM 2/61 New Laund Farmhouse

House, late C18th with later alterations and possible earlier remains. Sandstone rubble with slate roof to front wing and stone slate to rear. 2 storeys. South front of 3 bays having plain stone surrounds to the windows with square mullions set back from the wall face. Those to the left-hand bay have 3 lights, the rest 2. The left-hand ground-floor window has had its mullions extended. The door, in the 2nd bay, has a plain stone surround with a false keystone cut on the lintel. About 3 feet from the left-hand gable wall is a quoined straight joint suggesting that the gable has been rebuilt. The chimney cap, set back from the present wall, has a moulded cornice and weathered tabling. There is a 2nd, later, chimney on the right-hand gable. The rear wing has windows and doors with plain reveals.

History & Context of the Building

Ordnance Survey extracts from the period 1910 show the building labelled as it stands today and it is presumed that the house was the focal point within the yard. To the south west an access road is illustrated which runs to a quarry and limekiln. Presumably these have been working areas of the land but today they are not in use.

Earlier maps may illustrate a building adjoining the farmhouse at a right angle. We believe that the gable elevation which is currently bowing formed part of an adjoining building that at some point was taken down, perhaps to facilitate access into the quarry. There is a vertical straight joint between the main house and outer skin of stonework and the lack of any bonding or ties suggests that this was a separate structure or building.

The farmhouse is positioned within its own boundaries, and is set back from the vehicular access way through the farm. This is also a public right of way which continues through Fairy Hole Wood. This provides an opportunity for anybody to view and appreciate the building as they pass. The dominant stone facing elevation is of a solid traditional form with lime mortar present to stonework joints. These are of no heritage value.



Photos illustrating the outer skin of stonework which requires stabilisation works.

Proposals

These have been made following the appraisal of three possible solutions to rebuild, remove or appropriately pin the outward bowing elevation.

The proposal is to appropriately pin the elevation back to the existing elevation forming the farmhouse wall. Using a Cintec Anchor system 50mm cores are proposed to be drilled with wet diamond tip drilling at 1200mm lengths to appropriately tie the two skins of stonework together. When in place the tie bar is slightly inflated which compacts the inner fabric which in turn forms the bond between the two skins. Three of the cores are to be positioned on the internal load bearing wall, these will extend up to 2500mm in length and adequately ties in the structure where the movement is most significant. On completion the cores as previously removed will be re positioned and neatly pointed. These will not be noticeable without undertaking a close up inspection. The historic curve will still be present but the wall will be stabilised without incurring further movement.

Partial rebuilding works have been considered and we originally obtained some structural engineers drawings which incorporated new construction details for a new external gable detail. These works would be very disruptive to fabric of the farmhouse and noticeable on completion from the public right of way. A third option of taking down the secondary skin was considered, however we are unable to ascertain what the existing stonework finish is like behind the wall and therefore we favoured pinning the elevation.

Impact Assessment & Conclusion

The original secondary skin over the gable elevation will remain insitu and the anchor system will not be visible whilst providing a structurally sound solution for the long term maintenance of this asset. The historic curve will remain a historic part of the building and therefore we favor the proposed installation of the Cintec anchor system.

The installation will cause no detriment to the heritage asset as we are maintaining the building with the least intrusive viable solution in its form that has existed for over one hundred years.



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