

Wilkinson's Farmhouse, Simonstone Lane, Simonstone, BB12 7NX

Listed Building and Heritage Statement

Property Details

The existing property comprises a 2 storey dwelling on Simonstone Lane together with a detached pigsty with poultry loft.

The farmhouse and pigsties are both Grade II listed and were first listed in February 1985. Both are listed under the Planning (Listed Building and Conservation Areas) Act 1990.

Wilkinsons Farmhouse - List Number 1238972

Pigsties with poultry loft - List Number 1237666

Application details

The application comprises photographs of present roof including photographs of the extent of damage to existing roof.

A detailed description of the roof damage has also been reported.

Photographs have also been included of existing pigsty loft roof comprising of slate and existing sunroom roof which has recently been built and has had a roof finished also in slate.

A location plan has also been included.

Proposed work

The proposed repairs to the roof involve the whole replacement of the roof tiles and the ridge tiles to match existing roofs on the listed pigsty loft and the sunroom extension to the rear of the property.

The existing building has been extensively altered over the last few years including the construction of the garage in the 80's, the conversion of the rear part of the garage into a guest facility 2015/16 and more recently the conversion of the front of the garage into a bedroom with ensuite bathroom 2018/19.

Impact on the existing historic building

The alteration and repair of the existing roof will have a positive significant impact on the existing building as it will greatly enhance the appearance of the farmhouse.

Historically when the farmhouse was first built the likelihood would have been that the roof was constructed from slate which would have been a natural product readily available at that time.

In the 1800's the Spanish began a quarrying process that was efficient enough to produce slate for everyday homes due to its malleable break-ability and tough qualities that could be broken down into thin sheets (the first recorded slate roof of a private home is reported to be in Wales around 1300 AD)

The more modern hardworn concrete tiles that are now in place are very much a modern product probably widely used in the mid 1900's and do not reflect the true appearance of the farmhouse back in the 1800's when the farmhouse was first thought to be built.

The replacement of the roof will also match the existing roofs that are in place on the pigsty loft and the sunroom extension to the rear of the property thus giving it a much more uniform appearance and tying the whole development together especially as the farmhouse and pigsty loft were most likely built at a similar time if not together.

Question 11

The existing roof comprises of hardwore concrete tiles which we think date back to approximately 1960 or even earlier, which makes the roof of the farmhouse at least 60 years old.

The roof over the new bedroom conversion and guest bedroom facility is of slightly newer construction as the flat roof was replaced in 1995 with a pitched roof. This roof is also to be replaced due to its age, disrepair and to match in with the farmhouse roof.

The lifespan of these tiles vary from 30 to 50 years depending on location (as we have quite a wet changeable climate in Lancashire I suspect it is the former not the latter.)

The roofs have started to leak in, in various places within the internal house space as you can clearly see from the attached photo evidence .

The roof has also been filled with expanding foam filler from inside the loft space to prevent further damage to the internal house.

Upon further inspection of the farmhouse roof, the tiles have been clipped into place in approximately 100 places and there are numerable cracked tiles that are in need of urgent repair. The actual tiles themselves have worn extremely thin and weathered over the years as you can clearly see in the photos thus making them extremely brittle.

Moss has also had a part to play in the demise of the roofs- the property is surrounded by huge trees and foliage and together with the damp, wet conditions provides a great environment for moss to grow and thrive .

The removal of this moss over the years has had a great impact on the roof tiles and has significantly damaged the surface of the tile and has removed the top surface and layers beneath making the tiles in a very weakened state.

The felt underneath is also very old and unlike new felt materials of today will not provide a waterproof barrier to stop water entering the roof space.

Our local builder Mr Andy Stanworth has advised that the roofs are in need of urgent replacement to prevent any further damage to the property.

The roofs over the years has had much repairing and 'patching up' in the past but it has now got beyond that as the roofs are no longer fit for purpose.

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