Extension

Alder House Farmhouse
Holden Lane
Bolton-by-Bowland
Clitheroe
Lancashire
BB7 4LZ

TRAIL ARCHITECTS

Heritage and Method Statement

November 24

Rev:

Heritage Statement

In Respect of

Alder House Farmhouse, Holden Lane, Bolton by Bowland, Clitheroe, Lancashire, BB7 4LZ

For

C. McDermott

Drawing no. D(20)101

First Drafted 08.11.24

By: RL Checked: LM

Contents

1.0 Introduction and Location

This Heritage Statement has been prepared by Trail Architects on behalf of our client as part of the application for Planning and Listed Building Consent for the extension to the Farmhouse at Alder House Farm within the Bolton by Bowland Area of Outstanding Natural Beauty. This application follows Planning and Listed Building Consent applications 3/2024/0688 and 3/2024/0689 submitted August 2024.

This statement provides a description of the site and the proposed extension to support the proposed enhancements to the existing Heritage Asset to demonstrate it's compliance within the context of the Local Development Plan and relevant policies. This statement should be read in conjunction with the submitted drawings and accompanying information.

The site is located just off Tinkler's Lane, which links the settlement of Holden to the southeast with the B6478 to the north west. The traditional Farmhouse is surrounded by a series of fields, agricultural buildings and mature trees, the area is characterised by the wider pastoral Ribble Valley and wooded cloughs of the Area of Outstanding Natural Beauty. To the southwest, the farmland steeply slopes through a densely wooded area of mature trees to the nearby Holden Clough which provides a natural visual screening to the nearby public roads and walkways. The farmhouse and its surrounding barns and outbuildings are viewed obscurely only from Tinkler's Lane on approach to the field access gate and informal farm track.

Application Site Area: 4.14Ha

Aerial of Location

2.0 Existing Site and Building

Obscured views of the site from the public realm

Trail Architects were engaged to research and analyse the existing Farmhouse to better understand its history and assess the existing building's overall condition and potential. This initial analysis was intended to help guide the consideration of appropriate adaptations to the property and suggest how changes could be managed in the areas of the building that could best accommodate it. It was considered prudent as part of the initial proposals that important heritage elements within the building were protected and conserved, but that the overall property could be developed and enhanced to better prepare the building to function more effectively in the future and better suit the requirements of modern living.

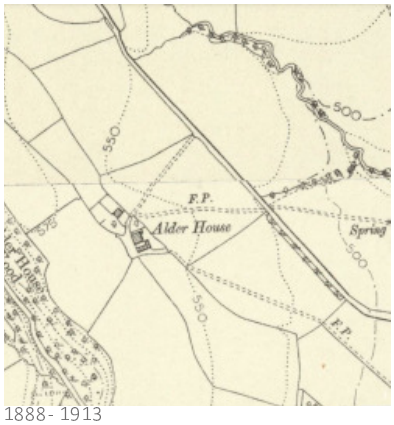
With assistance from both the Lancashire and West Yorkshire Archives and with particular thanks to the local Slaidburn Archives, we were able to trace the history of the property back through historical records and maps to try and piece together its past. The farm and surrounding area was within West Yorkshire before the boundary changes in 1974 and was occupied most recently by the same family from 1928 until its recent sale. There is a plaque above the front porch area which reads 1708, however, we suspected from talking with the most recent owners that the main house may have pre-dated this. Through historical maps, the farmhouse was traced back to the first edition of the O.S 1840-1870 but through the Slaidburn Archive team we were able to establish that in 1693 the house was recorded as being occupied under the name 'Aldress' by the Commissioner for the Arch Bishop, who awarded seating in the Parish Church to the occupant with the location of 'south side of the church next to the middle alley' proving the assumption that the original farmhouse pre-dated the gabled porch and dated plaque. Since submission of the previous planning and listed building consent applications and with help from an archaeology consultants further earlier references have been found as far back as 1616 in the Bradford Archives relating to Alderhouse.

The existing building was granted Grade II* listed status in November 1954 under list entry number 1072207. The property is characterised by a sandstone coursed rubble façade and stone slate roof, the assumed later addition of the gabled porch stretches all three stories of the farmhouse. The mullioned and transomed windows with hoods are typical of the local vernacular prevalent in the area and the principle elevation has an element of formality and symmetry which adds to the aura of grandeur this property has held for at least 330 known years on this site. Internally, a stone stair connects the ground to first floor, with a timber stair leading up to the impressive trussed roof which still has some traditional oak trusses with interrupted tie beams visible at floor level, braced downwards to the main floor joists. The property is an impressive example of a traditional local vernacular that is characterised within the AONB , Trail Architects sought to fully understand this heritage asset's significance before considering an appropriate brief for its ongoing preservation and potential for sensitive adaptation.

The property has undergone sporadic update and repair over its years of occupation which has had some negative effects on the original features through the use of cementitious interventions in places for repairs or softwood replacement timbers which have corroded over time. Other areas of the property appear to have lain vacant for extended periods which through disuse have fallen into disrepair and in places, the overall weather-tightness of the farmhouse has been compromised. A full-measured building survey was instructed to gain a better understanding of the property overall, as well as a structural condition survey by a conservation engineer and a timber condition survey by BMTrada to better understand the building's overall condition. Through these assessments a schedule of works for the repair and conservation of this important heritage property was developed and further considerations were able to be given to how most sensibly prepare the property's function and energy efficiency for the future with conservation in mind. The enclosed proposals outline what we trust is a well-considered approach to a discrete new build element with as minimal an impact on the significance of the heritage asset and its setting as possible whilst allowing the property to be lived in and conserved successfully as a functioning family home.


The Farmhouse Principle Elevation

1840- 1880



1888- 1913

3.0 Statutory Legislation, Local Planning Policy

Below is a series of relevant local policy extracts from the Ribble Valley Core Strategy which have been referred to in the development of the proposal's strategy to ensure the careful consideration for the extention to Alder House Farmhouse. Each excerpt has been adapted to omit sections deemed less relevant to the current proposal.

Key Statements EN5: Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.

Policy DMG1: General Considerations

In determining planning applications, all development must comply with the following six initiatives:

Design

1. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible. 2. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

Consider the protection and enhancement of public rights of way and access.

Amenity

Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS, County Heritage Sites, local nature reserves, biodiversity action plan (BAP)habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.

2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following:

1) Enhance the environment 2) Avoid the impact 3) Minimise the impact 4) Restore the damage 5) Compensate for the damage 6) Offset the damage

3. All development must protect and enhance heritage assets and their settings.

1. Be of a high standard of building design which considers the 8 building in context principles (from the Cabe/English Heritage Building in Context Toolkit)

2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.

3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the affects of development on existing amenities.

Infastructure

1. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase developmentto allow infrastructure enhancements to take place.

2. Consider the potential impact on social infrastructure provision.

Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.

This policy helps deliver the vision for the area and gives an overarching series of considerations that the council will have regard to in achieving quality development.

Policy DME4: Protecting Heritage Assets

In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. Listed buildings and other buildings of significant heritage interest alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

A) Monitoring heritage assets at risk and;

i) Supporting development/re-use proposals consistent with their conservation; core strategy adoption version

ii) Considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.

B) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.

C) Production of design guidance.

D) Keeping conservation area management guidance under review.

E) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.

F) Assess the significance and opportunities for enhancement of non designated heritage assets through the development management process.

The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.

Policy DMH3: Dwellings in The Open Countyside and AONB

10.20 Within areas defined as open countryside or AONB on the proposals map, residential development will be limited to:

The protection of the open countryside and designated landscape areas from sporadic or visually harmful development is seen as a high priority by the council and is necessary to deliver both sustainable patterns of development and the overarching core strategy vision.

Context

All development, but particularly in the Bolton by Bowland Conservation Area, must respond to its immediate environment, its "context", in terms of scale, density, form, materials and detailing. Scale is the combination of a building's height and bulk when related to its surroundings. The scale of any development should respect the surrounding development.

4.0 New Build Element

The proposed works are as follows and have been developed in discussion through a pre-application process with Ribble Valley Council and Heritage input on essential repairs from Growth Lancashire who visited the site in July.

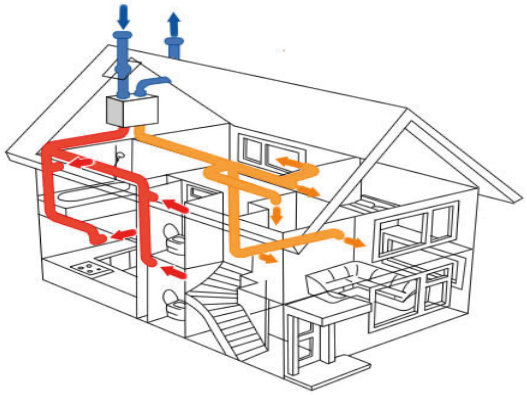
Following the review of the liveability of the existing Farm House it was considered that the existing proportions were difficult to adjust to accommodate a family kitchen arrangement without significant alterations to the fabric of the existing building or undermining heritage features. It was reviewed that a more sensitive intervention to the listing would be to create a pavilion to the western elevation of the property where it is planned that the banked earth against the main farmhouse will be cleared and subtly regraded to prevent any rising damp issued from the adjacent ground levels.

The single storey pavilion has been carefully considered to sit sympathetically beside the main Farm House in a subservient manner. The material palette reflects that of the existing building, using subtle coursed stone and roof slates. The pavilion is accessed through a glazed link from the Farm House to it's position in the existing orchard, linking the floor levels from the existing building. The pavilion is set back from the front elevation to remain subservient whilst also staying closed with minimal openings to the front elevation as not to distract from the existing fenestration, the pavilion then opens up to the rear with views across the landscape whilst remaining shielded from the public road by the existing building.

The strategy for thermal improvements remains largely unaltered from the previous application, with the potential for an air extraction system venting to the roof to omit wet and warm air from the building from areas such as bath and shower rooms which can emit a lot of moisture. It is intended that this system will vent to the roof via a subtly located vent which will be powder coated to match the existing stone slates.

Farmhouse West Elevation

Visualisation



Heat Recovery System

Velux Conservation Rooflight

5.0 Schedule of Works

The schedule of works has been carefully developed alongside Heritage input on essential repairs from Growth Lancashire who visited the site in July.
The schedule and accompanying methodologies below have been included generally in the order of works taking place and should be read in conjunction with the accompanying submitted documents as part of the LBC submission.

Removal of non-original concrete floors
The non-original concrete and vinyl flooring that has historically been laid in place of the original flagstones is to be removed to allow the trapped moisture to escape the building.

Pointing
The current cement mixture pointing is all being removed using hand tools (a hammer and chisel) appropriate PPE will be worn during this process. The current stone should then be washed using a brush and water, covered with a wet blanket for 24 hours and kept wet during this time. The reason for the blanket is that there is quite a lot of moisture in the gaps between the existing stone, and this method will allow new pointing to attach better to the stone.
The new lime pointing (mix 1 part lime, 2 part sand, and 1 part sharp sand) will then be applied, and sprinkled with water for a few days to avoid quick drying and cracking on the lime mixture due to the current weather (summer heat).
After the new lime pointing has dried it will be brushed with a copper brush to remove any excess on the stone. All works carried out under the guidance set out within Historic England, Repointing brick and stone walls, HEAG144 (2017).

Render
Difficulties have been observed on site from the initial attempts to remove the cementitious render present on the exposed western elevations, as it has bonded with the stonework and any attempt to remove the render is compromising the wall make-up. The following methodology has therefore been proposed: the removal of the render where already damaged in regular strips as well as vertically at the windows with roughly a 300mm


Weather Protection for Drying Out

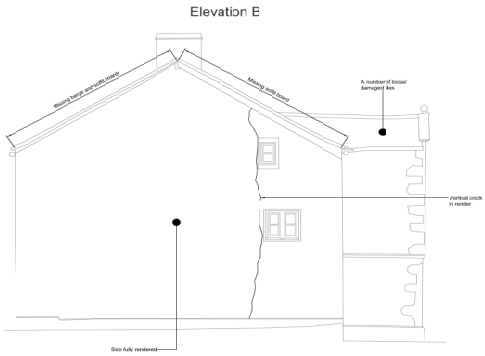

Cementitious Floor


Cementitious Pointing


Cementitious Render to West Elevation

overlap to either side using hand tools. These sections will then be repaired and re-rendered with a lime-based render so as not to oversail the stone window surrounds projection. The site team are in touch with suppliers and reviewing what could be considered the most appropriate lime render specification and application to the specific situation, details of which will follow in due course.

The existing cementitious rendered walls are to be repaired in line with the structural engineer's recommendations and observations. On the new lime render section, all render surfaces are to be finished in a Keim Mineral Based External Paint, in a stone colour TBC.



Exposed West Elevation

Windows

A full photographic record has been taken of every window within the building recording the location and condition of original panes of glass and frames, and those which have had more contemporary repairs or replacements over the years. An assessment of which windows can be considered appropriate for renovation and which may require replacement is ongoing and in each case, the following methodologies would apply:

Main window frames retained and refurbished

Windows that can be renovated

Strip old paint

Remove loose putty

For rotten and cracked wood, we will use wet rot wood hardener and wood filler.

Damaged hinges, handles etc. are to be replaced with the most similar we can find on the market. Photographs of which will be forwarded to the relevant authority before installation.

Broken glass is to be replaced with panes of the same thickness.

New putty round glass, painted with primer and finish coat.

Internal water ingress causing rot and cracking

Windows that can't be renovated

Strip old paint

Remove loose putty

Replace rotten pieces of timber with new solid wood and replicate the shape size and finish of the retained timber. Broken glass is to be replaced with panes of the same thickness.

New putty round glass, painted with primer and finish coat

Walls in disrepair

Proposed Regrading of the Sloped Access Bank

Preventative works are proposed to bank the earth adjacent to the western elevation so that the ground level lies 150mm below the FFL of the building to prevent the ingress of a ground level rising damp into the building. The remaining earth will be graded back at a 1:2 self-retaining slope so as not to undermine the setting of the listed building. A perforated drainage pipe will then be installed adjacent to the building to efficiently drain any water runoff away from the building.

Master Plaster Works

We are currently in the process of sourcing the correct individual to undertake the master plastering for the works associated with the first-floor room above the porch, these matters are underway and a full photographic record and methodology will be forwarded in due course before the works commence.

Roof

The contractor team intend to work through the roof remedial works (above purlin level) section by section after notionally dividing the roof into five sections.

The roof has been stripped of the existing slates, each recorded in turn and stored in order of removal to ensure continuity when reapplied. The existing damp and rotten softwood rafters have been removed and the structural engineer and BMTrada have identified which purlins are traditional oak, to be retained, and which elements are softwood and can be replaced for English Oak as identified in the accompanying reports.

Replacement rafters are a minimum of 100x50mm @ 400mm c/c (Grade C24), this will then support 22mm sarking board and 25mm battens and counter battens to support the slates to be replaced following the conservation structural engineer's review.

An appropriate membrane will be applied above the sarking boards to allow the roof to still act like a cold roof and ventilate effectively.

The existing wet timbers to be retained will be treated with a boron-based preservative, in discussion with BMTrada, we have been recommended Probor by Safeguard in paste form to give a high concentration that will defuse deeply and provide long terms protection.

Master-plasterwork Repair

Removed slates fully recorded in order

Roof not water tight

Rotten softwood ridge beam

The purlins which have been identified by both BMTrada and the engineer will be repaired using one of the details as identified in the purlin repair details provided by our engineers. The preference at this stage is to employ a 200x100 angle for all repairs. Once the roof timbers have dried out below a moisture level of 20%, all new roof timbers will be wrapped in DPC on the bearing ends to prevent any further weathering.
The existing rotten softwood ridge beam is to be replaced with oak and the details of this are also included in the provided engineer's drawing, including the chimney bearing detail.
Priority will be given to the principal elevation when the slates are re-applied, any reclaimed slates used to replace any broken slates will be appropriately coursed on the rear elevation.


Existing Oak Purlins Retained


Boron-based preservative treatment to timbers while drying

Floor Joists

The engineer proposed a detail for extending the bearing of the existing joists, which we propose would be adopted at all the locations now identified where the joist bearings are rotten or less than 75mm, rendering them insufficient.
In places that this is fitted into the wall we will paint with extra protection paint and rap in DPC, this part will be fitted with lime mixture.


Refurbishing and repairing the frame for longevity

Rear Wall Repairs

The structural engineer has also reviewed the rear wall which appears to be bowing slightly, presumably due to the deterioration in the roof structure pushing the wall out to a degree. We have provided his proposed detail after visiting the site to improve the lateral restraint to the rear wall by strapping the joists to the wall which runs parallel to the masonry and improving the timber bearings as shown in the detail referred to, to tie back to the main structural floors.
Due to the age of the timbers and nails individual floorboards are anticipated to be quite brittle and are likely to become damaged when the contractor attempts to carefully remove them to inspect the unexposed joists, therefore the only method of accessing the timber floors is from the underside of each level. This will involve the removal of more recent lathe and plaster ceilings to access the floor repairs and carry out tie-in the bowing walls at the floor levels.

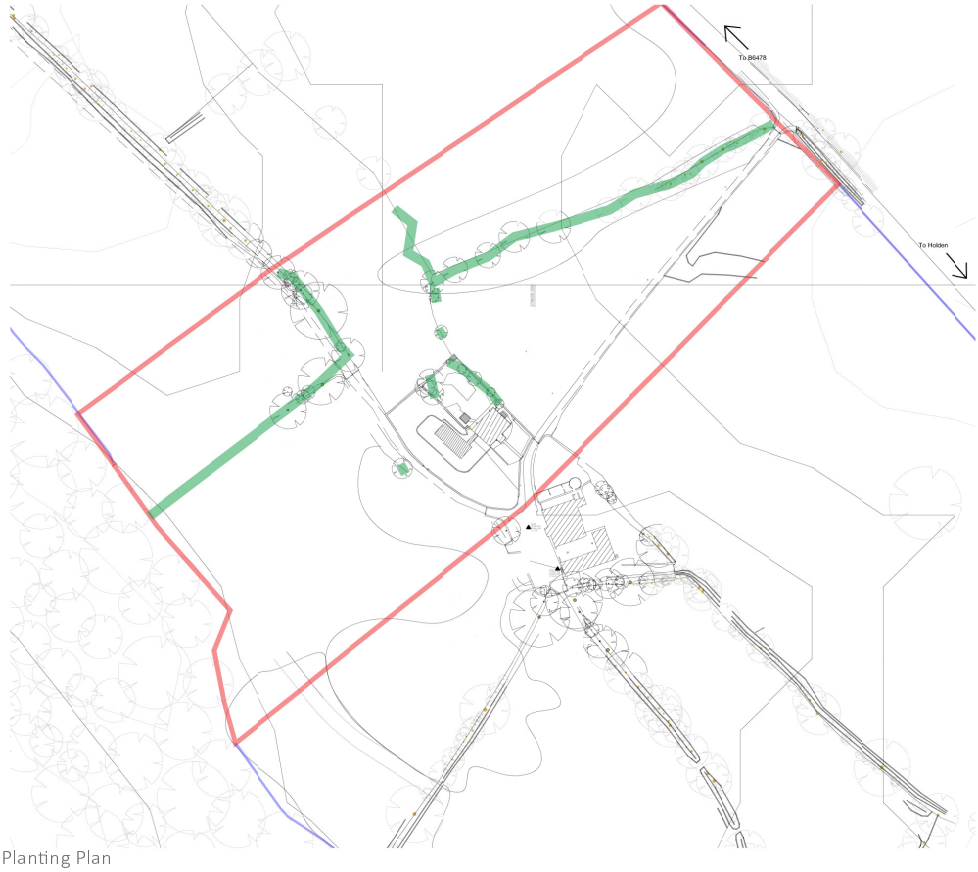

Rear Wall Bowing

6.0 Thermal and Planting Enhancements

Alongside a strategy for the essential repairs to the existing building, the project team have explored proposals to reduce carbon emissions and improve the energy efficiency of the historic building, whilst conserving its significance and ensuring it remains a viable place to live. Understanding how this traditional building construction was originally designed to perform was essential in the consideration of these proposals to employ energy-efficient strategies whilst minimising the risks of condensation or damage to the existing fabric, allowing the building to maintain a level of warmth, improving human comfort and reducing overall energy use.

Proposals have been made to improve the thermal envelope by insulating the external walls suitable for lining without compromising the feel of the spaces and the building's overall heritage character, as well as insulating and lining the existing roof where appropriate. Each insulated lining would be inbound of the structure, creating a continuously ventilated breathable cavity to the existing stonework to ensure the continuous movement of air. Placing the pipework for the heating system outside of the thermal lining and into the new cavity and introducing a steady flow of hot air rising through the cavity would create an efficient air gap that would push the dew point to the outside of the existing stone walls, whilst not compromising their ability to breath through the provision of adequate ventilation. With regards to the upgrades to the thermal linings proposed, the technology around the insulated linings being fully ventilated in heated cavities is a measure that will provide longevity to the building fabric, allowing the building to be more energy efficient and suitable for the needs of an engaged end user.

This application also includes the addition of planting enhancements per the below diagram, adding sensitive additional planting to some of the worn hedgerows where mature trees have previously lined the existing field boundaries, further benefiting the setting of the Farmhouse and reducing the wider visual impact.



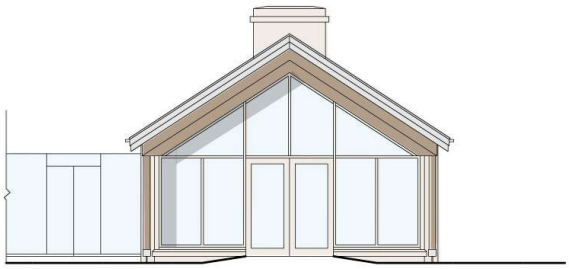
Planting Plan

7.0 Proposed Drawings

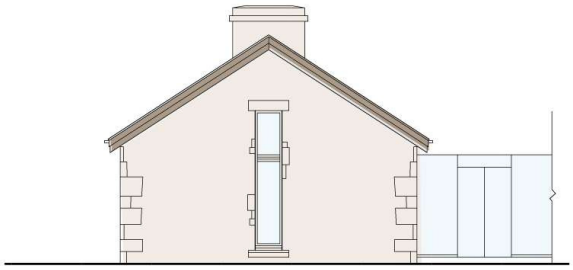
Below are extracts of the proposed drawings that have been submitted as part of this application.

West Elevation

East Elevation



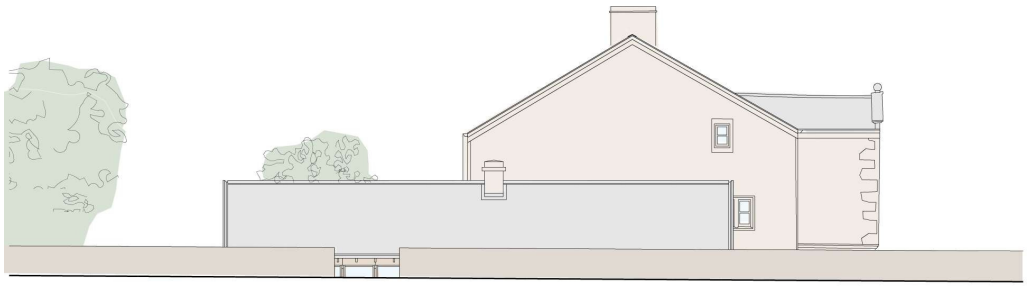
North Elevation



South Elevation

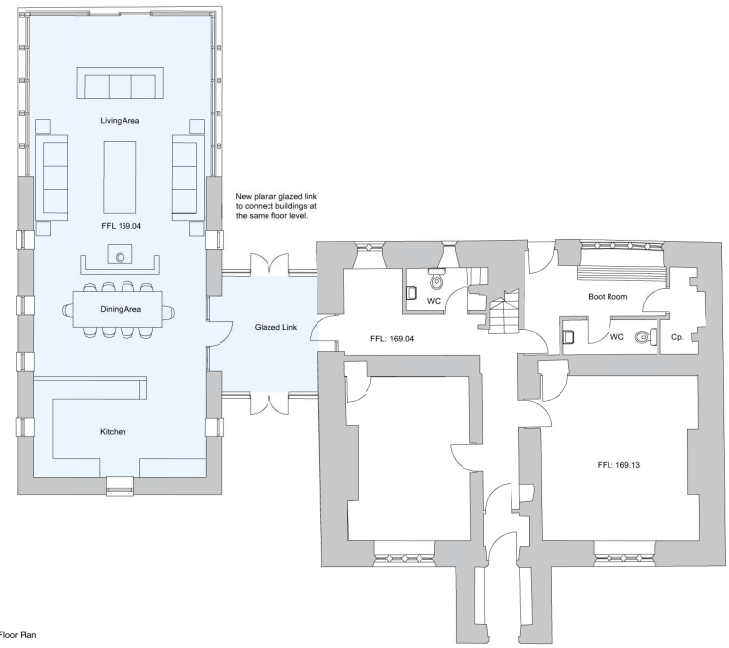
East Elevation
Elevation A

West Elevation
Elevation C



South Elevation
Elevation B

North Elevation
Elevation D



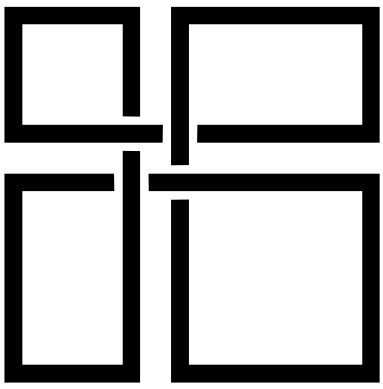
Proposed Ground Floor Plan

8.0 Conclusion

This application for the proposed further enhancements of the Farmhouse at Alder House Farm we trust demonstrate that the extension to Grade II* listed building can secure it as a viable dwelling that serves its function effectively, preserving it for the future. The setting of the heritage asset has been at the forefront of design decisions made for the proposed pavilion.

The overall minor impact on the significance of the enhancement of the listed farmhouse and surrounding Area of Outstanding Natural Beauty is considered to be undertaken in a respectful manner. The principal objective of this application is to enhance a valued heritage asset to a functional use. The proposal has been carefully considered in open dialogue and with active input from a variety of industry experts regarding the sensitive enrichment of the farmhouse in a combined effort.

We remain hopeful that the Ribble LPA can look upon the enhancement favourably as they have been developed to compliment the existing farmhouse to support the future of the farm as a whole.



TRAIL
ARCHITECTS

12 CARPENTER ST, PERTH, PH1 5LZ

T: 01738230360

E: info@trailarchitects.com

W: www.trailarchitects.com