

HERITAGE STATEMENT



ALTERATIONS TO LOWER BEATRIX FARMHOUSE

**DUNSOP BRIDGE
CLITHEROE
BB7 3BE**

On Behalf of

DUCHY OF LANCASTER

Prepared by

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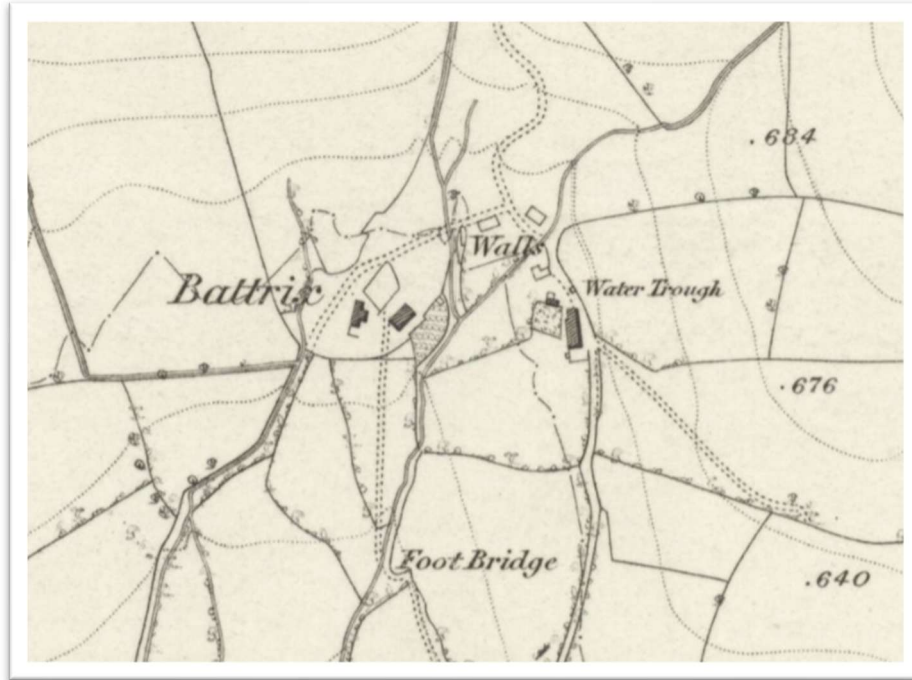
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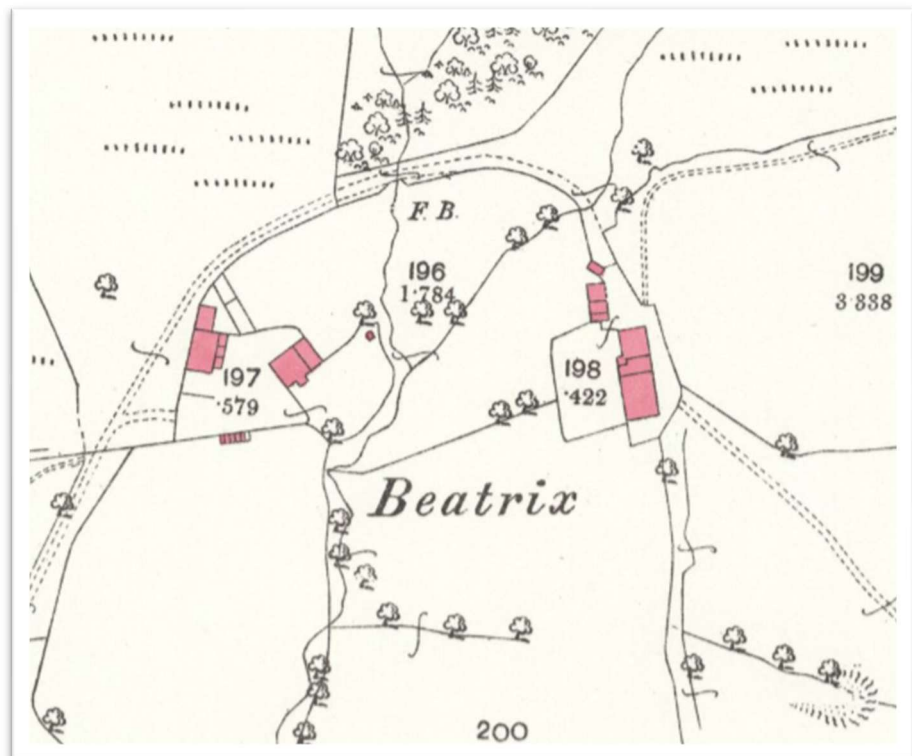
1.0 Assessment of heritage significance

1.1 Brief history of Lower Beatrix

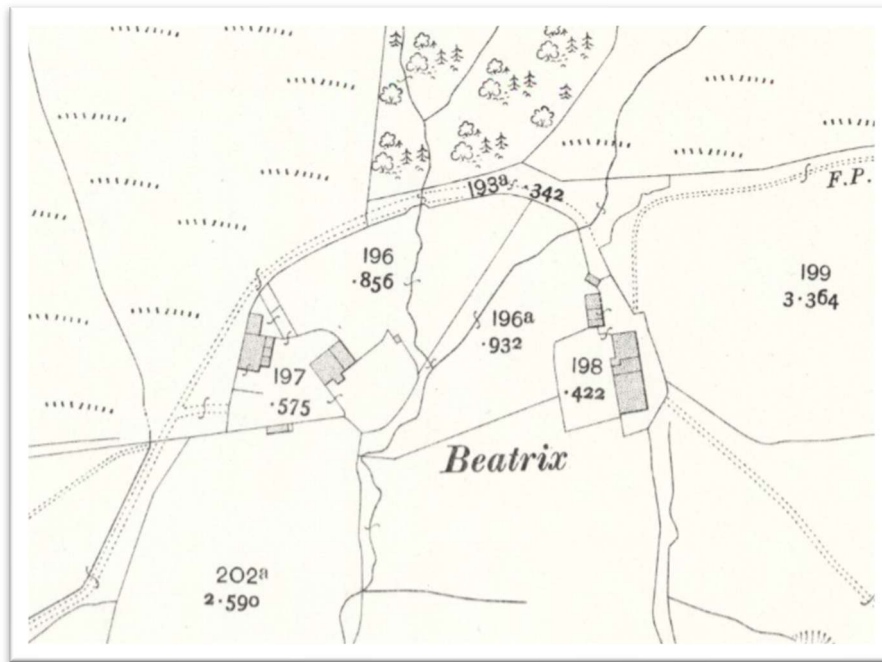
The old farmhouse appears to date back to the late 18th century when this farm along with Higher Beatrix worked as a large stock rearing centre. Markets were regularly held here. The property has been listed as Grade II by Historic England for its architectural significance.



OS Map 1851



OS Map 1894



OS Map 1907

From the early OS Mapping available it is clear the barn extension to the farmhouse already existed in 1851. Additions and extensions to both the house and farm buildings are clear from the later mapping. The 1907 map still shows the current layout of the site.



The above image shows the property in 1989 when the property was unoccupied. The junction between the barn and farmhouse clearly shows some form of stone junction detail which no longer exists. We assume this was removed during re-roofing in later years.

1.2 Construction

The farmhouse itself is constructed of local stone with dual pitched slate roofs, dressed stone window surrounds and timber one over one casement windows.

2.0 Statement of Significance

2.1 Guidance

To evaluate the significance of the building reference has been made to “Conservation Principals – Policies and Guidance” by English Heritage dated April 2008.

- Evidential value – this derives from the potential of a place to yield evidence about past human activity.
- Historical value – derives from the way in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic values – derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value – derives from the meanings of a place for the people who relate to it or for whom it figures in their collective experience or memory.

2.2 Evidential Value

The property yields moderate evidential value. The farmhouse once small shows extension which came with increased farming activities and growth. The sheep detail within the porch is evidence of the animals once held at this farm steading.

2.3 Historical Value

The property has moderate historic value as it provides evidence of farming life within this area of Whitewell which has long continued. Family link to this site and its link to Higher Beatrix Farmhouse shows the family links between the properties.

2.4 Aesthetic Value

The aesthetic value is related heavily to design value. The building shows a typical form of farmhouses in this area with typical vernacular detailing such as the simple tall window detail to the internal staircase which is found in many farmhouses in this valley. The window form is repeated on many properties across the estate.

2.5 Communal Value

The property has communal value to the farming community in this valley with some families having multiple generations working the same farmland for over a hundred years. The fact the farmhouse was linked by the same family to Higher Beatrix Farm is a generational link.

3.0 Assessment of impact

3.1 Schedule of the proposed works

The principal elements of works include:

- Removal of cement pebble dashed render to South-west gable elevation and renewal with lime rough cast render to provide breathable protection from weather.
- Installation of stone water tabling detail to South-west gable verge to protect the slate roof covering from driving rain ingress.

3.2 Statement of impact

The principle areas of impact are:

- Visual impact to the South-west elevation with the provision of new materials.

The lime-based render material will be applied with a rough harl finish to withstand water ingress from the driving rain suffered in this location in winter months.

The water tabling will be of buff sandstone material to match the existing materials used on the property and complete with lead flashings will provide a watertight detail on the junction between the roof covering and wall-head. The water tabling will be designed to match the barn opposite the house which is of a similar age and provides this roof/wall detail already.

3.3 Statement of justification

The works are proposed due to long suffering water ingress found to this gable elevation. The cement render is in poor condition with crazing and cracking visible allowing for water ingress and trapped moisture within the wall. The use of lime render will protect the stone wall from the driving inclement weather to this elevation whilst allowing the wall to breathe and moisture to evaporate at a slow rate.

The verge detail between the slate and wall top is also exposed to driving rain and allowing water to enter the top floor room of this property. The introduction of the water tabling will protect this edge and prevent damage to occur which could ultimately lead to timber decay and loss of historic fabric.

4.0 Appendix A – Photographic Schedule



1. Cement render to gable wall



2. Poor verge detail



3. Historic barn opposite farmhouse with water tabling to verge