

320160279P

revised 7/14/16

**Heritage Statement for Replacement Porch Door and Windows Dove Syke Farm, Eaves Hall Lane,  
West Bradford, Clitheroe, BB7 3JG**

**INTRODUCTION**

This heritage, design and access statement has been prepared in support of an application for permission to change the porch door and windows. The property is a Grade II listed building which was listed on the 16<sup>th</sup> November 1954.

**Heritage**

The Heritage reveals little significance to the proposed alterations to the property. The history of the building reveals the following characteristics:

House, 1827 with possible earlier remains. Front of squared coursed sandstone. Slate roof. 2 storeys, 3 bays. Modern imitation sash windows with glazing bars and plain stone surrounds, except for the left-hand ground-floor window which has had its sill lowered to form a French window, The door, of 6 raised and fielded panels with fanlight, has a plain stone surround. Over the door is a plaque: 'TT 1827'. End stacks and moulded cornice gutter. The left-hand (west) stack projects and has a stone inscribed 'IB 1740' re-set at 1st floor level. The rear windows are modern. Interior not inspected, but said to contain no features of interest.

**The existing building & site**

The property is located down a quite rural road with an access drive that leads to a courtyard with the main property to the left faced with a porch entrance and a single storey garage to. On the right of the courtyard is a double modern garage. The property is not over looked by any other properties and sits on its own land surrounded by countryside.

**Impact of the proposal**

Whilst the heritage of the building is a Grade 2 listed building, the proposed replacement windows and door will not alter any of the heritage as to why the property was listed to begin with.

The existing property features wooden sash imitation windows and a timber door.

The current state of repair for the existing door is rotten and the lock is starting to fail leaving the property lacking in security. The new door is to replicate timber, maintaining the character and aesthetics of the property but also to achieve a low maintenance product that provides better security and thermal efficiency to the property.

The current windows are in need of replacing, they offer poor weather proofing and security to the house. The existing windows are draughty and cold. The current design of the windows is a sash imitation window with Georgina bar detailing. The proposed new windows will replicate timber offering flush sash and casements with mechanical joints, Georgian bar detailing an offer excellent security and thermal efficiency of a U-Value at 1.2.

The replacement door and windows in the property will help sustain the appearance of the current design and the existing colour scheme will be retained.

In addition to the following information the proposed replacements will conform to the current building regulations and requirements.

The openings and dimensions are to stay the same.

# DOVE SIKE

## List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: DOVE SIKE

List entry Number: 1072163

## Location

DOVE SIKE

The building may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley

District Type: District Authority

Parish: West Bradford

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 16-Nov-1954

Date of most recent amendment: Not applicable to this List entry.

## Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 183313

## Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

## List entry Description

### Summary of Building

Legacy Record - This information may be included in the List Entry Details.

### Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

### History

Legacy Record - This information may be included in the List Entry Details.

### Details

SD 731 451 WEST BRADFORD

SD 74 NW

6/141 Dove Sike 16.11.1954 - II

House, 1827 with possible earlier remains. Front of squared coursed sandstone. Slate roof. 2 storeys, 3 bays. Modern imitation sash windows with glazing bars and plain stone surrounds, except for the left-hand ground-floor window which has had its sill lowered to form a French window. The door, of 6 raised and fielded panels with

fanlight, has a plain stone surround. Over the door is a plaque: 'TT 1827'. End stacks and moulded cornice gutter. The left-hand (west) stack projects and has a stone inscribed 'IB 1740' re-set at 1st floor level. The rear windows are modern. Interior not inspected, but said to contain no features of interest.

Listing NGR: SD7313145167

#### Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SD 73131 45167

#### Map



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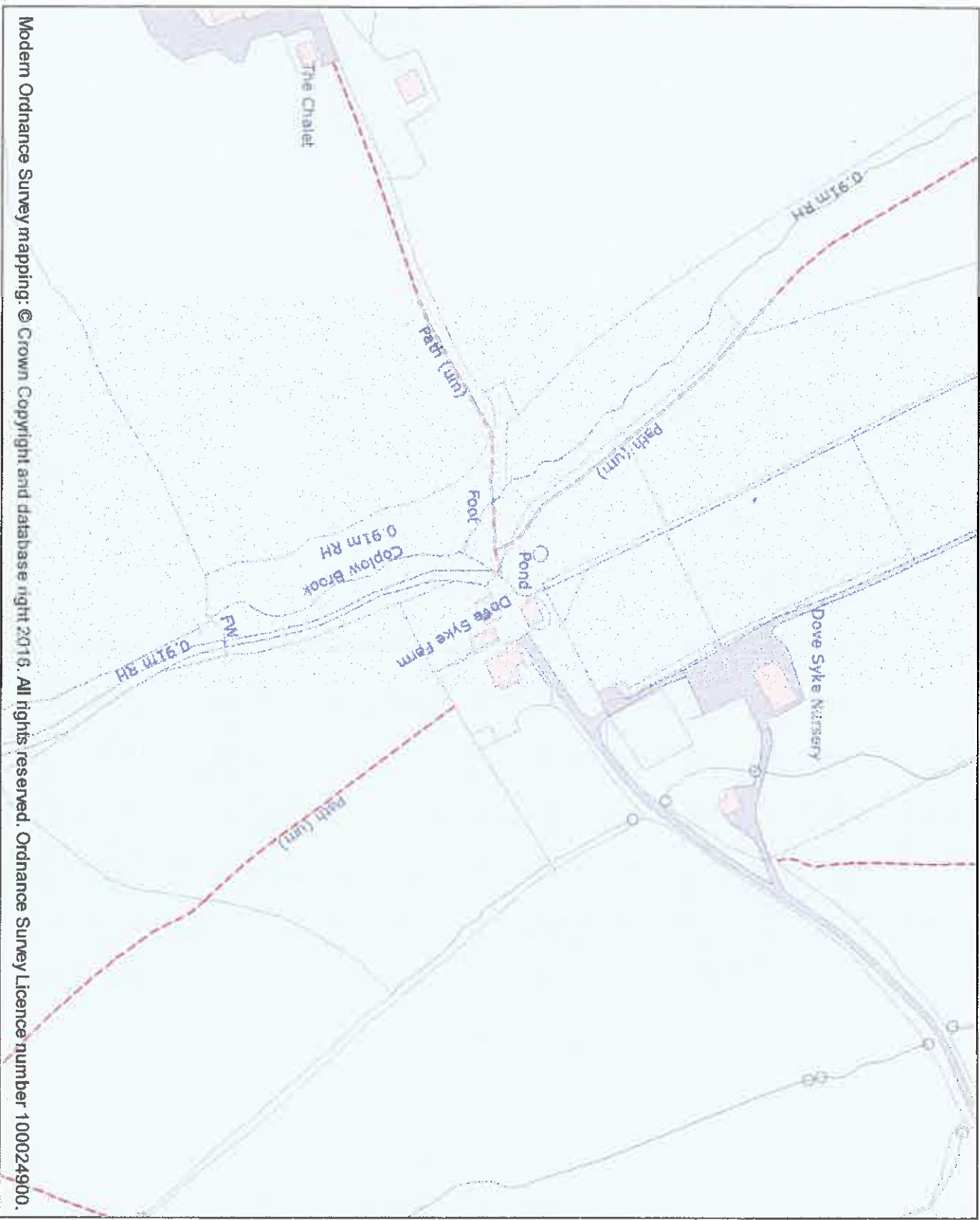
The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1072163 .pdf](#)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 07-Apr-2016 at 11:26:19.

End of official listing

NC10 714116



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Name: DOVE SIKE

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category:

Listing

List Entry No :

1072163

Grade:

II

County: Lancashire

District: Ribbles Valley

Parish: West Bradford

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR: SD 73131 45167

Map Scale: 1:2500

Print Date: 7 April 2016



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