

HERITAGE STATEMENT AND METHOD STATEMENT



For
Alterations and General Repairs
At
Bridge End Farm, Wood House Lane, Slaidburn BB7 3AH
Grid Reference SD 70308 53609

On behalf of:

Mr. A Shorten

Prepared by:
Paul Lewis BSc(Hons) MRICS
RICS Accreditation in Building Conservation
Lewis Historic Building Consultants Ltd. Penrith CA11 8UR
Ref: PL/JL/2023.39



LEWIS CONSERVATION

CONTENTS

1. Introduction
2. Construction, Age and Condition of Premises
3. Brief History of the Property
4. Statement of Significance
5. Impact Assessment
 - 5.1 Schedule of Proposed Works
 - 5.2 Statement of Impact
 - 5.3 Statement of Justification

Appendix – Method Statement for Works of Repair and Alteration

1.0 Introduction

This Heritage Statement has been prepared in support of applications for Planning Permission and Listed Building Consent ref 3/2023/0287 and 8 respectively on the instructions of Mr A. Shorten.

2.0 Construction, Age and Condition of Premises

2.1 Farmhouse

Stylistically, the house represents a good example of a compact square pile house dating from about 1800. The floor plan is typical of the type with symmetrical fenestration around a central door and staircase; the style became increasingly common in middling social classes from the around 1780, although the earliest examples date from the Jacobean period in upper classes.

The features that pertain to this locality are the tripartite windows on the front elevation; R W Brunskill in “Vernacular Architecture – An illustrated Handbook” (2000 Edition) states that this style was common throughout the Pennines and Westmorland with central sliding sash and fixed side casements (Plates 1,2). The arrangement of the windows that light the staircase are also unusual in their ‘T’ arrangement (Plate 3) but both have been substantially altered with the insertion of larger glass panes and 2-over-2 style sash in the late 19th century.



1.

The front elevation presents the ‘polite’ face of the building with its coursed sandstone and pitched roofs with kneelers and parapets. The storey heights are sufficient to create attic accommodation, as evidenced by the high eaves. Other elevations are random bond masonry and may originally have been rendered. The chimneys are plain sandstone with simple cornice and clay pots. Originally, lead-lined timber gutters would have sat upon the shaped stone gutter brackets but these have been replaced with half-round cast iron gutters on spits in late 19th C style.



2.



3.

Some unsympathetic alterations exist in the front and rear porches and improvised window arrangements at rear ground floor level (Plates 1 and 3).

Internally, whilst the original arrangement of rooms remains, the internal plaster finishes, ceilings, joinery and fittings have been removed at an earlier date. None of the fireplaces remain as only the structural openings are evident; one surround remains (Plates 4 - 7). Plaster finishes originally extended over floor beams and joists (Plate 8). The original front door remains (Plate 9) and will be retained. The staircase is simple with unornamented newel posts and stick spindles (Plate 10). The lower floors are stone flag but in poor condition and heavily fractured (Plate 11).



4.



5.



6.



7.



8.



9.



10.



11.

2.2 Barn and Trap House



12. Closed hay forking door evident in the former gable of the barn, now forming the left (west) wall of the trap house

The coursing of the masonry indicates that the trap house was built at the same time as the dwelling. There is evidence that both were constructed against an existing field barn structure; there is a closed forking hatch to the hay loft that was closed when the trap house was built (Plate 12). The hand-worked style of the roof trusses in the barn indicates a construction date of the mid-18th century when over-purlins were commonly employed, albeit these have been removed when sheet roofing materials were added in modern times.

The main masonry walls of the barn are random rubble bond with some 19th century alterations to window and door openings; the overall style of construction is mid to late 18th century (Plates 13, 14 and 15).

The trap house presents traditional stone flags to the pitched roofs with stone copings over the barn gable. Internally, the structure is simple with a heavily worn cobble surface (Plate 16) and simple purlin roof structure (Plate 17).



13.



14.



15.



16.



17.

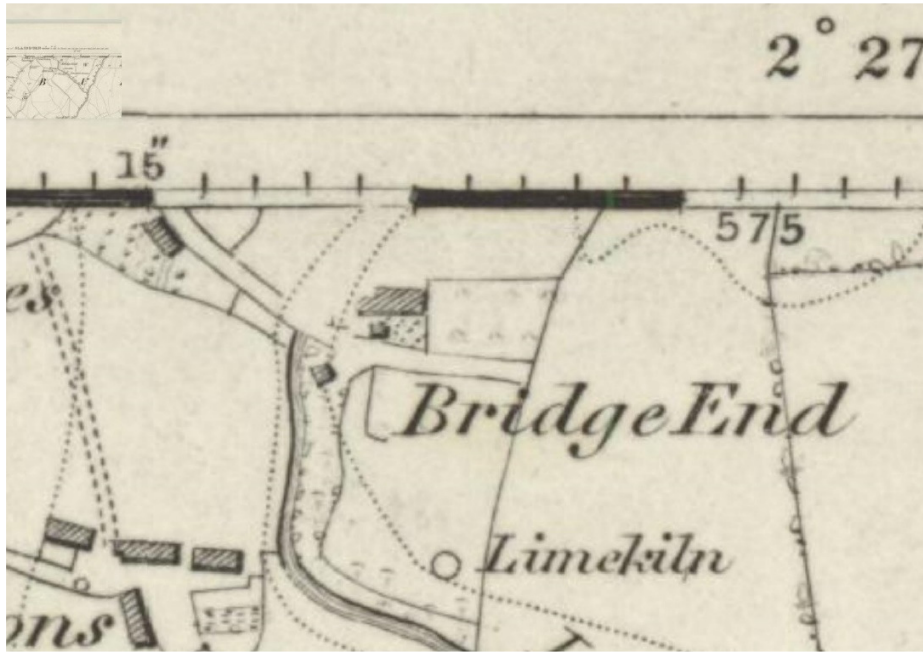
3.0 Brief History of the Property

The evidence of building styles dates the house and trap house to around 1800 with an earlier field barn circa 1750. Changes to the windows and rainwater goods indicate that the property underwent re-styling sometime toward the end of the 19th century. The evidence of post-1850 Imperial bricks around window openings reinforces this view (see Window Survey Report).

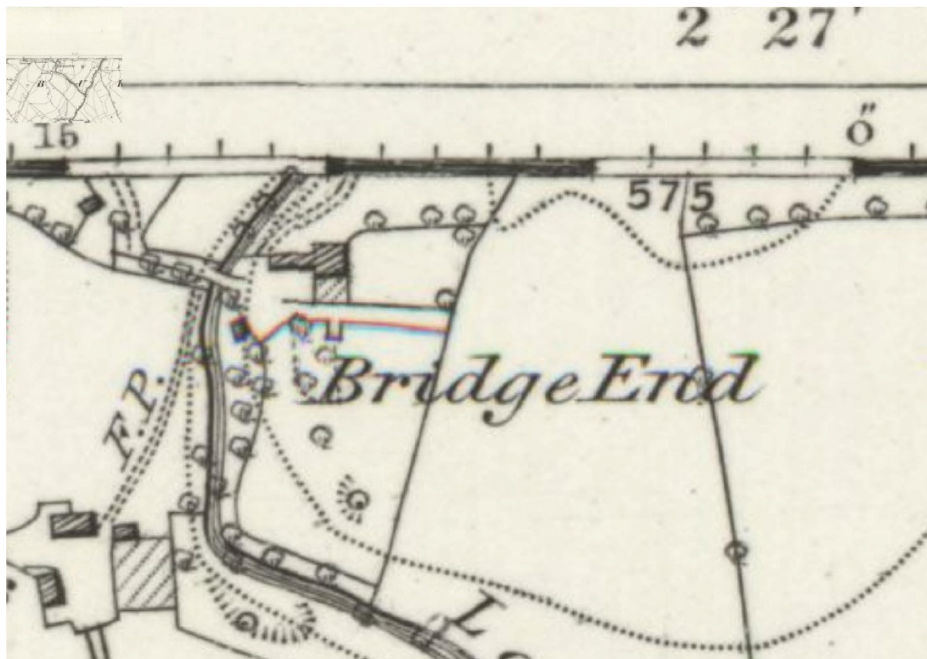
Map regression indicates that the building existed in its present form and layout by the date of the first Ordnance Survey map in 1850 (Plate 18). Little change was recorded except to some yard outbuildings throughout the following 60 years (Plates 19 and 20).

Enquiries with the Lord of the Manor confirms that the property was enfranchised in the late 1920's but the mineral rights are retained. The Ordnance Survey map of 1890 indicates that a lime kiln in the field to the south had fallen out of use by that date.

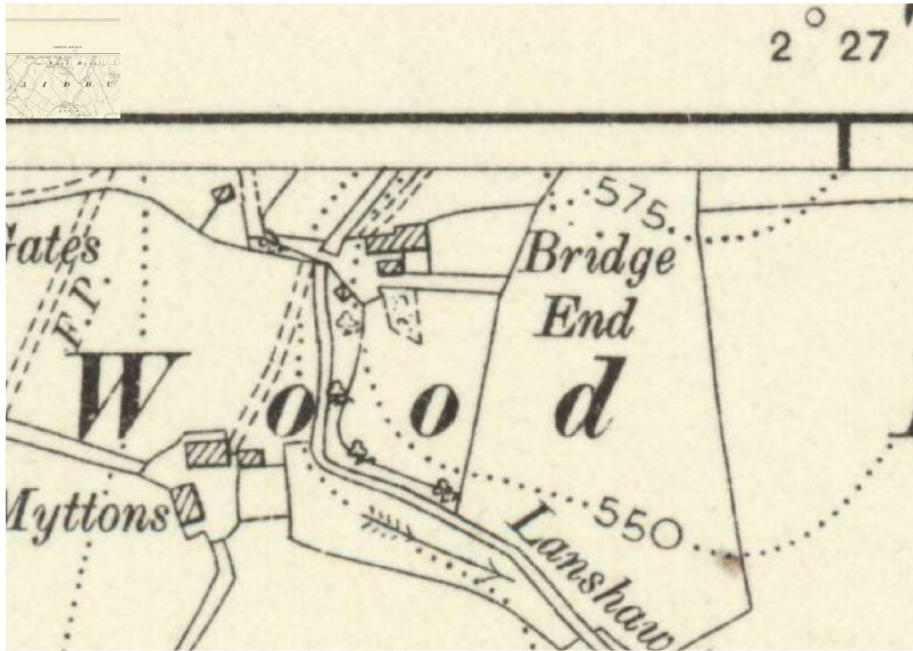
The absence of a range of byres and shippens, and the modest land holding, hint that the property had its beginnings as a small farm or gentleman's residence.



18. Extract from 1850 Ordnance Survey map



19. Extract from 1896 Ordnance Survey map



20. Extract from 1910 Ordnance Survey map

4.0 Statement of Significance

The property is listed Grade II by Historic England for its architectural and historical importance (listing number 1072231 dated 16 November 1983).

Using the heritage values referenced in “Conservation Principles, Policies and Guidance” published by English Heritage in April 2008 the significance of the barn can be articulated as follows:

- **Evidential Value** – this derives from the potential of a place to yield evidence about past human activity, normally of an archaeological nature. There is no evidence that the house, trap house or barn were constructed on sites other than green field in nature. The evidential value of the site is therefore considered **low**.
- **Historical value** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. The attributes that underpin its significance in this respect are the square pile plan and linear arrangement along the contours. Since the internal fabric has been stripped out, its historical value has been diminished in displaying aspects of 19th century life. The site is not associated with notable historic people or events. Accordingly, the property has **modest** historical value.

- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
 - The architectural form and original design intent remain largely readable, albeit that the window glazing has been modified and some improvised windows and porch constructions detract from this. The overall styling now represents late 19th century tastes and fashions, rather than its early 19th century origins.
 - The use of corrugated asbestos cement sheeting on the barn detracts from the appreciation of the building and the setting.
 - Accordingly, the property is accorded **modest** aesthetic value.

- 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. The property has no associations with social or historical movements and attracts **low** communal value.

5.0 Impact Assessment

5.1 Schedule of Proposed Works

(To be read in conjunction with drawings 436/23/PE/A and PP/A by TT Architectural Services and Window Survey Report by Lewis Conservation)

The principal interventions can be tabulated as follows:

5.1.1 Farmhouse

- Exterior
 - Incorporation of conservation style skylights
 - Repair and part replacement of external windows, secondary glazing
 - Reorganisation of rainwater goods
 - Replacement of concrete roof to front porch with sandstone slabs
 - Removal of rear porch and making good
- Interior
 - Renewal of cracked sandstone flags at ground and lower ground levels on limecrete insulated slab with underfloor heating
 - Part removal of cross wall
 - Reinstatement of missing suspended timber floor in Office
 - Creation of link to utility room in former trap house at lower ground level comprising punch-faced coursed sandstone
 - Insertion of timber stud partitions with sound insulation and plaster finishes at first and second floor levels to create eaves closures and ancillary accommodation
 - Insulation of eaves voids with sheep's wool quilt
 - Provision of insulated lime plaster to external walls
 - Reinstatement of lime plasters on the hard to internal masonry walls

- Reinstatement of plaster ceiling finishes and incorporation of sound insulation in suspended floors
- Installation of vapour permeable insulation and plaster finishes to roof structures
- Reinstatement of missing and decayed doors with new oak plank and ledged and braced doors in new frames and architraves; black iron fittings

5.1.2 Trap House

- Exterior
 - Relocation of existing ironmongery from entrance doors to new doors on barn; incorporation of new glazed screen with entrance door
 - Incorporation of conservation-style skylights
 - Insertion of new window opening into rear wall to light utility room
 -
- Interior
 - Removal of degraded cobble and earth floor and reinstatement with reclaimed sandstone flags on new floor slab as in house
 - Construction of internal partitions, finishes and fabric to create ancillary accommodation comprising entrance hall, boot room, shower room, utility room
 - Insertion of independent blockwork partition walls, plastered
 - External stone walls to be insulated lime plaster as before
 - Insertion of new suspended timber floor, insulated, plaster ceilings below

5.1.3 Barn

- Exterior
 - Removal of asbestos cement sheeting and slender purlins; reinstatement with new ridge and purlins to Engineer's design; reclaimed stone flag finishes
 - Reopening of closed window on rear elevation and incorporation of new single glazed timber window, painted
 - Replacement of decayed windows to existing openings, as above
 - Provision of new pair painted timber doors to barn re-employing ironwork from trap house door
- Interior
 - No interventions

5.2 Statement of Impact

The impact upon significance is assessed relative to the values articulated in Section 4.0 above.

- There are no impacts upon evidential value as no major excavations or demolitions are proposed.
- The historical value of the place is underpinned by its plan form and linear arrangement; these will remain capable of interpretation by a discernable viewer. Reinstatement of missing traditional internal finishes and fabric will enhance the historical character of the place.

- The aesthetic value will be enhanced by the reinstatement of flag roof finishes to the barn and the removal of unsympathetic materials to the front porch; demolition of the improvised rear porch will also be beneficial to the appreciation of the building. Removal of unsympathetic window arrangements on the rear elevation will also add to the aesthetic value. An overall improvement in the standard of external repair will enhance the setting without changing the footprint of the building on the site. Aesthetically, the former trap house was designed to complement the house with the matching standards of masonry and good quality roof finishes; the incorporation of modern painted door and window joinery will emphasise the division between the house and agricultural character of the barn.

5.3 Justification

Some minor harm to the historic fabric will be occasioned by the proposed structural alteration to create the link between the lower ground floor and the former trap house. However, this is more than offset by the enhancements in aesthetic value that can be attributed to the external improvements in the reinstatement of traditional roof finishes and improvements in standards of repair and appearance.

Where window repairs and replacements are proposed, these are consistent with the late 19th century style that is now dominant; reinstatement to an earlier date would constitute restoration and would be conjectural.

Where alterations to the internal layout are proposed in the farmhouse, these do not detract from the interpretation of the compact square pile layout.

The reinstatement of internal fabric in the farmhouse will be traditional in nature and consistent with the use of breathable insulations and lime-based materials were appropriate (see Method Statement).

The alterations proposed to the former trap house to create ancillary accommodation are entirely reversible.

The fabric and aesthetic value of the barn will be enhanced.

Overall, the effects of the proposed repairs and alterations are ones of enhancement whilst securing the future of a heritage asset.



Paul Lewis BSc(Hons)MRICS
RICS Accreditation in Building Conservation

December 2023

APPENDIX A – METHOD STATEMENT

A. Principles of Repair and Renewal

Where repair is required, the principle of minimum intervention will be applied using materials and workmanship on a like-for-like basis; where renewal is required traditional matching materials shall be used.

B. Outline Specification of Materials

1. Where external elements are repaired or replaced, traditional materials to the locality shall be used, consistent with the historic character of the building, i.e.:

- Riven sandstone flags to the barn shall be relayed on new treated battens and fixed with copper nails and lime torching on the underside.
- Rainwater goods shall be black deep-flow section on spits
- Mortar pointing shall be traditional lime sand mixes using local sands

2. Where internal fabric is reinstated in the farmhouse and trap house the breathability of external walls, floors and roof finishes shall be maintained by:

- Insulating lime plasters to the internal faces of external walls
- Solid floors to comprise reclaimed sandstone flags on lime mortar bed on limecrete on vapour check layer on foam glass insulation and incorporating underfloor heating
- Underside of existing roofs to be repaired with lime torching and underdrawn with lime plaster on woodfibre insulation board and sheep's wool batt between rafters

3. Where internal timber partitions are added by way of improvement, these shall be timber stud structure with dense wool or similar insulation and modern plasterboard finishes.

4. Where ceilings are to be reinstated these shall be modern plasterboard over the face of floor joists and incorporate dense wool insulation batts or similar, all to the original lines without cornice.

5. Where suspended timber floors are repaired, timbers shall be patch-repaired in boards in the same width and timber species, face-nailed with iron brads and incorporate dense wool or similar sound insulation. New timber floors in the office where the originals are lost office shall be in accordance with Building Regulations requirements and finished as above; the underside of the floor will be insulated and underdrawn to provide 1 hour fire resistance over plant and equipment.

6. Open fireplaces will be repaired with stonework and brickwork where needed to recreate the original openings; flues will remain open and be fitted with vents or closure plates as appropriate where log burning stoves are installed.

7. In accordance with the Window Survey Report, windows capable of repair shall be redecorated and fitted with secondary glazing units as detailed; new windows shall be as shown on the elevation drawings and fitted with narrow double glazing units and be painted.

8. Where breathable lime plaster materials are employed, the walls and ceilings shall be finished with either traditional limewash, clay paint or mineral paint to maintain their breathability.

End