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ARCHITECTURAL ASSESSMENT, REPAIRS METHOD STATEMENT & JUSTIFICATION

For

CONSOLIDATION, REPAIR & ALTERATION



HIGHER BARN FARM

at

WRIGHTINGTON

Prepared for

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INTRODUCTION

This report has been prepared to assess the importance of the fabric of Higher Barn Farm, the significance of its evolution and to justify the alterations and describe necessary repairs. Higher Barn Farm is a grade II listed farmhouse. We wish to revitalize the house and provide accommodation to allow for comfortable family living whilst retaining the character and historical development of the building. We also wish to utilize the present outhouse/store to the northwest of the house as a utility room to reduce service impact on the main house.

We want to illustrate how this proposal is an appropriate development for the houses history. For this purpose we also attach a report produced by Nigel Morgan and Garry Miller in 1990, which gives a detailed interpretation of the buildings historical development. It is with the help of this report that we have been able to properly evaluate the architectural significance of the historical fabric, and come to an informed design solution.

The purpose of this report is as follows:	Page
To assess the architectural quality and importance of the building and its historical significance.	3
To clarify the proposals with a method statement to illustrate how consolidation will be carried out and also to provide a justification for the proposed repairs and alterations to the farmhouse.	6
To consider building control requirements and their implications on the proposals.	14

- **My client wishes to live at Higher Barn Farm by creating a comfortable home within the existing domestic section of the property. He has future plans to rationalize the sheds and barns to the rear of the house returning this area back to a more fitting setting for the house.**
- **My client is extremely keen to implement a scheme of consolidation and repairs with some alteration, keeping disturbance to the original fabric and layout to a minimum. He also wishes to keep any impact of the dwelling on the surrounding countryside to an absolute minimum.**

This document is to be read in conjunction with architect's drawings:

Existing:	083/01/01 (elevations)	Proposed:	083/02/01 Rev B (elevations)
	083/01/02 (plans)		083/02/02 Rev B (plans)
	083/01/03 (sections)		083/02/03 Rev B (sections)



ARCHITECTURAL ASSESSMENT:

1. Here is an extract from English Heritage's listings detailing the grade II status of the listed building as seen in July 1987. The description is primarily for identification purposes and as such should not be taken as an exhaustive list of the buildings qualities. Initially listed in 1967, Higher Barn Farmhouse was revisited in August 1998. The listing description is set out below.

WRIGHTINGTON HIGH MOOR LANE (off) SD 51 SW 5/103 Higher Barn Farmhouse 22-2-1967 (formerly listed as Higher Barn Farmhouse II (including dated shippons)) House. Late C17 with earlier remains. Sandstone rubble with stone slate roof covered by felt. East front has one bay on each side of 2-storey gabled porch. Windows are rebated and chamfered with hoods. 5-light window to left on ground floor and one of 4 lights to right. Mullions removed from other windows. The porch has a window on both floors and a blocked 2-light window under the apex. Door, with plain reveals, to left of left-hand bay. Above the door lintel is an irregular joint in the masonry. The left-hand part of the facade is blind. Chimneys behind ridge in line with doorway, and projecting with offsets from right-hand gable. Towards the right a 3rd chimney projects. It is of square plan, tall and tapering and has an industrial appearance. At the rear is a projecting wing. Interior: northern rooms on ground and 1st floors each have chamfered stone fireplaces with canted heads. Ground-floor room has ovolo-moulded spine beam. Between this room and the stair is a timber-framed wall which has the lower part of a cruck truss visible on the ground floor, with 2 blades and 2 tie-beams. The ground-floor fireplace of the middle room is built within an earlier inglenook with fireplace bressumer. On the 1st floor, the area above the fireplace is enclosed by timber-framed partitions, presumably enclosing

- 1.1. A valuable report by Nigel Morgan and Garry Miller from 1990 gives a detailed interpretation of the buildings historical development. Their report should be read in conjunction with this document.

2. **Social History:**

- 2.1. No social history was researched for this property other than that explained within the Morgan & Miller Report. Their report suggests that the humble origins of the 16th century farm cottage were greatly enhanced in the 17th century. The number of fireplaces, the quality of the carving to the floor beams plus the sophisticated layout of the stair tower and the building prominent location all point towards its possible use as a hunting lodge to the Harrock Hall Estate.

3. **Description of Higher Barn Farmstead (in addition to that found by Morgan & Miller):**

- 3.1. The building has always been a domestic dwelling, however it has gone through many changes since its original inception as a single-storey cruck framed structure. As Morgan & Miller point



out, this building has been greatly modified and for a relatively small house has been through a lot.

- 3.2. The house now stripped of its internal plaster reveals its development, showing more of its origins and evolution since the 17th Century. We can now see further evidence that supports Morgan & Miller's developmental theory for Higher Barn Farm.
- 3.3. The main, two cell, two-storey 17th Century stone house had windows on the west elevation on both floors that matched those remaining on the east elevation. Those at ground level can be seen but have been blocked up and altered to allow doorways through to later western extension. Those at first floor level have been blocked up completely.
- 3.4. The first floor closet has a blocked window that can be seen internally qualify Morgan & Miller's visual investigation externally.
- 3.5. The existing window openings at first floor on the east elevation have been built up in stonework to reduce the splayed reveals of the earlier windows. This may strengthen the idea that the first floor stone window surrounds are not original. Closer inspection of the mouldings and cill details suggest that they are 19th Century
- 3.6. The idea of a hearth passage behind the main fire is made more realistic by the revelation that the heck wall in the suggested baffle entrance on the east side is made of Victorian brickwork as is a blocked up doorway, with chamfered timber lintel, on the opposite west side. The corridor formed between these two doors may be the hearth passage that Morgan & Miller allude to in their report.
- 3.7. The west wing shows an oak beam at ground level approx three feet from the gable wall that matches the position of the roof truss above. The beam has been cut flush with the wall, but may have been a firebeam. The truss above has holes for clams for a wattle and daub screen. Could this also have been a smoke hood?
- 3.8. The internal walls of the first floor to the show that the windows have been built up in stonework to reduce the splayed reveals of the earlier windows as in the main house. Also the walls on both the north and south elevation above the bearing level of the trusses have been raised. This can be seen in the use of a much more lime rich mortar compared to that below which appears to be almost an entirely clay mix.
- 3.9. The timber windows to the house are all modern with the exception of the first floor window to the west wing, which appears to be 19th Century. The glazing to the two ground floor mullioned windows is modern although the living room has leaded lights. They are both fixed in with cement.
- 3.10. The farmstead is approached from the south along a tarmac track. A perimeter stonewall separates the house from the surrounding fields. The track splits and continues up both the east and west side of the stonewall to the farmyard beyond. The house is freestanding within the perimeter wall but there are external toilets and midden buildings built into the wall to the north.
- 3.11. Beyond these domestic buildings further to the north is the farmyard, which still retains some of its cobblestone surfacing. There are two-storey 18th century barns placed symmetrically to



east and west of the domestic enclosure. These have been altered and the area between them has been filled up with 20th Century farming sheds.

4. **Summary:**

- 4.1. The house has developed from 16th century single storey cruck frame through to 17th century two-storey stone building finally being extended in the 19th century and given a semi-industrial use for the manufacture of glue or tallow within lean-to additions.
- 4.2. The roof may well have originally been a steeper thatch covering originally following the line of the remaining cruck. This would probably have been replaced with stone slate when the building was made two-storey and faced in stone. The shallower pitch would have allowed extra room, giving the opportunity of the attic rooms.
- 4.3. The linear communication of the rooms within Higher Barn Farm has up to now limited the use of certain spaces and reduced privacy.



REPAIRS & ALTERATIONS JUSTIFICATION METHOD STATEMENT

5. The aim of these proposals is the sympathetic refurbishment and alteration of the house that follows the footprint of earlier modifications. Also the repair of an outhouse/store as a utility room. This allows a good level of comfort and accommodation for modern living, whilst striving to keep the impact on the existing fabric to an absolute minimum.

5.1. Works to be undertaken have been described in the list below with justification for their inclusion in the application for listed building consent. They are in no particular order.

6. **External Ground Works:**

6.1. **Lowering of external ground level** around the building, removing earth to a level that will not affect the stability of the possibly shallow foundations. Trial pits will be dug adjacent to the wall to assess this detail.

Justification – The ground has built up around the house over its history. This has altered the performance of the solid masonry walls allowing moisture and ground water to affect the internal finishes of the walls and floors.

6.2. **Alter Ground Surfaces** adjacent to the building. Remove the concrete path to west and south of the house and replace with stone slabs or cobbles laid to fall away from the house. The grassed area to the north to be replaced with gravel or cobbles on hardcore for a distance of 6-12 inches from the foot of the wall. The hardcore starting above the level of the foundations. The stone path to the east of the house to be re-laid on compacted large hardcore with a verge of gravel or cobbles on hardcore 6-12 inches from the foot of the wall. All to be laid to fall away from the wall.

Justification – The present concrete path to the west and south of the building and the stone slabs on the east are directing water to the wall base and also preventing ground water from evaporating, storing it before it is drawn up through the external walls. The alterations above will make the surfaces adjacent to the external walls more permeable and if gravel is used will also reduce splash back on to the lower wall.

6.3. **New Perforated Land Drains** will be inserted to control the local water table adjacent to and under the building. The land drains will be put in at a depth and distance away from the walls, which will not undermine the foundations. A drainage trench will be dug a minimum of 1 metre away from the wall of the house with trench walls cut at max 45° slope away from house. The depth of the trench will be determined by the existing house foundations and would never be deeper, avoiding any disruption to the existing foundations. The trench will be lined with a geotextile material to avoid silting up, then filled with graded hardcore overlaid with geotextile followed by relaying cobbles, stone slabs or soil and turf. Whilst the present kitchen floor is raised for repairs and insulation we will fit a new perforated drain within the new hardcore base. This drain will fall to and connect with the outside land drains to the east to help reduce the water table within this section of the house. The land drains will converge to a new soakaway at the end of the enclosure as marked on the location plan.

Justification - The insertion of land drains around the higher north, east and west sides of the house and under those rooms dealing with damp, will allow ground water coming from the



higher ground to be diverted. They will also lower the local water table reducing the moisture content within the wall bases and floors.

- 6.4. **New surface water drainage.** The timber gutters will be repaired where necessary. New cast aluminium downpipes will replace the plastic where located at present. All downpipes will discharge into gridded gulleys leading via sub-ground pipes to a new soakaway at the end of the enclosure as marked on the location plan. The drainage pipes will be placed alongside the perforated land drain using the same trenches to minimize disruption.

Justification – The building has poor surface water drainage at present with damaged timber gutters and downpipes that discharge on to open ground adjacent to the building. We want to reduce the moisture content in the exterior wall bases and internal floor by directing surface water away from the building quickly.

- 6.5. **Sewerage, water and electrical supplies.** All services will enter the building in the utility room to the north west of the building. New sewerage will lead to a new treatment plant, such as a 'Klargester', buried underground at the end of the enclosure as shown on location plan.

The existing water supply will be retained but redirected to cock-stop in Utility.

Electricity will be taken from the existing feed that runs across the clients land. The cabling will be redirected with assistance from United Utilities to a new meter box within the utility room.

Justification – We wish to rationalize the services to the house and in creating a new utility room use this as obvious point of entry for water and electricity. The sewerage connection between the soil vent pipe and the below ground drains is broken and is indicative of a failing system. Also the existing system will not be adequate for the additional load of a further bedroom and two extra toilets being provided.

7. **Building Works**

Exterior

- 7.1. **The external pointing** of the walls has been done using a harsh cement-based mortar. This will be carefully raked out by hand, the joints brushed clean, damped down and re-pointed using a feebly hydraulic lime mix. This includes the pointing around the stone mullion windows.

Justification – The cement-based mortar can be seen to be damaging the face of the stonework. The stonework being worn away by the concentration of water at the joints. It is also channelling water into the wall along the impervious pointing. Both these adversely affect the moisture content of the wall. It is anticipated to rake out the ribbon pointing and re-point with a slightly recessed finish. All mortar for pointing will be done using a moderately hydraulic lime (NHL 3.5) mixed with local coarse sharp aggregate to a proportion of between 1:2 and 1:3. The mortar will be given trials to find a suitable match to existing in strength, colour, size grading and finished texture.



- 7.2. **The Porch** and all its accretions on south side of the house are to be removed and all external surfaces made good. A new lightweight porch will replace it on the south elevation plus an additional porch over the east door. Both will be made in painted hardwood with stone slate roof.

Justification – The existing south door porch is a poor quality modern addition detracting from the house. Both this entrance and the east door appear to be Victorian additions/alterations and so the proposal is to use a Victorian style lightweight porch for purpose and style.

- 7.3. **Windows.** The glazing to the mullioned ground floor windows is to be removed. Fit new horticultural glass in the proposed snug window and replace the leaded lights back in the dining room, all fixed using a lime mortar fillet. One light in each window to be given a new opening metal casement to allow natural ventilation.

The Victorian three-light stone mullioned window to the first floor of the main house south elevation to have the paint removed from the stonework and the softwood timber frames replaced by painted hardwood frames with double-glazing and single opening casement.

The remaining softwood timber frames are to be replaced by painted hardwood three-light window frames with double-glazing and single opening casement.

Justification – The mullioned windows are poorly repaired and mortared. This is physically and aesthetically damaging. The existing timber window frames are of no special quality or intrinsic value to the house. Their low quality actually detracts from the overall worth of the house. Their replacement with better proportioned painted hardwood frames will also allow us to use double-glazing in all windows except the stone mullioned windows to the ground floor.

Demolition & New Build

- 7.4. We are proposing to remove the single-storey additions to the northwest and rebuild on its footprint. The new build will have a kitchen, utility and also stair access to the first floor. This is all under a mono pitch roof with lead flat roof behind the line of the remaining chimney. Conservation roof-lights are placed to light the rear of the kitchen and the upper gallery. The floor layout will be on one level matching the lower dining room and living room level with steps up in to the north snug.
- 7.5. Walls – normal insulated blockwork cavity wall construction with an external stone skin, to match existing, bedded and pointed in lime mortar to match existing once repaired. All mortar for bedding and building up of new walls will be done using a moderately hydraulic lime (NHL 3.5) mixed with local coarse sharp aggregate to a proportion of between 1:2 and 1:3. The mortar will be given trials to find a suitable match to existing in strength, colour, size grading and finished texture.
- 7.6. Windows – Painted hardwood frames with double-glazing to match the new windows proposed for the existing house. Stone jambs, cills and heads to have chamfered stone to sympathize with existing.
- 7.7. Roof – Stone slate to match existing with conservation roof-lights. Flat roof section behind chimney in lead work with timber rolls.

Justification – The demolition of the existing two-cell single-storey mostly late 19th century addition to the north west of the house proper will allow us to create a spacious practical modern kitchen with all its services outside the original house. We have also placed stairs within the new build to allow access to the main house and west wing so that we can remove the modern stairs that presently compromise the dining room and make the first floor bedroom



unusable. For the external envelope we have kept the mono-pitch roof to continue its subsidiary nature to the main house.

- 7.8. As part of the works we wish to repair the existing outhouse/store that is presently being used as a stable.
- a. The corrugated cement sheet roof covering will be removed.
 - b. The upper leaning sections of both gable walls will be rebuilt and the roof timber structure re-aligned.
 - c. The roof will then be insulated and stone slates put back. The ceiling following the line of the roof. New gutters and downpipes will be cast iron. Gulley to new soakaway.
 - d. A new door will be put in the southern end of the east wall. This faces along the toilet buildings in the gable wall. The opening will have a roughly dressed sandstone lintel to match the lintel on the existing north elevation. Both doorways to have painted timber framed boarded doors.
 - e. The internal walls will be insulated and plastered.
 - f. The open windows will be given painted hardwood window frames and opening casement lights.
 - g. Externally a grilled drain will direct water away from the wall base and the internal floor will be given a limecrete insulated slab with no damp proof membrane.
 - h. The room will have discreet mechanical extract fan under eaves on north side wall.
 - i. This will then be used as a utility room separate from the house. All services will enter this building and be metered here prior
 - j. to routing to house.

Justification – This building is presently in an unsound state. The roof, which is covered in corrugated cement sheeting, has racked to the west by approximately 200-300mm and liable to collapse. This is partly due to lack of care with no proper use for the building. The repair of the building and its new use will ensure its survival, improve its appearance and keep unwanted services out of the main house. This will reduce the impact of services on the historic section of the house and maximize space in the new build.

8. **Internal repairs & alterations:**

- 8.1. All repairs and alterations will be done in a sympathetic manner with the presumption to conserve the existing and fit new to old not old to new. Initial investigation around the central fireplace and its structural repair at first floor will stabilize the central section. The approach will be to utilize as much of the existing fabric as possible with minimum alteration and to salvage all material for re-use. Repairs and alterations within the original part of the house will use traditional techniques and materials to compliment the existing.
- 8.2. The principle will be to remove only that which is either presently unstable & dangerous or decayed beyond useful retention. All other materials will be kept in place and protected whilst repairs and alterations are undertaken.
- 8.3. **New plasterwork and pointing** will be done using lime mortars to match evidence of remaining. All new mortar/plaster used for repairs to existing damaged internal plasterwork and for new plasterwork within the original house will be three coat lime plasters using a fat lime with hair in the first two coats.

Where repairing partially damaged plasterwork the work will be carried out in like materials to match the surviving. When creating new partitions the work will be carried out using



plasterboard and skim. The ground floor elements will be sat on dpc's over the new slate floor. We are not trying to recreate, but honestly repair and re-fit the house. The cracks within the existing structure will be grouted with moderately hydraulic lime and pointed to take new hair lime plaster finish.

Justification - The existing structure has been constructed with clay and lime mortars and was covered with lime-based plasters, so where we are repairing we will be use like for like. The use of traditional mortars and plasters will allow the walls to behave and breathe as they have always done. The addition of hair to the internal plaster mix will match the existing and also build in flexibility to the plaster comparable to the original.

9. **Ground Floor**

9.1. **Under floor heating.** Stone floor flags remain in what was the kitchen, dining room and the two rooms under the cat slide. The flags in the area to be rebuilt will be removed and stored for reuse. Those flags within the kitchen and dining room will be carefully recorded, raised and stored for relaying. Where broken beyond repair they are to be replaced with matching flags from those taken up in the rebuild area. Remove subsoil to allow for a layer of geo-textile, 150mm of loose laid recycled foam glass insulating material, then a further layer of geo-textile material and a 125mm layer of insulated limecrete. Above this lay a 65mm lime screed with under floor heating laid within it, before replacing stone slabs at original locations and relative height on lime sand blinding. The depth of the excavations will be limited by the existing footings of the walls. Excavation close to walls must stay above the existing foundations.

For discussion: The new extension will also have under floor heating that could be within a lime screed above a Limecrete floor as described above or a concrete slab and screed.

For discussion: The existing floor to the living room will have the screed removed and replaced with a new screed with under floor heating inserted.

Justification - The house although in need of repair is fortunate in that it does not have any of the trappings of a modern house; no central heating and radiators and associated pipework. We want to avoid the problems in historic properties associated with radiators not just aesthetically but also the harsh on/off heat they provide. We propose to introduce under floor heating that will eliminate the need for surface mounted pipes or wall chasing and give a much gentler constant heat that will not adversely affect the historic fabric. The method suggested will not use a d.p.m, relying on the porosity of the materials used in keeping with the existing permeable fabric. This, along with the other remedial actions will prevent concentration of water under the floor and at the base of walls.

9.2. **Proposed Snug**

- 9.2.1. The flag floor to be repaired and insulated as described and justified above.
- 9.2.2. The internal window cill to the east window is partially missing and will be built up in stonework bedded in lime mortar to match the existing.
- 9.2.3. The doorway through to the dining room is the original 17th century doorway made through the cruck. It is still visible. The later accretions will be removed and a new oak boarded door made with pintail strap hinges to fit the original opening.



- 9.2.4. The ceiling/floor joists all have poor bearing on both the east wall. The ceiling between the joists appears to be plasterboard infill throughout. The wall above the east window has been poorly rebuilt in blockwork with loose bricks placed between the joist ends. The joist ends to the east wall will be given stable bearing by rebuilding brickwork below the joists in a lime mortar and corbelling them out so that the brick face is only 10mm behind the finished plaster face.
- 9.2.5. West wall to be opened up to full width of window and existing doorway removing modern blockwork infill from the window and making the opening full height. There will be two steps up from the proposed kitchen area.

Justification – The floor levels at present change half way across the areas we are proposing for the new kitchen. We want to keep the proposed kitchen at the lower level of the dining room for circulation and to keep the height of the mono-pitch roof to an absolute minimum.

- 9.2.6. The Cruck: Due to the exposed nature of the majority of timber within the house and its good ventilation, rot is only present in the base plate to the surviving section of the cruck at ground level. The full length of the remaining base plate should be brush clear of friable debris to better assess the condition of the timber below. A section of base plate close to the external wall has badly decayed and will be cut back to sound timber and a new section of oak scarfed in. The centrally section between the two posts is also in poor condition and may need to have a new section of oak scarfed in. The brickwork below will be brushed of loose friable debris and raked out and re-pointed with lime mortar. The two lower plasterboard panels are to be removed, the frame cleaned using a non-solvent stripper such as King-slip by Strippers Paint Removers, Sudbury. Tel:01787 371524, and the damaged sections of panelling renewed in lathe and plaster.

Justification - Once the house is made habitable again and the damp issues at lower level resolved this potential area of rot should not re-occur but the base plate and the cruck relies on its inherent stability. Therefore the base plate should be repaired. The panels above have been altered very recently in the histories past. This is an opportunity to repair them in a manner more sympathetic with the fabric.

9.3. Toilet in former bathroom (Original stairwell)

- 9.3.1. The chamfered timber doorframe appears to be the original 17th century entrance to the stairwell. We will remove modern additions and fit a new oak boarded door with pintail strap hinges to this frame.
- 9.3.2. The timber door lintel has signs of excessive decay. It will be de-frassed and its structural capacity considered. If still sufficient to carry load then it will be retained and a timber packing piece added to gain depth for re-plastering. If found to be too far decayed then it will be replaced with oak to match.
- 9.3.3. The timbers to be the ceiling/floor above are decayed. This is probably due to the rooms use as a bathroom without proper ventilation and potentially flooding from the bathroom above. They will be replaced with treated softwood timbers. The ceiling will be plaster boarded.
- 9.3.4. The room will be divided to create a toilet and lobby with storage. The toilet will be vented to the exterior. The external detail will be the removal of one suitably sized stone on the north elevation, which will be replaced by horizontal stone louvres.

Justification – The lintel will be kept if found to be structurally sound and only replaced if absolutely necessary. The ceiling/floor has been replaced in the past and is not of value to the



fabric of the building. The room will be re-used as a toilet instead of bathroom but with adequate ventilation.

9.4. **Dining Room**

- 9.4.1. The flag floor to be repaired and insulated as described and justified above.
- 9.4.2. The modern opening through from the single storey extension is to be reduced to door width using lime mortar as described earlier for bedding of blockwork. New timber frame and door fitted.
- 9.4.3. We need to remove the present modern brick fireplace to allow us to repair the older structure supporting the fireplace above. This is failing and has caused some cracking within the stonework above. We can investigate the rear of the present fire to locate the earlier fireplace and also resolve the strange location of the blanked 17th century chamfered doorway from the west wing. If we find a more appropriate fire design behind the modern line then we will repair it taking into account the Victorian alterations. This work will need to be done carefully and under the direction of the architect and Local Authority Conservation Officer.

Justification - This will also allow us to assess the development of the fireplace and enable us to make a clearer informed decision on how to repair it. The fireplace has been put together in a style which tries to mimic an earlier period in the buildings life, but which is in reality a sham and completely inappropriate. Although the fireplace has undergone changes since the open fire with smoke hood, we want to put the fireplace back to a more authentic and true phase in the buildings life. To do this we need to undertake exploratory investigation.

- 9.4.4. We want to investigate the blocked doorway through to the living room and open it if possible. This will potentially mean raising the very heavily adzed firebeam over the fire, which at present rests on two sets of unoriginal salvaged stone posts. This at present carries two secondary beams either side of the fire that return to the rear south wall of the fireplace. These secondary beams are partly charred and plastered with lime plaster and do not relating to the present fire configuration.

Justification – If the raising of the firebeam is possible without compromising the structural integrity and historical evidence of the fireplace then this alteration would reinstate access back into the main house from the west wing and remove further sham alterations in this area.

9.5. **Living room**

- 9.5.1. Carefully remove the modern fireplace including stone pillars to reveal fireplace behind. Make good earlier fireplace.
- 9.5.2. Build new timber-boarded internal screen by south entrance to act as draught shield and internal lobby.

Justification – The present fireplace is a ridiculous and inappropriate re-use of salvaged material. We wish to return the fireplace to a proportion that better suits the room. It appears the earlier possibly Victorian fireplace still remains. The new internal screen will allow the removal of the unsightly external modern porch, whilst still retaining some protection from draughts. This is also completely reversible.

9.6. **Study**



- 9.6.1. The presently blocked fireplace is to be opened up and a simple cast iron grate fitted.
- 9.6.2. The stonework to the roof of the bay window is to be stitched back the gable wall using stainless steel ties as it is at present unstable. The sloping stone roof and section above the window openings is coming away from the wall and the stone corner jambs are also moving outwards. Once the roof is stabilized the jambs will be realigned. The stonework will be bedded and pointed in a feebly hydraulic mortar.

10. **First Floor**

10.1. **Bedroom One**

- 10.1.1. The presently blocked up window opening on the west side of the room will be partially opened to form a recess at window height and opened up completely and extended vertically for new doorway as shown in drawings.
- 10.1.2. Remove the doorway in the timber frame between bedroom 1 & bedroom 2 and repair frame. Lap joint new oak rail to existing cut rail and fit in to existing post mortise. Make good plaster panels above and below new rail with lathe & plaster or wattle & daub to match existing.
- 10.1.3. Open up the blocked original doorway to the proposed bathroom in original stair tower. Re-use the 17th century doorframe and fit new oak door.
- 10.1.4. Loose oak floorboards to be fixed down. Repairs being made as necessary along line of panelled wall where boards missing.
- 10.1.5. Vertical gap between western end of panelling and masonry to be filled with lime mortar.
Proposed en-suite bathroom – Re-board in treated redwood boards on new joists as mentioned above. Fit new mechanical extract fan through northern wall with same detail as described above for ground floor toilet. Plasterboard and skim damaged existing plasterboard ceiling including access hatch to roofs above.

Justification – The doorway within the timber frame is a later addition from when the stairwell was removed and replaced with bathrooms. It is not sympathetic to the original fabric. The new layout does not require this break in the 17th century framing. The floor boards are to be retained in existing positions to show development of plan and possible echo of earlier access from below prior to the stair tower.

10.2. **Bedroom Two**

- 10.2.1. Remove staircase and associated fittings. Make good floor in softwood boards to match existing.
- 10.2.2. Fix door shut to the proposed bathroom in original stair tower and insulate and plasterboard and skim finish on proposed bathroom side.
- 10.2.3. Form new softwood framing with doorway as shown on drawings with exposed oak doorframe and oak door.
- 10.2.4. Partially open up previously blocked window in eastern wall to form recess.

Justification – Although we propose blocking off the access to the original stairwell we will keep the doorframe and ‘locked’ door. This with the removal of the later stairs and new stud wall will re-create the 17th century bedroom, accepting the alternative access.

10.3. **Bathroom**



- 10.3.1. Fit new oak door to existing doorway to store beside fireplace to form proposed en-suite bathroom. Fit new mechanical extract fan through eastern wall with same detail as described above for ground and first floor toilets in original stair tower.
- 10.3.2. Retain existing oak floorboards and strip of masonry floor. Repair boards where necessary by splicing in repairs to existing. Finish rough masonry floor with new hydraulic lime screed flush with boards.
- 10.3.3. Open up blocked original window.

10.4. **Bedroom Three**

- 10.4.1. Open up the fireplace and insert new cast iron fire surround and grate.

10.5. **Bedroom Four**

- 10.5.1. Make new opening in external wall adjacent to main house on north wall for access to proposed mezzanine. Make good wall reveals using lime mortar for bedding and pointing.
- 10.5.2. Subdivide the room using softwood framing and plasterboard and skim to form a corridor with storage and a shower room. Fit new mechanical extract fan through southern wall with same detail as described above for other toilet extracts. New doors to have exposed oak frames and oak doors.

10.6. **Attic**

- 10.6.1. Insert new windows in the two existing blocked openings on the northern elevation. Each to have a timber frame with vents to allow ventilation of the roof space.
Justification - Although these rooms will not be incorporated within the domestic accommodation this work will help to eliminate condensation or the build up of humidity within the roof space that may cause rot and decay.



Building Control Considerations;

- 10.7. Chorley Borough Council Building control will be consulted as to the degree of necessary compliance with current building regulations.
- 10.7.1. They will need to be satisfied that within the parameters of a listed building the level of compliance is acceptable. Our efforts to achieve this include;
- a.** Ground floor to be an insulated limecrete floor with no damp proof membrane under re-laid stone slabs. This gives sufficient thermal resistance to comply with current standards.
 - b.** Insulation of existing roof to main house using thermofleece laid over the ceiling joists.
 - c.** Heating by 'wet' under floor heating to slate ground floor and timber first floor. Boiler to be in new utility. Radiators at first floor.
 - d.** Single-glazed window units in existing stone mullioned windows to be off set by roof insulation, floor insulation and double-glazing everywhere else.
 - e.** All bathrooms to be vented by mechanical extraction through stone slate vents on external walls.
 - f.** All waste from kitchen, utility and bathrooms to be directed to Klargester submerged on lower ground at bottom of garden.
 - g.** Surface water to be sent to soakaway on lower ground at bottom of garden.
 - h.** House to be re-wired and all electrical work to comply with current NICEIC standards.

