

DESIGN / HERITAGE IMPACT
ASSESSMENT

HENNERY / PIGGERY AT
BARWICKSTEAD, BECKERMET – 22
March 2022 – Rev A – 19 July 2022



1.0 OUTLINE OF SCHEME

This application relates to the repairs / refurbishment of Grade II Listed Hennerly / Piggery at Barwickstead a former farmhouse in the centre of Beckermest, Cumbria. The barn is sited directly to the East of the former farmhouse and bounds an existing field.

The barn (subject to a separate Listed Building Application has been in the same family ownership for over five decades there has been no agricultural use during this period.

The Piggery was subject to a successful Listed Building registration during the initial planning application for the conversion the description of this reads as follows :

Heritage Category:

Listed Building

Grade: II

List Entry Number: 1473208

Date first listed: 21-Dec-2020

Statutory Address 1:

Barwickstead, Beckermest, Cumbria, CA21 9YA

Hennerly-piggery, 1858. MATERIALS: random red sandstone with dressed red sandstone dressings and a Lakeland stone slate roof.

PLAN: a detached, rectangular building.

EXTERIOR: not inspected, information from other sources. The tall, narrow, stone two-storey building has dressed sandstone dressings, beneath a pitched roof of graduated local slate. The east gable faces onto the main street and has an applied render with exposed stone verges, water tables and an ornate stone finial to the apex. The first floor is lit by a rectangular window with a hood mould with label stops; the ground floor is blind. The south elevation has a blind upper floor with a pair of ground floor pig-sty openings. The latter give access to a pair of pig pens defined by stone walls with flat copings (double-chamfered to the roadside), and original fleur-de-lis cast-iron railings are retained to the most westerly pen. The south wall of each pen is pierced by a large, rectangular lift-up feeding hatch with boarded doors with strap hinges; each hatch also retains a solid stone trough, and the most westerly pen has a second boarded door. At the south-east corner there is a shaped gate pier and a narrow stone stair. The west gable has a tall pointed-arched opening to the first floor, that retains a boarded door, and is reached

by a two-flight set of stone steps with a space beneath probably used as a dog kennel.

INTERIOR: not inspected, information from other sources. The external pig pens retain graded flagged floors with a central gutter. The loft above the pigsty is a single space open to the original roof structure which has triangular trusses and rafters and timber floor joists and boards; the single window has splayed reveals.

History

Beckermeth developed from the late C17 as an agricultural village with linear farmsteads strung out along its main road. Barwickstead was constructed in 1858 as a prestigious planned farmstead comprising a farmhouse with a walled garden, a barn and a pig and hen house (a hennery-piggery). Its layout illustrates the more hierarchical arrangements of the C19, with the farmhouse being physically separated from the barns and ancillary buildings. The barn is present on the first edition 1:10,560 Ordnance Survey (OS) map surveyed in 1861 (published 1867) with a T-shaped plan. By the time of the map revision in 1898 (published 1900), the barn's eastern elevation had been modified by the

removal of a small projection and a substantial rear ancillary west range has been added. The latter is thought to have housed a horse gang with a rear stable, and a boiler house and store. The footprint of the buildings is unchanged on subsequent OS editions to the present day.

over of the barn (the former granary) is a large open space with upper ventilation slits, and a king post roof structure, part of which at the south end has an inserted timber pigeon loft.

It is noted that a full / detailed inspection was not completed to form this Listed Building Registration and the information below forms the proposal for the works which are simply repair works following years of decay.

2.0 DESCRIPTION OF PROPERTY / SETTING

The building no longer has a usable purpose in connection with the original farm with the keeping of pigs or hens in such close proximity to residential houses will not be acceptable.

The building although small is relatively unaltered since it's construction being a very tightly designed functional building associated with the farm.

The piggery sits adjacent to the field boundary to the North and is in part at field level / below rear ground levels. The ground floor is split into two pig pens whilst the first floor provides the hen housing accessed of a sandstone winder stair to the rear of the building.

To the side and forming part of the building are two external pens, enclosed with sandstone walling and railings above.

The external appearance of the piggery has high quality architectural detailing and indeed beyond the levels normally expected and this reflects the stature of the farm / landowner within the area.

3.0 DESCRIPTION OF PROPOSED WORKS

The works to the piggery are to allow preservation of the building and to prevent further decay to the structure. They will seek to renew rotten elements, renewal of roof coverings and leadwork and allow for the building to be maintained for the future. At this time there are no firm proposals for the re-use of the building.

4.0 WORKS TO EXISTING FABRIC

Works to the Piggery structure :

1. External walls - retained and repaired where required to include re-bedding loose stonework, mouldings etc and bedding with lime mortar. Removal of all vegetation growth from the jointing of the stonework. Elevations to be cleaned off with power washing with option for light sandblast cleaning in areas of lime wash / render. Loose mortar joints to be raked out and re-pointed in lime mortar.
2. Internal walls - these are to be cleaned down and re-pointed with all vegetation growth removed.

3. Roof Timbers - The existing timbers will be inspected once the floor is made good. Timber repairs will be completed on a like for like basis in cross section and timber sizing, mainly where decay has occurred to the lower edges due to water ingress
4. Roof coverings - the roof will be stripped off and the existing slates removed and re-dressed / re-holed before re-laying with new 25 x 50mm softwood treated graded roof battens. Additional roof slates will be required to make up defective / re-holed slates and this will be sourced as diminishing coursed second hand green slates. A modern breathable roofing felt will be installed to allow flexibility for future use of the building.
5. Lower Ground Floor - stone floor - this will be lifted and repaired and re-laid onto new compacted stone base layer.
6. Upper Ground Floor - existing floor joists are rotten and this need removing. These will be replaced with new softwood treated timbers to match the existing cross sections, and then re-pocketed into the solid external sandstone walls. The ends of the floor joists will be protected in dpc to

prevent driven moisture effecting the ends of the timbers.

The existing timber plank flooring is to be removed and replaced due to decay - with new 22mm timber floor rough sawn treated timber to replicate existing coverings.

7.0 MATERIAL IMPACT ON THE SETTING

There works are repair works only so there remains no impact on the setting

8.0 DO THE WORKS CREATE ANY HARM TO THE BUILDING ?

The works preserve a Listed Building using similar materials used in the original construction therefore offer no harm to the Listed Building or the adjacent Listed Barn

9.0 CONCLUSION

The works proposed are essential repairs works to an old sandstone building that require the modifications / improvements to ensure the building is maintained in a structural safe and watertight condition. The works pose no threat to the heritage of the building or it's Listed status instead ensure it is long term survival.



View of Piggery from Main Street, deflection in existing roof evident and loose slates.



View away from Barwickstead showing barn built into hillside. Vegetation growths to stonework require removal



Front elevation with spar dash to roadside and hooded mouldings to gable window



Internal view of upper floor level with decayed floor boards and joists



Joists and flooring missing at entrance due to water penetration below the original door



View down into rear of external pigsty from rear access stair



Rear view of Piggery showing decay in stonework (retained on site) and loose / slipped slates as a result of timber failure.

10.0 ADDENDUM

SUPPLEMENTARY INFORMATION POST LBC APPLICATION -

1. Cleaning of existing stonework externally - the applicant has progressed with cleaning of the stonework already on site using a light domestic pressure washing. Alongside this, the vegetation has already been removed and generally the stone face appears to be self cleaning and such the appearance is improved. No further intrusive cleaning is required.

2. A hot lime mix is to be used for the mortar pointing, this will include Buxton quick lime, a medium coarse aggregate with pozzolan additive to act as an accelerant for curing and enhanced frost protection. The pozzolan will be Brick dust and the recommended ratio is 1 / 9 for this lime mortar.

It is intended the finish mix will match that of the existing building.

3. Stone Mouldings - It is intended to check around the site for the missing kneeler stone (a lot of spare slate and stone is spread across the site) if we are unable to get source this a new kneeler stone will be commissioned from a stone mason

4. The timber feed hatches are showing signs of decay and if more than 50% of wood is decayed we will replace rather than complete a spliced repair. The existing ironmongery will be sandblasted and cleaned before re-painting therefore will be retained on site.

5. Rainwater goods will match the existing cast iron gutters and downpipes in size and appearance.

6. The renewed ground floor will be laid to falls to allow natural drainage, floor gutters are not appropriate given these will require cleaning down and the headroom in here is too low for practical access. The sandstone paving within the piggery are laid to falls to a central dished channel and this will be retained.

With reference to the rendered gable on the roadside we believe this is a modern addition to aid waterproofing, this will be removed and the condition of the walling behind will be checked, if in poor condition we will consider re-rendering this wall in a new lime render