

HERITAGE STATEMENT

GHYLL FARM, EGREMONT, CA22 2UA

THE PROPOSED IMPROVEMENTS FOR THIS APPLICATION ARE RELATING TO THE **MAIN HOUSE ONLY** AND NOT THE 'BOTHY' ADJOINING, WHICH WILL BE A PROPOSED, SEPARATE DEVELOPMENT, AND AT A LATER DATE.

GHYLL FARM IS A DETACHED HOUSE WITH AN ADJOINING 'BOTHY', GRADE 2 LISTED ; IN AUGUST 1984. SANDSTONE BUILT, WITH QUOINS, PLINTH, AND LINTEL BAND AT THE 1ST FLOOR. RENDERED STONE IN CEMENT- BASED DASH. SLATE ROOF AND 2 RENDERED CHIMNEYS AT EACH GABLE END. PLAQUE ABOVE MAIN FRONT DOOR INSCRIBED WITH '1803 ANNE WALKER'. FRONT DOOR PANELLED UPVC, WITH RECTANGULAR FANLIGHT, CORNICED, BRACKETS, IN STONE SURROUND. UPVC SASH WINDOWS UNDER HOODMOULD, WITH LABELS TO EITHER SIDE.

WE HAVE EXTENSIVELY RESEARCHED REGARDING THE HOUSE, AND THE PLAQUE INSCRIPTION, AND ARE UNABLE TO REVEAL ANY INFORMATION RELATING TO 'ANNE WALKER 1803'. THE FEATURES OF THE FRONT OF THE BUILDING, AND PLAQUE, REPRESENT IMPORTANT ARCHITECTURAL ASSETS OF HISTORICAL INTEREST AND WILL BE PRESERVED, UNAFFECTED BY ANY PROPOSED IMPROVEMENTS. ALL OF OUR IMPROVEMENT PROPOSALS ARE INTENDED AND DESIGNED IN ORDER TO PRESEVE AND ENHANCE ANY SUCH FEATURES AND CHARACTERISTICS OF THE BUILDING.

IT IS OUR INTENTION TO LIVE IN A BUILDING OF HISTORIC INTEREST AND CONSERVE THE ASSETS AND FEATURES, PREVENTING ANY FURTHER DETERIORATION CAUSED BY YEARS OF NEGLECT AND DAMP, WHILST CREATING A COMFORTABLE, HEALTHY ENVIRONMENT IN AN ATTRACTIVE HOME. WE ARE ALSO PASSIONATE ABOUT CREATING AN ENERGY EFFICIENT ENVIRONMENT WITH MINIMAL CARBON FOOTPRINT WHILST AESTHETICALLY CONSERVING THE ASSET AS A WHOLE.

IN THE LATE 1970'S, THE PREVIOUS OWNERS REFURBISHED THE HOUSE THROUGHOUT, INCLUDING THE PRESENT UPVC WINDOWS AND DOORS, AND OPERATED A BED AND BREAKFAST FOR 20 YEARS. THE ADJACENT, NEIGHBOURING BARN WAS DEVELOPED, AND CONVERTED IN TO A DOMESTIC DWELLING IN 2009.

WE HAVE CONVERSED WITH SAMUAL WOODFORD AT COPELAND ABOUT OUR OUTLINE PLANS AND SAM HAS KINDLY PROVIDED SOME GUIDANCE AND USEFUL INFORMATION, AND REFERENCES, RELATING TO SOME OF THE PROPOSALS.

SCHEDULE OF WORKS

HAVING CONSIDERED INFRA RED UNDERFLOOR HEATING THROUGHOUT, IT HAS SINCE COME TO LIGHT THAT THE ELECTRICITY DEMAND ON THE SIZE OF THE HOUSE WOULD BE UNSUITABLE. HOWEVER, WE MAY CONSIDER THIS AS SUPPLEMENTARY HEATING IN THE FUTURE, AS IT IS MOST COMPATIBLE WITH OLD BUILDINGS, AND HAS NO VISIBLE MEDIUM OR WIRING. AN ARTICLE RELATING TO SCOTTISH HERITAGE IS INCLUDED IN ATTACHED REFERENCES FOR COMPATIBILITY EXPLANATION.

INFRA RED IS IDEAL WITH SOLAR PV, WHICH WE WOULD LIKE TO INCORPORATE 'IN ROOF' AS DETAILED ALSO. IN ROOF SOLAR PV ARRAY IS BUILT INTO THE SLATE ROOF THEREBY BEING DISCREET, AND IS LOCATED AT THE REAR ELEVATION SOUTH WEST, NOT SEEN FROM THE ROAD. INVERTER WOULD BE LOCATED IN A UTILITY AREA CLOSE TO EXISTING CONSUMER UNIT, AND THERE IS NO VISIBLE WIRING ASSOCIATED WITH THIS. CONSUMER UNIT WILL REMAIN IN EXISTING LOCATION AS IT IS AT THE REAR OF THE PROPERTY WHERE THE INCOMING ELECTRICITY SUPPLY ENTERS THE PROPERTY.

UPDATE EXISTING BOILER AND RADIATOR SYSTEM WITH ENERGY EFFICIENT GAS BOILER. GAS MAINS IS EXISTING SERVICE TO THE PROPERTY, ANY REPLACEMENT CONDUIT WILL LOCATE IN EXISTING ROUTES.

REPLACE **ALL** EXISTING PLASTIC WINDOWS WITH ECO SLIDE SASH, IN THE STYLE RECOMMENDED BY AND AGREED WITH SAM WOODFORD, AS PER ATTACHED BROCHURE. 'SINGLE VERTICAL ASTRAGAL GLAZING BARS WITH RUN THROUGH SASH HORNS'. MUCH MORE IN CHARACTER WITH A PROPERTY OF THE ERA. THIS IS TO THE MAIN HOUSE ONLY, AND DOES NOT INCLUDE THE STAINED GLASS WINDOW AT THE REAR ELEVATION, AS THIS WILL REMAIN AS IS. WE BELIEVE IT IS NOT ORIGINAL, HOWEVER IT IS AN ATTRACTIVE FEATURE WHICH WE WANT TO PRESERVE AND REPAIR.

REPLACE MAIN FRONT DOOR, WHICH IS CURRENTLY PLASTIC AND 'MODERN / 1970'S' IN POOR STATE OF REPAIR, WITH SOLID WOOD, GEORGIAN STYLE WOOD PANELLED DOOR ; AS PER ATTACHED PICTURE. THIS WILL GREATLY ENHANCE THE APPEARANCE OF THE MAIN HOUSE FRONT, IN CHARACTER WITH THE AGE OF THE PROPERTY.

INTERNAL WALLS INSULATED ; BY REGISTERED APPROVED INSTALLER UNDER GOVERNMENTS GREEN HOMES SCHEME, TO SWIGA (SOLID WALL INSULATION GUARANTEE AGENCY) TRUSTMARK STANDARD BY REGISTERED APPROPRIATELY ACCREDITED INSTALLERS. STUD WALLS, INSULATED, WITH VENTED AIR GAP. THIS SYSTEM IS REPLACING EXISTING BOARDED WALLS POORLY DONE AND DETERIORATING AS A RESULT. THERE IS NO VISUAL CHANGE OR IMPACT AS A RESULT OF IMPROVING THE U VALUE OF EXTERNAL WALLS USING THIS METHOD **INTERNALLY**. THE INTERNAL WALL FINISHINGS OF THE EXTERNAL PERIMETER WERE BOARDED PREVIOUSLY WITH A VERY LOW GRADE INEFFICIENT BOARDING WHICH WAS NOT VENTED, NOR INSULATED, SO THIS WILL IMPROVE THE THERMAL VALUE AND AESTHETICS AS WELL AS PERFORMANCE, RELATING TO ERADICATING DAMPNESS IN THE STONE AS WELL AS INTERNAL ATMOSPHERE.

EXTERNALLY, THE SANDSTONE WALLS HAVE BEEN RENDERED IN CEMENTITIOUS PRODUCT WHICH HAS DETERIORATED AND ALLOWED MOISTURE TO BE TRAPPED CAUSING DAMPNESS AND STONE DAMAGE. EXTENSIVE RESEARCH REVEALS THAT THIS TYPE OF RENDER SUFFOCATES THE BUILDING WHICH IS DESIGNED AND BUILT AS A BREATHING STRUCTURE. THE SANDSTONE NATURALLY ABSORBS MOISTURE AND EVAPORATES, BUT HAS BEEN PREVENTED FROM DOING THIS. IN THE FUTURE WE WOULD LIKE TO CONSIDER RE RENDERING THE BUILDING WITH LIME MORTAR, AND AT LEAST RE POINTING WITH TRADITIONAL LIME METHODS. WE HAVE EMBARKED UPON PROFESSIONAL CONSULTATION, AND ALSO TUITION, REGARDING THIS. ANY SIGNIFICANT ALTERATION INTENDED TO THE EXTERNAL WALL FINISHING WILL BE IN A FUTURE APPLICATION FOR CONSENT AT THAT TIME WHEN IT IS ADDRESSED.