

HERITAGE STATEMENT:

In support of Listed building application for proposed changes to replace existing windows, add one additional window to rear elevation, change size of one window to rear elevation and change existing window to door to front & side elevation.

Also install insulation to side elevation recessed gable to improve house thermal performance with white exterior render finish (currently existing exterior wall painted white brick)

Location:

BAST HOUSE FARM COTTAGE, MANCHESTER ROAD, BURY, BL9 5LZ

The site is located just to the east of the M66 and Manchester Road.

Introduction, Description & Context:

The site is currently used as a dwelling house and it is understood that the original part of the building was built Probably early C18.

In the listed building register (full copy below) it states rear wing added later but the date of these later rear additions are unknown.

Bast House Farm Cottage is a Grade 11 Listed Building that adjoins a group of farm buildings known as Bast House Farm.

It is a stone built house constructed in the early 18th century with a brick wall to one gable elevation (east), a brick built chimney with clay chimney pot.

The gable elevation of the original house and added wing is constructed in brickwork with paint finish. The windows have stone heads and cills and timber window frames. The gutters are black along with soil pipes and rainwater pipes.



front elevation



side (west) elevation



side (east) elevation



rear & side (east) elevation

The roofs to the original and later added rear / side wings are predominantly slate roof with 2 small areas of more recent flat roofs (date unknown). See photos below.



photos showing two existing flat roofs

On the existing front elevation there existing one pair of leaded windows of date unknown which will be retained (refer to proposed drawings)

All other existing windows are poor quality timber windows with poor detailing using projecting opening casements and are all showing signs of failure and distress.

It is proposed to replace all existing windows and newly formed windows / doors (shown on proposed drawings) with wood grain UPVC high quality flush sash so now casements project to create seamless lines. See photo below of similar windows. This system is currently the top range in efficiency and in my opinion aesthetically for modern replacement windows and feel they will significantly enhance the existing building & easily maintainable to achieve a long lasting superior finish to improve the exterior of the building.



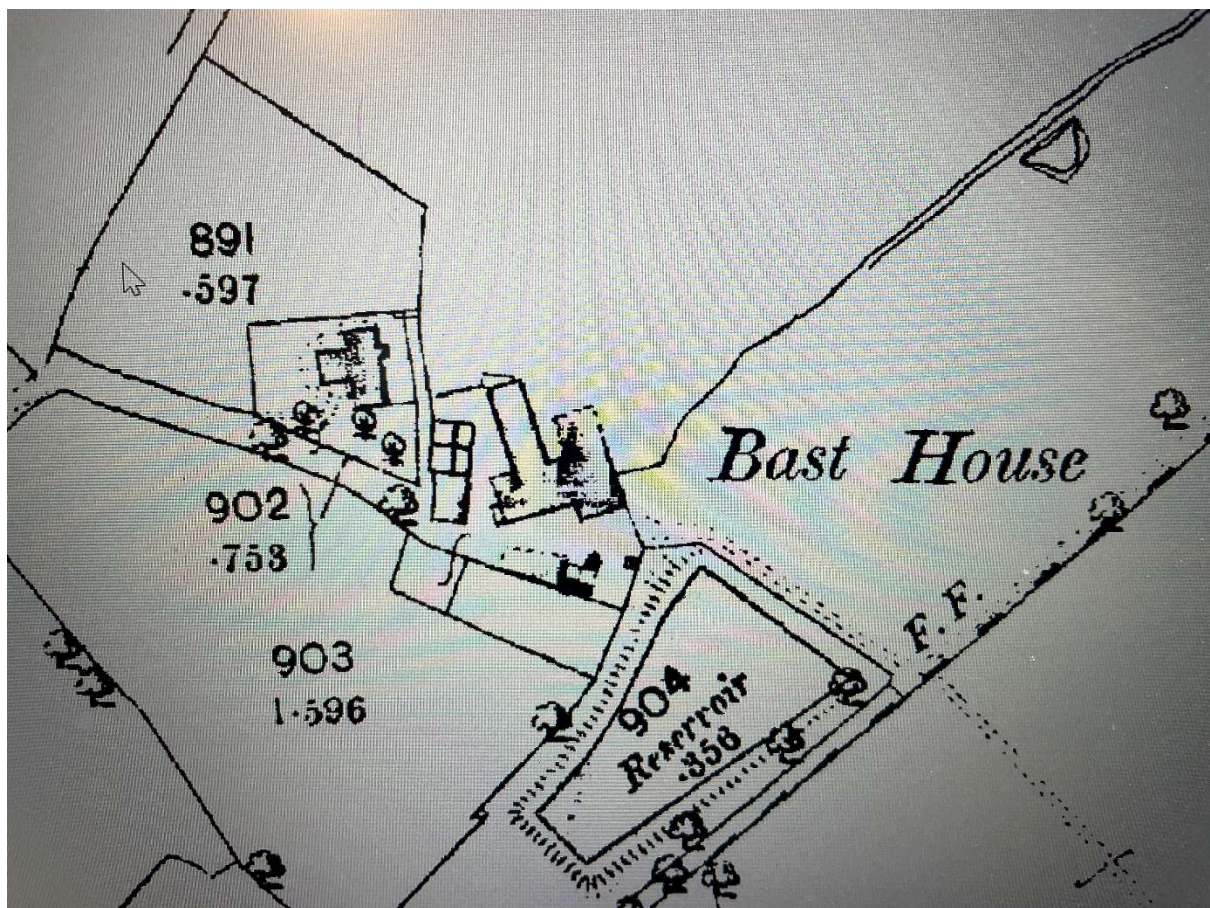
Conclusion:

This above assessment identifies that the proposed works will not result in any aspect of harm or detrimental impact on the heritage asset.

EXTRACT FROM LISTING BUILDING

This list entry was subject to a Minor Amendment on 20 September 2022 to update the address and address and to reformat the text to current standards. SD 81 NW 4/162
MANCHESTER ROAD Bast House Cottage (Formerly listed as Bast House, WALMERSLEY ROAD) 9.8.66 II Probably early C18. Stone, right-hand end having brick buttressing and gable, the whole evidently once being part of larger house. Two storeys. Two windows with dripmould (right-hand one three-light with renewed stone mullions with labels, le-hand one with round-headed lights and a label, but first floor le-hand one blind and probably a date-panel). Other round-headed and mullioned windows on side walls. Slate roof. Later rear wing. Listing NGR: SD8043415245 Legacy The contents of this record have been generated from a legacy

Grade:	Listed Building II
List Entry Number:	1317959
Date first listed:	09-Aug-1966
List Entry Name:	Bast House Cottage



EXTRACT FROM 1893 SITE PLAN