

LISTED BUILDING HERITAGE STATEMENT

Barns at Bradley Lane Bradley Alton Stoke on Trent



1- Statement of significance of the historic building and its setting:

1.1- Statutory 'Listing':

These buildings were at one time part of Church Farm which is immediately to the west. Church Farm is Listed (Grade II) and the listing description is as follows:

'ALTON C.P. BRADLEY IN THE MOORS

SK 04 SE

7/2

Church Farmhouse and attached
garden wall and mounting block

- II

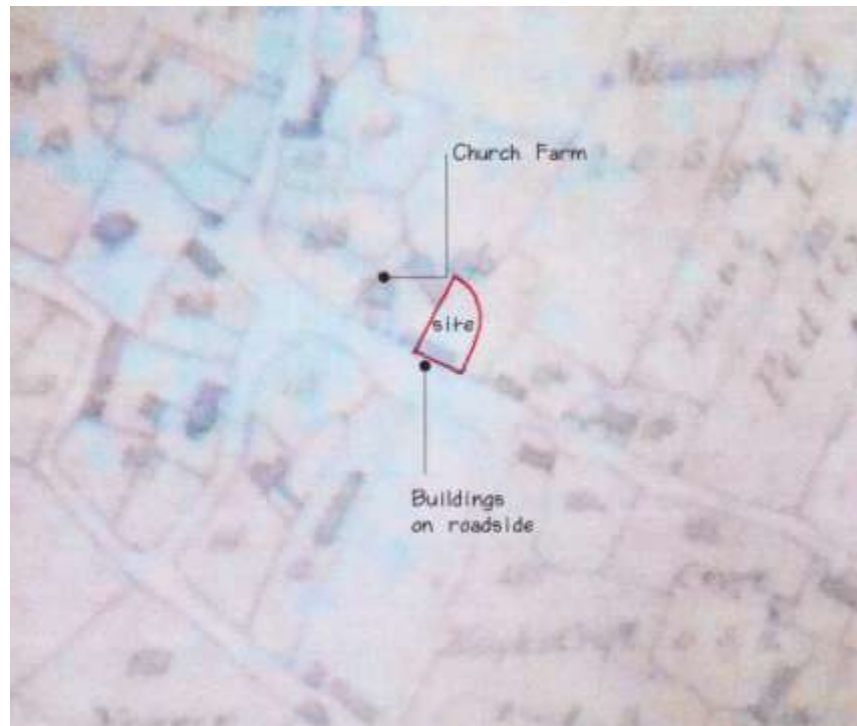
Farmhouse, wall and mounting block. Mid-C18 remodelling of a C17 house. Ashlar with red brick front; plain tile roof with coped verges; brick ridge stacks. T-shaped plan; 3-room main range aligned north-west/south-east facing south-west and rear wing aligned north-east/south west. 2 storeys and gable-lit attic with dentilled eaves band; 4 windows, horizontal sashes with rebated frames to ground and first floors. An C18 ashlar coped brick wall encloses a front garden in the south-east and south-west sides and has a stone mounting block attached to the south-west. Interior: central room has a wall cupboard with panelled oak doors; dog-leg staircase to the rear of the house with moulded and ramped hand rail, balusters removed.

Listing NGR: SK0600641270'

The listing makes no mention of these buildings but they are within the original curtilage and therefore have the same protection as the listed building. This is a good example of an estate farm developed over 200-300 years.

1.2- History and sequence of development (see also plan at the end of this report attached as an Appendix):

1.2.1- Examination of old mapping reveals that the main block fronting the road was probably built in about 1650. This is indicated on the old map shown below which is thought to date from the mid seventeenth century.



The building is of solid coursed local sandstone ('Ashlar') with a hand-made clay tiled roof supported by timber rafters and purlins with a Queen Post Truss with dropped ceiling tie near to the eastern division where the buildings were separated many years ago.

1.2.2- The linking roof and block at right angles was then added later, probably in about 1750. The map below is an extract from the 1881 Ordnance Survey:



This shows the opening and the later building running at right angles from the road. The main 2 storey section by the road is again is of Ashlar sandstone with a tiled roof. It is in 3 bays with a loft area to the 2 sections by the road. The gables here are finished with tabled stone parapets and kneelers at each end.

The roofs are tiled and again supported by timber rafters and purlins which are carried by the gable walls, a King Post truss and 1 internal wall. Valleys are formed where the linking roof over the roadside opening meets at right angles.

It seems likely that the roof to this section and the original were all built at the same time, indicating that the original roof to the roadside building was replaced.

The lower section beyond is single storey with Ashlar walls but with part constructed in brickwork and a corrugated asbestos roof. The roof is carried by timber rafters and purlins with support from 2 King Post timber trusses. Indications are that this roof was probably replaced in the early part of the twentieth century, corrugated asbestos becoming popular in the 1920's.

The separate end section of this building still has a tiled roof, again with Ashlar walls. The timber rafters here have purlins beneath which run between the internal and end gable wall

1.2.3-The open barn and link are visible on the 1900 edition which dates that part to the late 1890's fairly precisely. An extract is shown below:



The main support for the barn is from 10 substantial brick columns with plinths at about 1.20 metres above ground level. The roof is of corrugated asbestos sheeting on timber boarding with timber rafters beneath carried by purlins and supported on Queen Post timber trusses at each column.

The linking section is supported by a brick column off the lower stone barn and brick support off the higher gable and a matching corrugated asbestos roof.

The open barn has been extended on the roadside with a matching corrugated asbestos roof supported by 2 timber columns and a King Post truss. This is the most recent part of the structure and probably dates from the 1930's.

PARISH OF BRADLEY.

No. on Plan.	Description.	Acres.
106	Pasture House Farm Buildings (under lease)	1.000
119	" "	1.750
125	" "	1.820
126	Garden and Arable	1.820
127	" "	1.820
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200	" "	1.820
Total A.		85.750

LOT 39, 40 and 41 will first be offered as One Lot.
Total Area 99.732 Acres.

LOT 39 (COLOURED YELLOW ON PLAN).
An excellent and Compact Dairy Holding called
CHURCH FARM
Bradley, extending to
60a. 2r. 7p. *N^o. 2450*

A good Stone, Brick and Tiled Dwelling House detached, with good Gardens and Orchard, consists of: Entrance Hall and Lounge, two Sitting Rooms, Good Kitchen with Cellar, Dairy and (Lean-to) Press-house, five Bedrooms over three Attics. House Yard with Cooling-house and Tank Basin over, Wash-house, Coal-house, Piggery with open Yard and E.C.

The Farm Buildings,
Some Brick Tiled and Slated, form a good Yard and comprise: Three Lean-to Piggeries with open Yards, three Bay Implement and Cart-shed with Lean-to Calf-house, Trap-house, with stone stairs to Granary over, Stable for three with Loft over, Cow-shed for thirteen with Byng and Loft over, Cow-gateway, Cow-shed for six, with Byngs and Loft over, Calfshed for six with Loft over, do. for twelve with Byng, Calfshed and four Bay Brick Pillared Iron Roof Hay Barn with Loading Bay.
In No. 143 is a Stone Brick and Tiled Loose Box and Implement-shed.

SUMMARY.

Tenant.	Holding.	Area.	Tenancy.
Mr. R. Lewton	Church Farm (pt. of)	56.017	Yearly, March 25th Do.

LOT 40 (COLOURED YELLOW ON PLAN).
Three Valuable Meadow and Arable 1
situate near New House Farm, Bradley,
17a. 2r. 1
In the Occupation of Mr. R. Lewton, Lots) on a Yearly March 25th Tenancy
Occupation—Tithe Rent Charge Appraisal
Land Tax
Description
No. on Plan
PARISH OF BRADLEY.

No. on Plan.	Description.	Acres.
52	Grass	1.820
53	Arable	1.820
54	Grass	1.820

LOT 41 (COLOURED YELLOW ON PLAN).
Two Enclosures of
situate on the main road to
extending to
21a.
In the Occupation of Mr. R. Lewton, Lots) on a Yearly March 25th Tenancy
Occupation—Tithe Rent Charge Appraisal
Land Tax

This confirms that the open hat barn originally had a corrugated iron roof. Presumably this and the original roofing to the lower building were all replaced with corrugated asbestos once the farm had been sold.

2- The current status of the building and the contribution it makes towards the character of the surrounding area with reference to the current listing description:

2.1- Current Condition (see also separate Building Survey undertaken as part of this submission):

2.1.1- Roofs:

The roofs are mainly surfaced with plain Staffordshire blue clay tiles. These are in good condition and can be re-used. The rear roof to the lower section is of corrugated asbestos construction and will need to be replaced.

The roof timbers are of variable standard. The purlins are generally adequate and can be retained but many rafters will need to be repaired or replaced. The timber trusses can all be retained.

2.1.2- Walls:

Walls are of solid stone and brickwork construction of varying thickness. There are sections where roof spread has caused bulges to develop. These will need taking down and rebuilding. The most seriously affected areas are to the 2 storey building alongside the open barn.

2.1.3- External joinery:

The openings have little by way of original framing left. All needs replacement.

2.1.4- Internally:

The buildings have been in agricultural use since construction. There are no significant internal features other than lofts to part. Floors at ground level are earth and uneven concrete. First floors where provided are on timber joists but these will have to be replaced.

2.2- Contribution to character of the area taking into account the listing description:

2.2.1- The buildings are ancillary to the main house and were designed and used for agricultural purposes. The proximity of the original building to the road makes a significant contribution to the street scene here and helps retain the character of the area as a rural settlement.

2.2.2- The link between the main buildings and the open hay barn is poorly executed and does not enhance the character of the area. It would be better removed.

3- The impact of the proposal on the special architectural or historic interest of the building and/or its setting:

3.1- The buildings have not been well maintained over recent years. It is now proposed to execute a programme of general repairs and to form 3 units of residential accommodation. The buildings at present have no beneficial use and are gradually deteriorating as the weather and vegetation erode the structure. The proposal will enable the buildings to be brought back into use, albeit not for their original function, but as sympathetically designed living accommodation which makes use of the existing structures, retaining most of the internal and external features. Existing openings can be re-used and minimal changes are needed in that respect to form the proposed 3 dwelling units.

3.2- The link to the hat barn is to be removed. The works will not have any significant adverse effect on the special architectural or historic interest of the building or its setting. This will also enable the open barn to be used as a roost for bats.

3.3- The proposals will help to preserve and enhance these curtilage buildings and ensure that they have a viable long-term future.

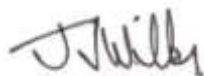
4- Justification for demolition of all or part of a building:

4.1- The link between the hay barn and main building is a poorly executed later addition. Removal will improve the appearance of the group and help maintain viability.

4.2- The standard of construction of the link is poor and has a detrimental effect on the older stone building used as support.

5- Mitigation for loss of all or part of a building such as preservation by record or relocation elsewhere:

No mitigation is proposed here as the main features of the building are to be retained and enhanced. The sections to be removed do not form a material part of the asset's historical significance.

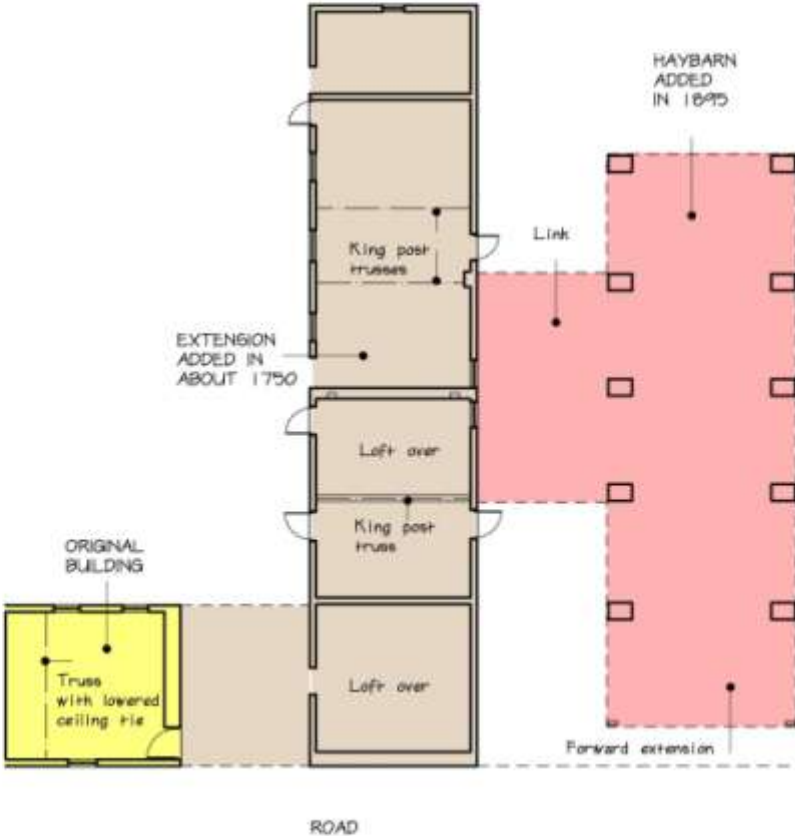


Signed.....J S Wilks FRICS

Dated 2 June 2016

J S Wilks FRICS
Chartered Surveyor
6 Old Saddlers Yard
Utttoxeter
ST14 7RT

APPENDIX



Plan 1-200