

HERITAGE STATEMENT

FOR

THE PROPOSED GARAGE AND STORAGE BUILDING

AT
THE BARN,
LEY FIELDS FARM,
THORNCLIFFE BANK,
THORNCLIFFE,
LEEK
ST13 7LP

Prepared by:

Phil Plant BSc (Hons) MRICS

Rural Planning Consultant
Mid West Planning Ltd
18 Church Street
Shifnal
Shropshire
TF11 9AA

Tel: 01952 276745
Fax: 01952 276745

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1. INTRODUCTION & POLICY CONTEXT

- 1.1 This report has been produced by Philip Plant of Mid West Planning Ltd and is based on the requirements set out in the National Planning Policy Framework 2012. Paragraphs 126 to 141 deal with the conservation and protection of the historic environment through the adoption of appropriate policies and through the determination process of applications likely to affect the historic environment.
- 1.2 Local Planning Authorities are required to ask applicants to provide a description of the significance of the heritage asset affected by the proposed development. (NPPF paras. 128 & 129). The level of detail required should be proportional to the significance of the heritage asset, and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
- 1.3 Policy DC2 – The Historic Environment from Staffordshire Moorlands Adopted Core Strategy promotes development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area.

Location of Site and Background Information

- 1.4 The application site is situated on the northern outskirts of the village of Thorncliffe. Thorncliffe is about 4km north east of the centre of Leek town in Staffordshire Moorlands. Please refer to the site plan at Appendix One.



Plate One:- General view of the application site looking east from the highway.

2.0 ASSESSMENT OF THE HERITAGE ASSET

- 2.1 Ley Fields Farm house is a Grade II Listed Building used as residential dwelling by the applicant.
- 2.2 Ley Fields Farmhouse was listed on 5th June 1985 List Entry number - 1038191. This list entry does not comprise part of an Asset Grouping. The Listed Building text is as follows:-

'Farmhouse, now of two units, formerly one. Late C17 with C19 and C20 alterations and additions. Rough-faced coursed stonework; blue tile roof. Brick stacks to left hand end and on ridge over entrances. Two-storey, four-window front in two parts, two windows to each, with entrances between end bays. C19 and C20 casements with mullioned two- light windows to centre left bay; boarded doors. The mullioned window bay contains heck screen and heavily chamfered beam and further two- light mullioned window to rear.'



Figure One: Listing Entry from Historic England

- 2.3 The above text attributes the listing mainly to there being considerable features of the house remaining and to the antiquity of the building. Clearly the erection of a domestic garage and storage building will have no significant impact on the reasons for listing the building, particularly because it is not part of an Asset Grouping.

The Proposal

- 2.4 The proposal is to erect a green oak framed garage and storage building clad in horizontal larch boarding over a stone plinth, and under a reclaimed blue tiled roof for the parking of the client's cars and storage area for domestic paraphernalia, including gardening equipment.
- 2.5 The green oak framing green oak and larch cladding will both weather to a natural grey/silver to complement the existing stonework. The tiles chosen will

be Staffordshire blue to match the existing tiles of the farmhouse and associated buildings. Stone for the plinth under the timber cladding will also be chosen to match the existing buildings.

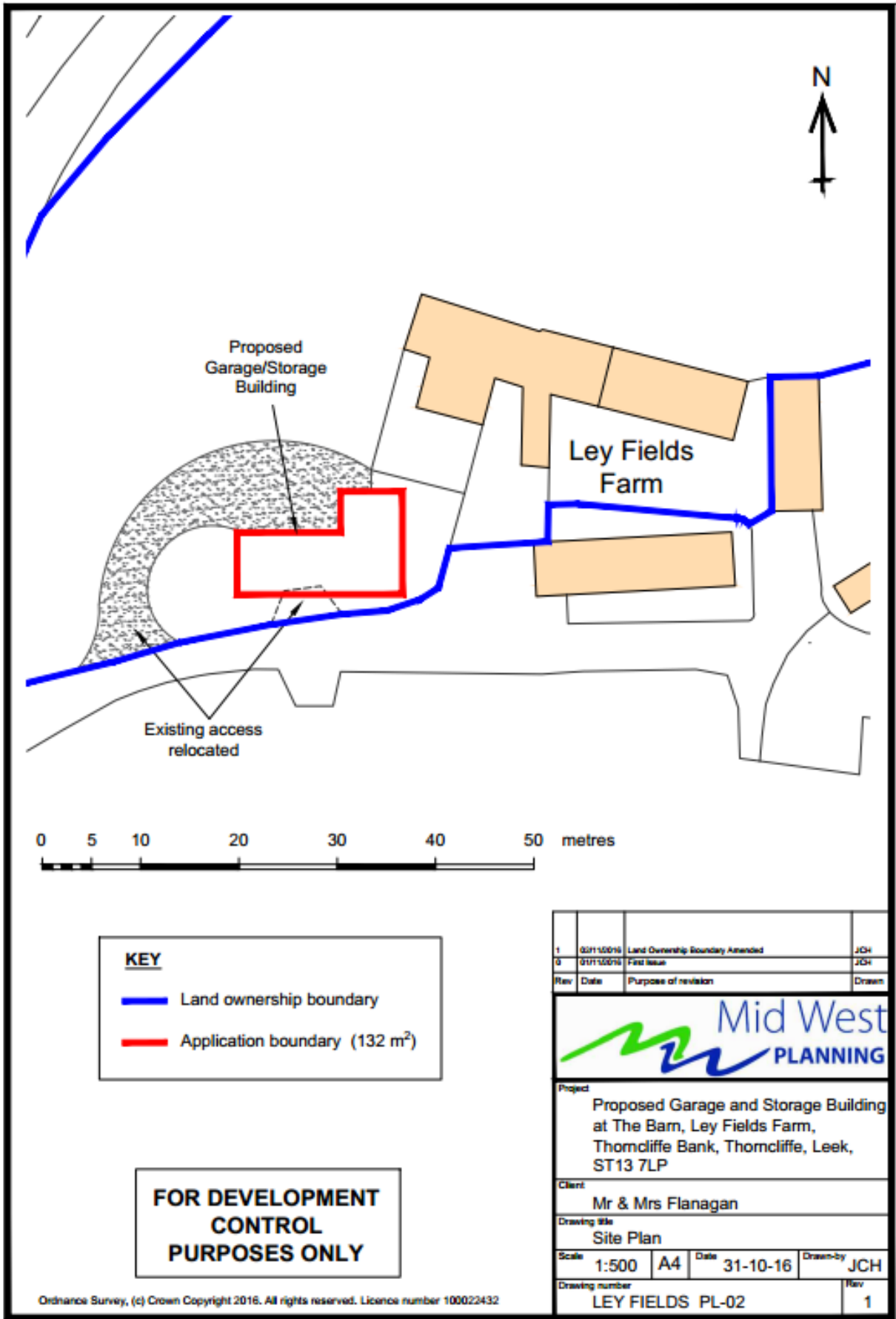
3. POTENTIAL IMPACT ON THE HERITAGE ASSET



- 3.1 The proposed erection of the domestic garage building at Ley Fields Barn is designed in such a way as to complement the Listed Building and to minimise the impact on the setting of the heritage asset. The use of traditional natural materials is typical of this traditional small-scale agrarian architecture and is in keeping with a rural location. Furthermore the use of green oak and natural softwood cladding distinguishes the new building from the heritage asset rather than trying to mimic the historic buildings already on site.
- 3.2 The erection of the garage and storage building will reduce the visual impact of the applicant's parked cars and domestic paraphernalia on the landscape and on the setting of the Listed Building, thus improving the situation in this regard.
- 3.3 Overall the impact on the setting of the Listed Building and on the actual Listed Building itself is considered to be minimal, with tangible benefits to the landscape and setting of the Listed Building.

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Appendix One



KEY	
	Land ownership boundary
	Application boundary (132 m ²)

**FOR DEVELOPMENT
CONTROL
PURPOSES ONLY**

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1	02/11/2016	Land Ownership Boundary Amended	JCH
0	01/11/2016	First Issue	JCH
Rev	Date	Purpose of revision	Drawn



Project			
Proposed Garage and Storage Building at The Barn, Ley Fields Farm, Thomcliffe Bank, Thomcliffe, Leek, ST13 7LP			
Client			
Mr & Mrs Flanagan			
Drawing title			
Site Plan			
Scale	1:500	Date	31-10-16
Drawn-by	JCH		
Drawing number			Rev
LEY FIELDS PL-02			1

