**PROPOSED ALTERATION TO VEHICULAR ACCESS
TO GRADE II LISTED FARM HOUSE**

**MANOR FARM HOUSE | PARK LANE | ENDON
STOKE-ON-TRENT**



# CONSERVATION, DESIGN & ACCESS STATEMENT
## Incorporating a *STATEMENT OF SIGNIFICANCE*

**JANUARY 2017**

# PROPOSED ALTERATIONS TO VEHICULAR ENTRANCE TO GRADE II LISTED 17th CENTURY FARMHOUSE

## CONTENTS

**1.0 Introduction** **05**

**2.0 History & Statement of Significance** **06**
2.1 History and Description of the House 06
2.2 Development of the House 08
2.3 Statement of Significance 09
2.4 Summary Statement 09

**3.0 Planning Policy Guidance** **10**
3.1 Planning Context 10
3.2 Planning Policy 10
3.3 Summary 11

**4.0 Conservation Philosophy & Policies** **12**
4.1 Philosophy 12
4.2 Policies 12

**5.0 Design & Access Proposals** **13**

**6.0 Bibliography & Reference** **14**

## 1.0 Introduction

This Conservation, Design and Access statement is in support of submitted drawings to seek consent for proposed alterations to driveway entrance wall to Manor Farm, Park Lane, Endon ST9 9JA.

As described in this document, Full Planning permission and Listed Building Consent has recently been granted for the proposed external and internal alterations to existing farmhouse and curtilage (reference: SMD/2016/0093&0094). This includes the proposed alteration to driveway entrance including the rebuilding of existing entrance wall to allow improved visibility to Park Lane.

As an amendment to the above application this application seeks approval for the inclusion of a pedestrian gate to the driveway entrance. In order to accommodate the latter, a slight alteration is required - as highlighted in the supporting drawings.

The following document describes the history and significance of the listed farmhouse and its setting and proposed amendments to the external setting, seeking Listed Building Consent.

## 2.0 HISTORY & STATEMENT OF SIGNIFICANCE

### 2.1 History and Description of the House

The former farmhouse at Manor Farm in Endon is a multi-phase building dating from 1637 with a series of 19th century additions and extensions. Built principally of local sandstone, an externally visible brick wall rising the full height of the building marks the junction between the two main phases. During the 19th century it was known as Park Lane Farm.

Endon is a village four miles south-west of Leek in the Staffordshire Moorlands. Formerly a township of Leek parish, the village has a mainly agricultural history with a number of historic farms and houses. The name Endon is Anglo Saxon, probably meaning 'lambs' hill' as the medieval settlement occupied a hilltop, Endon Bank. By the 16th century the village developed on lower ground near Endon brook. Park Lane led southwards from the village and through the medieval deer park to the south of the township[1].

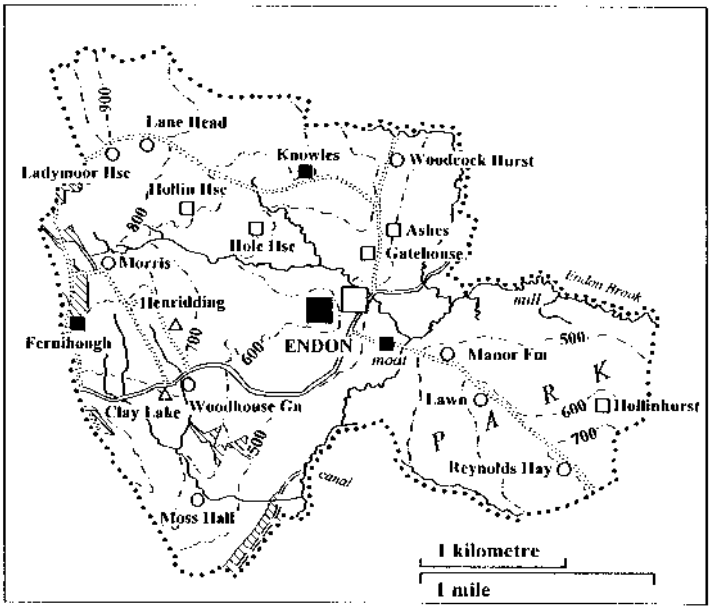


Fig. 1: *The township/parish of Endon with Endon Park to the south east.*

KEY: date of the earliest reference
- ■ Medieval
- ○ 16th century
- □ 17th century

© Cleverdon, 2002.

[1] *Endon Conservation Area Appraisal*, p. 5.

Manor Farm lies on the lower slopes of the former deer (hunting) park which is documented from 1273 along with the farms within it from the 16th-century. Although no early deeds have been found for Manor Farm or its earlier names, it is well documented throughout its history as the same family held it for centuries, either as tenants or freeholders.

The farm has been known by various names; in 1607 as 'Hall Banks', and by 1761 it was known as 'Lower Farm'. On the 1816 map schedule for the Manor of Horton it is un-named but the map indicates it was held by the Trustees of Thomas Tomkinson, and tenanted by Thomas Tomkinson and William Crompton who farmed a total of 149 acres. From the 1980s onwards, the farm curtilage was broken up and various outbuildings were sold off and converted into separate dwellings, leaving Manor Farm, as the building then became known, as an isolated house.

The date stone carrying RT, MT, 1637 above the 17th-century entrance to the north/front elevation (Fig. 2) refers to Roger and Maria Tomkinson. Parish records show that the farm stayed in the family and was passed on from Tomkinson to Tomkinson for many years after Roger Tomkinson's death in 1676.




Fig.2: *The date stone from above the 17th century entrance*



Fig. 3: *The south face of the 17th century range, and right, the west face showing the junction of the two main phases- 17th century and 19th century*

## 2.2 The Development of Manor Farm

*The exterior*

The view from the south (Fig. 3) shows the 17th century part of the house: a two-bay lobby entrance house, rectangular in plan with parallel ranges flanking a central stack. This earlier part of the building is closest to the road and so can be seen from Park Lane on approaching the house. It is built of irregular coursed local sandstone with two projecting string courses.

*The main 19th century range*

Circa 1800 a taller stone range was built to the north (Fig. 4) replacing whatever had previously occupied the site (likely a timber-framed building housing service areas for the 17th century range). The most visible facades are of well-cut coursed sandstone, but the wall forming the junction with the 1637 range is of brick and largely unseen.



Fig. 4: *The north face with a series of later extensions to the left. The extension which is farthest left, now housing a utility room, replaces the pig-sty still present in 1925.*

## 2.3 Statement of Significance

Manor Farm house was first listed for its special architectural and historic interest on the 30th of May 1985. It is Grade II Listed historic and its architectural *significance*[2] is defined by its age, fabric and aesthetics. Manor Farm represents an interesting example of a multi-phase building dating from the 17th century.

Historic maps show that Manor Farm was originally part of a complex of farm buildings, known in 1925 as Park Lane Farm, but as these have been sold off separately and converted into residential buildings, Manor Farm now sits in around two acres of land. Its relevance as a good surviving example of an historic farm complex has been lost, but its importance as an historic farm house remains. None-the-less, Manor Farm is Grade II listed for its local and national historic and cultural importance, and is an important *heritage asset*[3]. Because of this importance any repairs and alterations to the site or building must be properly informed, appropriate and of high quality.

## 2.4 Summary Statement

Granted Listed Building Consent and planning permission in April 2016 (application references: 2016/0093, 0094) for proposed external and internal alterations to the existing farmhouse including rebuilding of the existing entrance wall to provide increased visibility from and to the driveway entrance by widening the entrance from Park Lane with the addition of a pedestrian gate. (Fig.5)
The proposed alteration for which this application requires consent is an amendment to the latter works (Fig. 6).

The proposed amendment to the entrance to Manor Farm will contribute to its setting, increasing the safety for vehicles on Park Lane and providing pedestrian and vehicle access for a modern-day home.

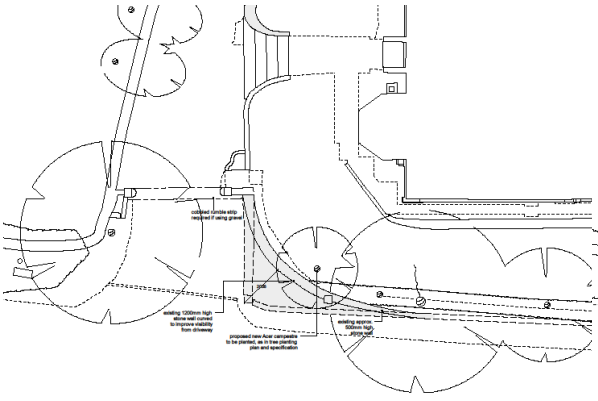

Fig. 5: *Entrance layout plan, as approved in April 2016, ctd architects*

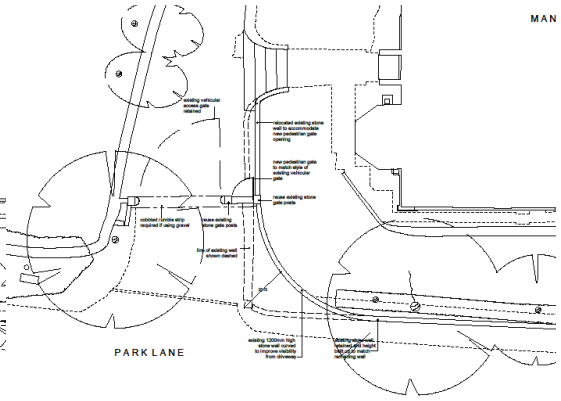


Fig. 6: *Entrance layout plan, as proposed, ctd architects*

[2] NPPF, p.56
[3] ibid, p.52

3.0 PLANNING POLICY GUIDANCE

### 3.1 Planning Context

With input and advice from ctd architects, the owners wish to adapt the entrance to the driveway of Manor Farm in a sympathetic manner, acknowledging the importance of Manor Farm and its curtilage.

Previous planning applications for Manor Farm have included;

Internal and external alterations including single storey glazed extension, single storey detached garage; alterations to driveway access and landscaping; App No: SMD/2016/0094 (Listed Building Consent) and SMD/2016/0093 (Full Planning Permission) – Approved with Conditions

Internal and external alterations to listed building (rebuilding of conservatory, roof over utility area and alterations) : App No: 02/00178/LBC – Approved with Conditions (approval for the new conservatory was not implemented)

Fit 3no roof-lights during re-roofing works: App No : SMD/2014/0424 - Approved

### 3.2 Planning Policy

The Town & Country Planning Act 1990 requires permission to be sought for alterations, demolitions and extensions to Listed Buildings and their curtilage.

In National Planning Policy terms we are guided by the NPPF which sets out a framework based on a *presumption in favour of sustainable development*. The NPPF supersedes numerous previous separate policies and of relevance to this application the previous Planning Policy Statement 5: Planning for the Historic Environment (PPS5).

In particular NPPF policies paras.17, 128 & 129 are cited in support of the development proposals as set out in this application.

NPPF para.17 establishes 12 core principles including importantly in this case that planning should *'conserve heritage assets in a manner* ***appropriate to their significance****, so that they can be enjoyed for their contribution to the quality of life of this and future generations'*

NPPF para.128 requires the applicant *to 'describe the significance of any heritage assets affected, including any contribution made by their setting…proportionate to the assets' importance… to understand the potential impact of the proposal on their significance';*

NPPF para.129 requires LPA's to *'consider the impact of a proposal on a heritage asset*', based on their assessment of 'the particular significance…that may be affected…', including its setting;

The NPPF is supported by a commentary from English Heritage issued on the 27th March 2012 to offer a high-level overview of the NPPF policies as they apply to the historic environment, as highlighted above.

The previous PPS5 was supported by a Planning Practice Guide (PPG) which has been jointly produced by the Communities and Local Government Department, the Department for Culture Media and Sport and English Heritage to offer help in the interpretation of national historic environment policies. This guidance remains a relevant and Government endorsed document. Section 6 of this guide sets out more detailed guidance on the repair, restoration and alteration of heritage assets (the application of this guidance is demonstrated in section 4.0 of this report).

In local planning policy terms, the relevant local plan for this application is the Staffordshire Moorlands Local Development Framework Core Strategy Document of which, the relevant policy is DC2, in respect of the historic environment, which states;

*'The Council will safeguard and, where possible, enhance the historic environment…and interests of acknowledged importance, including in particular...significant buildings (both statutory Listed and on a local register)...by;*

1. *Resisting development that would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance;*

2. *Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance…*

### 3.3 Summary

**We firmly believe that the proposed alteration to the driveway entrance of Manor Farm is appropriate and compatible with the building's historic and architectural *significance* and its historic architectural character and statutory listing, balanced against its use as a home in the 21st century.** The proposal put forward in this document will not detract from its special character and will add positively to the future sustainability and conservation of this *heritage asset*, hopefully for generations to come.

## 4.0 CONSERVATION POLICIES & PHILOSOPHY

English Heritage define conservation as 'the process of managing change to a significant place in its setting, in ways that will best sustain its heritage values, whilst recognising opportunities to reveal or reinforce these values for present and future generations'.[4]

'Conservation' in essence involves handing on to future generations what we value today. The process of conservation of a building must not stand in the way of change, but help to manage it in a positive and proactive way. The value, or 'significance' that we place on historic buildings distinguishes how important they are, and how they should be treated now and by future generations.[5]

### 4.1 Philosophy

The general conservation aim of the previous application granted approval in April 2016 (application no: 2016/0093 & 0094) at Manor Farm was to *preserve and enhance the historic fabric wherever possible, whilst retaining the character of the house as an interesting example of a multi-phase 17th century country farmhouse sensitively adapted to suit modern domestic comfort and family life.*

Contributing to this aim the **conservation principles** to be adopted are;

- to maintain the historic and architectural integrity of the site and building;
- to employ appropriate traditional conservation techniques and theory in the repair and maintenance of historic fabric and the insertion of any new material;
- to preserve or enhance the historic and architectural character and appearance of the house and its setting.

*The conservation of a building, or group of buildings, is always best served by its original intended use.* The most appropriate use for Manor Farm is to retain it as a family residence but to accept that modern family living and comfort will place demands on the building and its setting.

### 4.2 Policies

In line with English Heritage's conservation policies and guidance the principal and detailed design of the alterations proposed by this application have evolved from a policy of practical and 'informed conservation' - that is from an understanding and assessment of the history and importance of the building and its setting to establish its heritage values and 'significance' as a *heritage asset* - and a realistic analysis with responsive and appropriate designs.

The impact of the proposed alterations has in principal been considered so that they *preserve or enhance*, rather than detrimentally alter, the character and significance of the building's setting through;

- careful and considered design;
- where possible, the fitting of new work to existing/old finishes & details, so that destruction of original fabric is minimised;
- the use of appropriate and quality materials, techniques & workmanship

The proposed alteration to vehicle entrance and addition of pedestrian entrance illustrated in this application for Listed Building Consent seeks to follow these principles and policy guidance.

[4] English Heritage : Conservation Policies & Guidance, 2008, p.71
[5] After Clark, p.12

## 5.0 DESIGN & ACCESS PROPOSALS

The proposed alterations to the layout of the external driveway are proposed in order to improve its practicality and function. The addition of a pedestrian gate permits access for refuse, post and other services as well as general pedestrian access without entering via the vehicle entrance. This also provides added security for the home and the owner's possessions.

Changes to the stone wall at the entrance to the driveway, to improve visibility are proposed in addition to a proposed pedestrian gate adjacent to existing vehicular gate in a matching style. The property is no longer a farm complex and has already seen many changes to the layout of its curtilage. These latest proposed changes seek to improve the setting of the area.

This application seeks consent to amend the layout of the entrance slightly following Listed Building Consent (April 2016) to alter the layout of the driveway entrance to improve visibility, it is also proposed to widen the entrance to accommodate a pedestrian gate as well as the existing vehicle entrance gate.

It is proposed that the existing stone and gateposts are reused and where new stone (where necessary) is to be installed to match the existing.

With respect to conservation guidelines and policy, we believe it is reasonable to expect a positive determination of the submitted Listed Building Consent application.

## 6.0 BIBLIOGRAPHY & REFERENCE

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