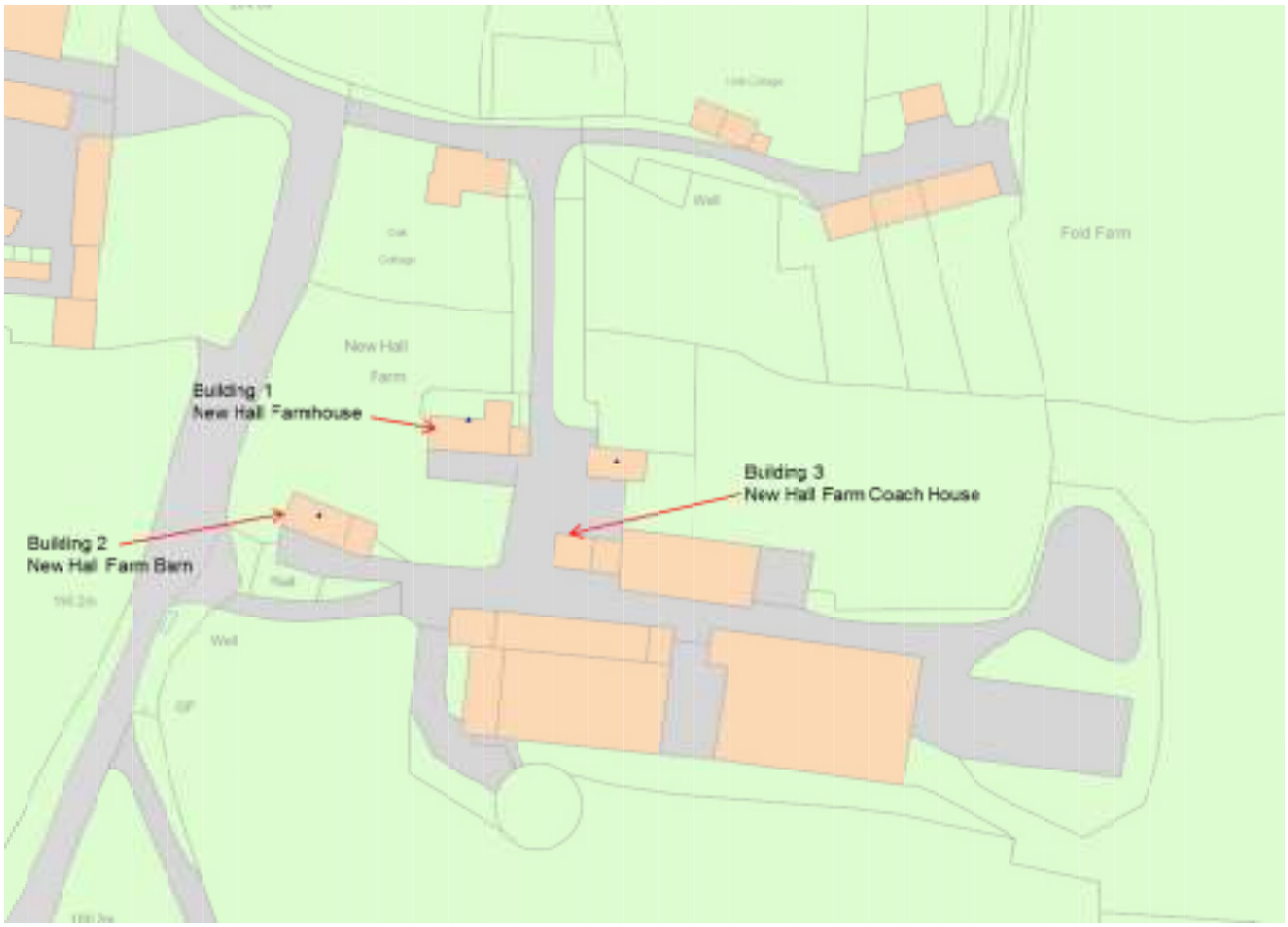
M J BARRETT
CONSTRUCTIONS

HERITAGE STATEMENT

Proposal: **Proposed General Purpose Agricultural Building.**
Address: **New Hall Farm, Dingle Lane, Rushton Spencer, Macclesfield, Cheshire SK11 0QT.**
Date: **18th January 2017**

1. Introduction

1.1. The proposed site is nearby three Grade II listed buildings which are all designated heritage assets. This statement is designed to assess the potential impact of the proposal on the significance of the heritage assets.



Map showing listed building locations

2. Proposal

2.1. The proposed development is to construct a steel portal framed agricultural building which will be used for the storage of hay, straw, fodder and the storage of agricultural machinery. The building will also be used for housing cattle during the winter months. The existing dilapidated agricultural building, currently in the proposed location, will be demolished as part of these proposals.



View of the existing building from the East

3. Listed Buildings Description

<u>Building 1</u>

New Hall Farmhouse, Dingle Lane

RUSHTON C.P. DINGLE LANE SJ 96 SW 4/155 New Hall Farmhouse
Listed status: Grade II
Date listed: 20th Nov 1987
English Heritage Building ID: 1287075
Location: New Hall Farm, Dingle Lane, Rushton Spencer, Macclesfield, SK11 0QT
Listing NGR: SJ9298561404

Location
NEW HALL FARMHOUSE, DINGLE LANE
The building may lie within the boundary of more than one authority.
County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Rushton
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 20-Nov-1987
Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.

Legacy System: LBS
UID: 275366

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

RUSHTON C.P. DINGLE LANE SJ 96 SW 4/155 New Hall Farmhouse - GV II

Farmhouse. Early C19. Coursed and dressed rubble; slate and stone slate roofs of moderately low pitch; verge parapets; corniced brick end and centre ridge stacks. 2 storeys. 3-window front; glazing bar sashes; 2 entrances to either side of centre window with top-glazed boarded doors; set-back single-storey stone roofed bay to right end with top- hung casement against return angle and boarded door immediately to right.



View of New Hall Farmhouse from the East

Building 2

New Hall Farm Barn, Dingle Lane

RUSHTON C.P. DINGLE LANE SJ 96 SW 4/157 Barn approximately - 40m south-west of New Hall Farmhouse
Listed status: Grade II
Date listed: 20th Nov 1987
List entry Number: 1191470
Location: New Hall Farm, Dingle Lane, Rushton Spencer, Macclesfield, SK11 0QT
Listing NGR: SJ9295761386

Location
BARN APPROXIMATELY 40 METRES SOUTH WEST OF NEW HALL FARMHOUSE, DINGLE LANE
The building may lie within the boundary of more than one authority.
County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Rushton
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 20-Nov-1987
Date of most recent amendment: Not applicable to this List entry.
.
Legacy System Information
The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 275368
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.
Details
RUSHTON C.P. DINGLE LANE SJ 96 SW 4/157 Barn approximately - 40m south-west of New Hall Farmhouse
GV II
Barn (possibly once a dwelling). Late C16 with C17 and late C19 alterations. Coursed stone and brick; blue machine tile roof. 2-level plan of hay loft over byre . South front: approximately 600m of brickwork below eaves and over stonework; hay loft opening inset from left end over boarded door, boarded door to right end; concrete block lean-to set back to right end (not included). West gable with range of two 2-light chamfer mullion windows. Interior: central cruck truss; curved blades with collar (apex not visible at time of resurvey, September 1984), built into central partition.



View of New Hall Farm Barn from the North East



View of New Hall Farm Barn from the South West

Building 3

New Hall Farm Coach House, Dingle Lane

RUSHTON C.P. DINGLE LANE SJ 96 SW 4/156 Coach house and - stable approximately 15m south-east of New Hall Farmhouse
Listed status: Grade II
Date listed: 20th Nov 1987
List entry Number: 1037779
Location: New Hall Farm, Dingle Lane, Rushton Spencer, Macclesfield, SK11 0QT
Listing NGR: SJ9301361396

Location
COACH HOUSE AND STABLE APPROXIMATELY 15 METRES SOUTH EAST OF NEW HALL FARMHOUSE, DINGLE LANE
The building may lie within the boundary of more than one authority.
County: Staffordshire
District: Staffordshire Moorlands
District Type: District Authority
Parish: Rushton
National Park: Not applicable to this List entry.
Grade: II
Date first listed: 20-Nov-1987
Date of most recent amendment: Not applicable to this List entry.
Legacy System Information
The contents of this record have been generated from a legacy data system.
Legacy System: LBS
UID: 275367
Asset Groupings
This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description
Summary of Building
Legacy Record - This information may be included in the List Entry Details.
Reasons for Designation
Legacy Record - This information may be included in the List Entry Details.
History
Legacy Record - This information may be included in the List Entry Details.
Details
RUSHTON C.P. DINGLE LANE SJ 96 SW 4/156 Coach house and - stable approximately 15m south-east of New Hall Farmhouse

GV II

Coach house and stable. Early C19. Coursed and dressed rubble; machine tile roof; verge parapets; 2-level plan, built into slope with hay loft over coach house and stable. Lower front of elliptically- arched cart entry to left with stable door to right; single casement window set over centre of arch. Hay loft entered off 3 stone steps from higher ground at rear of left return gable.



View of New Hall Farm Coach House from the South West



View of New Hall Farm Coach House from the North East

4. Impact of the Proposed Development on the significance of Heritage Assets

4.1. Building 1 (New Hall Farmhouse) is approximately 27m from the proposed development and Building 2 (New Hall Farm Barn) is approximately 52m from the proposed development. By virtue of this distance, it is thought that the proposed development will have no adverse impact on these listed buildings. The building will also be set into the existing ground slope which will further reduce the impact on the farm house.

4.2. There is an existing garage building within close proximity to the site which further obscures the view of the proposed building from the North.



View of Existing Garage Building

4.3. The location of the proposed site will be remote from the roadside and difficult to view in relation to the listed buildings due to the presence of existing buildings and the natural landscape.



View of site from dingle lane roadside (South West)

4.4. Building 3 (New Farm Coach House) is linked to the existing building that is to be demolished via a small lean to building. The existing building is clad in metal and fibre cement sheets with blockwork infill and is in a dilapidated state. The existing building is built into the existing sloping ground. The proposed building will also be built into the sloping ground which will be retained with pre-cast concrete panels.



View of the existing building from the East



View of the existing building from the North East

4.5. All new facing materials of the proposed development have been selected to match the appearance of the existing agricultural buildings nearby and to reduce the visual impact of the building. The proposed materials we have selected are typical of what you would expect for an agricultural building of this nature.

4.6. The proposed agricultural building will be longer in length than the existing building it is to replace but the increased building length will be built towards the east (in the opposite direction to the listed buildings). The west side of the proposed building will be located in the same position as the existing building.

4.7. It is considered that the proposed building will have a positive impact on the surrounding environment. The proposed building is a considered improvement from the existing dilapidated agricultural building that is currently located on the site and will be demolished as part of these proposals.