

# Heritage Statement

Farley Cottage, Farley, Staffordshire, ST10 3BQ  
Mrs Brown

## 1.0 HERITAGE STATEMENT

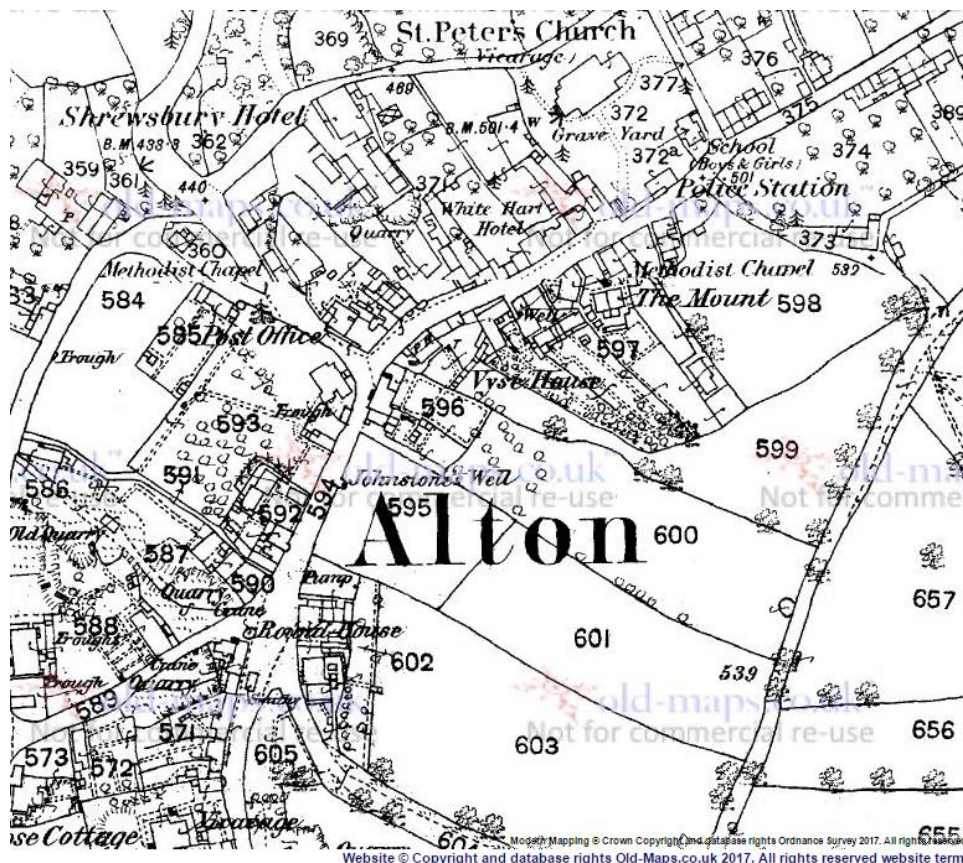
### Introduction

- 1.1. This Heritage Statement has been prepared in support of an application for a proposed extension and conversion of a garage into holiday let accommodation.
- 1.2. Farley Cottage is situated off Farley Lane, near to the junction of Longshaw Lane. It is a free-standing dwelling within its own grounds, with the only access off Farley Lane.
- 1.3. Farley Cottage is not listed; however, it is in close proximity to Farley House, which is listed as Greenlands and is a Grade II Listed Building and further up Wooten Lane, Farley Hall.
- 1.4. Alton & Farley conservation area was designated in 1971, and underwent a conservation area appraisal in 2008, following a period of public consultation by Staffordshire Moorlands District Council. A Historic Character Assessment was also carried out in February 2013, by Staffordshire County Council, in conjunction with English Heritage (now Historic England).
- 1.5. The purpose of this statement is to assess the impact of the proposed works on both the heritage asset and the character of the conservation area. Under the National Planning Policy Framework (2012), any design should seek to "conserve and enhance" the historic environment.

## 2.0 HERITAGE STATEMENT

### Description of the Asset

- 2.1. Alton village lies to the south of the River Churnet and the Weaver Hills, in the northern uplands of the Staffordshire Moorlands. The village is most associated with Alton Towers Resort, a large theme park situated in the picturesque grounds of Alton Mansion.
- 2.2. Alton is an Anglo-Saxon name, and is mentioned within the Domesday Book as "waste" – an area without value for taxation. Farley is also an Anglo-Saxon name and refers to the clearing of the woods. The medieval castle was built in the late 12<sup>th</sup> century by Betram de Verdun, who also founded the Cistercian abbey at Croxden. The vast estate was passed down through marriages to the Furnivals, and eventually the Talbots in the 15<sup>th</sup> century. The Talbots lived elsewhere until the 19<sup>th</sup> century, when the 15<sup>th</sup> and 16<sup>th</sup> earls set about a series of alterations and enlargements at Alton Lodge (now Alton Towers), under the supervision of renowned gothic revival architect A.W.N Pugin.
- 2.3. The village of Alton grew slowly. In 1666, a population of just 215 was recorded, increasing to 818 by 1801. However, the 19<sup>th</sup> century saw further expansion, increasing to 1,227 by 1901. Farley had 32 household's in 1666, around 160 people. These numbers then double to 321 in 1801 and rose even more to 490 in 1891. These numbers have been decreasing since then, as in 1901 they fell to 431 and is now at 153 which is less than the mid-17<sup>th</sup> century total.

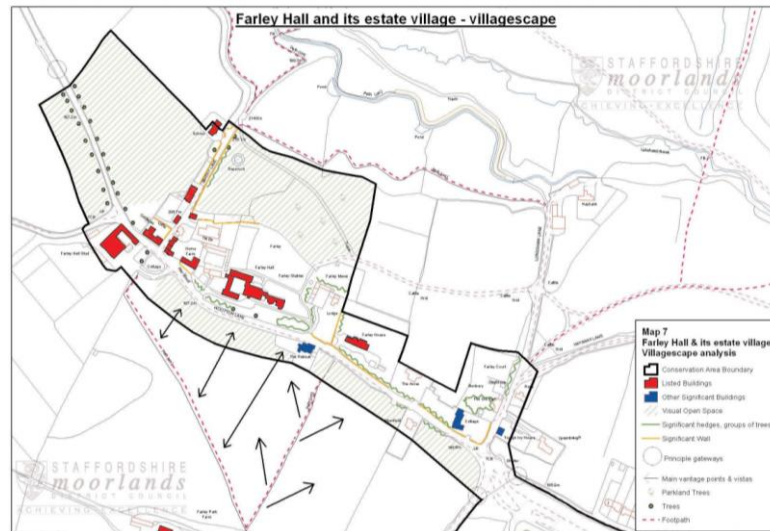


- 2.4. The conservation area appraisal identifies three elements of settlement – an early irregular phase relating to pastoral farming, the site of the past and present castles, and a later planned extension to the village. Farley Cottage falls in the North area of the conservation area, near Farley Hall and its estate hamlet yet it is also extremely close to the entrance of Alton Towers which is classed as the central point to the conservation area.
- 2.5. The majority of the surviving buildings in Alton date from the mid-18th century onwards, which reflects increasing prosperity in these later years, particularly following the interests shown by the 15<sup>th</sup> and 16<sup>th</sup> earls. By the 19<sup>th</sup> century, much of the population was employed in the building trade, likely working at the nearby Towers estate. This is unusual for a market town in this area, as it relied heavily on work from the estate, rather than farming or industry. “Buildings in Alton village are diverse in character, date and spacing. This reflects the historic development of the settlement, the topography, and piecemeal construction by numerous owners in a variety of materials. Hollington sandstone jostles handmade brick, and render sits adjacent to painted surfaces, masking a variety of phases and walling materials.” (Conservation Area Appraisal 2008).
- 2.6. Medieval Alton was dominated by the castle, while the 800 acre deer-park was mainly in Farley. The current position of Farley hamlet is like the medieval settlement however the medieval settlement lay on both sides of the road.
- 2.7. Farley Hall is central to the hamlet, and is a substantial 17<sup>th</sup> century building, remodelled and extended in the 1780's, to which a stable block and estate buildings were added. Farley Hall is set back from the road, fronted by a prominent terrace. It was typical of the houses built by major yeoman/ minor gentry in the middle of the 17<sup>th</sup> century, with a central hall flanked by service rooms to the left and a parlour wing to the right. The estate building are variable in period and style. Some date to the 17<sup>th</sup> century and are contemporary with the first phase of the Hall, other date to the late 18<sup>th</sup> or early 19<sup>th</sup> century and provided additional accommodation for the Bill's growing estate and its workers.
- 2.8. Greenlands, or Farley House as it is also known, is a grade II listed dwelling, that was built in the early 19<sup>th</sup> century with later alterations. It is thought that the house was originally a pair of cottages bound by large chimney stacks and roof between however it has been extended and adapted numerous times since then resulting in the present substantial house. This grade II listed property has very little impact on Farley Cottage.

## 3.0 HERITAGE STATEMENT

### Assessment of its Significance

- 3.1. Farley Cottage has a prominent frontage onto Farley Lane within the conservation area and it is classed as a significant building, as seen in the map below. The cottage is to the south of the hamlet and isn't too close to other listed buildings.



2: Farley Villagescape

- 3.2. Farley generally has a moderate importance within the conservation area, due to the high importance of Alton Castle, the numerous listed buildings within the conservation area and the grade I listed park and garden, which is one of the areas key assets.
- 3.3. As stated, Farley House, the closest listed building to Farley Cottage has been altered vastly over the years to accommodate those that live in the property. Farley Cottage has also undergone many alterations to accommodate the needs of the users, however the main elevation situated on the road remains with little change.



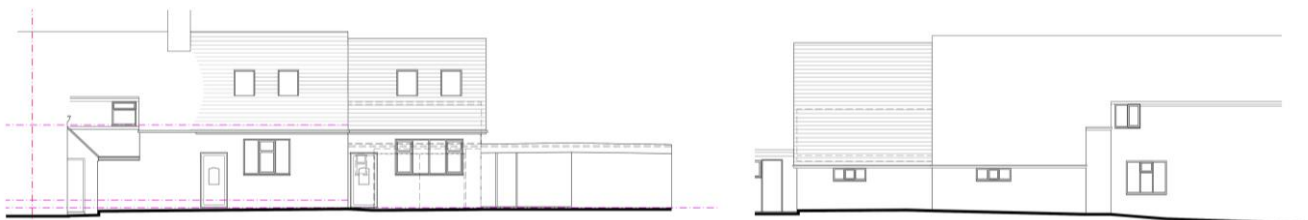
## 4.0 HERITAGE STATEMENT

### The Design Concept

- 4.1. The concept proposes to increase the ridge height of the garage to then form a holiday let.
- 4.2. Externally, the building will be enhanced greatly. The current garage looks very much like an 'add-on' to the existing and doesn't have the same character to the rest of the dwelling. The proposal will therefore remove the roof of the garage and increase the ridge height so to become more in keeping with the rest of the property. The proposed ridge will be lower than the existing to create a subservient look, however the pitch on the garage will now match that of the existing.



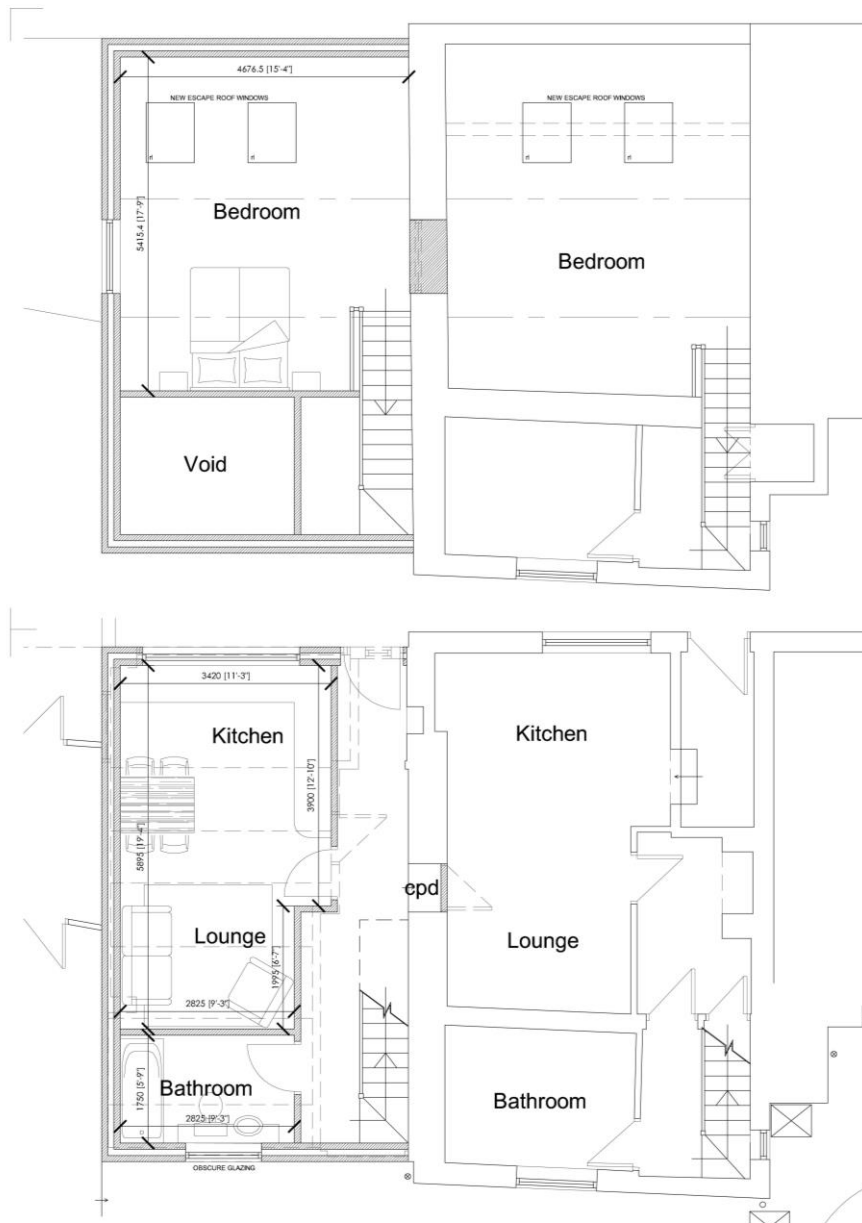
**3. Existing Dwelling**



#### 4. Proposed Elevations

- 4.3. Internally, the garage space will become an open plan lounge and kitchen with a bathroom to the rear of the space. The hallway has the stairs to the rear, which lead to the bedroom on the first floor.

- 4.4. The new windows will match those of the existing to the front and the rear. The tiles will also match the existing.



## 5. Proposed Plans

## 5.0 HERITAGE STATEMENT

### The Impact

- 5.1. The aim of this report is to assess the impact of any proposals on the significance of the heritage asset in question. To this end, the history of the building and its setting i.e. the conservation area; has been researched and discussed earlier within this document, together with an assessment of its significance, as outlined under the values put forward by Historic England.
- 5.2. Farley Cottage is described as a significant building within the conservation area and is significant along Wooten Lane heading towards Farley Lane, however all alterations that are in this proposal are to the rear of Wooten Lane and therefore will have no impact on the public. Many of the dwellings in this area have been altered to suit the needs of the current occupiers of the time.
- 5.3. Farley Cottage will remain unchanged and this proposal only relates to increasing the ridge height of the garage to match that of the existing, which will only enhance the current dwelling. This garage is already an addition to the original dwelling. The garage can only be seen once on the driveway of the property as it is currently screened behind Farley Cottage and is to the rear boundary.
- 5.4. The proposal causes no harm to the surroundings, and it will not be discernible from any key viewpoints within the conservation area.
- 5.5. The designing of the proposal has meant that the new extensions will match the existing dwelling well. This has been achieved by using matching materials and the new pitched roof, which therefore also limits the impact on the area.
- 5.6. In conclusion, the proposal provides a well-designed addition to a significant building, that proposes minimal intervention to both the historic fabric and the character of the conservation area. By providing an additional holiday outlet

#### References

Alton & Farley Conservation Area Appraisal (SMDC 2008)  
Alton Historic Character Assessment (SCC 2013)  
Vernacular Architecture: An Illustrated Handbook (R.W. Brunskill 2000)  
Practical Building Conservation: Stone (English Heritage 2012)  
[www.old-maps.co.uk](http://www.old-maps.co.uk)  
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