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February 2018

SNEYD ARMS FARM, BASFORD GREEN, ST13 7ER –

CONVERSION OF OUTBUILDING TO A SELF CONTAINED ANNEX / HOLIDAY LET

HERITAGE STATEMENT

HERITAGE ASSETS - SITE

The outbuilding for conversion is in the grounds of a grade 2 listed farmhouse – Sneyd Arms Farm. The list description for the farmhouse is in appendix A.

Appendix C shows a series of maps from 1839, 1900, 1925, 1938, 1955 and 1971. Inexplicably, the outbuilding doesn't appear on the 1955 map, but does on all others. We have presumed that this is a mapping error and not that the outbuilding was demolished 1939-1954 and rebuilt 1956-1970, as we have found no evidence of this. The outbuilding existed before 1st July 1948 as shown on the maps and due to the proximity and relationship between the farmhouse and the outbuilding, we are therefore applying for listed building consent for the proposed conversion of a curtilage listed building.

ANALYSIS OF THE SITE AND SETTING

Sneyd Arms Farm has an adjacent dwelling on the north east side that was formed in C20 by converting the barn that is linked to Sneyd Arms Farm.

The outbuilding for the proposed conversion is on the east side of the site of the listed farmhouse. The outbuilding is approximately 11m away from the nearest part of the listed farmhouse. The north east side of the outbuilding is up to the boundary to the garden of the converted barn mentioned above. The front (south west) side of the outbuilding forms part of the north east side of the yard to Sneyd Arms Farm.

The outbuilding is linked to Sneyd Arms Farm with a curved dry stone boundary wall.

The Farmhouse has 2 driveways. The western driveway provides direct access to the outbuilding as well as the farmhouse. The eastern driveway provides direct access to the farmhouse.

The outbuilding is single storey with gable walls on the north-west and south-east sides. In its present architectural form, we have called the south-west elevation the 'front' with its access door and windows either side.

HERITAGE ASSETS – OUTBUILDING

For most of its time, the outbuilding has presumably been used as an agricultural barn. Sometime around the mid C20 (pre-1970s) it was converted into a domestic garage and had numerous openings added.

The outbuilding is built of coursed, dressed stone walls approximately 500mm thick, with brick corbelling at eaves level. Internal wall faces have a cement render.

The gable walls have stone parapet verges with stone copings.

There is a garage door opening in the north-west wall (inserted pre 1970s) with a metal garage door. The doorway has a timber lintel.

There is a doorway in the south west (front) elevation with a timber stable door. The doorway has a stone lintel to the external face.

There are 2 windows in the south west (front) elevation (inserted pre 1970s) with crude, white painted timber window frames of the same date. The windows have stone lintels to the external face.

There is a high level round window in each of the gable walls (inserted pre 1970s) with white painted timber frames.

There are three, small low level openings in the south-east wall and also an external concrete hard-standing on the south-east side. We believe that the hard-standing had a dog enclosure and the low openings were used to allow the dogs access into the outbuilding. The openings are boarded off internally.

The floor has a C20 concrete floor slab that isn't level, presumably this dates from when the building was converted to a domestic garage.

The north-east wall is acting as a retaining wall, as the ground level to the adjacent neighbour's garden is higher. This wall has a 100mm wide concrete block wall built on the inside of it with a vertical dpm in the cavity. It would seem that this has been done to keep damp away from the internal rendered face of the blockwork.

The roof has an old timber king post truss midway between the gable walls. Some of the truss members have cut-outs that suggest they could have had previous uses before this truss.

There are 2 steel tie rods at approximate 1/3 and 2/3 distances along the building.

The roof has old timber purlins.

The roof is covered with old Staffordshire blue plain clay tiles.

The roof was re-roofed in C20 with the introduction of sarking felt, new tiling battens, and presumably re-using the Staffordshire blue plain clay tiles.

IMPACT OF PROPOSALS

The C20 concrete floor will be broken up and removed and a new insulated concrete floor slab inserted at approximately the same level.

The proposals include re-forming a round window in the south-east elevation wall. The new window will be centred on the gable and higher up (in the same equivalent location as the one in the north-west elevation). This is to enable the introduction of an escape window from the proposed mezzanine.

The roof tiles, battens and felt will be taken off. Breathable felt and new battens fitted and the existing roof tiles re-laid.

The metal garage door will be replaced with a white painted, timber framed window / door opening with traditional joinery details. This will be in the same opening.

The two C20 timber windows to the front will be replaced with two new traditionally detailed, white painted timber windows. This will be in the same openings.

The low level openings in the south-east elevation will be blocked in with recessed stonework to match the existing exactly. The stone will be 100-150 thick and have an internal face flush with the existing wall internal face (i.e. set back 350-400mm approx from the external face).

Internal floor finishes will be sandstone flags to the living / kitchen and shower room and reclaimed softwood boards to the bedroom and mezzanine.

Internal wall faces will have a plastered internal finish.

The ceiling will have a plastered internal finish.

The staircase will be in exposed oak with very plane chamfered details with no mouldings to newels, handrails and balustrading.

Externally an outside area on the north west side will be defined by free standing, moveable planters.

APPENDIX A

Sneyd Arms Farmhouse is listed grade 2. The outbuilding for conversion is curtilage listed.

Historic England List Entry

Sneyd Farmhouse

List entry Number 1038093

Date first listed 15 Dec 1986

The entry does not comprise part of an Asset Grouping

Details:

CHEDDLETON C.P. BASFORD GREEN SJ 95 SE 5/36 Sneyd Farmhouse – GVII

Farmhouse. C18, modified early C19 with C20 alterations. Coursed dressed and squared stone; tiled roof; pitched verge parapets; end stacks. L-shaped plan. 2-storey somewhat formal front with slightly projecting gable to the left of centre bearing a nearly symmetrical arrangement of 3 small casements to the first floor (actually offset to the left) over a matching pair below flanking the entrance which has a corbelled moulded hood and fielded 2-panelled door; set-back wing to the right is of 2 widely spaced small (16)-pane casements in imitation of sashes; similar wing to the left of lower ridge height and one bay with 20-pane casements.

National Grid Reference SJ99067 51672

APPENDIX B

Photographs



photo 1 - view of the front looking from the south



photo 2- view of the south east elevation



photo 3 - view of the front elevation

APPENDIX B (cont)

Photographs



photo 4 - view of the king post truss



photo 5 - view of the king post truss

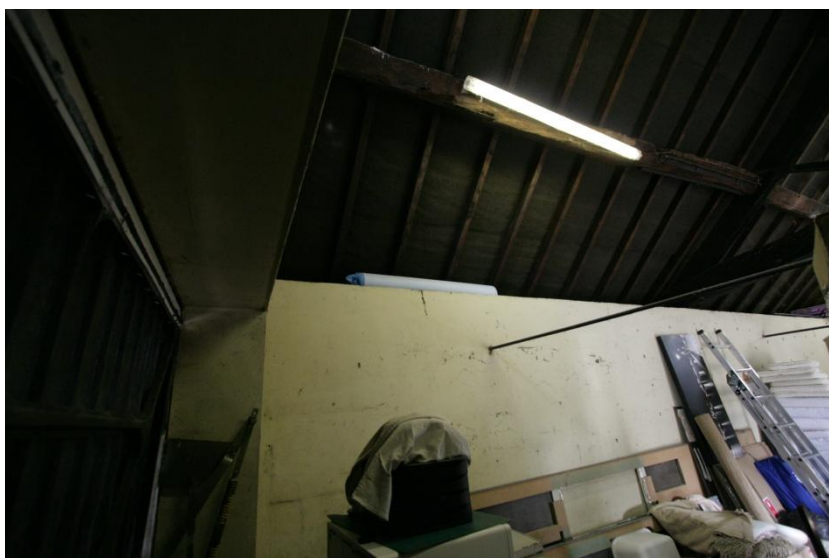
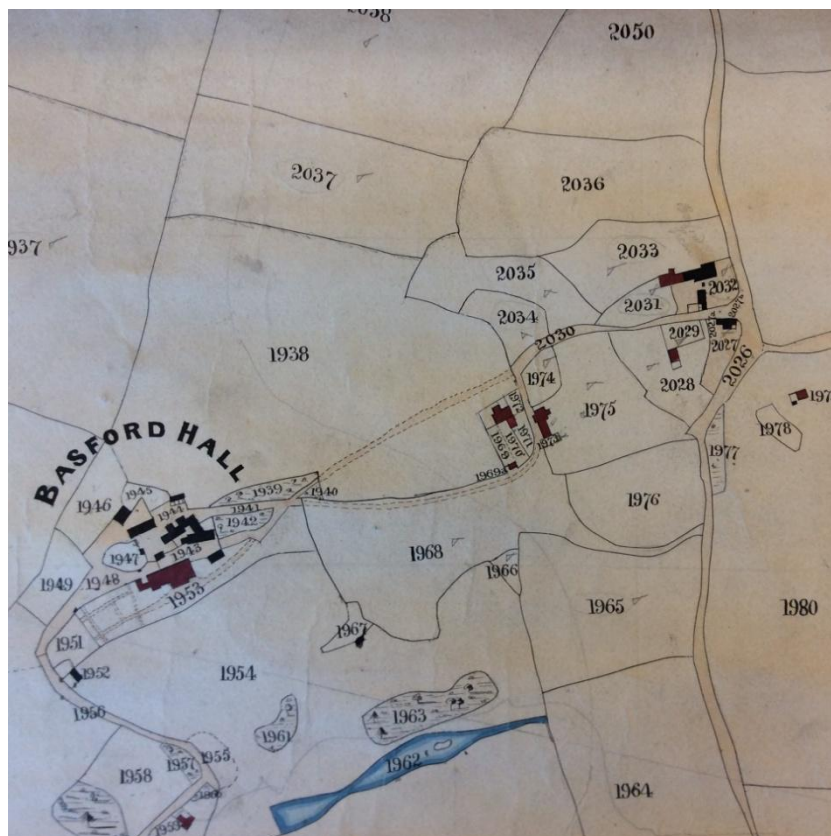


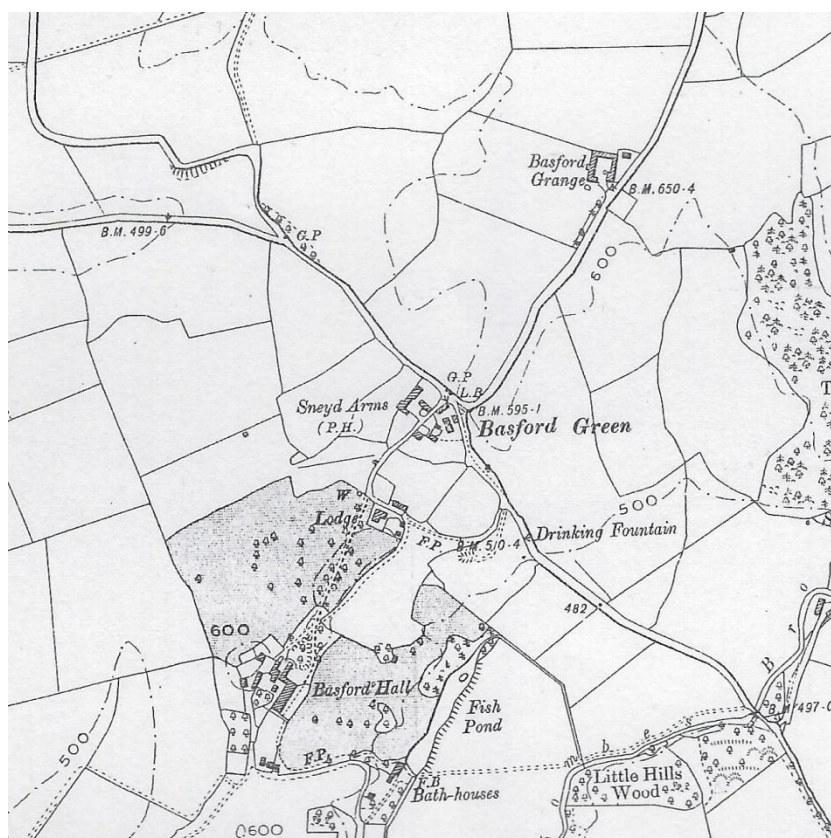
photo 6 - view of the defective purlin

APPENDIX C

Maps



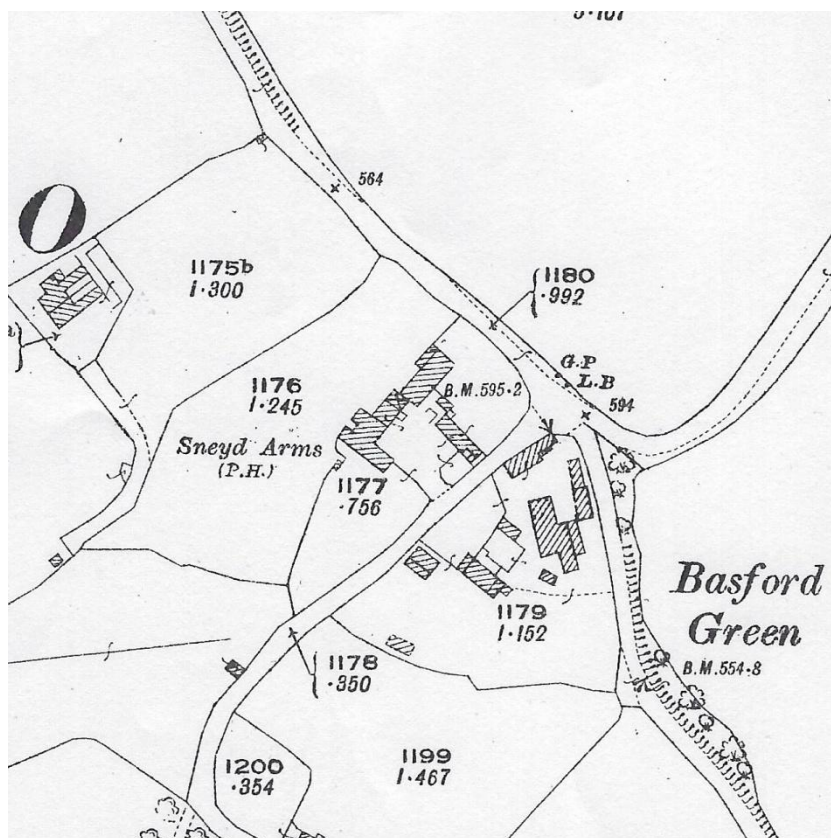
1839 map



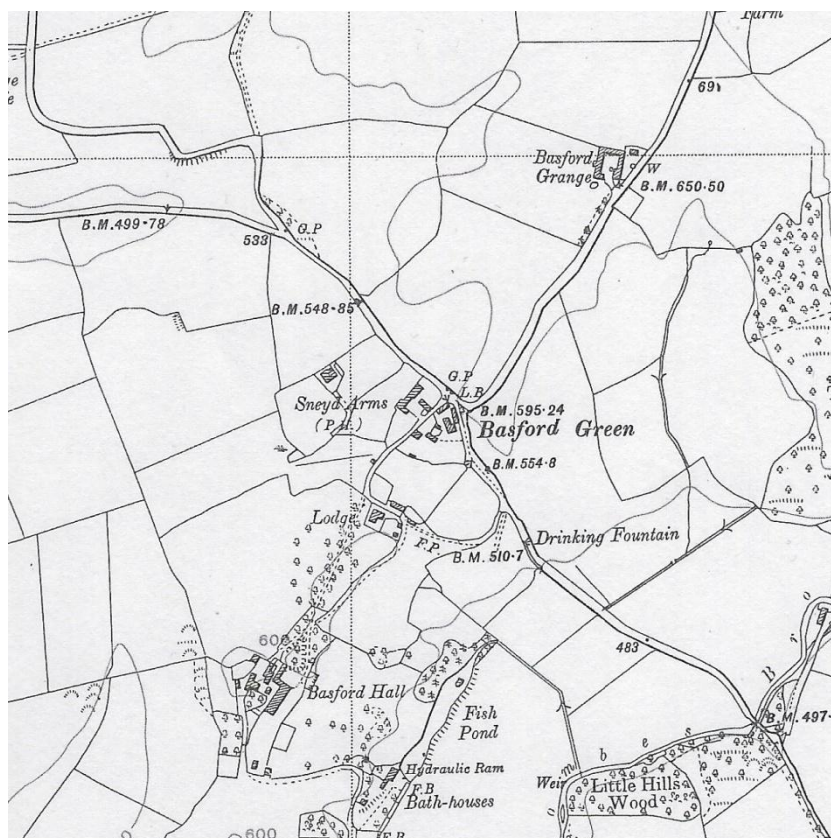
1900 map

APPENDIX C (cont)

Maps



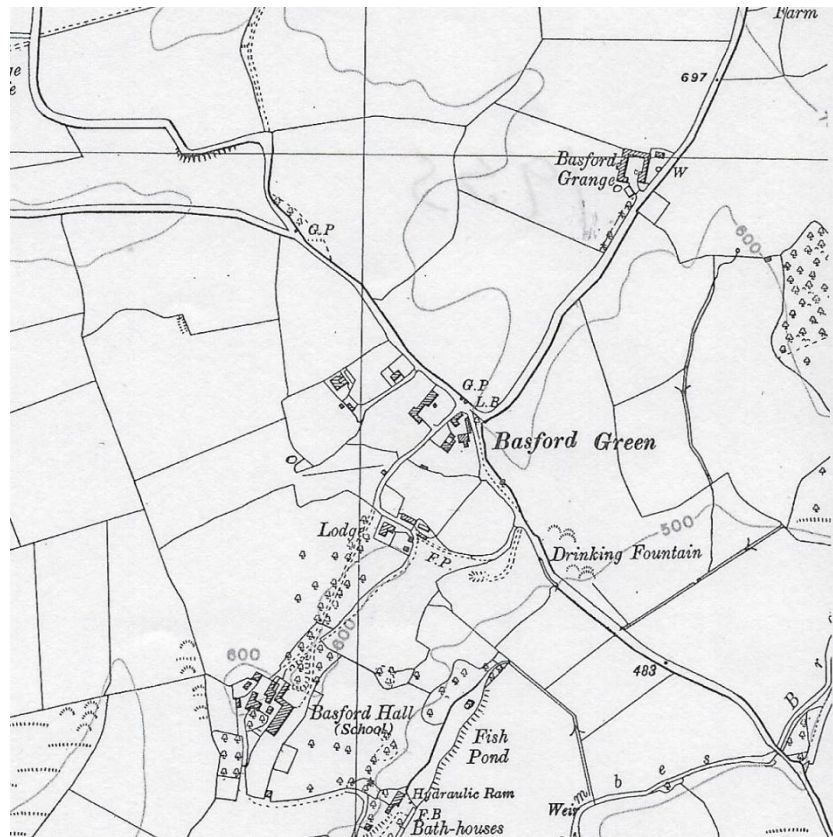
1925 map



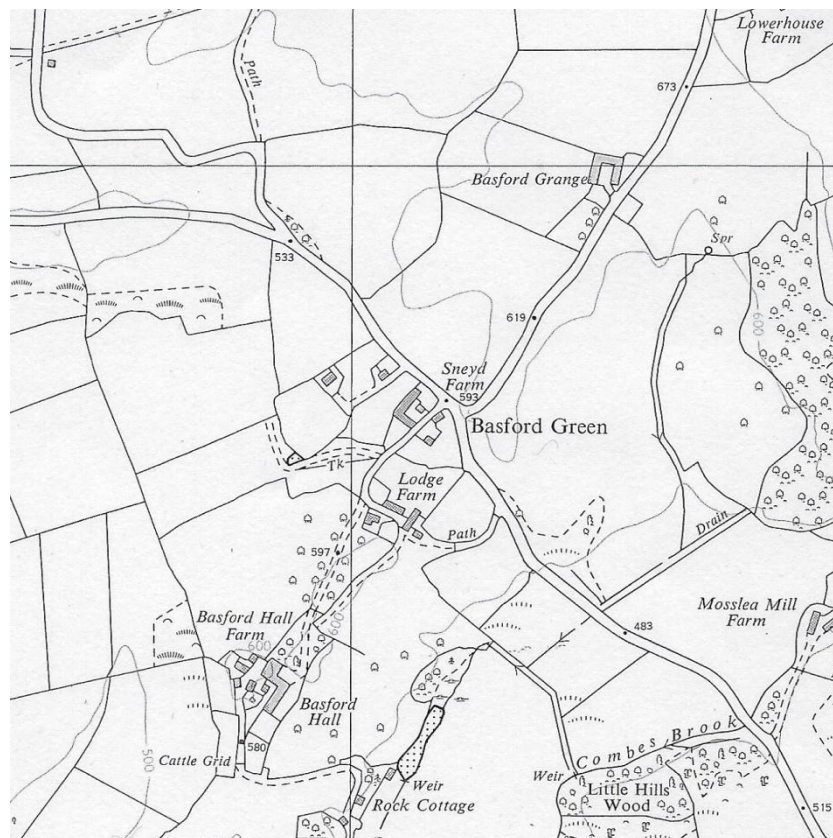
1938 map

APPENDIX C (cont)

Maps



1955 map (no outbuilding shown)



1971 map