

The Barn | Hay House Farm | Ipstones | Staffordshire

**Retrospective Listed Building Consent Application
for additional rooflights, first floor mezzanine infill
and structural openings to Grade II Listed barn**



**Conservation Design & Access Statement
incorporating a 'Heritage Statement'**

September 2018

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1.0 HISTORY & STATEMENT OF SIGNIFICANCE

History and Background:

The Barn at Hay House dates back to the early 18th century and lies approximately 20 metres north of the Grade II Listed Hay House farmhouse in a northwest-southeast orientation (the square-shaped footprint – representing the 'double-pile' house is in the centre of *fig.1*). The (north) Barn is also Grade II Listed in its own right and is constructed of coursed, dressed and squared local sandstone with dressed stone quoins, cills and lintels, and characteristic raised parapet gabled ends, and a plain tiled roof (*fig.3*). It was originally an agricultural barn associated with the farm and served as a threshing barn as evidenced by the remains of the former 19th century external circular 'horse engine' or 'gin gang' footprint adjoining its northwest elevation and its larger 19th century cart entry on the southeast elevation (see *fig.1*). An inserted grain store floor would have occupied the northeast end of the barn possibly to carry the 'chaff cutter' and 'cake breaker', with a mixing room below.¹ It is likely that the southeast end housed a cow house with hayloft above (see *figs.3 & 5*).

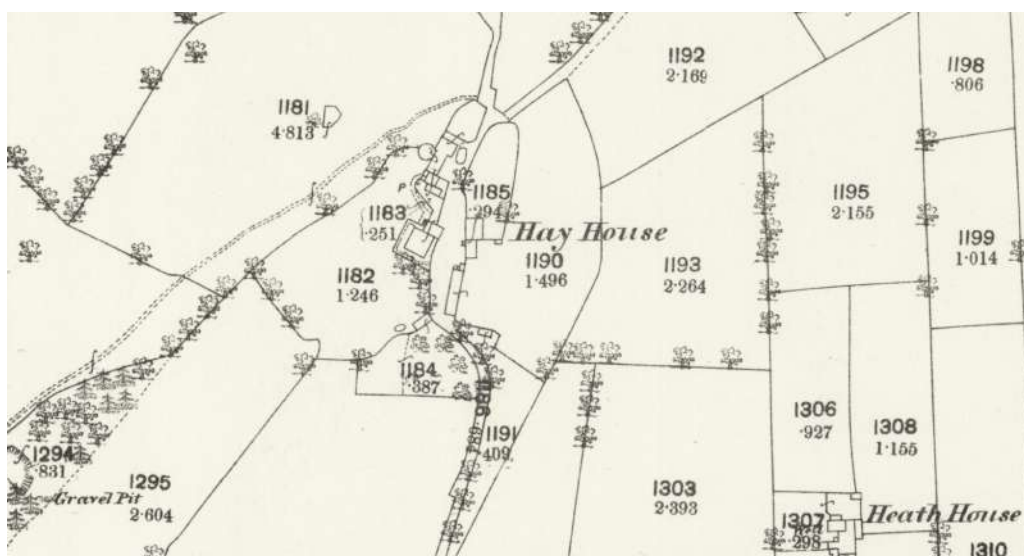


Fig.1 1880 OS First Edition Map showing Hay House farmstead (source: Scottish Library)

¹ After Peters, p.28

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Fig.2 1888 OS Map showing Hay House farmstead to the west of Ipstones village and the regular-shaped fields to the east (source: Scottish Library)

The Statutory List description of 1967 describes the (north) barn as L-shaped in plan with a lean-to outshut to the north, which presumably refers to the later added northeast projection, thus creating a T-shaped plan?

The 1880 OS First Edition map (*fig.1*) shows the parallel/irregular farmstead layout², including two further barns fronting the east of the house, and two additional buildings adjoining the southwest gable of the north barn, but one of these has gone by the 1888 map (*fig.2*), leaving the gable wall exposed; there is no obvious archaeological evidence for this adjoining building at the time the barn was converted in 1992 (*fig.3*).

The barn is typical of its period displaying a utilitarian and functional *Vernacular* architectural style, in contrast to the 'polite' domestic architectural features and detailing of the farmhouse to the southwest (*fig.4*).

The hierarchy of the historic uses of the different farm buildings, reflected in their architectural form, style and detailing is typical of a North Staffordshire farmstead, and largely survives at Hay House.

² Brunskill, p.153 & Peters, p.6

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Fig.3 The southeast front elevation of the (north) barn just prior to the commencement of works in January 1992, showing the large cart opening, projecting later north out-shut and cow house at the south end, and vernacular character (source: client archive)



Fig.4 Hay House farmhouse from the southwest c.1925 showing the more polite styles of the earlier steeply-pitched roofed 16th century house place with the later 17th century north parlour cross-wing projecting forwards, and the dominating 18th century west range behind, forming the 'double-ple' house form (source: Staffordshire Past Track)

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Ipstones is a village, ancient parish and sub-district in the Cheadle part of the Staffordshire Moorlands District; within the boundaries of the civil parish are the hamlets Foxt, Consall Forge and Bottomhouse. The name Ipstones is Anglo-Saxon, and means Ippa's stone. There is a carved stone tympanum in the church of 11th century date but there is no mention of the settlement in the Domesday Book.

The civil parish of Ipstones includes the medieval townships of Ipstones and Foxt, as did the manor of Ipstones. The River Churnet and the Shirley Brook form its boundaries to the south west and south east, and the river Hamps to the extreme north east, while the northern boundary follows the Coombes Brook and a medieval trackway known as the Earl's Way.

Ipstones is a rural community where high altitude, high rainfall and acid soils govern land use. Until the 19th century its farming was pastoral, backed by subsistence grain production. The farm buildings within the community reflect the mixed economy. Each farm had one or more barns; which were multipurpose buildings, as is found at Hay House.³

Hayhouse farm lies approx. a mile west of Ipstones village centre and is recorded on Yates 1775 map of Staffordshire, although the farmhouse is much earlier and dates from the 16th century, with the core of the *houseplace* still surviving. This 3-bay houseplace was added to with a *parlour cross-wing* projecting beyond the east front in 1625. The central passage kitchen and parlour rear range was added in the 18th century, to form the '*double-pile*' house that exists today (*fig.4*).

The 'barn' at Hayhouse, on the north side, is of 18th century origins with 3-bays, and was probably built as a corn and hay or straw barn with a stable or cowhouse and hayloft at the south end, and is typical of the Staffordshire Moorlands vernacular architectural style for this period and building type. The barn appears to have been possibly altered and added to at its north end in the 19th century with a further 2-bays to facilitate the corn threshing and the processing of animal feed with the enlargement of the cart entry and added grain store with inserted floor. On the west side an external, possibly open-air, circular 'horse engine' or 'gin gang' was added to provide motive power, in this case horse-power, to drive the internal threshing/chaff cutter machinery via an iron shaft (*see fig.5*).

The farmhouse and (north) barn were each individually Listed Grade II in May 1953 and January 1967, respectively, for their historic and architectural interest and associated group value.

Hay House is described as a *significant landscape feature* within an *environmentally sensitive area* of regular shaped fields with few trees.⁴

³ After Cleverdon

⁴ SMDC Landscape Character & Settlement Character Assessment

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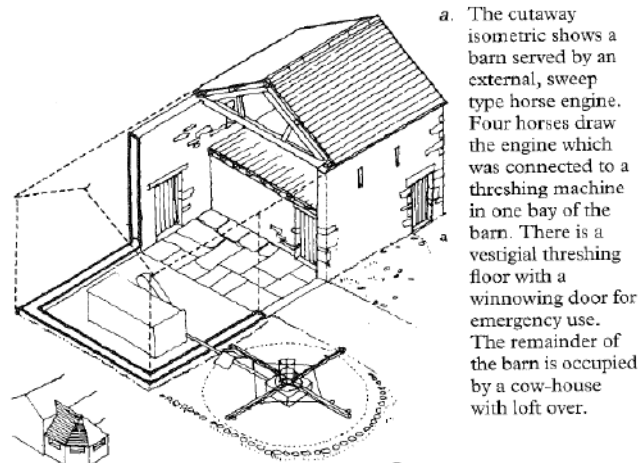


Fig.5 Illustration of typical external 'horse engine'/'gin gang' and threshing barn layout. Note: large cart entrance and smaller 'winnowing' door opposite; and internal loft over a cow house. All of these features originally existed in the barn at Hay House farm (source: Brunskill, p.161)

With changes in agricultural methods and farm economics Hay House farm ceased to be a working farm and its outbuildings became largely redundant. In March 1985 the farmhouse cross-wing was described by the then Royal Commission on the Historical Monuments of England (RCHME) as having 'little roof remaining' suggesting it was in a dilapidated state.

In 1989 the disused and partially collapsing north barn was granted Planning Permission for conversion to form a new dwelling, separate to the farmhouse. Listed Building Consent was granted for the same scheme in November 1991 (*fig.8*) and work commenced on site in January 1992 (*figs.3, 6 & 7*).

Following the substantial completion of the conversion works, which included areas of re-building, in January 1999, the barn, together with an extensive plot of the agricultural land around it, was purchased by the current owners as their family house.

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Fig.6 The northwest rear elevation of the barn just prior to the commencement of works in January 1992, showing the 'winnowing' door opening and sandstone lintel (source: client archive)



Fig.7 The southeast front elevation during the reconstruction of the roof and the two north end Bays (trusses are visible in the foreground) (source: client archive)

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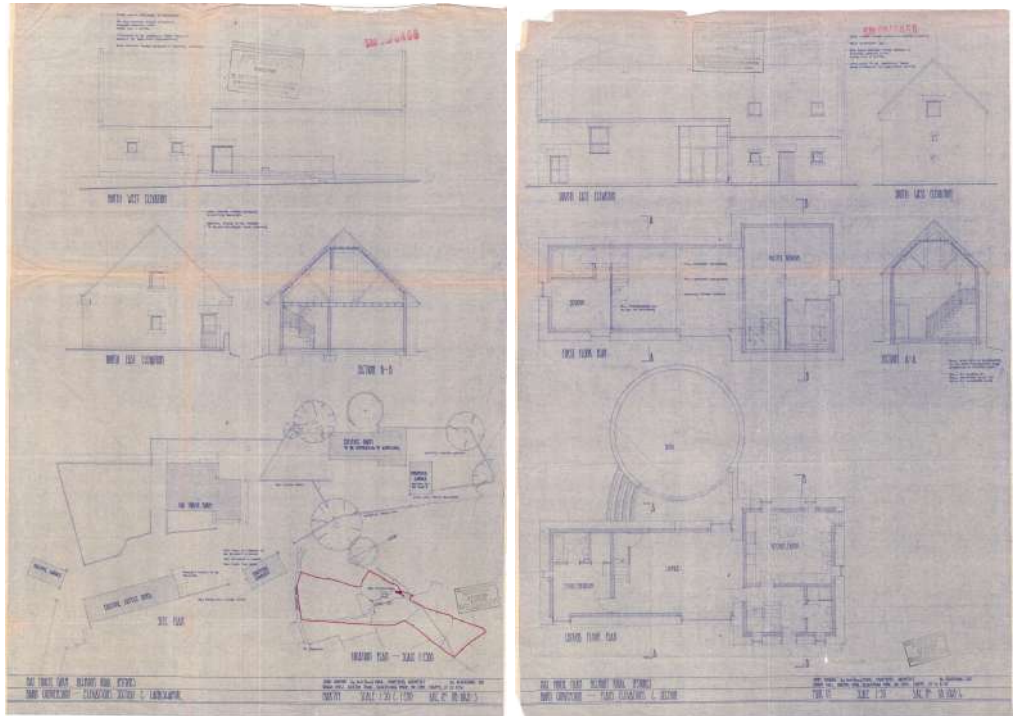


Fig.8 Original 1989 & 1991 LPA approved scheme drawings (source: client archive)

Historic Significance: Hay House barn is a designated *heritage asset*⁵ of national and local historic and architectural *significance*⁶, and although now converted to domestic residential use, its external appearance retains the form and overall characteristics of a typical vernacular Staffordshire Moorlands barn. It sits in a prominent position in the rural landscape, elevated above the valley to the northwest and is very visible from this aspect and the public footpath, and contributes to the character of this rural and environmentally sensitive landscape setting.

Internally, elements of the original historic fabric and character have been incorporated within its conversion to a family dwelling, and the original open-barn character has changed. Although Hay House barn is typical of its type, rather than unique, and of modest architectural interest, these changes have affected the *historic significance* of the building and its *heritage value*.

⁵ NPPF, p.52

⁶ NPPF, p.56

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Following a recent review of the situation 'as found', and through consultation and dialogue with the Local Planning Authority (LPA) - and by virtue of them adopting a practical and considered attitude - it is proposed to un-pick some of the unauthorised elements of work to reinstate and help improve the historic appearance and character of the barn, and address on-going issues.

This application for Listed Building Consent (LBC) therefore seeks approval to regularise certain elements of previously unauthorised works, whilst also proposing to alter and reinstate/rectify other elements, helping to revitalise the barn's character, and in doing so hopefully mitigating some of the harm caused to its significance; and making a more positive contribution towards the conserving of this modest, but important traditional, local historic agricultural building.

By adopting a considered and informed approach to the current situation, the proposals put forward in this application for (retrospective) LBC, and the supporting information, it is hoped that in its review the LPA will look favourably on the proposed scheme and grant retrospective consent accordingly.



Fig.9 The Barn southeast front elevation as it appears today (2018). The openings on the elevation are largely 'as existing' and as approved, but the central pair of large single-pane Velux rooflights are unauthorised (photo: ctd architects)

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Fig.10 The Barn northwest rear elevation as it appears today (2018). Three of the openings on the elevation are largely 'as existing' and as approved. The far two windows and all of the large single-pane Velux rooflights are unauthorised (*photo: ctd architects*)

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2.0 PLANNING & DEVELOPMENT HISTORY

In October 1989 a planning application for the change-of-use and alterations of the barn at Hay House Farm to form a three-bedroomed dwelling was granted approval (Application no. SM.89-466) and two years later in November 1991 this same scheme was granted Listed Building Consent (Application no. SM.91-0570/LB).

The approved scheme was well-designed for its time when barn conversions were very popular, and sensitive to the open-plan and double-height spatial quality of interior of the barn and its former agricultural use, with a double-height lounge occupying the central 2-bays; and each of the two first bedrooms accessed by separate staircases, one at each end of the barn, so as to maintain the large central volume of the 'threshing floor' and adjoining machinery. The existing Queen-post trusses were to be retained. The exterior elevations were also respectful and restrained and proposed no additional new openings. Rooflights were limited to 2no. on the front slope over the north-bay, and the footprint of the former circular 'horse engine'/'gin gang' on the west side retained as a patio area.

The conversion and repair works commenced in January 1992 and appears to have involved the complete replacement of the roof structure and the re-building of the northeast end 2-bays (*fig.7*).

When the barn was purchased by the applicant in January 1999 it is understood that the work was largely complete, however the building as currently found does not represent the originally approved scheme. At the time of purchase it is understood that 2no. new window openings had been inserted in the northwest rear elevation, south end; the existing rear 'winnowing' doorway (*fig.6*) into the threshing floor had been enlarged; and 5no. additional single-pane Velux roof windows had been inserted – 3no. on the rear slope and 2no. on central bay, front slope. The central double-height volume had also been partially in-filled with a timber first floor, supported on a new steel beam and brick pier, to create a landing for an amended south-end staircase design. From the archaeology on site, it appears that possibly not all of the original Queen-post trusses survived, and that possibly some of them are modern machine-sawn replacements(?) (*figs.7 & 11*).

The applicant has advised that in 2005 they in-filled the double-height central bay with a new timber floor and inserted new doorways through the modern replacement(?) roof trusses (by interrupting the tie beams), to create a home-office and link between the south and north ends of the first floor. They also added a further 2no. Velux rooflights to the northwest rear roof slope, increasing the total number of rooflights to 5no. Studwork partition walls to the first floor central and the north end-bays were constructed to create a fourth bedroom and shower room. None of this work has the benefit of Listed Building Consent.

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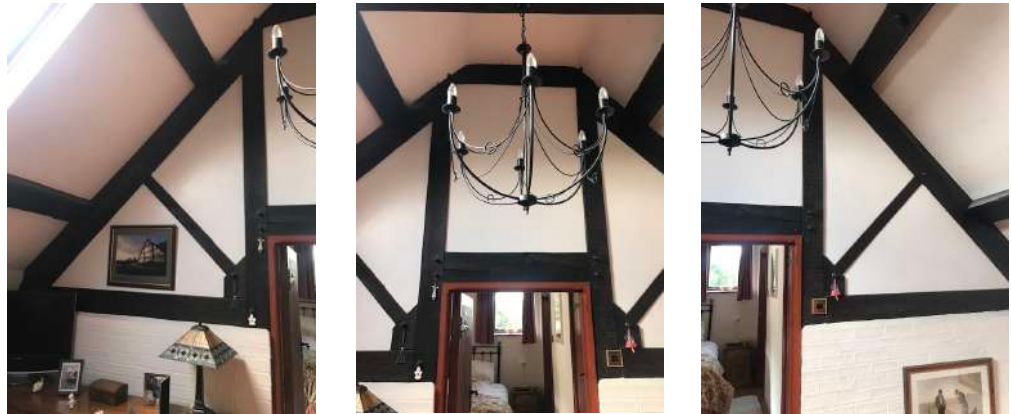


Fig.11 Truss 1 to the first floor south-bay, with altered tie beam to accommodate a doorway. The saw markings on the timbers suggest this is possibly a modern, machine-sawn replacement truss(?) (photo: ctd architects 2018)

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3.0 REGULARISATION & MITIGATION

The building as currently found does not represent the scheme of conversion originally approved by the LPA.

Following on from a pre-application enquiry to the LPA in September 2011 in respect of the proposed glazing of the existing circular vent to the south gable wall, ground floor - it is unlikely that an *owl hole* (to allow access to catch vermin), would be created at low level (something that already had approved in the original scheme), the issue of the unauthorised rooflights was raised by the LPA with the applicant.

In an attempt to finally address the rooflight issue, and re-dress the other variations to the planning approved and Listed Building consented scheme, the applicant is seeking to regularise certain elements of previously unauthorised works, whilst also proposing to alter and reinstate/rectify other elements of work carried out by obtaining retrospective approval.

Prior to making this application a Pre-application consultation process was entered into with the LPA conservation officer and what is considered a reasoned approach has been discussed. Whilst the seriousness of carrying out works to a Listed building without consent is fully appreciated, a balanced and pragmatic attitude would seem the most productive way forward.

The loss of historic fabric is a difficult issue, and to authentically reinstate missing or damaged features and materials, often a contentious one. It is however proposed to unpick some of the unauthorised elements of work to reinstate and help improve the overall historic appearance and character of the barn, and address on-going issues.

The following proposed alterations to the barn as currently converted are intended as a compromised solution to the situation and a balance between the design scheme as originally approved, and the building as currently exists today;

1. the complete removal of 3no. single-pane Velux rooflights and the infilling/'making good' to the adjacent areas of roof structure and covering to match existing. This would leave 6no. rooflights, 4no. more than the originally approved scheme. The additional rooflights are necessary to provide natural light and ventilation in accordance with the Building Regulations to the subsequently created habitable rooms
2. the removal and replacement of the 6no. retained single-pane Velux rooflights with a new low-profile, metal, multi-pane 'conservation' type rooflight, sized to meet the Building Regulations requirement for each room (resulting in slightly smaller units than currently). The areas of residual roof covering will be in-filled/'made good' to match existing

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3. an area of the inserted modern first floor to the central bay will be removed/'cut-back' to create a double-height volume immediately adjoining the former cart entry to help reinstate the visual openness of the former 'threshing floor', as intended by the originally approved scheme. The edge of the new mezzanine floor will have a glazed balustrade handrail to further open-up this area of the barn conversion and also allow natural daylight in from the east-facing cart entrance. The retained floor will allow the link between the two first floor bedroom ends of the conversion that the current owners have become used to over the last 13 years
4. a new natural sandstone lintel will be inserted above the rear 'winnowing' door opening to reinstate the original lintel, which is clearly shown on the 1992 photographs and approved scheme (*figs.6 & 8*), but was lost when the original doorway was widened. Consideration has been given to reducing this enlarged opening to reflect the original narrower 'winnowing' door opening, but given the extent of missing historic masonry and the difficulty in achieving a visually successful reinstatement, it is proposed to retain the opening that has been created
5. the existing low-level circular opening to the southwest gable wall will be glazed with a circular metal-framed casement and clear glazing as originally shown on the approved scheme

Other elements of the scheme as it exists today, but that vary from the originally approved scheme are;

6. the 2no. new ground floor window openings to the northwest rear elevation serving the ensuite and lounge
7. the enlarged glazed window and door opening to the former 'winnowing' door in the northwest rear elevation
8. the internal first floor to the south central bay, forming a landing to the altered south end staircase; and associated central-bay, south end, in-filled Queen-post truss and brick plinth wall; and ground floor supporting masonry pier
9. the in-filled Queen-post truss 3 and brick plinth wall to central-bay, north end
10. the internal ground floor hearth to the north wall and black-painted stainless steel chimney flue
11. the metal spiral staircase to the north end (rather than the approved timber 'dog-leg' stair)
12. internal studwork partition walls forming the ground floor store room and first floor bedrooms 2 & 3, store room and shower room

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It is proposed to retain these elements as now found, on the basis, it is argued, that they are less harmful than the visual appearance of the multiple single-pane Velux rooflights and the loss of internal double-height volume; and that to un-pick them in line with the originally approved design would involve further significant and disruptive building work.

By virtue of this application it is proposed to regularise the approval of these alterations to the Listed building.

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4.0 DESIGN & ACCESS CHARACTERISTICS

Use:	The use of the converted barn will remain unchanged, as a single dwelling house
Amount:	The footprint of the existing building will remain 'as existing'
Layout:	The internal layout of the barn will generally remain 'as existing'. However an area of the inserted modern first floor to the central bay will be removed/'cut-back' to create a double-height volume immediately adjoining the former cart entry to help reinstate the visual openness of the former 'threshing floor' as intended by the originally approved scheme. The link between the two first floor bedroom ends of the conversion will be retained 'as existing'
Scale:	The size and scale of the existing building will remain 'as existing'
Landscaping:	The external landscaping of the existing building will remain 'as existing'
Appearance:	The overall appearance of the existing residence will remain 'as existing'. However the proposed removal of 3no. modern single-pane Velux rooflights and the reduction in size and change in style of the remaining 6no. rooflights to new low-profile, metal, multi-pane 'conservation' type rooflights will significantly improve the historic architectural character, and visual appearance of the barn
Access Proposals:	Access to the property will remain 'as existing'

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5.0 BIBLIOGRAPHY & REFERENCE

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Staffordshire Past Track

<https://www.search.staffspasttrack.org.uk/Search.aspx?PageIndex=1&DateFrom=0&DateTo=2018&Keyword=hay%20house%20farm%20ipstones&ThemeID=0&SortOrder=2>

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Statutory List Description entry for The Barn; [ONLINE] Available at:
<https://historicengland.org.uk/listing/the-list/list-entry/1374633>

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Appendix A – Statutory List Description

Barn approximately 20 metres north of Hay House Farmhouse

BARN APPROXIMATELY 20 METRES NORTH OF HAY HOUSE FARMHOUSE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: BARN APPROXIMATELY 20 METRES NORTH OF HAY HOUSE
FARMHOUSE

List entry Number: 1374633

Location

BARN APPROXIMATELY 20 METRES NORTH OF HAY HOUSE FARMHOUSE,
BELMONT ROAD

The building may lie within the boundary of more than one authority.

County: Staffordshire

District: Staffordshire Moorlands

District Type: District Authority

Parish: Ipstones

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 03-Jan-1967

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: 274681

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

IPSTONES C.P. BELMONT ROAD SK 04 NW (north side) 10/189 Earn approx. 20m north of Hay House 3.1.67 Farmhouse

GV II

Barn. Early C18 with late C19 alterations. Coursed dressed and squared stone; tiled roof on chamfered eaves band; verge parapets. L-shaped plan with lean-to outshut to north; single-floor. C19 opening to left and large cart entry to right of centre against return of outshut; the latter has doorway with heavy lintel to centre flanked by small sidelights.

Listing NGR: SK0093049916

Selected Sources

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

National Grid Reference: SK 00930 49916

Map



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