Rowley Gates Farm, Longsdon

Heritage Statement

January 2019

Contents

		Page
1.	Introduction	3
2.	The Proposals	5
3.	Heritage Assets at Rowley Gates Farm	7
4.	Assessment of Impact and Mitigation	10
5.	Conclusions	12
	References	14

1. Introduction

A Heritage Statement for Rowley Gates Farm

1.1 This Statement has been prepared in support of a proposal to dispose of a large amount of illegally dumped waste at Rowley Gates Farm, Longsdon in the Staffordshire Moorlands.

1.2 The Statement forms part of an application to treat the waste to enable recycling prior to removal from the site to other suitably permitted recycling centres, and should be read alongside other application materials.

What is a Heritage Statement?

1.3 A Heritage Statement is an assessment of the significance of heritage assets and their setting affected by a development proposal, and the impacts of that development upon them.

1.4 Paragraph 189 of the National Planning Policy Framework states that:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation".

1.5 Paragraph 190 states:

"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal".

1.6 Paragraph 192 states:

"In determining applications, local planning authorities should take account of:

a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) The desirability of new development making a positive contribution to local character and distinctiveness" [1]

1.7 This Statement is designed to respond to the requirements of the National Planning Policy Framework, and the pre-application advice provided by Staffordshire County Council.

1.8 But aside from the need to comply with the requirements of the National Planning Policy Framework, the development of a Heritage Statement is also an important tool to guide an applicant in developing their proposals. As good practice, it should be one of the first things that an applicant considers when formulating their development proposals.

1.9 In other words, the needs and constraints of the heritage assets should influence the evolution of a proposal from the outset, and the Heritage Statement will explain how the developer and their team have arrived at their proposals.

What the Statement Addresses

1.10 The Statement for Rowley Gates Farm addresses the following:

- The proposals and their context;
- The heritage assets at Rowley Gates Farm and their setting;
- An assessment of the impact of the proposals on the heritage assets; and
- A strategy to mitigate any impacts on the heritage assets.

1.11 The Statement has informed the planning process for the proposed operations, and should be read alongside the key documents that make up the application.

2. The Proposals

The Site

2.1 Rowley Gates Farm is a farmstead located in Longsdon off Devil's Lane – in the Parish of Longsdon – a short distance west of Leek, a market town in the Staffordshire Moorlands, and to the south of Rudyard.

2.2 The farmstead is made up of a series of farm buildings informally laid out around a small courtyard, and alongside a number of ponds.

2.3 Rowley Gates Farm contains two designated heritage assets – the farmhouse and adjoining barn – which are both Grade II Listed Buildings.

2.4 The site has been unused for a number of years, and was the subject of extremely significant illegal fly-tipping during 2016.

2.5 It is now proposed to properly remove the waste from the site before bringing forward a development proposal to bring the site and its buildings back into productive use.

The Rowley Gates Farm Proposals

2.6 The proposals at Rowley Gates Farm involve the processing of around 6,500 bales (6,500 tonnes) of fly-tipped waste into recyclable fractions, specifically the recovery of plastic, wood, paper, and inert wastes. No additional waste will be transferred to the site.



Illegal waste dumped at Rowley Gates Farm

2.7 The processing – using an enclosed air blower and screening by trommel – with storage taking place inside an existing outbuilding, specifically adapted for the task.

2.8 Concrete surfacing will be installed on site, and concrete walled bays to house recycled waste, all of which are temporary installations. In addition, a fire alarm and

sprinkler system will be installed within the outbuilding that is proposed to be used for processing operations.

2.9 It is estimated that it will take around three months to process and the remove the waste from the site. Around 100 tonnes of waste will be removed from the site each day.

3. Heritage Assets at Rowley Gates Farm

3.1 There are two heritage assets at Rowley Gates Farm:

- The farmhouse; and
- The adjoining barn (approximately 10 metres east of the farmhouse).



Rowley Gates Farm: farmhouse (left) and barn

3.2 What follows is an assessment of the significance of those two heritage assets and the wider site, and their importance from an architectural and social perspective.

Rowley Gates Farm: Farmhouse

3.3 The farmhouse at Rowley Gates Farm is a Grade II Listed Building, and is listed as 'Rowley Gates Farmhouse'. It was listed on 1st January 1967, with an amendment on 1st February 1967, and the list description is as follows:

"Farmhouse. Dated 1686. Ashlar; tiled roof; verge parapets; end stack to left and ridge stack to right of centre. 2-storey, 3-window front; range of 3-light chamfer mullion windows to left in chamfered reveals; string over ground floor window; C20 casements to right, French casement to ground floor right; projecting, gabled 2-storey porch to right of centre with lean-to against left side; two C20 casements: one central to gable and over steep pedimented Tudor-arched entrance inscribed "Anne Hilling 1686". Inscription almost lost." [2]



Rowley Gates Farmhouse (rear)

Barn at Rowley Gates Farm

3.4 Around 10 metres east of the Rowley Gates Farmhouse is a barn that is a later addition to the farmstead – the barn itself also has a later addition – but is considered key to the character to the site, and reflects the development of the site over the years.

3.5 As with the farmhouse, it is Grade II Listed, and was listed on 1st February 1967, and the list description is as follows:

"Barn. Mid-C19, with later addition. Coursed stone; blue machine tile roof; verge parapets, 2-level plan. Long, approximately 20m frontage; blocked window to left and stable door to right of centre" [3]



Barn at Rowley Gates Farm

Character and Distinctiveness of Rowley Gates Farm

3.6 30% of Staffordshire's farmsteads are located within the Staffordshire Moorlands, often in very high densities. Small-scale farmsteads including linear plans and loose courtyard plans dominate the local landscape (71%). These farmstead types are widespread across the Moorlands, generally forming clusters or strung out along routeways. They can be found in particularly high densities throughout the north of the district around Biddulph Moor and Brown Edge, settlements to the west of Longsdon.

3.7 Farmsteads that have retained traditional buildings and/or their historic form make a positive contribution to local character and distinctiveness whether they are designated as heritage assets or not. The greater the survival of the historic form and detail of the whole farmstead and any buildings, the greater will be its significance.

3.8 The layout of a farmstead is key to understanding and describing its character. It is made up of specialist or a combination of buildings and spaces that served a number of key functions; to house the farming family and any workers, to store and process harvested crops, shelter vehicles and implements, shelter farm animals, and to store manure for spreading around the farm.

3.9 Gardens and the like usually developed as private areas with a distinct and separate character, screened from working areas of the farm by hedges or walls. Routeways connected farmsteads to fields, unenclosed land, other settlements, and market towns.

3.10 Away from the farmstead, outfarms and field barns enabled animals to be housed, the processing of crops and more remote farmland to be enriched by manure. Other important functions such as the fattening of cattle did not require working buildings.

3.11 The relationship between the farmhouse and working area of the farmstead can vary. Farmhouses can be attached to the working buildings, be positioned on one side of the yard, or stand detached from the farmyard with their own driveways and gardens. Some were provided with cottages for farm workers or rooms for live-in labourers. Lofts within farm buildings often housed seasonal workers.

3.12 Rowley Gates Farm has a dispersed plan, in that it has no formal focal yard area but with working buildings within the boundary of the farmstead, those buildings clustered on the site. These are generally the most common forms of farmstead throughout Staffordshire, and comprise tight groups of buildings.

3.13 Although such a layout is common, the survival of the farmhouse which dates from the 17th Century, confirms the significance of Rowley Gates Farm.

4. Assessment of Impact and Mitigation

4.1 There are two possible impacts on the heritage assets at Rowley Gates Farm:

- Impact from the proposed operations; and
- The impact of removing the waste.

Impact

4.2 First of all, it must be stressed and understood that any potential impact of the operations will be temporary, while the impact of removing the waste will have a permanent positive impact.

4.3 In order to progress the removal of the waste from Rowley Gates Farm, there will be the creation of two operating areas:

- Area 1: creation of a 'quarantine area' through the establishment of a concrete hard standing; and
- Area 2: creation of a processing space within an existing outbuilding.

In addition, there will be the creation of three concrete walled bays in which processed waste will be stored before its removal.

4.4 There will also be a small risk of fire associated with the operations.

4.5 The process of removing the waste from Rowley Gates Farm is in essence a necessary and positive proposal. Removal of the waste will have a positive impact on the heritage assets through:

- Improving the setting of both the farmhouse and barn; and
- Enabling the positive reuse of the site, which secure the long-term future of the assets.

Mitigation

4.6 Although the impact associated with the proposed operations at Rowley Gates Farm are temporary in nature and minimal, a number of mitigation measures are proposed in order to minimise these.

4.7 A significant stand-off between the heritage assets and the area of operations is proposed, which will ensure that sufficient protection.

4.8 The biggest risk is fire – though the risk of fire is considered to be small – and this will be addressed in the following ways:

- Location of the operations as far away from the heritage assets as possible;

- Provision of a 6m ‘fire break’ between the quarantine area
- Installation of fire alarm and sprinkler systems within the outbuilding that will house the processing operations prior to commencement;
- Location of the operations immediately off the main access route into the site to allow easy access to emergency vehicles in the event of a fire; and
- Location of the operations alongside the eastern pond which would provide swift access to water for fire services in the event of an emergency.

5. Conclusions

5.1 The farmstead at Rowley Gates Farm is significant in that the site makes a positive contribution to local character and distinctiveness, and contains two designated heritages assets, the farmhouse and adjoining barn, both of which are Grade II Listed Buildings.

5.2 A number of potential impacts have been identified, as outlined below.

5.3 First of all, it must be stressed and understood that any potential impact of the operations will be temporary, while the impact of removing the waste will have a permanent positive impact.

5.4 In order to progress the removal of the waste from Rowley Gates Farm, there will be the creation of two operating areas:

- Area 1: creation of a 'quarantine area' through the establishment of a concrete hard standing; and
- Area 2: creation of a processing space within an existing outbuilding.

In addition, there will be the creation of three concrete walled bays in which processed waste will be stored before its removal.

5.5 There will also be a small risk of fire associated with the operations.

5.6 The process of removing the waste from Rowley Gates Farm is in essence a necessary and positive proposal. Removal of the waste will have a positive impact on the heritage assets through:

- Improving the setting of both the farmhouse and barn; and
- Enabling the positive reuse of the site, which secure the long-term future of the assets.

5.7 A number of mitigation measures are proposed to address the potential risks.

5.8 Although the impact associated with the proposed operations at Rowley Gates Farm are temporary in nature and minimal, a number of mitigation measures are proposed in order to minimise these.

5.9 A significant stand-off between the heritage assets and the area of operations is proposed, which will ensure that sufficient protection.

5.10 The biggest risk is fire – though the risk of fire is considered to be small – and this will be addressed in the following ways:

- Location of the operations as far away from the heritage assets as possible;
- Provision of a 6m 'fire break' between the quarantine area

- Installation of fire alarm and sprinkler systems within the outbuilding that will house the processing operations prior to commencement;
- Location of the operations immediately off the main access route into the site to allow easy access to emergency vehicles in the event of a fire; and
- Location of the operations alongside the eastern pond which would provide swift access to water for fire services in the event of an emergency.

References

[1] 'National Planning Policy Framework' (MHCLG, 2018)

[2] Historic England List Entry

[3] ibid

Contact

Studio 2, 7 Meadowside
Knypersley
Stoke-on-Trent
Staffordshire
ST8 6NP

Dave Proudlove, BSc. (Hons.)
Founder

Mobile: 07713 133257
Email: mrdap1976@gmail.com