# ALTERNATIONS TO AND INCREASING HEIGHT OF PREVIOUS EXTENSION TO PROVIDE FIRST FLOOR ACCOMMODATION WITHIN ROOF SPACE AT THE FARMHOUSE, BREACH ROAD, BROWN EDGE



## HERITAGE STATEMENT

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## CONTENTS

**1.0 Introduction** **1**
Introduction
Client
Site Location

**2.0 Historic Background** **2**
Historic Background & Maps
Select Photos of Renovation

## 1.0 INTRODUCTION

**Introduction:**

The applicant, Mr Higgins, wishes to extend his home to provide additional accommodation (bedroom and ensuite bathroom) at first floor level to meet the needs of his family. Having undertaken the previous work renovation work our client's desire is to appropriately extend the property instead of having to consider moving elsewhere.

ctd architects have been engaged by the client to review the existing house and undertake a feasibility exercise into how best meet the clients requirements for an additional bedroom and ensuite bathroom whilst respecting the historic importance of the building.
The result of this exercise is a scheme that increases the height of the roof and stone walls above the existing living room and removing the oak framing and large glazed area of the previously approved extension that gained permission in 2005.

Our client has expressed a desire for the proposal to enhance the existing house and retain the existing footprint of the previous (2005/2007) extension where possible.

This Heritage Statement is to be read in conjunction with the drawings and other supplementary reports submitted as part of the application.

**Client:**

Mr D Higgins
The Farmhouse,
Breach Road,
Brown Edge,
Staffordshire,
ST6 8TR

**Site Location:**

The Farmhouse,
Breach Road,
Brown Edge,
Staffordshire,
ST6 8TR

Easting – 391595 Northing –353338




*Figure 1 – Site Location Plan (NTS)*

**Historic Background**

Clay Lake Farmhouse at Brown Edge is a late 17th century small two- cell stone farmhouse with 18th century brick rear extension.
The building was originally two stories with block dressed reveals to the windows on each side and a centralised single entrance door on the South Elevation. It possible that the building formed part of a much larger gentry farmhouse.
19th and 20th century alterations have been made to the building, more recently these works involved relocating and creating additional windows and door openings that included relocating the entrance porch to the left hand side. At the same time a contemporary extension was constructed to the East of the main house.
Prior to the renovation and refurbishment works the property remained empty for about 20 years and was a building at risk.

The farmhouse was also listed in December 1986 – entry number 1188860:

"II Farmhouse. C17 or early C18 with late C19 and C20 alterations. Course dressed and square stone; tiled roof; verge parapets with pitched copings; brick end stacks.

Small, two storey front on chamfered plinth; single range of windows to right end in block dressed reveals. C20 gabled porch to centre, boarded door, majority of stonework to left of centre has been rebuilt. Mullioned window to rear"

Evidence provided from maps recorded between 1890 to present show that the farm house is pre 19th century and it wasn't until after 1960 that other buildings were built adjacent to the site.




Map form 1890 showing the site




Map form 1900 showing the site




Map form 1960 showing the site




Map form 1990 showing the site



Google Earth Imagery (2019)

**Select Photos of Renovation**











