Heritage Statement

Proposed Agricultural Building:

Sneyd Arms Farm, Basford Green, Leek, Staffordshire. ST13 7ER

5 April 2020

1. Introduction

This application is for a new agricultural building to provide a covered area for use as a lambing and kidding shed, winter sheep and goat shelter, storage of animal feed, hay and straw, as well as other associated livestock husbandry materials and equipment.

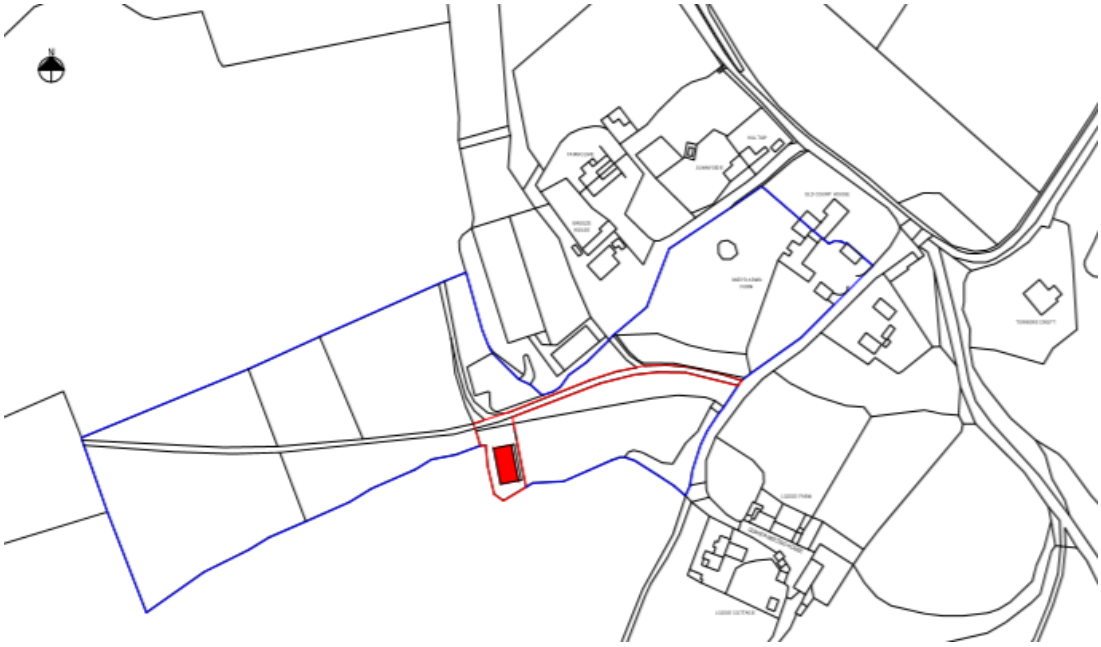
Note that this statement is to be read in conjunction with the planning application for an agricultural shed at Sneyd Arms Farm, Basford Green, Leek, Staffordshire. ST13 7ER (ref PP-08619907) including drawing numbers: -

- drawing 00796-001A 1-1250 1-500 A1.pdf
- drawing 00796-002A 1-100 A1.pdf

As this application is for a new agricultural shed approximately 158m (as the crow flies) between the closest points of the Grade II listed Sneyd Arms Farm (application address) and approximately 100m from the nearest other listed building, Lodge Cottages, the focus of this heritage statement can only be on any visual impact to the heritage assets within the surrounding area, as the site itself is in corner of the field with no known heritage value.

2. Location and Access

The building will be located in the corner of the field (fairly central to the owners' own land, (see below plan and site photograph), which historically has been used for composting and depositing rubble etc and overgrown. Most of this has been cleared now by the current owners.





Access to the building will be along the existing farm track (to the north of the application site), which runs east to west through the owners' own land from Basford Green Road. The farm track is stoned up, well maintained and forms the main means of access to the owners' own land, as well as providing infrequent access to 2 of the adjacent landowners.

The building will be naturally screened from most directions due to the adjacent native high hedgerows (predominately holly) and surrounding tree and shrubs, which minimise any visual impact. The only highway, Basford Green Road is approximately 120m to the west of the site and again given the surrounding trees and vegetation as well as its landscape blending design and colour, it will pretty much be concealed from the road (see below photograph taken from the road looking towards the site).



3. Heritage Assets

As stated in the introduction, as this application is for a new build standard agricultural shed on a site with no heritage value (see historical maps in Appendix 1), this heritage statement can only assess any impact on existing heritage assets within the local area. The 5 main listed buildings are identified on the following Google Earth aerial photograph and their full listings taken from the Historic England website are included in Appendix 2: -



3a. Sneyd Arms Farmhouse

Sneyd Arms Farmhouse is Grade II listed and is located approximately 160m to the north east of the site where the proposed agricultural shed will be located. Although the agricultural fields where the agricultural shed will be located are part of Sneyd Arms Farm, the house and fields are two separate Land Registry Title Numbers, so the site is deemed to be outside the curtilage listing of Sneyd Arms Farm. Given the significant tree and shrub cover in the local area, as can be seen from the photographs below, the agricultural building will be completely concealed from Sneyd Arms Farm and vice versa.



View from the site towards Sneyd Arms Farmhouse



View from the first-floor window at Sneyd Arms Farmhouse towards the site where the Agricultural Shed will be located

3b. Lodge Cottages and Lodge Farmhouse

Lodge Cottages and Lodge Farmhouse are both Grade II listed and are located at the entrance to Basford Hall estate on Basford Green Road. Both are located approximately 100m to the east of the proposed agricultural shed site. Given the amount of tree and shrub cover across the fields, as can be seen from the below photographs, the shed will be concealed from their view even during the winter months.



View from site towards Lodge Farmhouse and Lodge Cottages



View from Lodge Cottages and Lodge Farmhouse towards the site

3c. Basford Hall and Basford Hall Farmhouse

Basford Hall is approximately 255m and Basford Hall Farmhouse is approximately 220m to the south of the proposed agricultural building site. Both properties are Grade II listed. Again, given the amount of tree and shrub cover across the fields, as can be seen from the below photographs, the proposed agricultural shed will be concealed from their view even during the winter months.



View towards Basford hall and Basford Hall Farm

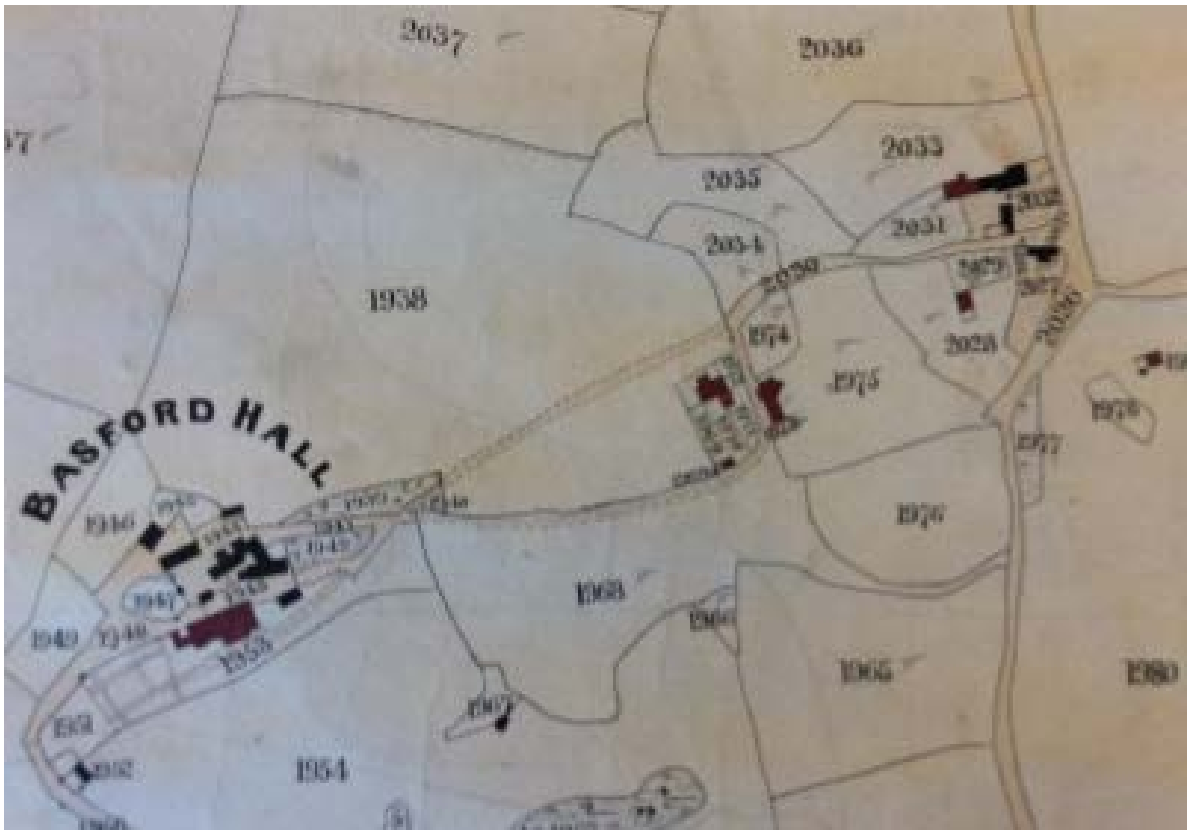


View towards where the agricultural building will be located

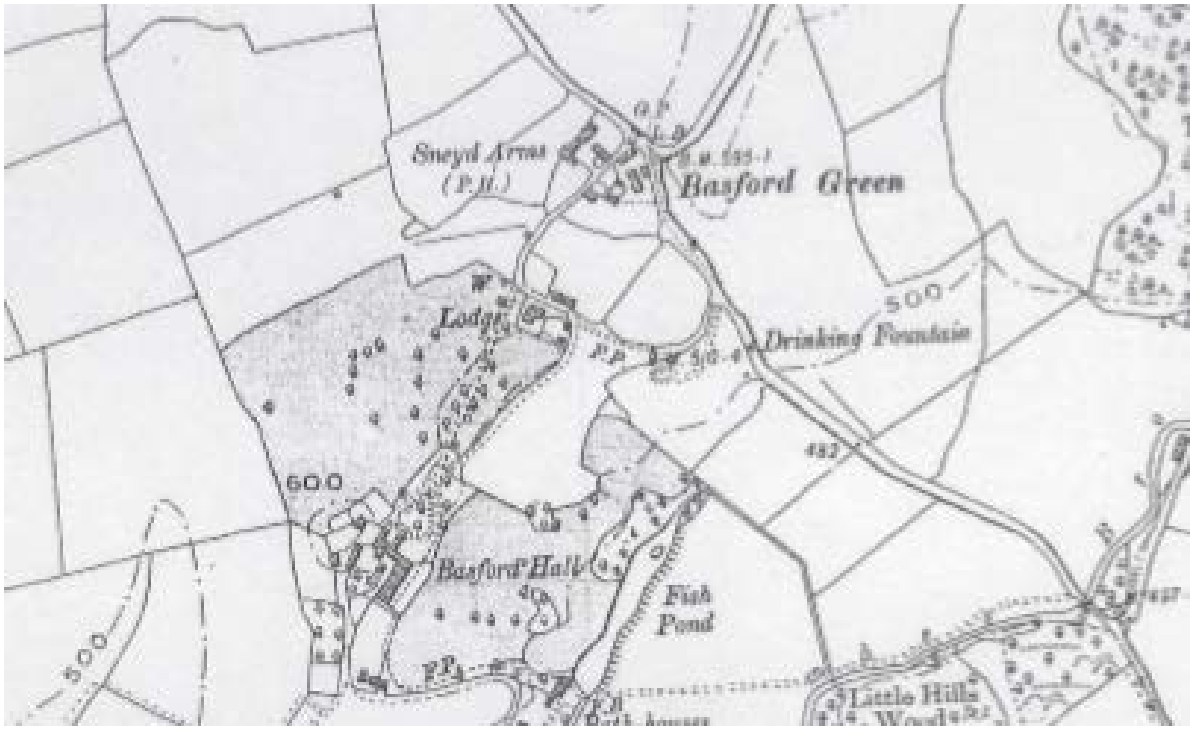
4. Summary and Conclusions

From the above assessment, it can be determined that the proposed agricultural building will have no heritage impact given that it is a new build standard agricultural shed, that will be of a very similar design (albeit smaller) to the one at neighbouring Breeze House (see Design and Access Statement) to be located on a corner of the field where there were no historic uses (see Appendix 2, Historic Maps) and where it is concealed from the view of all of the listed properties within the local area.

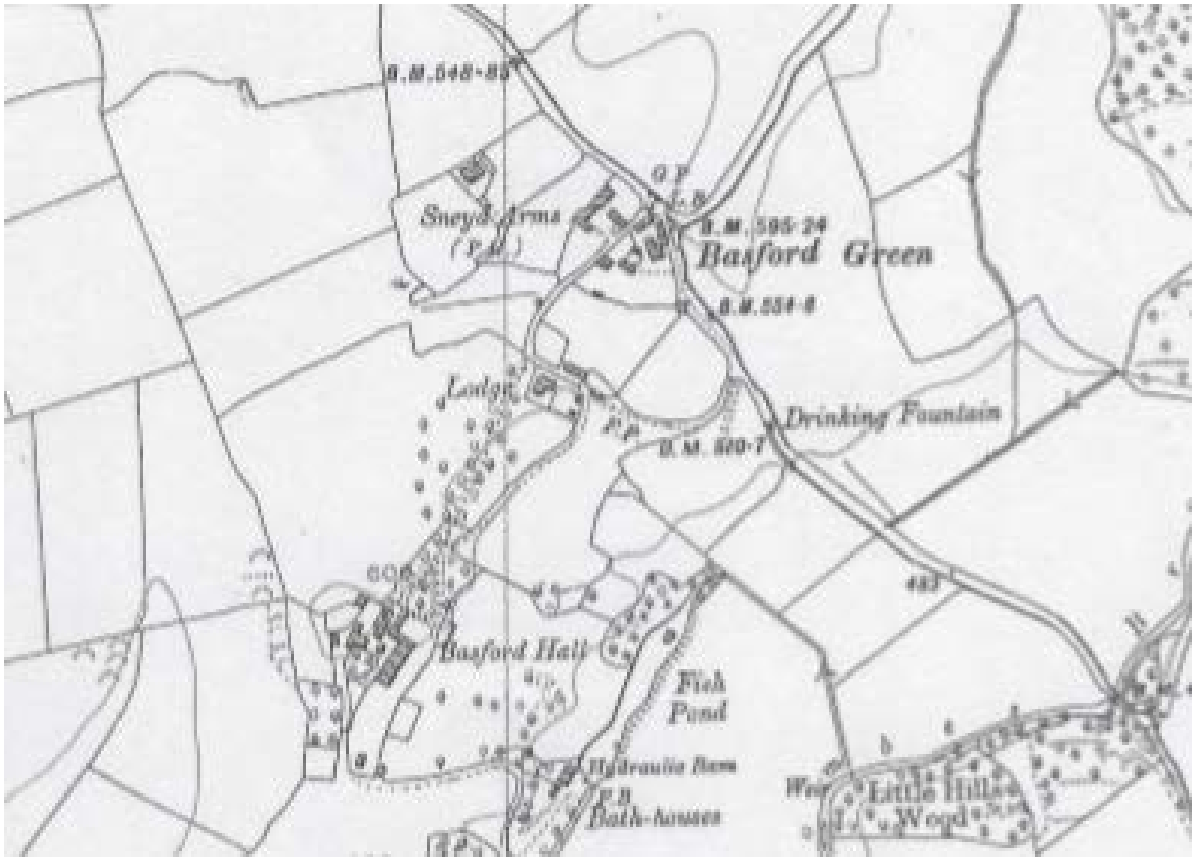
Appendix 1 – Historical Maps



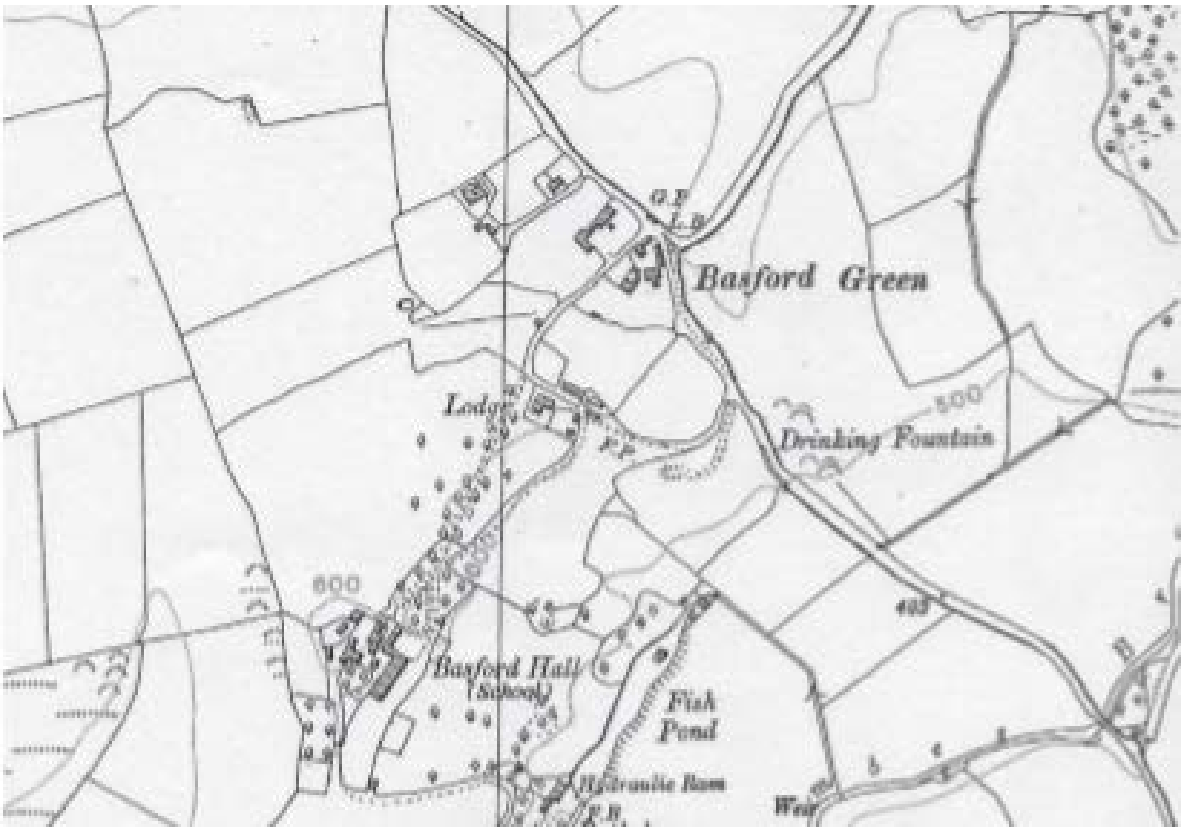
1839 Map



1900 Map



1938 Map

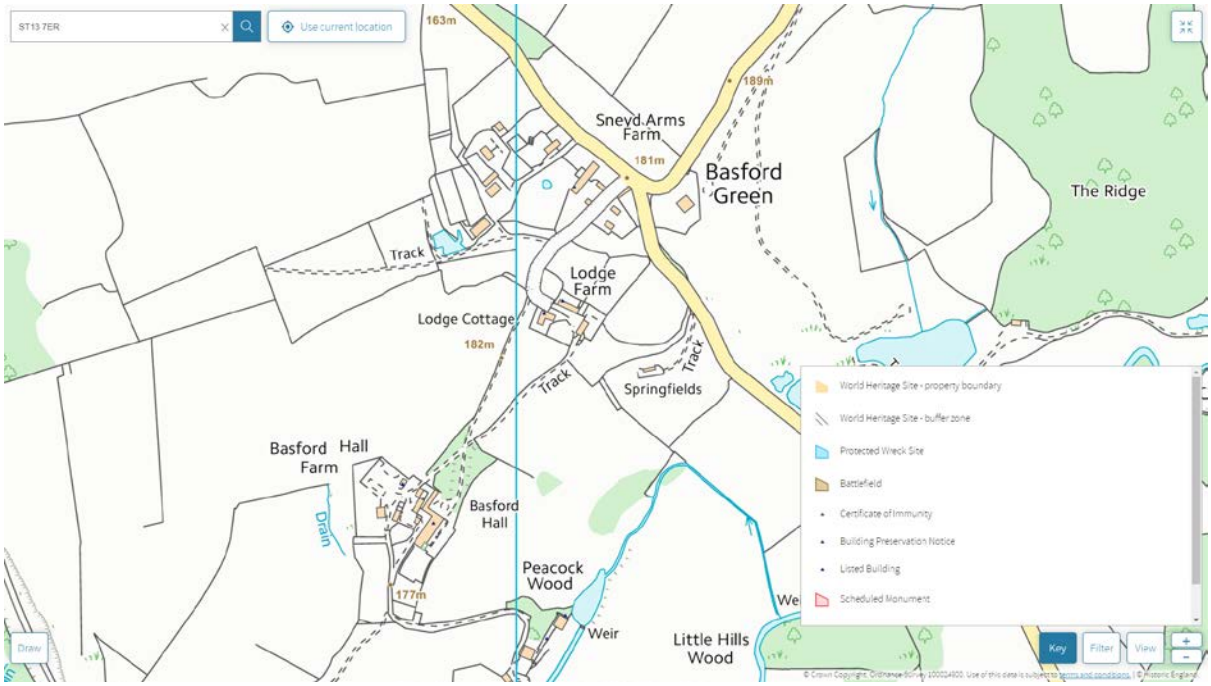


1955 Map



1971 Map

Appendix 2 – Historic England List Entries



Historic England Map showing locally listed buildings in the local area

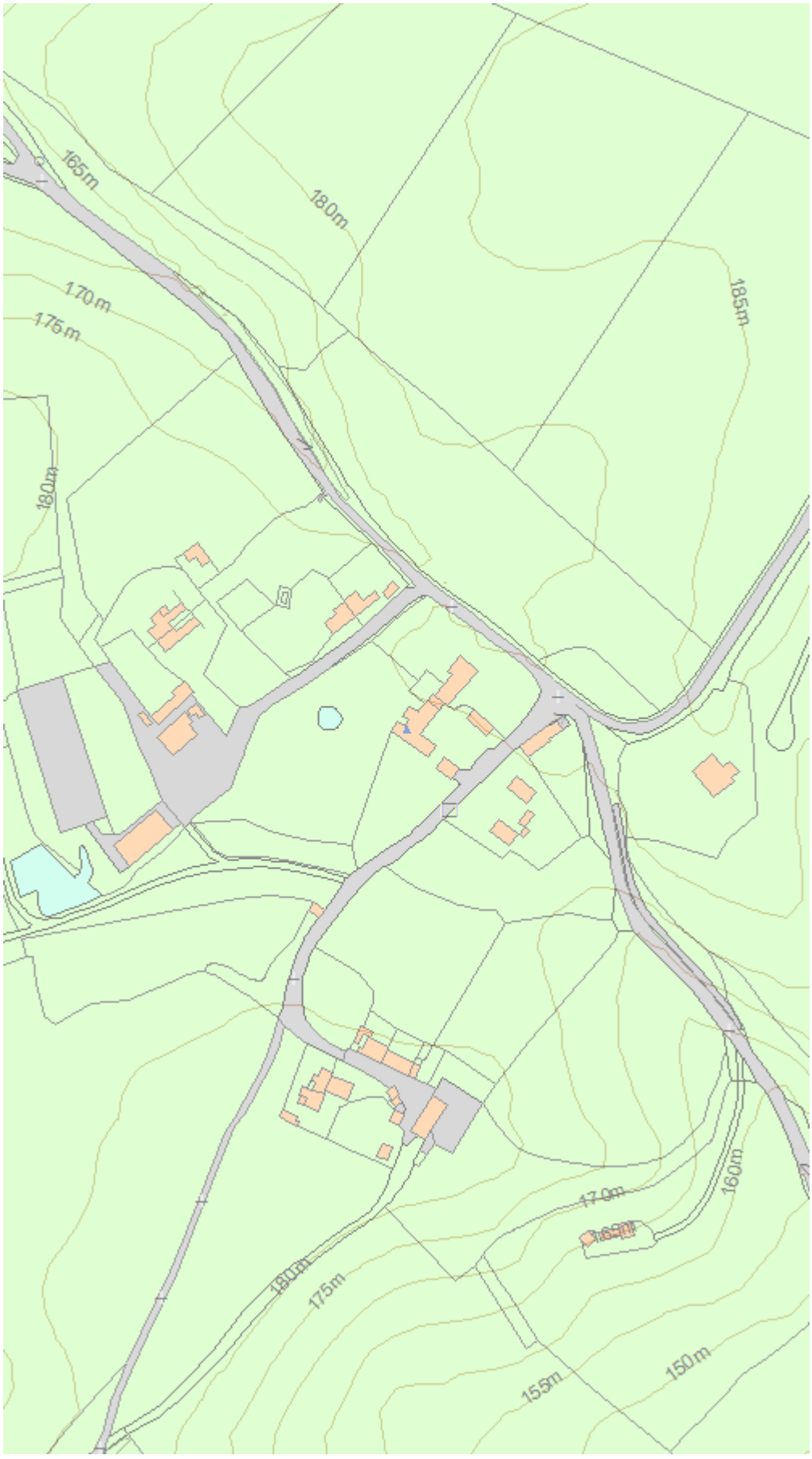
SNEYD FARMHOUSE

Be the first to contribute

Overview

Heritage Category:
Listed Building
Grade:
II
List Entry Number:
1038093
Date first listed:
15-Dec-1986
Statutory Address:
SNEYD FARMHOUSE

Map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This copy shows the entry on 05-Apr-2020 at 21:08:31.

Location

Statutory Address:

SNEYD FARMHOUSE

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

County:

Staffordshire

District:

Staffordshire Moorlands (District Authority)

Parish:

Cheddleton

National Grid Reference:

SJ 99067 51672

Details

CHEDDLETON C.P. BASFORD GREEN SJ 95 SE 5/36 Sneyd Farmhouse - GV II

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 left of centre bearing a nearly symmet- rical 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 right is of 2 widely-spaced small (16)-pane casements in imitation of sashes; similar wing to left of lower ridge height and one bay with 20-pane casements.

Listing NGR: SJ9906751672

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
274524
Legacy System:
LBS

Legal

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

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.
Date: 22 Oct 2007

Reference: IOE01/16877/09

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LODGE TO BASFORD HALL

Be the first to contribute

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1038134

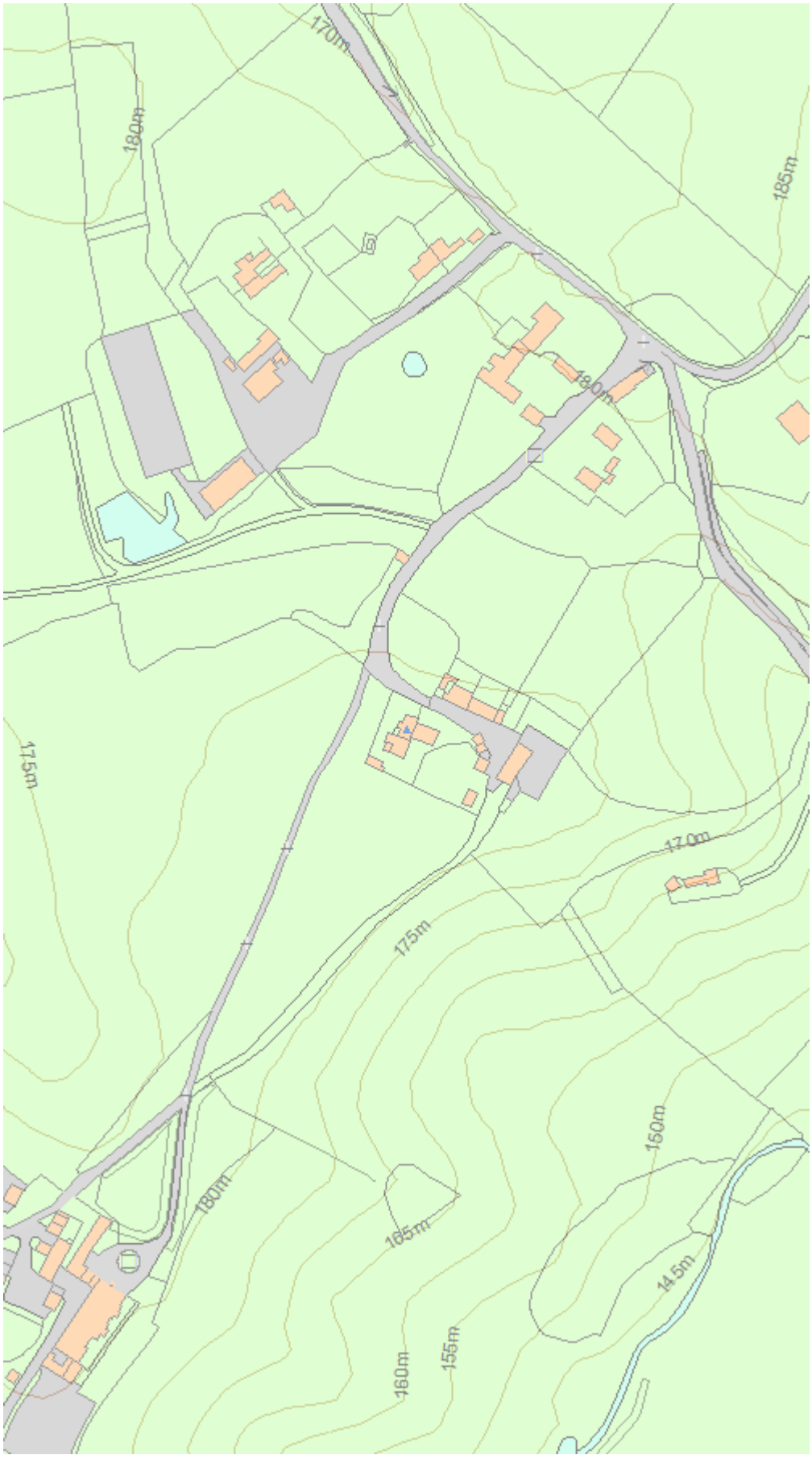
Date first listed:

15-Dec-1986

Statutory Address:

LODGE TO BASFORD HALL

Map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Location

Statutory Address:

LODGE TO BASFORD HALL

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

County:

Staffordshire

District:

Staffordshire Moorlands (District Authority)

Parish:

Cheddleton

National Grid Reference:

SJ 99032 51527

Details

CHEDDLETON C.P. BASFORD GREEN SJ 95 SE 5/34 - Lodge to Basford Hall

GV II

Lodge. Mid-C19 extended circa 1882. Coursed dressed and squared stone; tiled roof; twin-shafted end, ridge and side stacks. 2-storey, 3-window front in 2 parts: to left set-back wing of 2 stone mullioned, diamond-light windows, symmetrical with gabled 2-storey porch projection. Sneyd coat-of-arms in

apex over small single-light window over Tudor- arch entry. Taller projecting wing to right with corbelled gable bearing verge parapets on corbelled kneelers, finial and datestone "1882" below 3-sided stone mullioned and transomed oriel on massive corbels over first-floor string and 3-light stone mullion and transom window.

Listing NGR: SJ9903251527

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
274522
Legacy System:
LBS

Legal

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

Images of England

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Date: 22 Oct 2007

Reference: IOE01/16877/07

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LODGE FARMHOUSE AND ATTACHED BARN

Be the first to contribute

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1038092

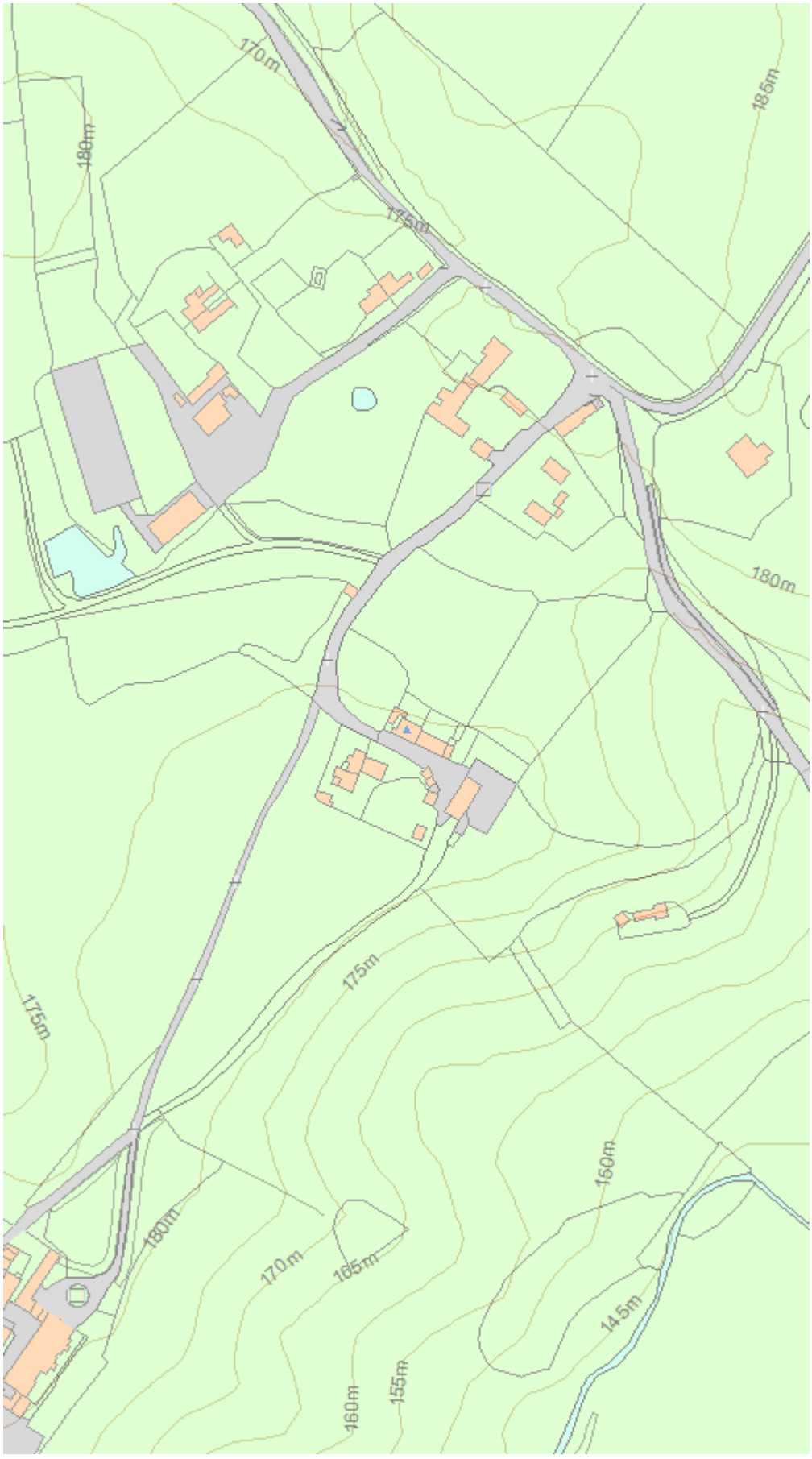
Date first listed:

15-Dec-1986

Statutory Address:

LODGE FARMHOUSE AND ATTACHED BARN

Map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Location

Statutory Address:

LODGE FARMHOUSE AND ATTACHED BARN

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

County:

Staffordshire

District:

Staffordshire Moorlands (District Authority)

Parish:

Cheddleton

National Grid Reference:

SJ 99053 51541

Details

CHEDDLETON C.P. BASFORD GREEN SJ 95 SE 5/35 Lodge Farmhouse - and attached barn

GV II

Farmhouse and attached barn. Late C18 or early C19, altered C20. Coursed dressed and squared stone; tiled roof with verge parapets on dentilled brick eaves; brick end stacks to house. 2-storey continuous range; the house to left

of two 2-light block mullioned small-pane casements, the barn with hay loft over has 3 small windows and 2 doors, to centre and one against the house now blocked and fitted with a top- hung casement, possibly formerly the main entrance which now is situated in a lean-to to the left end of the house.

Listing NGR: SJ9905351541

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
274523
Legacy System:
LBS

Legal

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

Images of England

Images of England was a photographic record of every listed building in England, created as a snap shot of listed buildings at the turn of the millennium. These photographs of the exterior of listed buildings were taken by volunteers between 1999 and 2008. The project was supported by the Heritage Lottery Fund.
Date: 22 Oct 2007

Reference: IOE01/16877/08

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BASFORD HALL AND ATTACHED STABLE WING AND CARRIAGE ENTRY

Be the first to contribute

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1188589

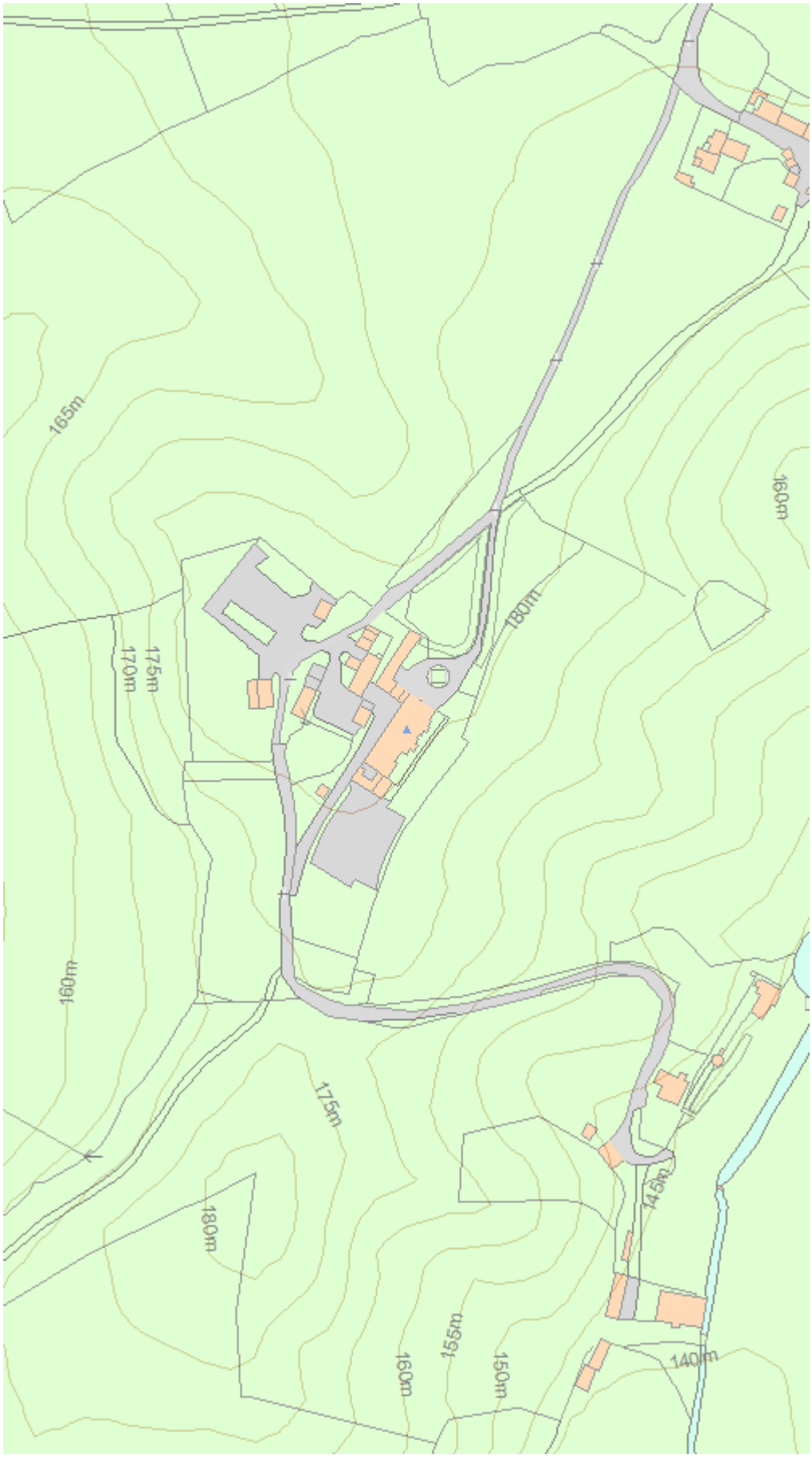
Date first listed:

15-Dec-1986

Statutory Address:

BASFORD HALL AND ATTACHED STABLE WING AND CARRIAGE ENTRY

Map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Location

Statutory Address:

BASFORD HALL AND ATTACHED STABLE WING AND CARRIAGE ENTRY

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

County:

Staffordshire

District:

Staffordshire Moorlands (District Authority)

Parish:

Cheddleton

National Grid Reference:

SJ 98905 51287

Details

CHEDDLETON C.P. - SJ 95 SE 5/26 Basford Hall and - attached stable wing and carriage entry

GV II

Country house. 1830s, enlarged circa 1856. Coursed dressed and squared stone of ashlar quality; slate roof and tiled roof to additions, triple octagonal shafted end and ridge stacks. Tudoresque; house forms large rectangular

block of 2 parallel ranges; the stables,forming an 'L' adjoin the north angle. Entrance front: asymmetrical, of 2 gables both projecting on corbel blocks and finished by large stacks, the left- hand one is brought down and divides the gable with a wide breast; the right-hand gable carries most of the fenestration, all with chamfered stone mullions and transoms: an oriel to first floor right with a 3-light window below and a 2-light window to first floor left over a slightly projecting corbel-corniced single-storey porch with boarded door; the left-hand gable has narrow single-light windows to each floor astride the chimney, except to first floor right; the plain gables are finished by coats-of-arms of the Sneyd family. A string at first-floor level is the only visual link with the carriage entry and stables, to the right of the front, projecting and framing the open entry court. These are of single storey and attic, the carriage entry has a large corbelled dormer placed centrally over a Tudor-arch carriageway and is flanked by a 2-light window (similar to those in the hall) to the left and projecting stack to the right; the lower stable range is dated 1856 similar in style, only the pattern tile roof marks it distinctly as an addition; long range with slightly projecting central 2-storey block: projecting gable (bearing datestone) on corbels over 2-light oriel and Tudor-arch boarded doors, flanking wings have 2 blind chamfered mullioned openings (each glazed only to left end) and a more recent double door to left side between windows.

Listing NGR: SJ9890551287

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
274514
Legacy System:
LBS

Legal

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

BASFORD HALL FARMHOUSE

Be the first to contribute

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1038132

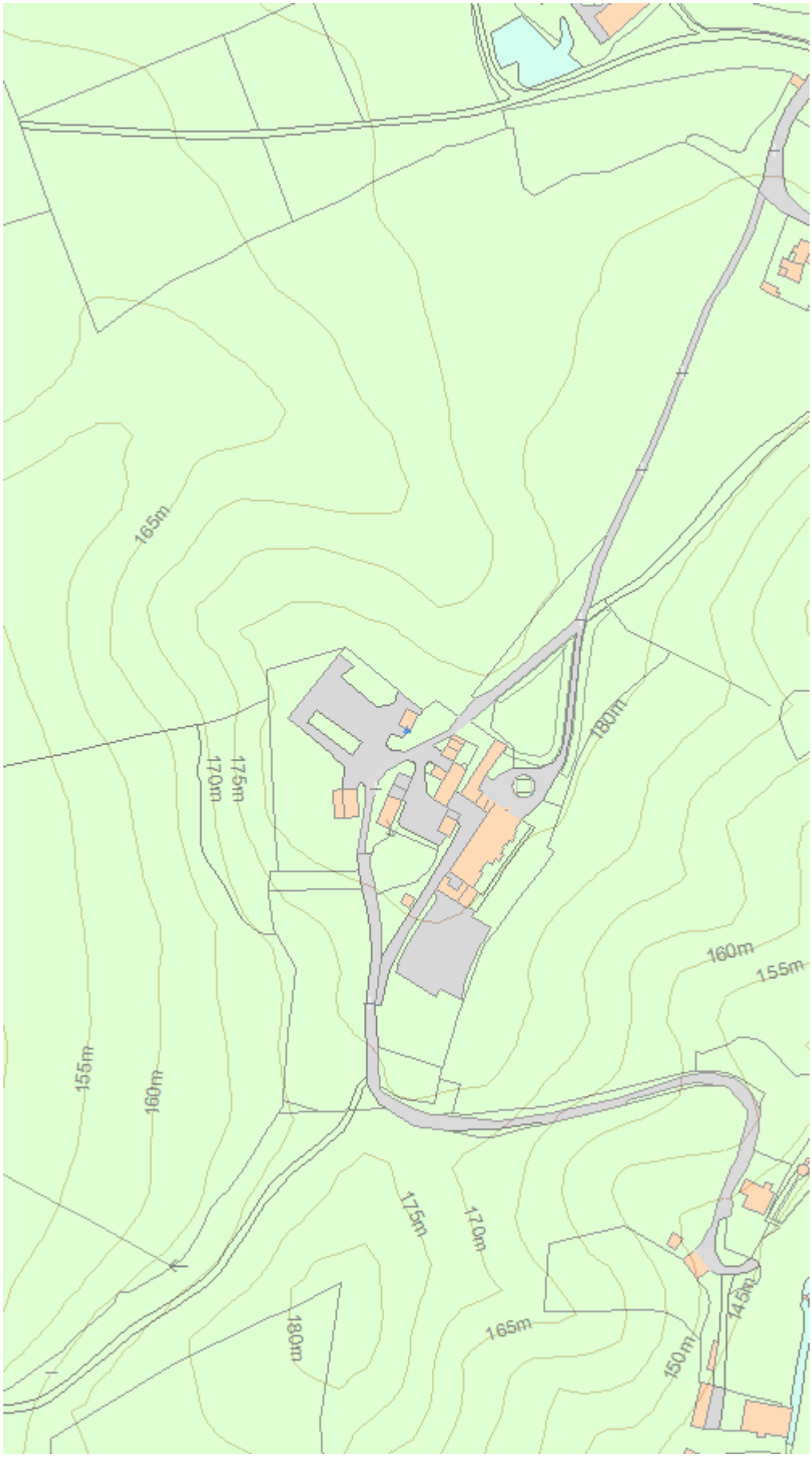
Date first listed:

15-Dec-1986

Statutory Address:

BASFORD HALL FARMHOUSE

Map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Location

Statutory Address:

BASFORD HALL FARMHOUSE

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County:

Staffordshire

District:

Staffordshire Moorlands (District Authority)

Parish:

Cheddleton

National Grid Reference:

SJ 98870 51332

Details

CHEDDLETON C.P. - SJ 95 SE 5/27 Basford Hall - Farmhouse

GV II

Farmhouse. C17 with mid-C19 alterations. Coursed dressed and squared stone, more finely dressed to front and in larger blocks; machine tile roof; pitched verge parapets; brick ridge stack set to left of centre. 2-storey, cellar and attic, 3+1-window front; cavetto string at first-floor level stepped up to

right-hand end; symmetrical compo- sition of windows to left of 3:1:3-light chamfered mullioned type, boarded doorway set to right of centre window; widely-spaced right- hand bay has raised ground-floor windows (under raised string) with 2 (stepped) lights set over a pair of cellar windows. Gable to right has mullioned 2-light attic window and similar labelled 3-light first- floor window.

Listing NGR: SJ9887051332

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
274515
Legacy System:
LBS

Legal

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