MODE

MODE Architects Limited

HERITAGE STATEMENT

Proposed Alterations to Edge End Farm, Leek.

Issued: Oct 2020

Job Reference: 18 029/HS/V02

Site Address:

Edge End Farm, Buxton Road, Leek, ST13 8TG.

Client:

Mr. D Smith & Ms. D Barratt

Proposal:

Proposed Alterations to Edge End Farm, Leek.

Report Prepared By:

Kari Bradbury BA(Hons) M.Arch ARB RIBA

MODE Architects Ltd

Contact Details:

MODE Architects Ltd

Suite 3, Hillcrest House,

2 Woodland Avenue,

Newcastle-under-Lyme,

ST5 8AZ

Email: admin@mode-uk.com

Tel:01782 479644

Contents **Page No**

1.0	Description of the Asset	3
2.0	Assessment of its Significance	5
3.0	The Design Concept	6
4.0	The Impact	11

1 DESCRIPTION OF THE ASSET

1.1 Edge End Farm is situtated on the outskirts of Leek, in the Staffordshire Moorlands. The site lies just off Buxton Road (A53), along a private farm track. The farmhouse plus associated outbuildings can be seen from this road.

1.2 The farmhouse is Grade II listed and was designated in 1996 (UID: 1268633). The listing description is as follows:

'Farmhouse. Originally possibly C16 or earlier. Remodelled early C19, and subsequently. Originally cruck-framed, the lower walls are roughly coursed and squared sandstone, raised in brick. Plain-tiled roof. EXTERIOR: 2 storeys, 3-window range. 2-unit plan, the present doorway leading to stair-hall between the 2 units, the original end lobby entrance now an internal doorway against the heck-wall of the principal fireplace. Plain stone architrave to doorway, with 2-light unchamfered mullioned window (possibly C18) to its left. Early C20 casement window of 2 lights to right. Gabled dormers to attic possibly of similar date. Single-storey wing, also coursed and squared stone projects to right, and later C19 brick wing added to rear. Rear elevation contains one early (C17) plain chamfered mullioned window. Gable walls retain lines of early gable (relating to a single-storeyed building), rendered over on S gable, but with moulded kneelers clearly visible. INTERIOR: one cruck frame survives intact, and the lower portion of a further pair of blades forms the basis of a fire-bay, carrying the bressumer, and linked to the heck-wall. It seems likely that the crucks represent all that is left of an original timber-framed building, subsequently encased in stonework, although it is possible that both stonework and crucks relate to the same phase of construction (neither of the crucks form exterior walls, and the sectional form of the stone-work is consistent with that formed by the crucks). Chamfered and stopped spine-beam in parlour, roughly chamfered spine-beam in principal room; both have chamfered and stopped joists.'

1.3 Other listed buildings in close vicinity include: Upper Tittesworth Farmhouse, Leek Moorside Farmhouse and the Leek Buxton Road (South East side) Milepost. The above-mentioned farmhouses date and are a similar style to Edge End Farm.

1.4 The farmhouse is believed to date back to the early 16th Century, built of random coursed rubble stone outer walling and having a central Oak cruck frame. It is thought that the building is likely to have been an open style hall building. Earliest and simplest forms for the medieval hall house would be a four-bay cruck-framed structure, with the

open hall taking up the two bays in the middle of the building. An open hearth would be in the middle of the hall, with smoke rising to a vent in the roof. The vast majority of hall houses have changed significantly changed over the centuries.

1.5 The external front and rear walls are constructed in irregular coarsed squared rubble solid masonry construction, which continues to upper midheight level on the end gable walls indicating the original pitched roof level that aligns through to the middle historic cruck frame. The lower external walls are approximately 560mm in overall thickness with the inner plaster and boarding having been removed.

1.6 It was common, as living standards improved, for such houses to be extended and remodeled to include a first floor. The property looks to have been extensively remodeled either during the 18th century and again possible in the early 19th century with the outer walls and roof line raised up in a single solid skin brickwork showing a Flemish garden wall bond pattern.

1.7 As well as the extension to first floor, there was also an additional extension to the rear of the property to create an 'L-shaped' floor plan. The rear two storey extension appears to be from works completed in the late 19th century Victorian period. It is made up of a solid brick external walls in English garden wall bond pattern.

1.8 There are various openings of different sizes and style, which heavily indicate the various remodeling through the differing time periods. Openings have been modified or partially filled over the years, however, several of the ground floor mullion windows are framed in dressed quality stonework. One mullion window to the rear elevation is deemed to be in what would have been its original state.

1.9 The first floor, clearly noted from the external appearance, was constructed in 235mm solid single skin brickwork and carries the high level wallplate at eaves. The upper brick extension is clearly shown internally at first floor on the outside of the cruck frame. All inner partition walls at first floor level are non-loadbearing timber studwork. All walls at first floor have had the boarding and plaster removed.

1.10 It is believed that no internal doors to the property are existing.

2 ASSESSMENT OF ITS SIGNIFICANCE

2.1 In order to assess the significance of the farmhouse, this document adopts the methods outlined in Historic England's publication "Conservation Principles, Policies & Guidance." This guidance describes four heritage values that set out a method for thinking systemically and consistently about the heritage values that can be ascribed to a place. These four heritage values are listed below:

- Evidential Value – the potential of a place to yield evidence about past human activity.
- Historical Value – the ways in which past people, events and aspects of life an be connected through a place to the present. It is similar to evidential value, however, is more focused on how people originally used the buildings.
- Aesthetic Value – the ways in which people draw sensory and intellectual stimulation from a place.
- Communal Value – the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2.2 Evidential Value

The potential for archaeological deposits in the site remains low. The farmhouse dates back from the 16th century. Evidential value is proportional to the amount of material evidence lost or altered since their original use and it is obvious that various elements may have altered over time. The alterations reflect changing times, improved living standards and developing farming methods.

2.3 Historical Value

The farmhouse and detached barns represent a typical farmstead environment that has evolved over the time to the different owners and users of the farm. There is, however, a lack of documentary evidence to such hypotheses limits the historic value.

2.4 Aesthetic Value

The front elevation for the farmhouse is visually appealing and demonstrates a distinct charm. The vernacular architecture is borne out of the need for function over form and the materials that were available at the time. There is evidence that some materials were reused in the building. The mixture of materials and various alterations of differing time periods add a distinctive charm.

2.5 Communal Value

As this site is for a private residence, set back from the main rad, communal value is somewhat limited. However, its presence on the outskirts of Leek, helps to reinforce the areas identity as a primarily agricultural community.

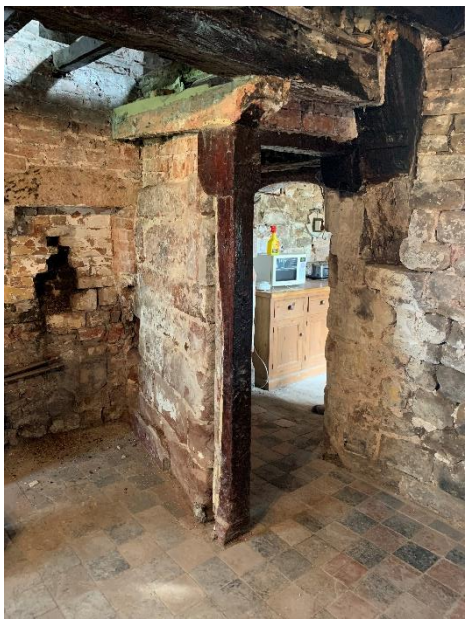
3 THE DESIGN CONCEPT

3.1 The proposals seek the repair of the existing farmhouse into a four bed family dwelling. The design concept will take into consideration the structural report accompanying this application.

3.2 The current kitchen is proposed to become the utility room (0.01) with a ground floor WC in the corner of the room. The blocked-up window will be reinstated with a new timber window.

3.3 The kitchen (0.02) is accessed off a door from the utility (0.01) or from the hallway (0.03). The existing chimney in this room will be the extract for a new AGA. The rotten pillar will be removed and any stonework infilled. The oak beam will be replaced in line with new kitchen units and cruck beam. The rear kitchen wall requires to be rebuilt following advice from the structural report.





3.4 A new oak staircase is proposed in the hall (0.03). The existing staircase is not original and is sat directly upon earth causing damp issues and rotten timber work. The design of the staircase is to be discussed with the conservation officer.

3.5 In the lounge, the window seat for window W0.03 will be reinstated by rebuilding the area of rubble stoned wall. The timber lintel is to be left exposed to create a feature. The rotten oak sole plate will be replaced with a new oak beam. The blocked up window opening between the lounge (0.04) and dining room (0.05) will be re-opened at the cill height of 890mm and window height if 825mm.

3.6 The quarry tile running through the kitchen and hall is to be carefully removed for any underpinning required. When removing the quarry tile floor, careful note taking will be required to note the colour, patterns and layout of tiling. These tiles are to be stored safely and re-used once work has complete.

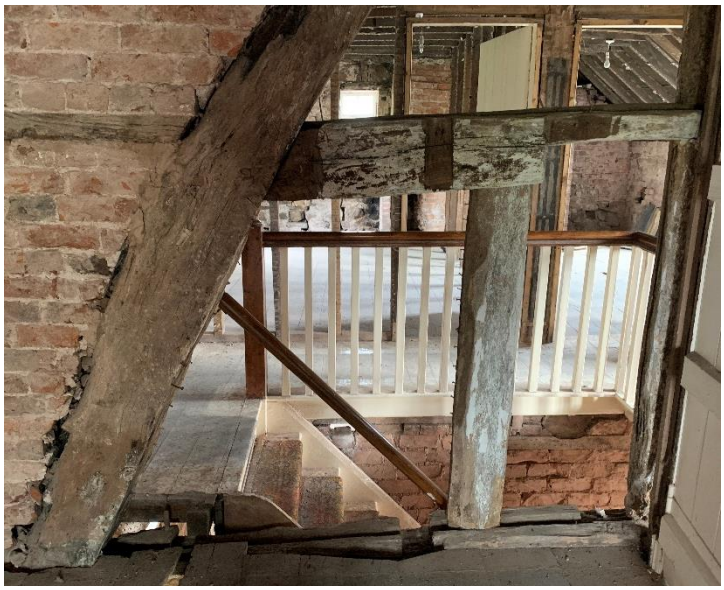




3.7 A new log/ multifuel stove with new fireplace is to be installed into the dining room (0.05). The flue liner is to follow up into the existing chimney stack above. All of the external walls are of solid brick construction and therefore it is proposed for this room to be battened out with insulation between to improve the thermal envelope. A new opening will be created on the rear elevation to allow for timber patio doors to open this room into the residential amenity space.

3.8 On the landing at first floor, a new oak banister is proposed to correlate with modern regulations and to be designed in accordance with the new staircase. A rooflight is proposed in this area to provide its only source of natural light.

3.9 The timber cruck frame will remain exposed and repaired as required in the structural report. Frosted glazing will be inserted between the existing timber work to allow privacy for bedroom 1 (1.03).





3.10 There will be new blockwork cavity on the front and rear wall of bedrooms 1.05 and 1.03, which will allow support for the roof, as discussed in the structural report.

3.11 As per the dining room (0.05), bedroom 2 (1.04) is constructed out of a solid brick wall, which will be battened and insulated between to improve the thermal envelope. There will be a new suspended floor, which will be tied into brickwork walls and to be flush finished into the landing.

3.12 The bathroom will remain in the same place as it is currently, however will be made larger by reducing the size of bedroom 4 (1.01). En-suites have been added to bedrooms 1 and 2, as well as a dressing area, which is natural for a house with this floor area.

3.13 There will be no additional openings to the first floor, except window W1.04 in bed 1 (0.03), which on initial inspection has evidence of being a larger mullion window. This is due to the opening on the internal face of the wall. This window will only be reopened once located on the exterior, once the render has been removed (as per the structural engineers report).

3.14 Repair is required to the roof, following comment in the structural report. The roof tiles will be carefully removed and stored to be reused once the structural timbers have been repaired. Roof joints are to be replaced and are to be seated on the new internal blockwork as per point 3.10. This will reduce lateral deflection of existing brickwork external face and benefits the timber cruck frame as the load will be dramatically reduced. Sheep wool or other suitable insultation will be laid between the new joists to improve thermal efficiency and retain the original timber work as a feature (vaulted ceilings). The roof also requires a new proposed A style regular truss frames (50 x 150 C24 timber size) at average 400mm centres. Details have been provided by the Structural Engineer. The new truss frame will increase the ridge height of the existing property.





3.15 **Externally**

There are minimal alterations external, apart from general repairs as noted upon the drawing. The ridge height of the main barn is proposed to increase minimally due to the new trusses. The lean too brick structure with metal sheeting roof is to be removed, which as can be seen below is a later addition and harms the architectural merit of the building.



The render on the side elevation is to be removed and further investigation needed to determine whether underpinning is required in this area. Once structurally sound, the brickwork and stone will be made good and left exposed. A new opening is to be formed on the 19th century two storey addition at ground for timber patio doors. This opening will connect the residential amenity space to the dining room. As noted on the drawing (19 029 AL(0) 5B), the applicant wishes to improve many of the openings and replace cills and heads where required. It is also noted to reinstate window W0.02 on the front elevation to match window W0.03 and repair the stonework as required.

Any areas of repointing of stonework walls will be assessed and agreed with the conservation officer before starting work.

All UPVC gutters are to be replaced with beaded cast iron 113mm half round gutter in satin paint finish in the colour black.



4 THE IMPACT

4.1 The alterations to the farmhouse should have a very negligible impact on the significance of the heritage asset as it currently stand. It could be said, that the alterations will improve the asset.

4.2 The farmhouse through centuries of alterations requires a large amount of work to enable a structurally sound dwelling and adequate living accommodation for the owner. The owner/ applicant insists a high standard of work is used to make the dwelling habitable again, whilst also improving the longevity of the heritage asset.

4.3 The farmhouse is, of course, Grade II Listed and retains a high level of significance, both historically and aesthetically. The creation of an opening in the gable of the 19th century extension, will not harm the significant 16th century historic fabric of the farmhouse. The loss of the 19th century brick extension must be weighed against the benefits to the occupier, creating a liveable space, which results in the continued repair and maintenance of the farmhouse.

4.4 The setting of the historic building will not be negatively affected. The repair/ replacement of doors and windows as proposed and removal of the adjoining brick built lean to with metal sheeting roof should have a positive effect on the overall appearance. The only roof light to be installed is on the rear elevation, which does little harm to the heritage asset.

4.5 Historic methods and materials (timber, lime etc.), will be utilised wherever possible, to maintain the integrity of the fabric. The use of light partition walls rather than blockwork should minimise potential harm.

4.6 It is felt that in order to secure the future survival of the building, it requires a degree of adaptation to conform with modern living standards.