



**Heritage, Design and Access  
Statement  
for  
Sharpcliffe Hall  
Bradshaw Lane  
Ipstones  
Staffordshire  
ST10 2LJ**

**Heritage Statement for Repairs and Replacement Works to  
Ancillary Building at Sharpcliffe Hall, Bradshaw Lane, Ipstones,  
Staffordshire. ST10 2LP.**

**HDASRLM874**

**Introduction**

This listed building consent application is submitted on behalf of my client and concerns repairs and refurbishment works in connection with a section of an ancillary building connected at the rear of Sharpcliffe Hall, a Grade II\* listed building, which has recently undergone major renovation and extension work by the owner. The building has now been removed from the National 'At Risk' Register.

A detailed condition survey was undertaken on behalf of Staffordshire Moorlands District Council in April 2001, at which time a fabric condition survey report was produced. The author of this statement has seen and read this report, which also contains as appendix A, an outline history of Sharpcliffe Hall and Phasing Plans for the early house.

It is not the intention of this statement to duplicate or replicate the contents of the fabric report. Also contained within the report are the listing details.

Reference can also be made to the original Heritage, Design and Access Statement submitted with the original planning applications SMD/2018/0652 and 0653, and the Heritage Statement F15 prepared by Mark Parsons.

A search of Stafford Records Office and the William Salt Library inventories also reveals that there are a number of documents relating to Sharpcliffe Hall within their files.

An extract of an Ordnance survey map of 1899 (Appendix 1) shows that the ancillary building in question appears to be in existence at that time, and before the Hall itself was considerably remodelled a short time later. It is probable that the building was part of the ancillary farm buildings associated with Cottage Farm when constructed.

## **Significance**

The part of the building under consideration in this application is part of a quadrangle of buildings which has a central courtyard – the courtyard and Cottage farm are evident on the 1899 Ordnance survey plan attached and it therefore has some significance as part of a farm cluster.

It is however a small ancillary section and does not have much in the way of architectural merit, unlike Cottage Farm and its adjoining store/garaging opposite, which have stone detailing and other features of interest.

It is therefore felt that the works to repair and renovate the 'boiler room/workshop area (which were necessary to stop further decay) will not unduly affect this section or the immediate environs, especially given that the works are generally internal to the yard area i.e. it is felt that the works are of no major significance to the building's historic fabric.

## **Proposals**

The proposals undertaken are shown on the submitted plans attached to the application – as such this application seeks retrospective approval.

The Conservation Officer has been fully informed throughout all stages of all of the renovation/reparatory works undertaken at the Hall as a whole – indeed there has been several site visits from her and representatives from the Planning Department.

The large biomass boiler is self-supporting and is fixed to the floor only – this large unit provides all necessary heating for the Hall in a very sustainable way.

There was a previous smaller boiler within the boiler house/workshop area and a large LPG tank is situated across the access track immediately by the building.

My client is happy to provide evidence to Planning of payments made to SMDC with regards to the Biomass Boiler if so required.

Attached as appendix 2 is a copy of a photograph taken on 30<sup>th</sup> August 2017, which clearly shows the style of windows fitted at that time.

### **Design Issues**

In considering design issues the reparatory scheme undertaken has respected the existing fabric and architectural style of the building and the appropriateness of materials, etc. used.

### **Conclusion**

It is clear that the works undertaken/proposed have arrested any further decay and has provided a suitable indoor space for the siting of the Biomass Boiler and associated tanks, thus taking away any pressure to erect a new building. This is surely a sustainable way of using internal space which previously was in poor states of repair.

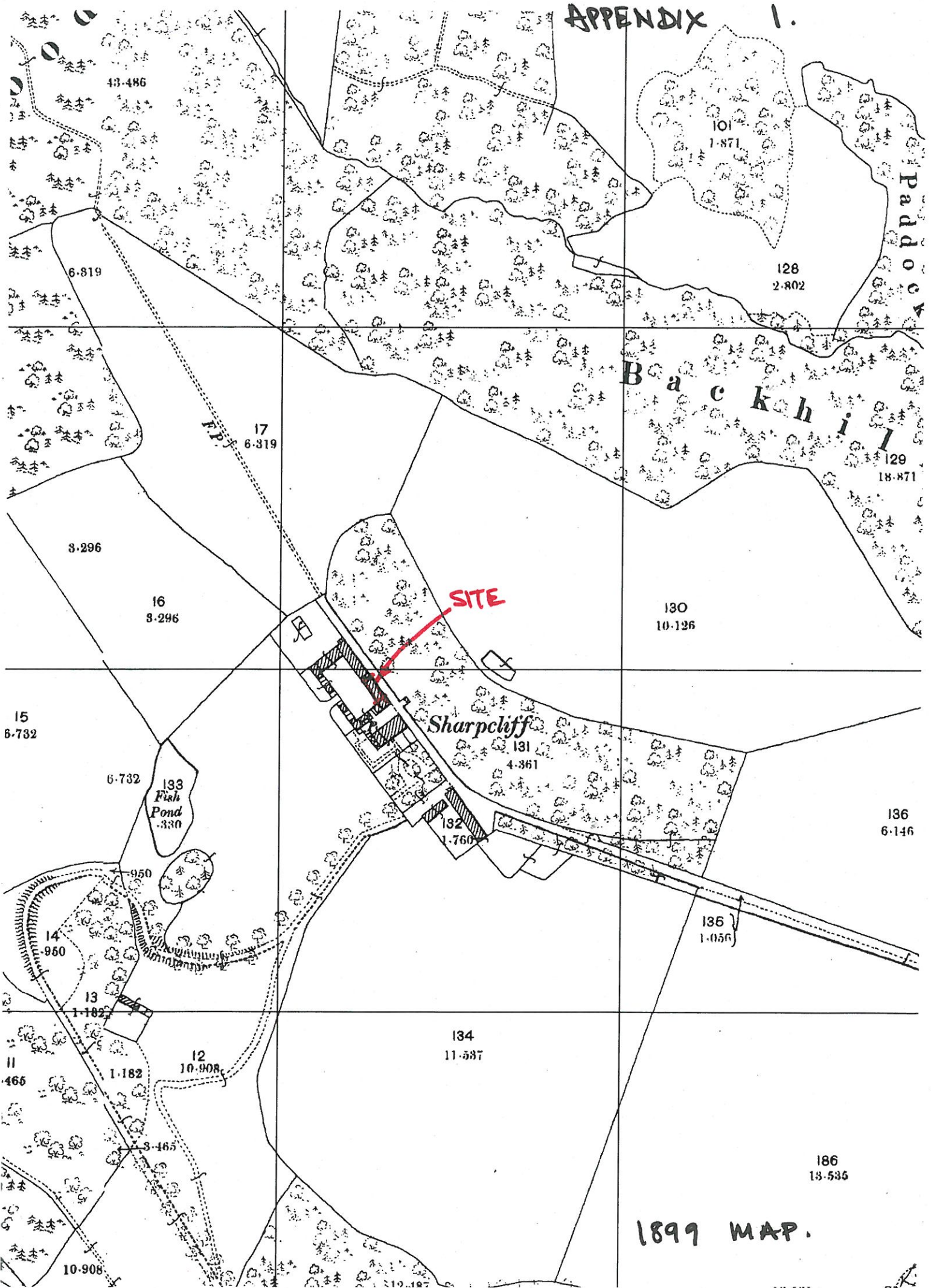


**Robert L McGuinness MRICS - Chartered Surveyor**

**Principal - RLM Associates**

**21<sup>st</sup> July 2021**

APPENDIX 1.



1899 MAP.

30/08/2017

APPENDIX 2