

Design & Access Heritage Statement

Proposed alterations to Grade II listed Oldridge Farm,
Ashbourne Road, Whiston
Mr S. Newell & Dr T. Petty

1.0 INTRODUCTION

- 1.1. The proposals consist of alterations to Oldridge Farm, including the principal Grade II listed farmhouse, attached washhouse and store, and detached agricultural building.
- 1.2. Oldridge Farm lies to the north side of the A52 Ashbourne Road, approximately 900m northeast of the village of Whiston.
- 1.3. Whiston village lies within the Churnet Valley, in the parish of Kingsley, just to the east of Froghall. The 2011 census recorded the population within Kingsley parish at 2204.

2.0 USE

- 2.1. The farmstead remains in agricultural use, with the farmhouse and its attached buildings in domestic use.
- 2.2. No change of use to either the farmhouse or the detached outbuilding is proposed. The farmhouse will remain in domestic use, with the detached agricultural outbuilding becoming a farm office.

3.0 AMOUNT

- 3.1. The farmhouse is approximately 102sqm in footprint. The attached washhouse is 19sqm and the lean-to a further 7sqm.
- 3.2. The detached agricultural outbuilding is approximately 21sqm in footprint.
- 3.3. The proposals involve the demolition and rebuilding of the existing lean-to with a slightly altered footprint covering 7.8sqm, representing a 0.8sqm increase.
- 3.4. The detached agricultural building will be slightly reduced in size (0.5sqm) through the removal of modern blockwork to the frontage.

4.0 LANDSCAPING & ENVIRONMENT

- 4.1. The farmhouse is set within an established agricultural holding, with associated farm buildings arranged in an irregular pattern along a main route through the centre.
- 4.2. No changes to the landscape are proposed.

5.0 LAYOUT

- 5.1. The internal layout of the property is to be altered via the removal of existing walls and creation of new door openings.
- 5.2. The existing washhouse and lean-to will be utilised as further ancillary accommodation (snug, laundry and wc), accessed internally via the re-opening of an existing doorway through from the living room.
- 5.3. No external alterations to the layout are proposed.

6.0 SCALE

- 6.1. There are no proposed changes in scale beyond the rebuilding of the lean-to in a slightly different footprint and roof pitch to try and maximise head room over the change in floor level.

7.0 APPEARANCE

- 7.1. A small number of changes to the external appearance are proposed. These include:
 - Removal of a small portion of stone to the rear elevation of the existing washhouse to facilitate installation of large bifold/sliding glazed doors.
 - Insertion of 2no. rooflights to the front roof plane above the new snug.
 - Rebuilding of the lean-to with amended openings to include small window to front and door at rear, and replacement of corrugated metal roof with plain clay tile.
 - Insertion of 3no. conservation rooflights to both attic rooms and newly formed ensuite to provide additional daylight and ventilation.
 - Removal of modern blockwork to the detached outbuilding and replacement with glazed screen. Replace corrugated metal roof with insulated metal roofing panels.

8.0 ACCESS

- 8.1. A long private driveway is accessed via the A52 Ashbourne Road.
- 8.2. The raised level of the farmhouse in relation to the farmyard means access is via a series of external stone steps. DDA compliant access would be difficult to achieve without harming the character of the listed building.
- 8.3. There are no proposed changes to the current access arrangements.

9.0 HERITAGE STATEMENT

Description of the Asset

- 9.1. In 1870-72, John Marius Wilson's 'Imperial Gazetteer of England and Wales' described Whiston as *"a township, with two hamlets, in Kingsley parish, Stafford; 4 miles NE of Cheadle. It has a post-office under Stafford. Real property £2,536; of which £141 are in ironworks. Pop., 708. Houses, 137. The manor has belonged since 1380 to the Giffards."*
- 9.2. Oldridge Farm lies approximately 400m north from the A52 Ashbourne Road, to the northeast of Whiston, along the south west fringe of the Peak District national park.
- 9.3. It is described within the Staffordshire HER as *"An isolated farmstead with a dispersed plan including a detached farmhouse and two outbuildings (one adjacent to the west and another set away from the main focus of the farm to the east. The farmhouse of a 18th century date providing a relative date for the origin of the farmstead. By the mid 20th century an additional outbuilding had been added to the farmstead, aligned parallel to the original main range."* (HER No. 52952).
- 9.4. The farmhouse is also individually covered within the HER – *"A listed early 18th century stone built farmhouse, with minor 20th century alterations"* (HER No. 13454).
- 9.5. Shirley Farm (HER No. 57336), to the northeast, and Shirley Brook Tramway Bridge (HER No. 53982), to the west, are the only two heritage buildings/monuments identified within 500m of the site, though this is due to the isolated nature of the farmstead. Several further listed buildings are located within the centre of Whiston village.
- 9.6. According to the Staffordshire Historic Farmsteads and Landscape Character Assessment (SHFLCA 2012), only 31% of historic farmsteads in Staffordshire remain in agricultural use, and less than 15% of farmstead sites contain a listed building (usually the farmhouse).
- 9.7. The Staffordshire Farmsteads Character Statement (SFCS) identifies Whiston as being within 'Character Area 1 – The Peak & the Peak Fringe.' It states that high numbers of farmsteads with surviving 18th century or earlier farm buildings (usually the farmhouse) survive within this region, with a particularly high density along and above the Churnet Valley. This landscape is mainly associated with small-medium irregular enclosures whose creation is probably linked with industrial activity within the valley during the 16th and 17th centuries (SFCS).
- 9.8. A "dispersed plan" means the farmstead has no focal courtyard area, and these types of farmstead make up just 11% of the total for Staffordshire. Furthermore, a "dispersed driftway" plan, with a route running through the farmstead, along which some of the buildings will be aligned (as in this case), are the least

common plan type within Staffordshire. Just 0.6% of farmsteads are dispersed driftways, with the majority concentrated in the northeast of the county in the upland areas fringing the Peak District. This is largely due to the large areas of common land present. They usually indicate the need to “flexibly manage livestock within the boundary of the steading” and pre-date the more formal courtyard plans of the 18th and 19th centuries (SHFLCA 2012).

- 9.9. The farmhouse was Grade II listed in 1986, with the following description:

“Farmhouse. Dated 1723 with minor C20 alterations. Coursed dressed and squared stone of ashlar quality; tiled roofs; verge parapets on corbelled kneelers and with pitched copings and ball finials (unusually on pierced fretted blocks); ashlar ridge stacks. 2-storey and attic, 3-window original main front on plinth in 2 parts: taller gabled projecting wing to right with a single central range of windows of chamfered mullioned type; 2 lights to attic over a labelled 4-light window to first floor and deeper, wider labelled 3-light window to ground floor set immediately over plinth; lower set-back wing to left has a range of 4-light chamfered mullioned windows to left end, labelled to ground floor and with central mullion missing; small round-arch window to right over entrance inscribed on lintel: TM EM 1723. Part-glazed C20 door. Rear elevation is similarly complete.” (HE List Entry 1038022)

- 9.10. According to the SHFLCA, many of the medium or large-scale farmsteads were built or rebuilt in the 18th and 19th centuries when it was fashionable for the farmhouse to be set away from the working areas of the farm. Houses faced towards or away (as in this case) from the farm, depending on local tradition and status.
- 9.11. Typically, larger farmhouses were developed from the medieval 3-unit plan, with a central hall/kitchen separated by a cross passage from the two further service rooms at ground floor. By the 17th century, most of these were either built or adapted into storeyed houses with chimney stacks. The date stone of 1723 gives a clear indication of the period in which the farmhouse was built, likely during the flood of 18th century enclosure acts that greatly altered the shape of the English countryside. Newly-rich farmers wanted a better type of house, built on their own land, in place of the small village-based cottages they'd previously inhabited.
- 9.12. Examining the plan form of the farmhouse in greater detail shows that it is indeed based upon a traditional medieval 3-unit plan as described above. Traditionally, such plans were utilised within the larger houses of prosperous landowners and minor lords, but were being used at slightly lower social levels, and on a smaller scale by the 16th century. Originally, the service end would have contained two storeys (with bedrooms above), with the hall/kitchen being single storey, open to the roof.
- 9.13. As time passed, this house type progressed to include multiple storeys. Further services (i.e. washhouses, dairies, bakehouses etc.) were accommodated in

lean-tos, and many included half or full basements/cellars for cool storage of meat and other perishables. Farms over 70 acres generally required additional workforce, so rooms for live-in labourers became a feature of many farmhouses (Brunskill 2000).

- 9.14. Clearly, Oldridge Farm was home to a relatively prosperous yeoman farmer when the house was built in the early 18th century. The high-quality ashlar stone, decorative copings, mullioned windows, and three/four storey height reflect a level of affluency. Also, the principal elevation faces away from the farmyard, indicating that the wealthy farmer wished to show his visitors into a more formal parlour, as became fashionable in the 18th century (Ryan 2013).
- 9.15. Historic map regression shows that the house may have, at one stage, had a larger single storey service lean-to at the rear, as well as several other outbuildings arranged along a through route.
- 9.16. The attached former washhouse and lean-to store are certainly visible on the 1879 OS map, though it is hard to tell whether they pre-date the 1839 tithe map. It's likely these are slightly later than the house, possibly late 18th or early 19th century.
- 9.17. The two long ranges to the west of the farmhouse represent a slight anomaly. On first glimpse, the southern stone-built range appears to date from a similar period to the farmhouse, but examination of the historic maps shows this only appears after 1898. The northern range is present on the earlier maps, including the 1839 tithe map, and a building of similar footprint is still shown on the present-day OS map. Hence the HERs interpretation that this northern range survives. However, in reality this barn is of a modern construction, and so it seems the original barn must have been demolished and rebuilt on a similar footprint at some stage during the 20th century.
- 9.18. A further pigsty and barn were originally present to the north side of the driveway, to the east of the farmhouse, but fell into disrepair and were demolished by the previous owner.
- 9.19. The 1839 Tithe Map and Apportionment shows that the farm and the surrounding 112 Acres were owned by George & John Locker, and occupied by John Locker, with rent totalling £5 13s 8d. George and John Locker are both described as Yeoman, residing at Whiston Eaves, in the 'History, Gazetteer & Directory of Staffordshire 1834.'
- 9.20. It appears that the Lockers owned a number of farms and land in and around Whiston during the 19th century. The Tithe Apportionment shows that they jointly owned and occupied a substantial number of plots, with others being owned separately but "occupied" by one or the other, or occasionally occupied by another family. George Locker resided at the Grade II listed Lockers Farm, approximately 650m to the southwest of Oldridge.

- 9.21. The 1850 census shows John Locker (b.1779) living at Oldridge with 5 servants – a housekeeper, dairymaid, kitchen maid and 2 servants. By 1861, John B. Locker (b.1840, son of George Locker) was occupying the farm and is described as a farmer of 126 acres, employing 2 labourers and 2 boys, with a carter, cow man and dairymaid residing at the property. A further 2 families (both railway labourers) are also recorded as living at Oldridge but in separate premises.
- 9.22. By 1871, a William Oulsnam (b.1822) and his wife Elizabeth were occupying the farm alongside 3 agricultural labourers and 1 servant. One of these labourers, William's nephew, Joseph Lees (b.1860), is shown living at neighbouring Shirley Farm by 1891, but there are no clear details for who is residing at Oldridge at that time. Two families are recorded as living at "Oldridge Cottage," but neither of these are farmers so its possible the house was being let following the death of Mr Oulsnam. Kelly's 1888 Directory shows a Mrs Wm. Oulsnam listed as farmer at Oldridge.
- 9.23. By 1901, Joseph Lees (William's nephew), is residing at Oldridge with his wife, Ellen, their four sons and two servants. The family is still occupying the farm in 1911.
- 9.24. The farmstead continued in agricultural use throughout the 20th century. The current owners purchased the 55-acre farm in 2021 and will farm the agricultural holding.

10.0 HERITAGE STATEMENT

Assessment of Significance

- 10.1. The purpose of this statement is to assess any potential impact of proposed works based on the requirements set out in the National Planning Policy Framework (paragraphs 128 & 129), which requires applicants to provide a description of the significance of the heritage asset affected.
- 10.2. To assess the significance of any affected heritage assets, this document adopts the methods outlined in Historic England's publication "Conservation Principles, Policies & Guidance." The guidance describes four heritage values that may contribute to the significance of a place: Evidential, Historical, Aesthetic and Communal.
- 10.3. Evidential Value is described as "the potential of a place to yield evidence of past activity." For example, archaeological deposits may provide clues in place of any written record. It is often proportional to the amount of material evidence that has since been lost or altered.
- 10.4. Evidential value is moderate in this case. Given the remote location of the farmstead, the site is unlikely to yield archaeological deposits beyond evidence of a previous farmstead in the same location. The internal layout of the

farmhouse reflects that of a medieval 3-unit house which was a lesser used planform during the early 18th century. It's possible an earlier farmhouse existed on the site, but there doesn't appear to be any obvious evidence of this within the built fabric.

- 10.5. Loss of some of the original barns means evidential value of the dispersed driftway layout has been somewhat compromised, though some below ground deposits are likely to remain. The historic range to the northwest of the house appears to have been lost at some point in the last 100 years.
- 10.6. However, the farmstead retains high value as it contains an example of an early 18th century yeoman farmhouse.
- 10.7. Historical Value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative and may be closely related to whether an asset retains its original use.
- 10.8. Historical value is high for the property. The farmstead remains in agricultural use, with the farmhouse still occupied as the main private residence. It retains many original features, and the planform still reflects that of the original 18th century property. The presence of the cellar and attic rooms (used as farm labourer's/servant's quarters) is particularly interesting.
- 10.9. There has been some loss of historic fabric over the years, with replacement timber windows in place of the original metal frames set within the stone mullions. It's believed this occurred prior to listing of the property in the 1980s.
- 10.10. The cellar is in a serious state of disrepair, the windows having deteriorated, and damp having penetrated the stone walls. The attic rooms also require attention as the historic lime plaster is significantly cracked across all walls and ceilings. Generally speaking, the house requires updating, albeit with careful consideration of the remaining historic features.
- 10.11. The porch at the rear of the property (fronting the driveway) is a relatively new addition, having gained planning and listed building consent in 2013 (SMD/2013/0106 & 0449). However, this replaced a previous brick-built porch of very similar design and footprint so has had little impact upon historic significance.
- 10.12. Aesthetic Value derives from the way in which people draw sensory and intellectual stimulation from a place.
- 10.13. Oldridge Farmhouse is a particularly attractive property, though the more impressive frontage is barely visible from the surrounding area, being shielded by the steeply sloping garden. The rear of the property appears as the principal elevation, but is slightly more modest, with smaller windows. All the original

leaded windows to this elevation have been replaced with timber and plain glass in either single or double-glazed units.

- 10.14. Similarly, the large window to the rear of the wash house, fronting the driveway, is a much later, likely 20th century, insertion.
- 10.15. The recently rebuilt porch is of good quality, with leaded windows to match the remaining original windows to the farmhouse.
- 10.16. The small, detached outbuilding to the immediate southwest of the farmhouse currently has very limited aesthetic value due to the obvious 20th century rebuilding/infilling of the frontage in concrete blockwork. The side walls are in rubble stone, rather than the high-quality ashlar of the farmhouse, though one side and the rear wall have been built up in later brickwork. Historic maps show there has been a building in this position since at least 1839 and was likely to house livestock. For example, it was common for pig sties to be situated close to the house so they could easily be fed any food waste (Ryan 2013).
- 10.17. The loss of some of the historic farm buildings, coupled with the more modern "replacement" northern range and concrete yard area do detract slightly from the historic setting, though this is common for historic farmsteads still in agricultural use, purely due to the requirements of modern-day farming. This must be weighed against the evidential/historic value of a farmstead retaining its original use.
- 10.18. Communal Value is about the meaning of a place for the people who relate to it.
- 10.19. As a private residence, the property would have had low communal value. However, the association with the Locker family, who obviously had substantial influence within the small village of Whiston in the 19th century, means the building does retain some local community significance.

11.0 HERITAGE STATEMENT

The Design Concept

- 11.1. The proposed works are better demonstrated within existing and proposed drawings 01088 AL(0)01-09. The alterations have been discussed in earlier chapters but will be further detailed below.
- 11.2. Some of the walling between the kitchen and dining room is to be removed to amalgamate the spaces and try and improve both functionality and visibility throughout the main living areas. The original fireplace to the kitchen will be left in-situ, and the modern fireplace to the dining room removed and opened up to the kitchen so that a double-sided log burner can be installed as a focal feature.

- 11.3. The cellar is currently unusable and in a very poor state of repair. The owners wish to renovate the space and convert it into a habitable space, more accessible from the main living areas. Access to the cellar is currently via the lobby area between the kitchen and living room, and the necessary head room over the staircase creates a particularly awkward bulkhead in the kitchen. It is proposed to remove this bulkhead and a small amount of the kitchen wall to open the lobby into the kitchen. This will be done via an oak post and beam feature to carry the wall above. An oak and glass balustrade will surround the original stone staircase. The badly deteriorated cellar window will be replaced with metal leaded windows to match those more recently approved and installed within the new porch. The cellar will then be tanked and insulated as necessary, to provide essential additional living space for the owners.
- 11.4. The former washhouse was originally accessible from inside the house via a doorway that has since been blocked up on the living room side. It is proposed to reinstate this doorway and utilise the space as a snug/music room for the owners. This will involve partial removal of some of the walling to the rear so a set of bi-fold/sliding doors can be installed, enabling views across the surrounding landscape. A new metal leaded window will be installed within the original mullioned opening to the front, and two conservation rooflights will maximise natural daylight within the space. The walls and roof will be insulated internally.
- 11.5. The derelict lean-to at the far end is to be demolished and rebuilt on a slightly shallower but wider footprint. This allows the space to be better utilised as a laundry and wc, accessible both internally and externally. A new doorway will need to be created between the laundry and the new snug. The significant change in floor level will be accommodated via a stepped access and a nominally increased pitch to the roof. It is proposed to replace the profiled metal sheet roofing with plain clay tiles suitable for a low pitch, which should serve to further delineate the domestic accommodation from the rest of the farm.
- 11.6. At first floor, it is proposed to install a new dividing wall in the existing bathroom to form a small ensuite to Bed 2.
- 11.7. A further dividing wall is to be installed within Bed 3, and two new doorways knocked through to Bed 1, forming one large master suite with ensuite and dressing room.
- 11.8. At second floor, a further two small ensuite shower rooms are proposed to Bed 3 & 4 (formerly Bed 4 & 5). Installation of two conservation rooflights will improve natural daylight within these two rooms. The historic lime plaster is severely cracked in these two rooms and requires further investigation as to whether this can be repaired or needs replacing.
- 11.9. Currently there is a small crawl/loft space above Bed 2 and the existing bathroom, accessed via a hatch off the attic staircase. It's proposed to leave a small area of storage here, but remove the ceiling above Bed 2 to provide an

impressive, vaulted ceiling that also uncovers the original attic window. This will also allow a rooflight to be installed over the new ensuite to Bed 2, whilst a small area of mezzanine storage is provided above the bathroom.

- 11.10. It's proposed to alter a number of windows within the property. Sadly, many of the original leaded windows have been lost and replaced with white painted timber. It's believed this was done by the previous owner, prior to listing. The new owners wish to paint these a more sympathetic soft dark grey (to match the porch door) to better blend with the surrounding stone.
- 11.11. It appears there is currently a mix of single and double-glazed units. Therefore, it is proposed to replace the single glazing with more thermally efficient slimline double-glazed units in the below rooms:
- Kitchen (south aspect)
 - Landing (south aspect)
 - Bedroom 1 (south aspect)
 - Bathroom (south aspect)
 - Bedroom 3 (south aspect)
 - 3No. panes to the existing front door (north aspect)
- 11.12. Furthermore, it is proposed to install secondary glazing to a number of the original leaded windows to improve thermal efficiency. These are:
- Master suite ensuite (west aspect)
 - Master suite dressing room (north aspect)
 - Bedroom 2 (north aspect)
 - Bedroom 2 attic (east aspect)
 - Bedroom 4 (north aspect)
- 11.13. The small outbuilding to the southwest of the farmhouse is to be utilised as a farm office, supporting the farmstead's continued agricultural use. Conversion of this building will involve removal of the front wall of modern blockwork, replacing with a glazed wall. A sliding or bi-fold internal wall allows two offices to be sectioned off from one another, if required. The walls will need to be tanked and insulated internally and the profiled metal roof replaced with insulated metal panels.
- 11.14. Finally, it is proposed to install a ground source heat pump, providing a renewable source of heating for the farm. Details of the size and location of the installation are to be finalised by a specialist.

1 2 . 0 H E R I T A G E S T A T E M E N T

The Impact

- 12.1. The aim of this report is to assess the impact of proposals on the significance of any heritage assets that might be affected. In line with current NPPF guidance, proposals should seek to conserve and enhance historic character.
- 12.2. It is clear, both from its listed status and through research of its history, that Oldridge Farm retains a high level of historic significance.
- 12.3. The proposals focus mainly on internal alterations to the Grade II listed farmhouse. The current owners want to undertake remedial work to restore the property and maximise the potential of the farmhouse.
- 12.4. The biggest changes are to the ground floor kitchen and dining area. The removal of any historic walling will always represent a negative impact on heritage value. In this case, the legibility of a traditional 3-unit planform will be affected by removing some of the intermediate walling between the kitchen and dining room and opening the kitchen to both the entry lobby and cellar staircase.
- 12.5. The loss of this historic walling does, however, have a positive impact by improving visibility and functionality within the ground floor space, and is somewhat offset by removal of the incredibly awkward bulkhead taking up considerable volume within the kitchen. Retention of the central chimney breast still defines the two areas, and the necessary down stand (via insertion of lintels to carry the wall above) will continue to delineate the former line of the separating wall, ensuring the original planform remains legible. The oak post and beam will add an interesting feature between the kitchen and lobby area, utilising a high-quality material befitting an historic farmhouse.
- 12.6. Conversion of the washhouse to form a new snug/music room should have a limited impact on historic value whilst improving aesthetic value. The doorway between the living room and washhouse is already existing, and loss of the window to the rear aspect, in favour of large, glazed doors, has very limited impact on legibility as this was a modern insertion. The space is currently redundant and used for storage, so incorporation of this into the farmhouse will secure its continued survival as part of the farmstead. This represents the biggest change externally, but the impact is limited by being kept to the less significant rear elevation.
- 12.7. Similarly, the demolition and rebuilding of the lean-to to form a laundry will have a positive impact on aesthetic value and a very limited impact on historic legibility. The lean-to is currently in a very poor state of repair, with a failing metal roof, and being open to the elements. Reutilising the stone to build on a similar footprint, albeit slightly deeper, means a fully insulated laundry and ground floor WC will serve the farmhouse, bringing it more in line with modern living standards. This will provide direct access to a WC from both the farmyard and farm office,

without the need to travel to the upstairs bathroom. The monopitch roof will remain in keeping with the existing form, reflecting the tradition of lean-to service additions to the side and/or rear.

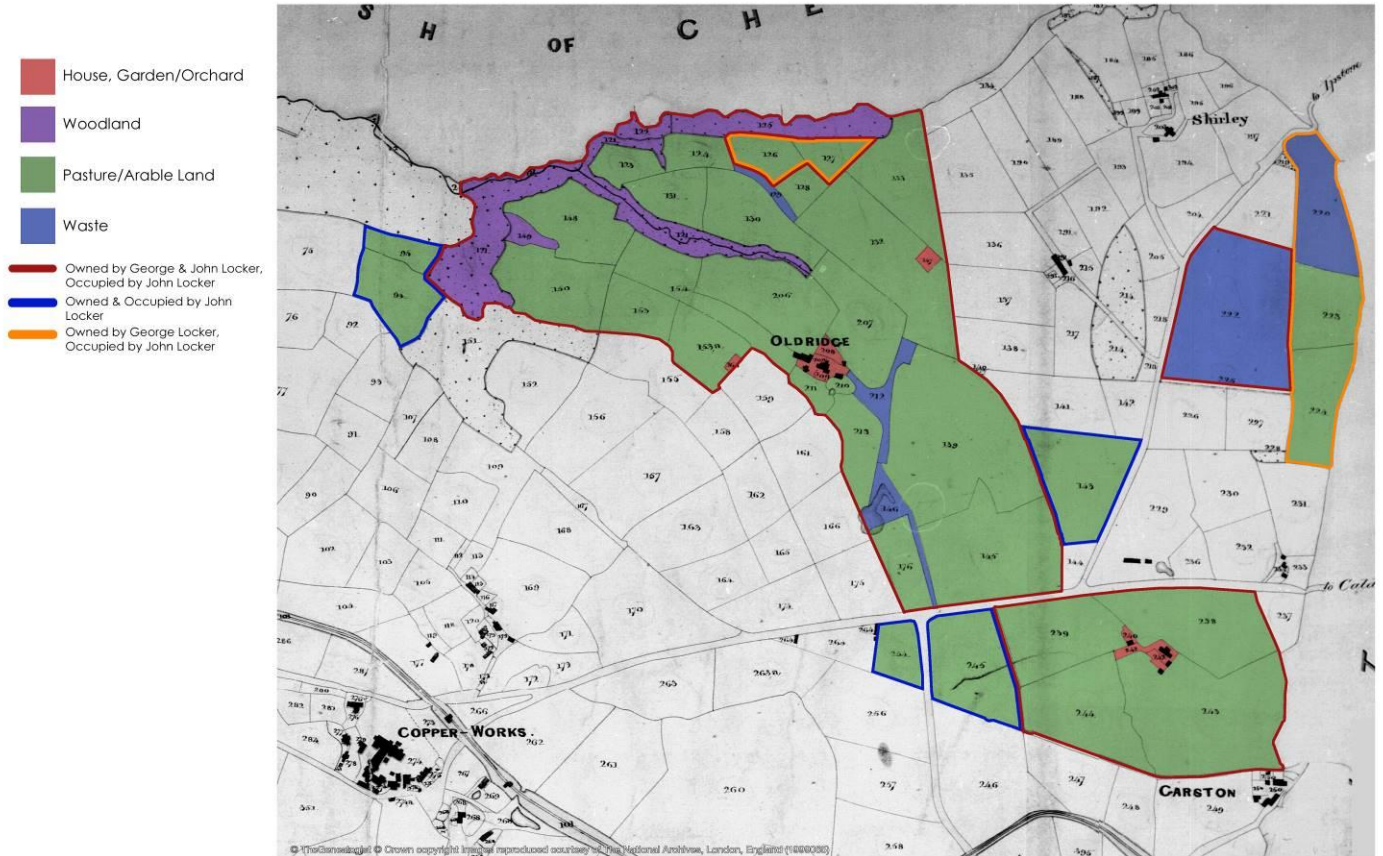
- 12.8. At first floor, the splitting of the bathroom into a separate bathroom and ensuite has a negligible impact. The dividing wall between Bed 2 and the bathroom is clearly a later insertion, likely put in during the 20th century when indoor facilities became more common. Dividing this space further has no real effect on plan legibility, and insertion of a doorway into Bed 2 represents no loss of historic fabric.
- 12.9. The attic space above Bedroom 2 is currently very inaccessible, being via a high-level hatch off the attic staircase. It seems unlikely this was ever utilised as a bedroom, despite the presence of a window to the end gable. Limited head room within this space means there is little option for conversion, and yet it seems a shame to hide away an attractive original window and historic roof timbers. Whilst removal of the flat ceiling to form a vaulted ceiling will come at the loss of some historic fabric, the benefits felt by opening up the space vertically and increasing visibility of some of the historic features helps to balance any negative impact.
- 12.10. Insertion of a new partition wall to form a dressing room and ensuite should, again, do little harm to the listed building. The layout here has been carefully designed to best utilise the space whilst still respecting the existing original windows. A partition wall is a removable adaptation meaning the rooms can easily be put back to their original format if required in the future. However, loss of some historic walling to form new doorways into Bed 1 will obviously have some impact. Whilst this is unfortunate, a new master suite would be more befitting the size of the property, bringing it in line with more modern standards, and the proposed layout is the best possible way of achieving this whilst minimising harm and impact on legibility. The insertion of two separate doorways was preferable to a more awkward configuration which could have come at the cost of dividing the existing window to the front aspect.
- 12.11. Insertion of two small ensuites within the attic rooms will do very little harm provided the required internal drainage runs are carefully planned to minimise damage to the historic fabric.
- 12.12. The upgrading of the single glazing to double glazed units within the more modern timber frames should have no impact on heritage value. Whilst it might be preferable to propose replacement with a traditional metal window, the cost at this stage would be prohibitive. As the previous windows were lost prior to listing, there is no obligation to do so, and repainting of the timber in a more sympathetic dark grey will present a marked improvement for the external appearance. Similarly, the front door is a later, 20th century addition and so replacement of its glazed panels with double glazing should represent less than significant harm.

- 12.13. The installation of secondary glazing to the existing metal windows will help to improve thermal efficiency within the property while ensuring the survival of these original features. Secondary glazing is a common, and reversible, installation within heritage buildings that improves thermal efficiency without compromising character.
- 12.14. Conversion of the existing outbuilding to a habitable farm office will have an overall positive impact, particularly on aesthetic value. The blockwork frontage is a poor-quality 20th century addition and removal of this in favour of a glazed screen will improve the appearance, while use as an office will enhance functionality for the farm.
- 12.15. In conclusion, it has been established that the significance of the farmhouse lies principally with its planform, retained use and setting within the farmstead, as well as its overall aesthetic appeal. The principal impact is felt via the proposed removal of historic fabric, particularly within the kitchen/dining room and first floor bedroom ceiling. The question of how much this potentially harms legibility, particularly given the high significance placed upon the original planform, must be weighed against the benefits of this historic farmhouse undergoing an extensive program of renovation to bring it more in line with current living standards and ensure its continued preservation for future generations. This is particularly important when considering the owners wish to maintain the agricultural use of the farmstead, which is becoming increasingly rare. The proposed changes will greatly improve functionality for the owners whilst respecting the heritage of the farmhouse as much as possible. It is felt the proposed changes seek to enhance historic character, as is required by NPPF guidance, and should therefore represent less than significant harm to this heritage asset.

SOURCES

Historic England
Staffordshire HER
Staffordshire Records Office
Staffordshire Moorlands District Council
National Heritage Gateway
Historic Farmsteads & Landscape Character in Staffordshire – Bob Edwards & Jeremy Lake (2012)
Farm and Rural Building Conversions – Carole Ryan (2013)
Houses and Cottages of Britain – R.W. Brunskill (1997)
Tracing the History of Houses – Bill Breckon, Jeffrey Parker, & Martin Andrew
Vernacular Architecture – R.W. Brunskill
www.old-maps.co.uk
<https://maps.nls.uk/>
The Genealogist - <https://www.thegenealogist.co.uk/>
Staffordshire Farmsteads Character Statement – SCC & English Heritage
Farmstead Assessment Framework – Historic England
A Vision of Britain through Time - <https://www.visionofbritain.org.uk/place/24804>

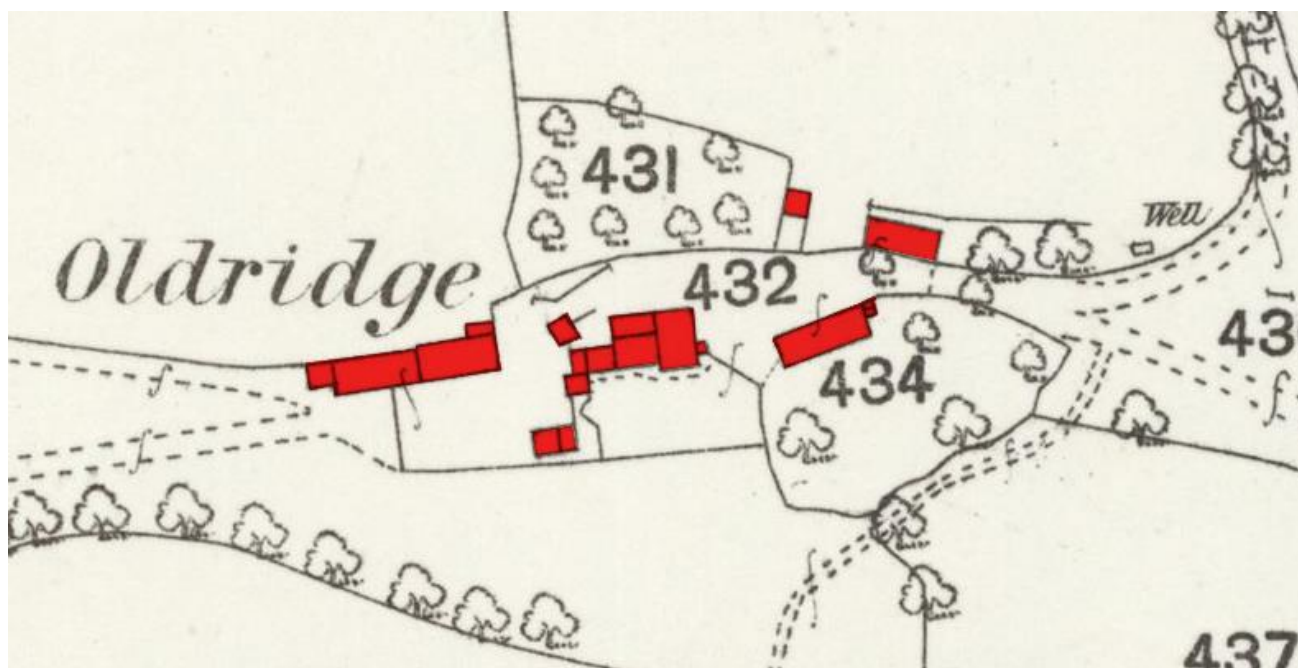
13.0 HERITAGE STATEMENT
Appendix



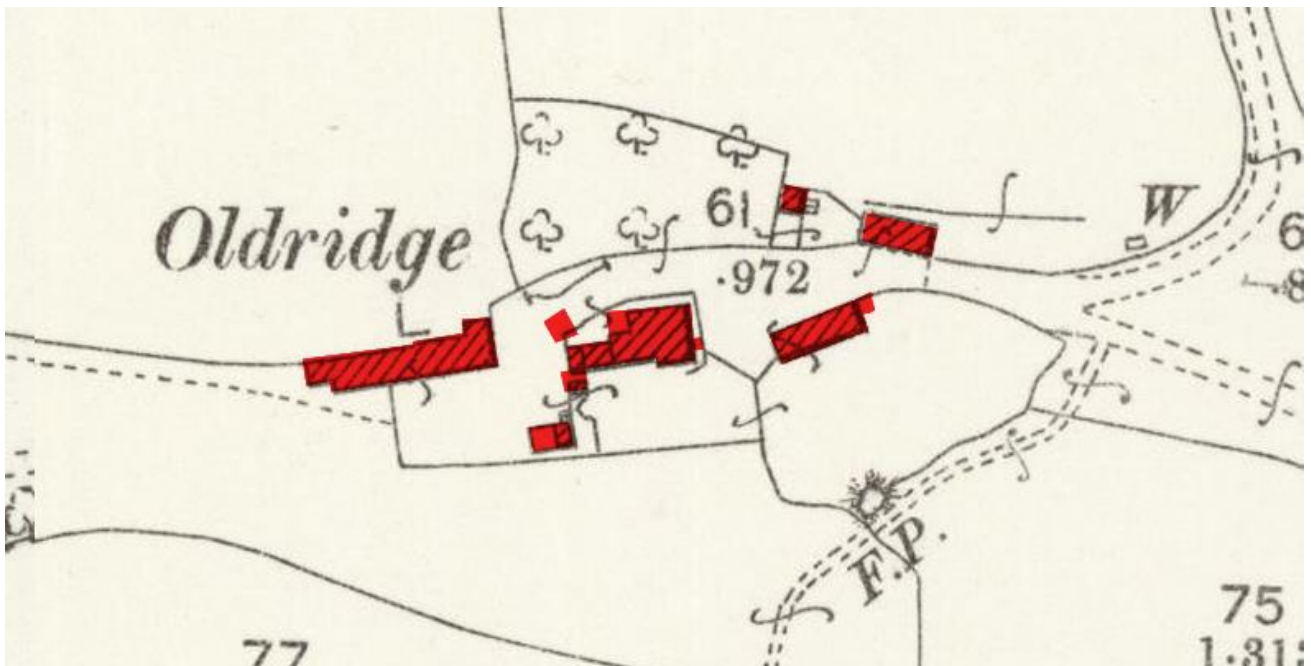
1: 1839 Tithe Map showing land relating to Oldridge Farm, owned and/or occupied by George and John Locker



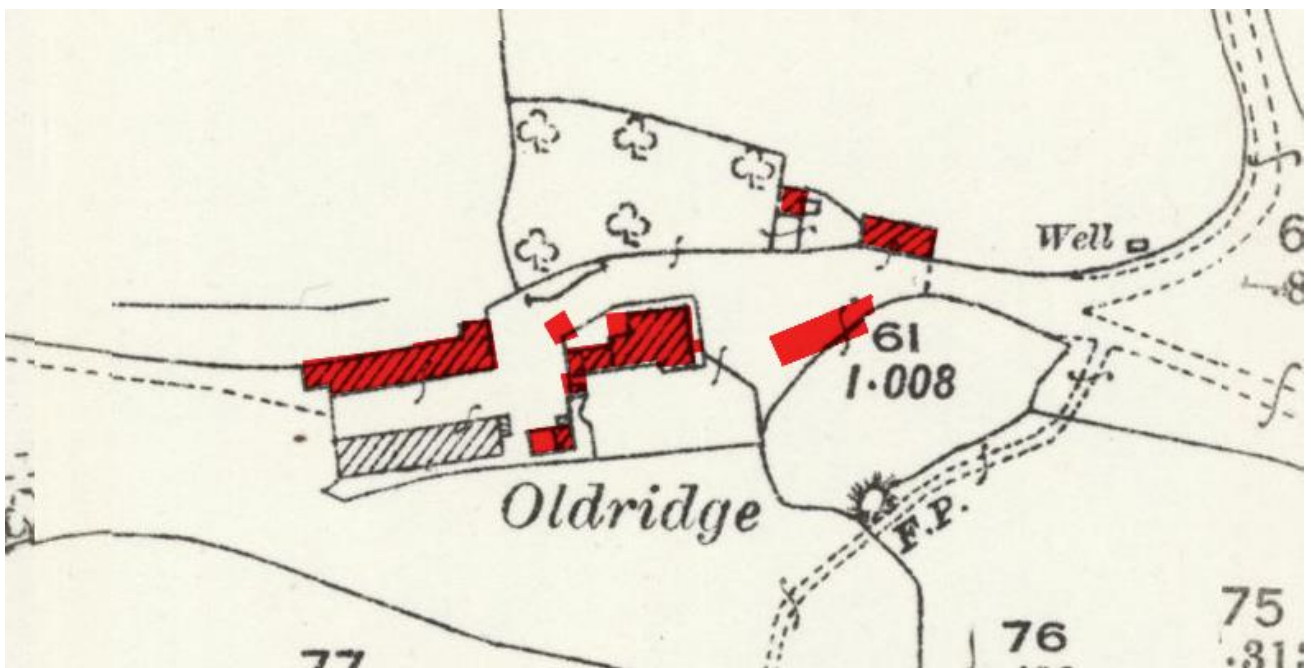
2: Excerpt from 1839 Tithe Map



3: 1879 OS Map



4: 1898 OS Map



5: 1925 OS Map