

Heritage Statement



Project Title: Miss Wilson's cottage
Farley
Staffordshire
ST10 3BQ
Client: Daylesford

Please note this document has been prepared with reference to:

- ❖ Alton and Farley Conservation Area Appraisal
- ❖ National Planning Policy Framework (Crown Copyright 2021)
- ❖ Listed Buildings and Conservation Areas in the Staffordshire Moorlands
- ❖ Design Principles for Development in the Staffordshire Moorlands
- ❖ Staffordshire County Council 'Historic Character Assessment.'
- ❖ Historic England's Enabling Development and Heritage Assets
- ❖ Historic England's Good Practice Advice (GPA) notes 1,2,3 (2015) is the national conservation guidance to support the NPPF policies and supersedes PPS5.
- ❖ Staffordshire County Council Historic Environment Record

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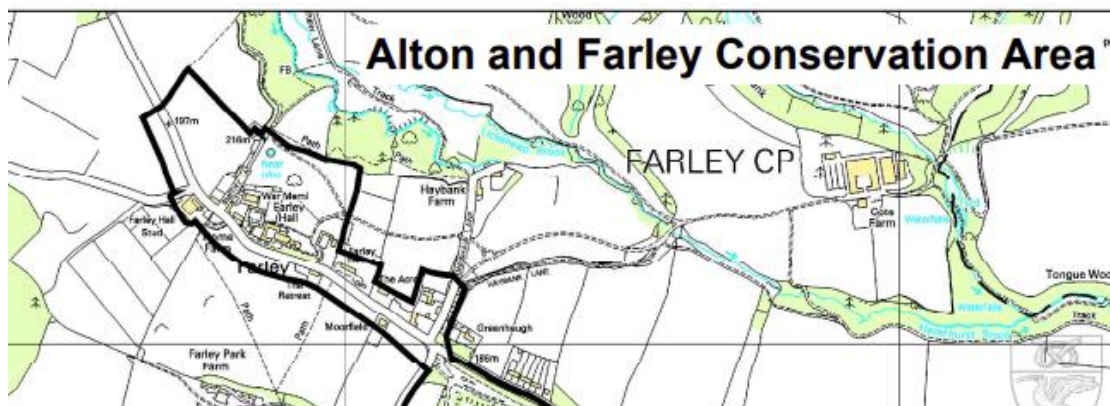
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Introduction

Please refer to all drawings submitted with this proposal: 1690

This document is in support of an application Planning Approval and Listed Building Consent for **Miss Wilson's Cottage**, formerly listed as Cottage approx. 10 yards north west of Homefarm House, formerly listed as House adjoining Home Farm House to west.

The village of Farley is in the Alton and Farley Conservation Area.



The village of Farley.

0.0	Background and History
	Miss Wilson's cottage is a Grade II listed building in Farley, Staffordshire, which was built about 1786 and remodelled in 1849. It was formerly known as both Cottage approximately 10 yards north west of Home Farmhouse and House adjoining Home Farm House to west. It is of a square freestone construction, with herringbone tooling and plain tile roof. Please see listing below from Historic England for a more detailed description. Historic England Listing: Heritage Category: Listed Building Grade: II List Entry Number:1192121 Date first listed: 03-Jan-1967 Date of most recent amendment:17-Nov-1986 Statutory Address: COTTAGE APPROXIMATELY 10 YARDS NORTH WEST OF HOME FARMHOUSE The building or site itself may lie within the boundary of more than one authority. County: Staffordshire District: Staffordshire Moorlands (District Authority) Parish: Farley National Grid Reference: SK 06785 44238

	Details SK 04 SE FARLEY C.P. FARLEY 7/122 3/1/67 Cottage approximately 10 yards north-west of Home Farmhouse (formerly listed as House adjoining Home Farm House to the West) GV II Cottage. 1786, remodelled 1849. Coursed and squared freestone blocks with herringbone tooling; plain tile roof with shaped tile bands and coped verges capped by ball finials; freestone stacks. Aligned north- west/south-east facing south-west. One storey and attic with corbelled upper storey; 1:1:1 bays, central gabled bay, gabled attic dormers to left and right; 2-light chamfer mullioned windows with rebated surrounds, similar 3-light window to ground floor left, 3-light bay window to right with corbelled sill, basket arch lights and sunken spandrels, central single-light attic window; central door with cambered head and moulded surround. Left hand gable has 2 panels inscribed "C.B./1786" and "I.B./ TRANSTULIT / 1849" respectively. Listing NGR: SK0678544238 From Staffordshire Moorlands Interactive Map of Listed buildings. LOCATION: Cottage approximately 10 yards north west of FARLEY, Home Farmhouse (formerly listed as 'House adjoining Home Farm House to the west') GRADE: 2 REF: 07/122 DATE LISTED: 03/01/1967
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1.0	Listed Buildings in the Parish of Farley
	Alton and Farley are Anglo-Saxon names. Alton means Aelfa's settlement, and Farley refers to a clearing in the woods. The medieval parish of Alton contained 7,619 acres and consisted of four townships, Alton, Farley, Cotton, and Denstone, served by the parish church of St. Peter in Alton. In 1894 the civil parishes of Alton and Farley were created from the former townships, but were still served by the parish church of St. Peter in 1996. Farley is a civil parish in the district of Staffordshire Moorlands, Staffordshire, England. It contains 54 listed buildings that are recorded in the National Heritage List for England. Of these, five are at Grade II*, the middle of the three grades, and the others are at Grade II, the lowest grade. The listed buildings in Farley are mainly houses, cottages, and associated structures, farmhouses and farm buildings. The buildings range from around the 1700's with renovation work carried out to many of the structures in the 1850's. From Alton and Farley Conservation Area Appraisal: In 1851 the hamlet of Farley revolved round Farley Hall, much of it does today. Its owner, John Bill, was a barrister, and lived there with his wife Sarah, his daughter, two sons, and servants (cook, housemaid, laundry maid, kitchen maid, footman, and ladies maid). Farming employed most of those not directly serving John Bill (his land agent, gardener, and coachman). The village contained one farmer and butcher with 100 acres, and one innkeeper and farmer with 95 acres. The former had three labourers, four agricultural servants, and two domestic servants, the latter two

	labourers, three agricultural servants, and three house servants, both also employed family members. Other inhabitants of Farley were mainly agricultural labourers serving outlying farms. From Alton and Farley Conservation Area Appraisal: ‘Alton and Farley Conservation Area was designated in 1971. The Town and Country Planning Act 1990 identifies a Conservation Area as ‘an area of special architectural or historic interest the character of which it is desirable to preserve or enhance’. The act places specific duties on the local authority with regard to its management. These include the preparation of a Conservation Area Appraisal to inform both the general public and those involved at an official level, and as a basis for a subsequent management plan. Further details about the legislation and its implications are included in Appendix 1. The Conservation Area consists of three main elements lying either side of the Churnet Valley. To the north is Farley Hall with its estate hamlet, in the centre is Alton Towers and its park, and to the south is the village of Alton with Alton Castle. Each area has its own distinctive character and history, influenced by changing patterns of ownership and use.’ From the Farley Parish Council website: In 1870-72, John Marius Wilson's <i>Imperial Gazetteer of England and Wales</i> described Farley like this: FARLEY, a township in Alton parish, Stafford; near the Uttoxeter canal, 4¼ miles ENE of Cheadle. Real property, £3, 029. Pop., 390. Houses, 82. There is a Roman Catholic chapel Farley Hall The formal garden at Farley sloped sharply upwards behind the house
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	and was walled. The glasshouse now at Farley Hall is of unknown date but it is almost a perfect semi-globe as recommended by Loudon in his remarks to the Horticultural Society in 1815. The Farley estate passed to Richard Bill of Norbury, Derbyshire by marriage in 1607. He built Farley Hall shortly afterwards. There were extensive alterations in 1784 by Thomas Gardener of Uttoxeter. Members of the Bill family were land agents for the Earls of Shrewsbury and Gower and the Marquess of Ailsbury. Read more about Farley as described in Kelly's Directory of Staffordshire (1896) Ramsor Primitive Methodist Chapel The Primitive Methodist Chapel is the main if not the only building other than farms and dwellings to survive from the 19th century. It is now in private ownership, and has been lovingly restored as a place of worship where services are occasionally held. This writer was present for services on 3rd December 2006 and 31st May 2007. The second occasion was the conclusion of a walk from Mow Cop to Ramsor on the bicentenary of the first Primitive Methodist Camp Meeting. The present pulpit is not the original, but one rescued from a similar chapel at Gun End, near The Roaches to the north of Leek, Staffordshire. This looks as if it had been purpose built for Ramsor Chapel. The lighter panels are wood carvings. The present Chapel is the Jubilee Chapel, built to commemorate Queen Victoria's Golden Jubilee in 1887. It stands across the road from Chapel Farm, in the grounds of which stood the first Chapel.
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2.0	Design Approach
	The design approach is to use the existing openings in the fabric of the building, so that the proposal minimises any effect on the exterior. This is in accordance with the principles of Historic England's Good Practice Advice (GPA) and Enabling Development and Heritage Assets. Historic Environment Good Practice Advice. (see below) The property is a cottage, stone fronted, built in late 18th Century, Please see Historic England above, for the listing and description. Minimal work is proposed to the interior, with the exterior remaining the same. Windows: All the windows have an iron bar, which suggest leaded glass at some point, but there is no evidence or photos to show clearly. We would like to put glass where glazing is missing, but in an honest contemporary approach so that old can be read from new. The existing openings to each exterior side of the building, front and back, will be retained. All gutters, down pipes, windows, doors, shutters and joinery are to be painted in Farley Estate. No new openings are proposed in the fabric of the building. As the property is already a terraced cottage, the internal layout will be downstairs will be living and kitchen. On the first floor, there will be three bedrooms, an ensuite and a bathroom. Details to be filled in once survey has been completed.

3.0	Conservation Method Statement
	The principles of English Heritage's Informed Conservation will be applied. This document has been prepared with reference to: Design Principles for Development in the Staffordshire Moorlands With particular reference to: 1. Conversions 2. Repairs and Alterations to Historic Buildings Repairs to the historic fabric of the building will be minimal and only carried out where necessary. Existing materials will be re-used or new matching or reclaimed materials will be used wherever necessary and possible. Traditional techniques such as hydraulic lime mortar will be used where necessary. Any repairs will be like for like. Any interior work will avoid the removal of features such as staircases, panelling, mouldings or internal spaces. The historic development of the building should remain evident.
4.0	Planning Policy and Framework
	With reference to: Historic England's Good Practice Advice (GPA) notes 1,2,3 (2015) is the national conservation guidance to support the NPPF policies and supersedes PPS5.

	Staffordshire County Council Historic Environment Record From Historic England's Good Practice Advice (GPA): • A positive strategy for conservation and enjoyment of the historic environment. • A positive strategy in the terms of NPPF paragraphs 9 and 126 is not a passive exercise but requires a plan for the maintenance and use of heritage assets and for the delivery of development including within their setting that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness. • This strategic approach can inform all aspects of the planning system by recognising and reinforcing the historic significance of places. Please refer to the Conservation Method Statement above. From Historic England's Enabling Development and Heritage Assets. Historic Environment Good Practice Advice: • Section 5: A scheme design 53. The heritage asset is likely to be sensitive to change given its significance and therefore employing suitably experienced professionals is important. The conservation statement or management plan will inform both the conservation work and the new development and they may well be best handled as separate but linked design projects. Please refer to the Conservation Method Statement above. With reference to Historic England's Enabling Development and Heritage Assets: Historic Environment Good Practice Advice: • Section 4. Making the case for enabling development.
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	Level of work to the heritage asset. 41 Sometimes a heritage asset will have deteriorated so much that its full repair would involve substantial and possibly speculative reconstruction that may even harm the significance of what remains. The effect of the repairs on the asset's significance will need to be understood using the usual NPPF criteria (Chapter 16), before making a balanced judgment about the merits of enabling development. Fortunately, the listed building/heritage asset is on a good state of repair and any conservation work will be in accordance with the Conservation Method Statement of minimal intervention and like for like replacement if necessary.
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Appendix: Site Photographs



Miss Wilson's cottage in 1962. Photo credit: Staffordshire Pasttrack



Miss Wilson's cottage in 2021