

Conservation Response.

Date: 12/04/2023.

File/Application ref: SMD/2023/0117.

Case Officer: Chris Johnston.

Proposal: 'Conversion, extension and alteration of former agricultural buildings to form 1no. dwelling house, external alterations and extension to existing farmhouse and the formation of new vehicular access'.

Address: Rakeway Farm, Rakeway Road, Cheadle, Staffordshire, ST10 1RA.

Dear Chris,

Rakeway Farm is not a listed building, though regarded as having a level of significance noted by the Heritage Gateway as a Monument.

Monument UID: MST 21346.

HER No: 57235.

Type: Monument.

Summary:

An isolated farmstead laid out around a regular, three sided courtyard with detached farmhouse and additional detached outbuildings. The farmstead was extant by at least the late 18th or early 19th century and appeared to survive largely unaltered.

Grid reference: SK 02154222.

Map Sheet: SK 04SW.

Parish: Cheadle, Staffordshire Moorlands District.

Monument Type:

Farmstead. (Established Georgian to industrial – 1775 AD? To 1834AD (pre)).

Regular Courtyard L Plan. (Established, Georgian to Industrial – 1775 AD? To 1834 AD (pre)).

Full description:

An isolated farmstead laid out around a regular three sided courtyard with main L plan range, additional detached outbuildings and farmhouse set gable-end on to the yard. (HP, 25 Mar 2014). The farmstead is certainly depicted on the earlier 19th century 1" Ordnance Survey mapping (circa 1830s) and may also be noted on William Yates map of 1775. (SB, 10 Apr 2019). The farmstead is still extant. (SB 10 Apr 2019).

In light of this, I am not confident in the proposal as it currently stands. This information noted above is missing from the application. There doesn't appear to be proposed floor plans included, only drawings denoting room sizes in 02884/GF Ground Floor Plans and 02884/FF First Floor Plans and drawings regarding the outbuildings.

The Design and Access statement provides little clarity on existing historic fabric or any details regarding the interior and details of 'refurbishment'. This building has evidently remained marginally untouched for a period of time and I do not believe the supporting documents fully acknowledge the structure as a well survived example of a historic vernacular farmstead.

To conclude; I have no issue in principle with refurbishment/reuse/restoration. However, to be able to paint a more thorough picture of the works and to provide a more sound response I will require a visit to site.

Regards,

Miss E Holland.
Conservation Officer.