Heritage Statement

Proposed extension

At

Booths Hall Farm

Belmont Road

Ipstones

ST10 2JP

Proposed Extension

Heritage Significance

Existing House and Site Context

The site and dwelling are designated as a grade II listed building with its description reading

IPSTONES C.P. BELMONT ROAD SK 04 NW (south side) 10/197 Booth's Hall (formerly listed as 2.5.53 Booth Hall) -

Farmhouse. C17 with late C19 alterations and additions. Coursed dressed and squared stone of ashlar quality to front gable; tiled roof; verge parapets with pitched copings; twin-shafted side stack to left side of centre range and end stacks. Cruciform plan of C17 cross-wing flanked by C19 additions. Central 2-storey and attic gabled projection on chamfered plinth, gable slightly overhanging face of wall; single range of labelled windows in C17 chamfered reveals formerly with chamfered mullions now C19 casements. Set-back lower wings to right and left are of one bay. Entrance to south end. West gable retains mullions to attic and first floor (a 5-light window) and has a blocked owl hole to apex.

Listing NGR: SK0126848895

Ipstones is a village, ancient parish and sub-district in the Cheadle part of the Staffordshire Moorlands District; within the boundaries of the civil parish are the hamlets Foxt, Consall Forge and Bottomhouse. The name Ipstones is Anglo-Saxon, and means Ippa's stone. There is a carved stone tympanum in the church of 11th century date but there is no mention of the settlement in the Domesday Book. The civil parish of Ipstones includes the medieval townships of Ipstones and Foxt, as did the manor of Ipstones. The River Churnet and the Shirley Brook from its boundaries to the south west and south east, and the river Hamps to the extreme north east, while the northern boundary follows the Coombes Brook and a medieval trackway known as the Earl's Way. Ipstones is a rural community where high altitude, high rainfall and acid soils govern land use. Until the 19th century it's farming was pastoral, backed by subsistence grain production. The farm buildings within the community reflect the mixed economy.

the application site is situated approximately 1.1km to the south west of the main Ipstones Village centre and is accessed off a long private driveway off Belmont Road.



Existing rear elevation showing siting of proposed extension



Existing rear elevation showing original House gable

Proposal, Impact Assessment and Mitigation Measures

The present proposal is to build a single story rear extension to the rear of the 19c extended part of the dwelling,

The extension will be constructed of coursed natural stonework to match the existing set below a pitched tiled roof of reclaimed Staffordshire Blue clay roofing tiles,

The extension will also incorporate Stone quoins with matching stone heads. cills and door and window surrounds,

The proposal will add 17.28sqm to the overall floor area of the property which currently stands at approx. 140sqm.

Summary and Statement of Justification

Overall the proposal being single storey sited to the rear and built against the extended part of the property will ensure that it is not too prominent being sited to the rear will keep the whole extension sub ordinate to the existing dwelling .

There will be no loss or impact on the main historic features of the existing dwelling.