

LONGHURST FARMHOUSE LONGHURST FARM OAKAMoor | STAFFORDSHIRE

Proposed rear and side single storey extension
and alterations to existing elevations

HERITAGE DESIGN AND ACCESS STATEMENT

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Rev A**

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1.0

INTRODUCTION

OUTLINE

This Heritage Design and Access Statement forms supporting information for the planning application for a rear and side single storey extension and alterations to Longhurst Farmhouse at Longhurst Farm, Oakamoor, Staffordshire to create additional residential accommodation. The application seeks House Holder planning permission for these works.

The National Planning Policy Framework (NPPF) states that Local Planning Authorities should require applicants to *describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential of the proposal on their significance.*¹

The application seeks to add a contemporary rear and side single storey extension to the existing farmhouse and proposes minor alterations with existing elevations.

This application follows the approved scheme for the conversion of an existing barn into residential accommodation. Both schemes intend to work in tandem, will help ensure the site and buildings within it have a viable end use and are therefore safeguarded in perpetuity.

This statement should be read in conjunction with the following supporting documents that have been submitted to accompany the application:

- Architectural drawings 'as existing' and 'as proposed' (ctd architects)

AIMS AND OBJECTIVES

The aim of this report is to prove that the proposals fulfil the requirements set out in the NPPF, as outlined above, and to demonstrate that the application,

- provides a viable use for the site which is consistent with its conservation
- contributes to the economic viability of the community by sustaining and enhancing the heritage asset.
- allows the site to make a positive contribution to local character and distinctiveness by responding to its setting in a manner which is respectful of conservation philosophy and setting²

This will be achieved by assessing:

- the significance of the heritage asset and its setting.
- the impact of the proposed development on the significance of the heritage asset and its setting.
- whether the proposals constitute a positive approach to the conservation of the heritage asset which will secure its survival into the future and reduce the *risk of neglect, decay and other threats*³
- strategies which will allow the heritage asset and its setting to be conserved in a *manner appropriate to its significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*⁴

¹ Para.194 National Planning Policy Framework, 2021

² Para. 197. National Planning Policy Framework, 2021

³ Para. 190. National Planning Policy Framework, 2021

⁴ Para. 189. National Planning Policy Framework, 2021

2.0

SITE DESCRIPTION AND SUMMARY

LOCATION

Longhurst Farm stands just north of the Dimmingsdale Valley, approximately 1.5 miles south of Oakamoor, a small village with an industrial past which drew on the natural resources of the Churnet Valley, within the Staffordshire Moorlands.

The site is not in a conservation area. The Grid reference to the site is SK 05059 43488. The British Geological Survey (2021) shows that the underlying bedrock directly below Longhurst Farm is sandstone of the Helsby Sandstone Formation with Chester formation sandstone and conglomerate and Helsby Sandstone formation mudstone nearby the site. The barn is located 180m above sea level, south west of the River Churnet.

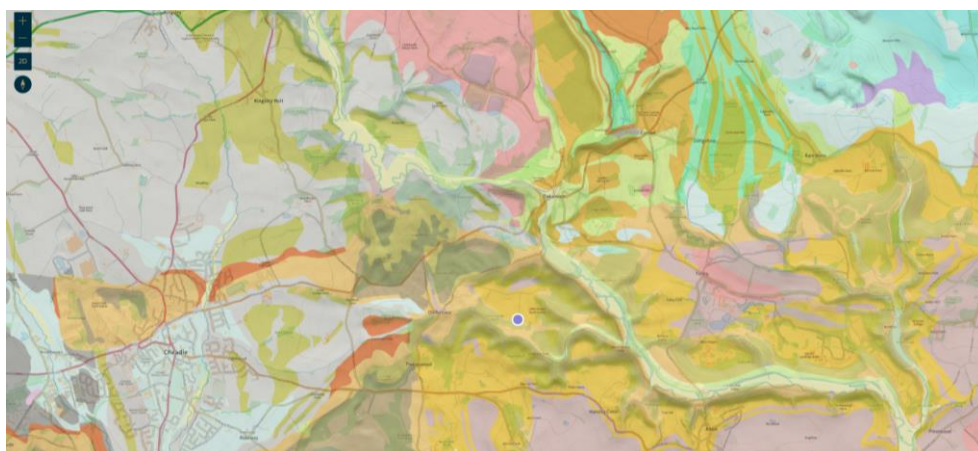


Fig 1. BGS map showing baserock. Blue circle identifies the location of Longhurst Farm; Source: British Geological Survey

Longhurst Farm is accessed off an unadopted farm track, off Stoneydale and comprises of the farmhouse, cattleshed, and two modern agricultural sheds. Following a map regression study the farmhouse and cattleshed, are estimated to date back to the early 1800's.

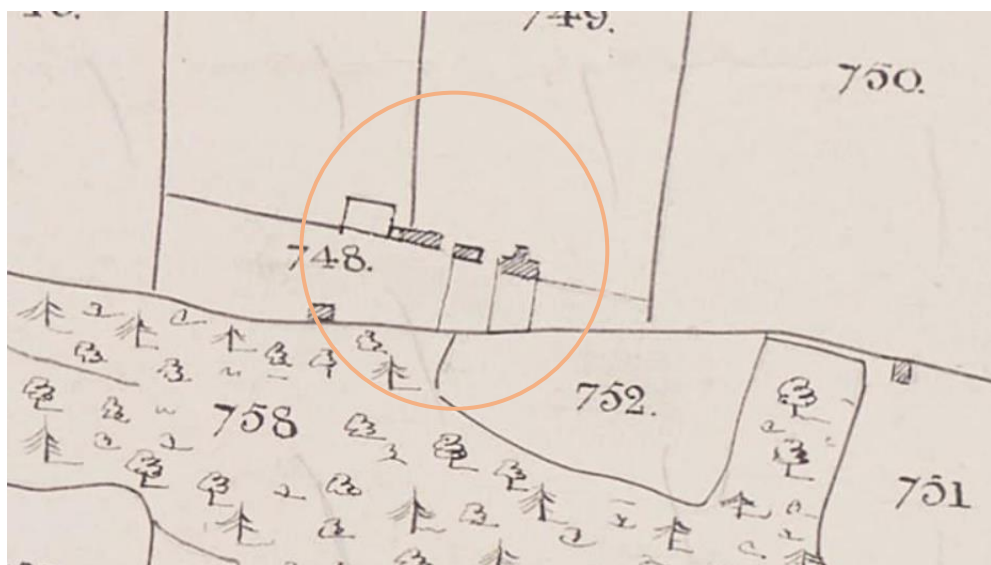


Fig 2. 1842 Tithe Map showing Longhurst Farmhouse, Barn and an additional structure; Source: StaffsPastTrack

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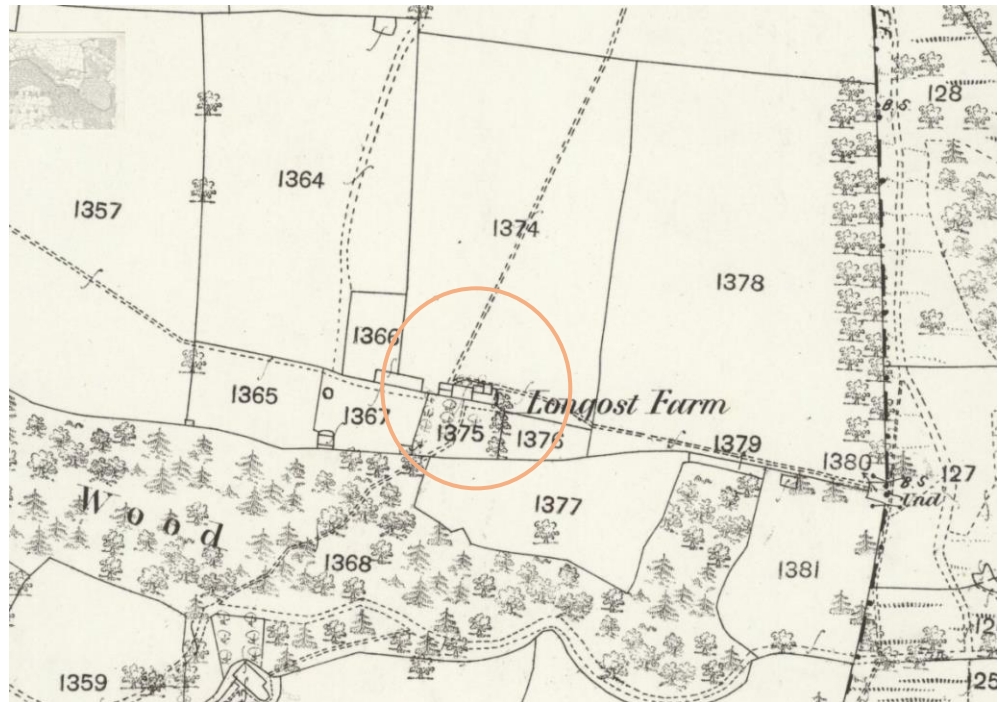


Fig 3. 1881 OS Map showing 'Longost Farm; farmhouse and barn; Source: National Library of Scotland

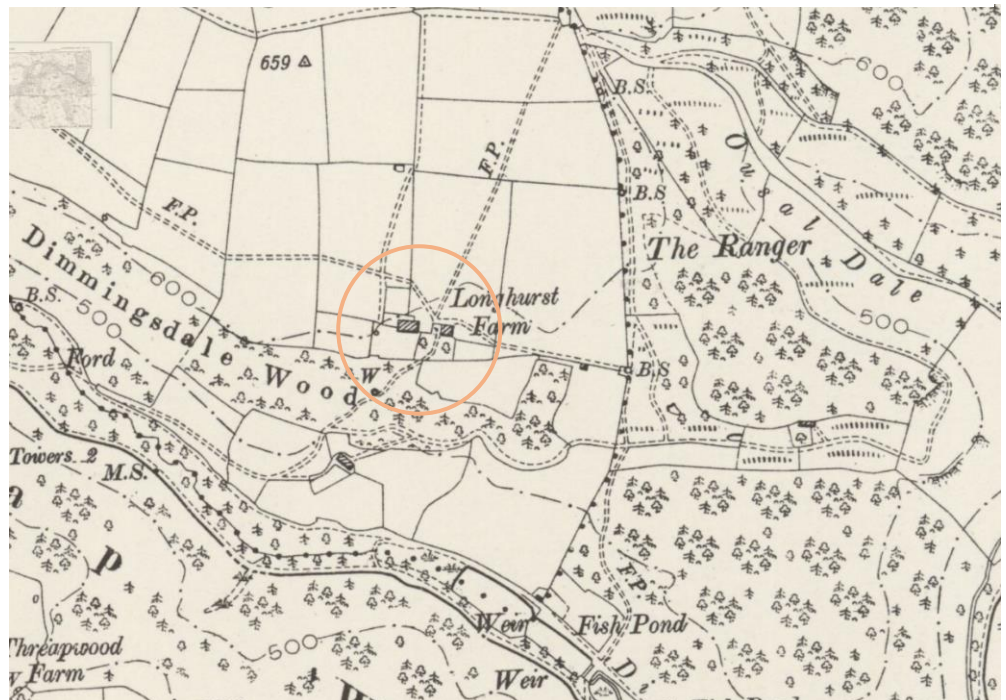


Fig 4. 1898 OS Map showing Longhurst Farm; farmhouse and barn; Source: National Library of Scotland

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Fig 5. 1924 OS Map showing Longhurst Farm; farmhouse and barn; Source: National Library of Scotland

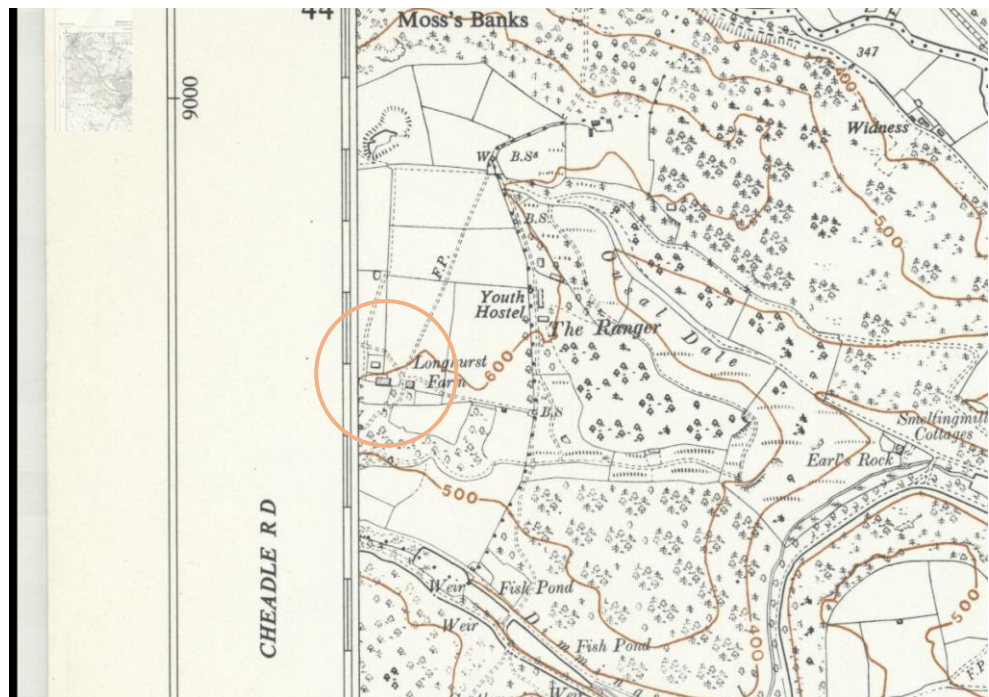


Fig 6. 1955 OS Map showing Longhurst Farm; farmhouse and barn; Source: National Library of Scotland

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HISTORY

It is known that for many centuries Dimmingsdale and the surrounding woodlands were filled with woodcutters and colliers who worked to create charcoal. The local workers would have paid rent to the Earl of Shrewsbury for use of Dimmingsdale, which formed part of the Alton Towers Estate.

In the 15th and 16th centuries local metal ores from the Peak District such as lead and iron were brought to Dimmingsdale and smelted using charcoal as fuel. Power to work bellows, hammers and mills was harvested from fast-flowing streams.

By the 19th century, most of the remote, small industries had declined, leaving Dimmingsdale as a scene of industrial squalor. A legacy of disused mills, dammed pools and tracks were all that was left.

Around this time the 15th Earl of Shrewsbury took a liking to the area and took up full-time residence in the Alton Towers Estate. As a result the 15th Earl chose to transform Dimmingsdale into his personal country paradise as an addition to his Alton Towers Estate, creating a valley rich with wildlife.

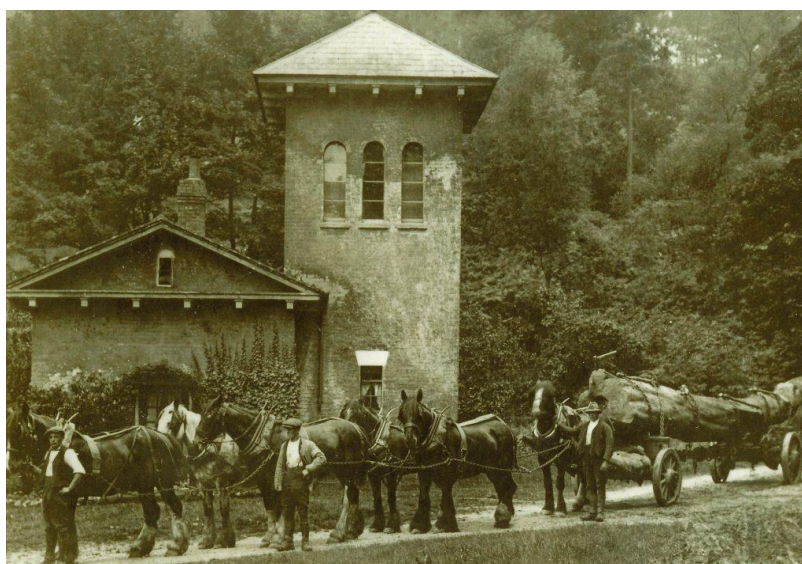


Fig 7. Local woodland workers in the 1800's, Dimmingsdale Source: *Rambler's Retreat, Dimmingsdale*

The Shrewsbury family remained in residence up to the separation of the 20th Earl and Countess of Shrewsbury in the 1890's. However, the fortunes of the family began to decline and the main house of the Alton Towers Estate began to decay and the grounds became neglected. In 1918 the Earl decided to sell off the majority of the estate by auction including 75 farms and lots of land, Longhurst Farm being one of the them.

According to the Tithe Awards Index of 1836-1845 William Sutton owned/leased the land used for pasture surrounding Longhurst Farm. The Tithe map of 1842 (fig.2) shows the farmhouse and cattleshed as well as another structure within their proximity but by 1881 the OS map (fig. 3) shows what is presumed as today's farmhouse and cattleshed. In 1900 the building outline of the cattleshed is clear to be that of the current footprint (not including the modern additions) (fig.4).

Census data collection in 1881 (fig. 8) shows that Arthur Sutton was the head of household and farmer residing at Longhurst Farm with wife, Agnes and three children, Annie, Richard and Arthur. 14 year old Joseph Swinson, an indoor farm servant, was also named as a resident.

The following census in 1921, shows Agnes and son Richard still resident at the farm, assuming that the Sutton family purchased the farm and its surrounding fields from the Shrewsbury family when it was put up for auction in 1918.

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The undermentioned Houses are situate within the Boundaries of the

Civil Parish (or Townships) of <i>Cheadle</i>	County Manchester	Municipal Ward of	Polling District of	Urban Sanitary District of	Urban Sanitary District of <i>Cheadle</i>	Rural Sanitary District of	Unincorporated Parish or Townships of <i>Widnes</i>	
No. of Inhabitants	HOUSES No. of as in (18)	NAME and Surname of each Person	RELATION to Head of Family	CON- DITION as to Marriage	AGE last Birthday or Date of Birth	Rank, Profession, or OCCUPATION	WOMEN WORK	REMARKS
72	1	<i>Arthur Sutton</i>	<i>Head</i>	<i>Mar</i>	<i>54</i>	<i>Farmer of 47 Acres</i>	<i>Staffordshire</i>	
		<i>Frances</i>	<i>Wife</i>	<i>Mar</i>	<i>52</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>24</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>22</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>20</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>18</i>			
		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>16</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>14</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>12</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>10</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>8</i>			
		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>6</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>4</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>2</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
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		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
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		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
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		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
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		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
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		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>James</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>John</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>William</i>	<i>Son</i>	<i>Mar</i>	<i>1</i>			
		<i>Elizabeth</i>	<i>Daughter</i>	<i>Mar</i>	<i>1</i>			
		<i>Thomas</i>	<i>Son</i>	<i>Mar</</i>				

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3.0

CHARACTER

SETTING

The farm is an example of a linear pastoral farmstead with the barn sitting west of the detached farmhouse. In 1881, trees lined the farmhouse's east side opening up to the south and the open countryside down to the Dimmingsdale Wood valley. Trees were also shown in the parcel of land south of the farmhouse (fig.3).

Today the farmyard between the farmhouse, barn and outbuildings is defined by a vast expanse of concrete with the north boundary lined with a drystone wall forming two small enclosures between the barn and modern outbuilding (with permission for demolition granted in 2022) (fig.9).

There is a direct relationship between the farmhouse, and the barn in that they are in relatively close proximity to one another, however the access track approaching from the north bisects the farmyard between the two buildings with neither of the two buildings in full view when approaching the farm. The east elevation of the barn is likely to be viewed first by a visitor. Whilst the farm is kept in good condition, it has suffered from changes over the years, some of which have negatively impacted the Heritage Asset and its setting.



Fig 9. Looking West, Showing the access Track to the farm, barn east elevation and 2No modern farm buildings (photo: ctd architects 2023)

FARMHOUSE

The farmhouse consists of an original two room, three storey house with traditional timber casement windows, with the front door facing Southwards (towards Oakamoor 26 Bridleway) and Dimmingsdale Wood.

The windows are predominantly located on the Southern Elevation of the original house, with 4no. triple casements to the front and 2no. casement windows are located within the East and Western Gable end side elevations.

There are signs that the original house has been developed over time, with the addition of a 1.5 storey extension to the Northern Elevation, its ridge sitting below the eaves of the main house that provides the current kitchen and a restricted head-height bedroom within its roof space. The space created as part of this extension has also been dictated by the use of Staffordshire Blue plain clay tiles (which will have influenced the pitch of the roof) to match the main house.

A further addition to this extension (Westwards) takes the form of a lean-to incorporating a porch/utility room.

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This piecemeal development/extensions are not of particularly high quality, nor in proportion to the main block of the farmhouse. This is visible from the differences in floor to ceiling heights as well as arrangement, position, and extent of windows. Whilst materials (predominantly Stone) have been used to match the main house, there are clear junctions where additions have been made to the building.

It is likely that internal re-organisation has taken place over its lifetime, with the only toilet/bathroom within the existing house being located on the third floor. A modern plastic external soil pipe to the South East corner of the main house supports this statement.

Rainwater goods are a mixture of modern black and grey plastic downpipes and half round gutters on rise and fall brackets. Timber fascia's have been left unprotected and therefore require replacement. Many mortar joints have started to deteriorate and require raking out and repointing alongside replacement of lead flashings and repairs to wet verges.

4.0

HISTORIC, CULTURAL AND SOCIAL SIGNIFICANCE

We know that the site at Longhurst Farm has been occupied since at least the 1800's. The current farmhouse and the cattle barn were constructed by 1881 as demonstrated on historic maps.

Longhurst Farm is an *historic asset*⁵ for the following reasons;

- It is a surviving example of a 19th century farmhouse
- It has social and cultural associations with the Earl of Shrewsbury and the Alton Towers Estate
- It represents an example of a Staffordshire Moorlands farmstead.

Despite the above, Longhurst Farm is challenged for the following reasons;

- The farmhouse is not particularly unique or of special architectural merit
- The farm has been subject to alteration over the years which is likely to have diminished its *significance*⁶
- The farmhouse and barn retain a weak positional relationship with one another, and the farmhouse and its setting have been altered over time, with the Heritage Asset as a whole can be considered to be of low significance.

In terms of significance as a Heritage Asset;

- The most significant social and cultural change the farm has seen in its lifetime is the barn falling out of use, as a viable agricultural building 20-30 years ago. This will however change following approval of planning permission for the change of use of the barn to form a new dwelling (SMD/2023/0196 – Approved in June 2023).
- The farmhouse is in reasonable structural condition for its age but requires investment and repair. The house has been extended and altered over its life, this piecemeal development whilst using materials to match existing can be considered low quality. This is likely to have been influenced by the main house not being able to meet the needs the needs of its occupants at the time and their need to expand to accommodate additional family members.

Whilst the conversion and associated repair works have been approved to the barn, the heritage value of the farmstead is still at risk of being eroded if the farmhouse cannot be repaired and adapted again, in this instance, for present day requirements of life. The current layout makes it difficult to occupy for a family and for long term occupation, with accommodation being split over multiple floors and a single bathroom being located on the third floor.

The current owners of the site recognise the challenge they have in front of them in terms of maintaining the building in good order and intend to conserve and restore the existing building to a high standard. The proposals would see the house and barn create a cohesive and positive development within a family's private ownership, preventing further decline.

The proposed extension to the farmhouse demonstrates an appropriate and proportionate addition, retaining much of the character and appearance of the original dwelling. Overall, the proposed developments can be seen as a holistic development and the next stage in the evolution of the

⁵ National Planning Policy Framework, 2021, p.67

⁶ National Planning Policy Framework, 2021, p.71

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farmhouse, tying both aspects of the farmstead together in respect of detailing and materials, will conserving it for the benefit of future generations.

5.0

PROPOSALS AND IMPACT ASSESSMENT

It is acknowledged by Historic England that,

*'The best way to conserve a building is to keep it in use, or to find an appropriate new use if it has passed out of use, either that for which it was designed or an appropriate new use which would see its long term conservation'*⁷

The current owner has a sentimental and vested interest in the farmhouse, barn and farmstead as a whole and want to update all aspects of the house to ensure that it be occupied for generations to come.

It has been widely acknowledged for at least 70 years that traditional farm buildings are unsuitable for modern farming practices. In a similar way, the proposed extensions will allow the farmhouse to retain its importance to the farmstead. The opportunity to improve the layout and use of a contemporary contrasting approach creates a clear distinction between new and old, this will in turn have a positive impact on the farmyard, the approach to the farmyard, and the relationship with and outlook from the barn. The proposals will enhance and better reveal the distinctive character of the farmstead⁸ and will therefore have a positive impact on the setting.

As part of the proposal works the historic fabric of the farmhouse will be repaired. The proposals are illustrated in the supporting drawings accompanying this application. In brief the proposals comprise,

- New rainwater goods and replacement timber fascias throughout
- Limited alterations to the existing elevations:
 - Inserting a set of French doors to the existing dining room
 - Integrating the porch/utility area into the house creating an appropriately sized entrance hall
 - Inserting patent glazing and a glazed screen to the existing porch/utility
- Fabric repairs to the roof and external walls including repointing of masonry
- High quality single storey side and rear extension, that works with the features of the existing Farmhouse. A traditional extension would compete for attention, where as the scale of the proposed development ensures that it is subordinate to the main house and later extensions.
- High quality materials that create a clear distinction between new and old in combination with different architectural languages (Farmhouse segregated rooms, small windows. Proposed extension, open plan, merging rooms, facilitating better circulation, increased levels of natural light and better connection to site context, short and long views)
- New low profile rooflights

⁷ Making changes to Heritage Assets, Historic England Advice Note 2, 2016

⁸ Adapting Traditional Farm Buildings, Best Practice Guidelines for Adaptive Reuse, Historic England, 2006

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IMPACT ASSESSMENT

Due to the nature of the proposals and the repair works, the proposed extensions will have an impact upon the Heritage Asset but can be seen as an improvement because;

The contemporary contrasting approach to the proposed extension creates a clear distinction between new and old. The proportions of the proposed extension respects the existing dwelling, working with the eaves heights of the building, key architectural features and levels around the site. These factors also demonstrate the proposed extension is subservient to the main house.

There is a clear difference in the architectural language between the farmhouse and the proposed extension (Farmhouse segregated rooms, small windows. Proposed extension, open plan, merging rooms, facilitating better circulation, increased levels of natural light and better connection to site context, short and long views).

The use of high quality materials (timber cladding and zinc standing seam) support the contemporary contrasting approach but also help to tie the extension of the farmhouse to works taking place to the recently approved barn. We expect that the proposed extensions, if it were not for the materials being proposed would likely meet most, if not all criteria for Householder Permitted Development Rights. The use of these materials adds to the rationale for a contemporary contrasting approach over a pastiche replication or potentially poor quality extension to fully satisfy Permitted Development Right criteria.

In principle, the farmhouse is of low significance and the proposed changes represent the next adaptation to the building in order for it to meet the needs of its current and future occupants as well as ensuring its survival for generations to come.

6.0

DESIGN AND ACCESS STATEMENT HEADINGS

Use/Amount

The proposed extension will be concurrent with the existing C3 use of the dwelling.
The extensions will create an additional 43.98m² floor space at ground floor level.

Layout

The proposed extensions create a better layout conducive to modern family life, altering the existing house's layout that has rooms off one another, with no hallway or dedicated circulation space to the ground floor.

The proposals seek to improve the circulation of the house by providing a dedicated back door (to act as a 'Dirty' entrance into the house, a ground floor bathroom and an open plan kitchen dining room.

The existing rear entrance porch would be incorporated into the dwelling, with it and part of the existing Kitchen creating a new entrance hall/boot/plant room. The remainder of the existing kitchen area is to provide much needed storage and a pantry store off the kitchen.

The creation of a new kitchen diner allows for improved access to the external areas surrounding the existing dwelling, privacy to rooms whilst in use (by providing an alternative circulation route at ground floor level) as well as greater visual connection to the site context and higher levels of natural light, these are attributes that the existing house and architectural style cannot facilitate.

The chamfered shape of the proposed extension is primarily in response to the site boundary but it also has the effect of drawing your eye towards the glazed gable end window/bi-fold doors and views beyond. The open plan and adaptation of the existing kitchen into the floor plan combines lines of sight from the kitchen area to the porch/parking/approach to the building, as well as to the dining area and patio beyond. Allowing occupants to interact with different areas (opposed to being closed off in separate rooms). Windows have been strategically placed to frame views when entering rooms or standing at sinks.

Scale

The proposed extensions work with the existing dwelling, using the constraints of the main house and later additions to inform the design of the proposed extensions. The ridge of the mono pitch zinc standing seam roof adjoins the main house underneath an existing stone corbel detail. As the extension turns the corner (onto the rear elevation), its ridge again remains lower than the cill height of the first floor bedroom window. The roof is hipped on every elevation to further reduce the height/impact/massing of the proposed extensions to demonstrate and reinforce how the proposals are subservient to the existing dwelling, particularly as the extensions are partially built into the ground (instead of trying to lower levels around the site to accommodate the proposed development).

In terms of floor area the proposed extension is modest in size, working with site boundary constraints to provide a scheme that responds to its context as well as the needs and desires of its current occupants.

We expect that the proposed extensions, if it were not for the materials being proposed would likely meet most, if not all criteria for Householder Permitted Development Rights.

Appearance

Alterations to existing elevations intend to match the style of existing windows and doors but facilitate better access to external areas and allow additional natural light into the house.

The proposed single storey extension incorporates contemporary materials (timber cladding and zinc standing seam roof and aluminium windows) to create a clear distinction between the older aspects of the farm house and the new contemporary extension.

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Timber (board on board) cladding has been proposed as the facing material of the wall construction to differentiate it from the existing house as well as tie the proposed work to those being undertaken on the barn, thus creating a holistic development that can be read as one.

Landscaping

A patio area including raised planting bed is proposed as part of the works. This will facilitate the use of South facing external areas all year round and increase accessibility to all areas including the proposed extension.

Outside of the above, it is proposed to reinstate ground levels and maintain landscaped areas as Existing, reinstating and repairing drystone walling as required.

Access

Access and parking arrangements are unaffected as a result of the proposals.

7.0

SUMMARY

In summary, Longhurst Farm is an example of a 19th Century Staffordshire Moorlands farmstead with links to social and cultural heritage.

Unfortunately, the buildings within it's curtilage have not been in valued use for many years which has seen them decline. If this decline is allowed to continue this will negatively impact the wider setting. Action must be taken to begin the process of conservation and enhancement to, protect the site against this.

The proposal will ensure the conservation and enhancement of the Heritage Asset and its setting. The most significant elements of the historic building fabric and layout are to be retained and enhanced by the proposals through the use of a contemporary contrasting approach. It is the combination of this, the respect for the existing building, its features and the use of high quality materials that demonstrate the differences in architectural languages between new and old that make the proposals appropriate for the context of the site and building.

The extension and adaptation of the farmhouse should be seen as the next stage in its evolution in order for it to meet the needs of modern day family life and a way of creating a cohesive and holistic development of the farmstead.

The degree of harm caused to the Heritage Asset and its setting is **less than substantial**⁹ and is outweighed by the benefit of securing the restoration and future retention of the non-designated Heritage Asset for the enjoyment of generations to come.

⁹ Para. 201, National Planning Policy Framework, 2021

8.0

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