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Heritage Statement

Version	2.1	Date	23rd March 2023
Project	Mr O. Mellor & Ms H. Johnson Upper Tittesworth Farm Buxton Road Blackshaw Moor Leek Staffordshire	Project No.	OLME/2023

1.00 INTRODUCTION

1.01 This Heritage Statement is submitted in support of the Listed Building Planning Application for the repair and conversion works of the redundant Pigsty. The proposals for the building would be to visually preserve the identity of the building as a piggery and at the same time bring the building back into use as a short stay holiday accommodation. The application address is known as Upper Tittesworth Farm, Buxton Road, Blackshaw Moor, Leek, Staffordshire.

2.00 CONTEXT

2.01 The Piggery is set within the group of buildings which forms part of Upper Tittesworth Farm, which consist of the Grade II Listed Farmhouse with a range of agricultural buildings some of which are traditional stone barns constructed during the 19th Century. The other more modern farm buildings built in the latter part of 20th Century consisting of a sizable single storey brick shippon and a portal framed building which sits between the stone and brick shippons.

2.02 The proposal would address the deteriorating condition of the stone and clay tile Piggery which unfortunately due to an incident with a farm machinery collision some years ago has seen a partial collapse of a corner section of the building. In turn Easterly Gable has seen significant structural movement which due to a lack of maintenance and repair over the years would necessitate an element of reconstruction. The lean-to roof over the pig pens again due to a lack of maintenance and repair has seen some collapse of the roof structure.

2.03 Careful consideration has been given to how the building could be secured for the future and the view is that the investment in creating a modest One Bedroom holiday unit could over a period of time produce a return on investment. The proposal is dependent on the issue of being able to create a mezzanine/loft in order that a separate space can be found for a bedroom area. Although there is a small current loft space this is particularly restrictive in considerations of forming a bedroom space and the proposals would need to raise the ridgeline slightly to achieve the modest amount of space required. The footprint of the building would remain exactly as it is.

3.00 LISTED BUILDING DETAILS

3.01 Upper Tittesworth Farmhouse
Heritage Category: Listed Building
Grade: II
List Entre Number: 1262162
Date first listed: 05-June-1985
Statutory Address: Upper Tittesworth Farmhouse

3.02 SK 05 NW TITTESWORTH C.P. _
8/122 Upper Tittesworth - Farmhouse
- II
Farmhouse. C17. Coursed smooth dressed sandstone; blue machine tile roof; verge parapets; small brick stack to right and rear of ridge centre. Single-storey and attic, 5-window front, 3-light casement dormers with timber-framed gables; 3-light chamfered mullioned casements to ground floor, small fire-bay light corresponding to stack position; blocked C17 door, now window to left of centre and later entrance in right hand bay. Interior: chamfered beams to plastered ceilings; fireback only remains.
Listing NGR: SK0036858493

4.00 DESIGN CONSIDERATIONS

4.01 The proposal would seek to stabilise a building in a deteriorating condition. The stonework would be undertaken by a stone mason with considerable experience of work in the Peak Park with any additional stone carefully sourced to match existing and coursing integrated to expected standards. Any additional roofing tile will be sourced from architectural salvage yards to match existing staffs Blue Tiles to the complete satisfaction of the Conservation Officer.

4.02 The main access to the building would be through the existing central yard and roadway which lies to the North and Westerly side of the main farmhouse. By nature of the enclosed central yard area the space / location of the proposal is screened from the main A52 and further tree planting is planned to improve the screening relationship of roadway to site area.

4.03 As the existing roof line produces restrictions affecting the feasibility the small increase in height of the proposal is considered to be of significant importance. It is believed that the small increase in height maintains the important proportions of the pigsty appearance, which would successfully see the renovated pigsty building integrated into the farmyard setting.

5.00 CONCLUSION

5.01 The proposal seeks to address the stabilisation of a building in poor condition with a view to bringing the building back into use as holiday accommodation. The farm is no longer a working farm and therefore buildings need to be adapted without losing their identity. The conversion works to the Piggery would produce a relatively small accommodation. However it is thought the proposals would secure the buildings future and uniquely preserve its original identity as a farm building in the Listed Building setting.