



Heritage Statement & Impact Assessment Ivy House Farm, Rownall

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prepared on behalf of JCM Group Holdings Ltd

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Introduction

1.1 Mel Morris Conservation has been asked to carry out an assessment of the significance of Ivy House Farm, Rownall and to assess the impact of the proposed conversion of agricultural buildings within its curtilage and former farmyard and the subdivision of the house into two dwellings.

1.2 This report is specifically focused on the main farmhouse and a separate detached pigsty and former hayloft. There is also a separate detached former agricultural building to the west (possibly a former threshing barn converted into a cow-house with hayloft over), which is separately listed grade II.

1.3 The detached grade II listed barn has been inspected and this reveals that a large proportion of this has been rebuilt in recent decades and is now in a sound condition. Although the eastern gable appears to be largely unaltered, and a large section of the south elevation masonry remains unaltered, there have been comprehensive repairs and reconstruction. The building has a new roof (new trusses with collared rafter construction) creating full headroom at the upper level. The transverse beams from the floor of the hayloft may have been relocated or lowered but this is not known. At least three of these appear to be replacements (new). Repairs have also taken place to the window and door lintels, with consolidation of masonry internally. There is little visible evidence of the former uses of the building from the interior, as it stands, and our comments, therefore, are made on the basis of certain assumptions: that the door and window apertures reflect those of the original building, and that the conversion of this building will need to be judged on its own merits and in so far as how it impacts on the setting of the main listed building and the historic plan form relationship of the buildings on the site. However, in view of the level of recent reconstruction we can offer limited comment on the historic uses of the building.

1.4 Survey drawings were prepared for the proposed subdivision and adaptation of the building. These drawings do not represent a full accurate measured survey. However, we have used these drawings to illustrate on plan the phasing of the building (page 11) and areas of reconstruction. To inform the assessment and show phases of reconstruction in elevation, we have illustrated these, rather than the drawn elevations, using recent photographs with overlays, prepared in Photoshop.

1.5 This report is supplemented by Photographs in Appendix I and is designed to be read in conjunction with these.

2. Historic Development – Background and Documentary Research

2.1 Ivy House Farm is located at grid reference 395044, 350179 and it faces south across a gently rolling landscape to the south-west of Cheddleton and the west of Wetley Rocks, within an area of sandstones. The dark red, heavily-veined sandstones are found in the immediate area – Cheddleton Sandstones (Bowland Shale Formation). It lies within a small dispersed hamlet known as Rownall, lying within Cheddleton parish.

2.2 Rownall is named as Rugehala in Domesday (1086). There are historic references to Rownall in deeds concerning land owned by Cheddleton Manor estate in the 16th century suggests that the land was being farmed by outlying farms, occupied by husbandmen, small-scale farmers, rather than the higher status yeomen farmers. The tenancy came with the duty to bear arms on behalf of the landowner. Although Rownall Farm is not named (nor Ivy House Farm), the age of

the earliest part of the farmhouse, with its cruck frame, places it probably in the late 16th century (see later description under section 3). Sir Ralph Egerton, lord of the manor of Wrinehill (in Wybunbury, Cheshire), owned land within Cheddleton, with the common land of Wetley Moor to both the east and the west. Edward Egerton inherited the title in the early 17th century. Rownall (Rowenhale) in the 16th century was a small hamlet and Rownall Hall was the seat of the Arblaster family of Longdon, near Lichfield, lords of Cheddleton manor from about 1620. It was later the home of Smith Child Esq, member of Parliament for North Staffordshire from 1851 and W. Parker, importer of cobalt and zaffres.

Sources:

Rownall Hall Estate papers (ref. SRO 4641/G/4)

Smith Child of Rownall Hall – will dated 1853 (ref. SRO D1229/1/1/16)

John Ridgway of Rownall Hall will dated 1896 (ref. SRO D3272/1/15/3/3)

Rownall Hall Estate (accounts 1963-1972 ref. 4641/G/4/1)

Sale Catalogue 1962 (ref. SRO 4641/G/4/2) – with photos and plans

Cheddleton with Rownall Township – Tithe and apportionment

2.3 The list descriptions for the buildings are as follows:

Ivy House Farmhouse 3.1.67

GV II

Farmhouse. C17 with mid-C19 and C20 alterations. Coursed dressed and squared stone; tiled roof; ridge stacks (twin-shafted to left) inset from ends. Long low 2-storey front of 4 windows, all with chamfered mullions; in 2 parts under continuous ridge; right-hand part up to ridge stack of two 3-light first-floor windows over single and labelled 4-light windows; the larger left-hand part may have been skillfully refaced in C20; again two 3-light windows over 2 labelled 5-lights; one small single window to right and small gabled projecting porch to right end with segmental head to boarded door; double cart door beyond ridge stack to left.

Barn stables 20 yards to south-west of Ivy House Farmhouse, 03-Jan-1967

GV II

Barn and stables. Probably C18, with later alterations. Coursed stone with stone slate roof. Various opening's on north side including doubled doors to right and two window openings to left. Various small openings to south. Lean-to addition with corrugated concrete roof at east end. Included for group value.

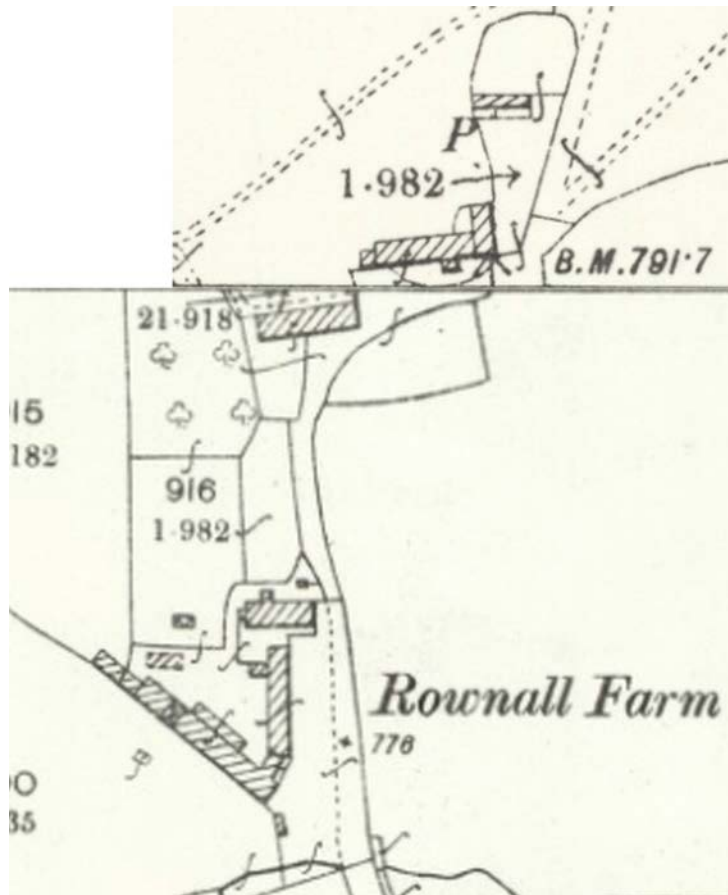
2.4 The building was briefly described by Dr Faith Cleverdon in her PhD dissertation on the buildings of the Moorlands, as follows:

50] IVY FARM, Rownall [Fig. 27] (S) SJ950502

Late 16th or early 17th century: fragmentary cruck truss in long, low, stone-walled house. Much altered, probably three bay lobby entrance with two cruck trusses. Added kitchen. Roof raised (date uncertain). 19th century: surviving truss partially destroyed by insertion of stack. 20th century: second cruck removed, front partially rebuilt after subsidence (hence ragged to right of porch). Porch added.

3. Map Regression

3.1 The 1898 Ordnance survey map (1:2500) illustrates Ivy House Farm (named as Rownall Farm), subdivided into two dwellings, with the eastern dwelling running north-south forming a 'wing' and incorporating the eastern bay of the present farmhouse, or what appears to be part of it. To its south on the OS plan is another farm, also named Rownall Farm. Both farms lie at the end of a track leading north from Rownall Hall. Ivy House Farm is the northernmost farm, lying at the northern end of the track. The two farms are so closely spaced and related that there may have been shared functions, such as the threshing barn. Two tracks lead north and north-east to the emparked Westwood Manor.



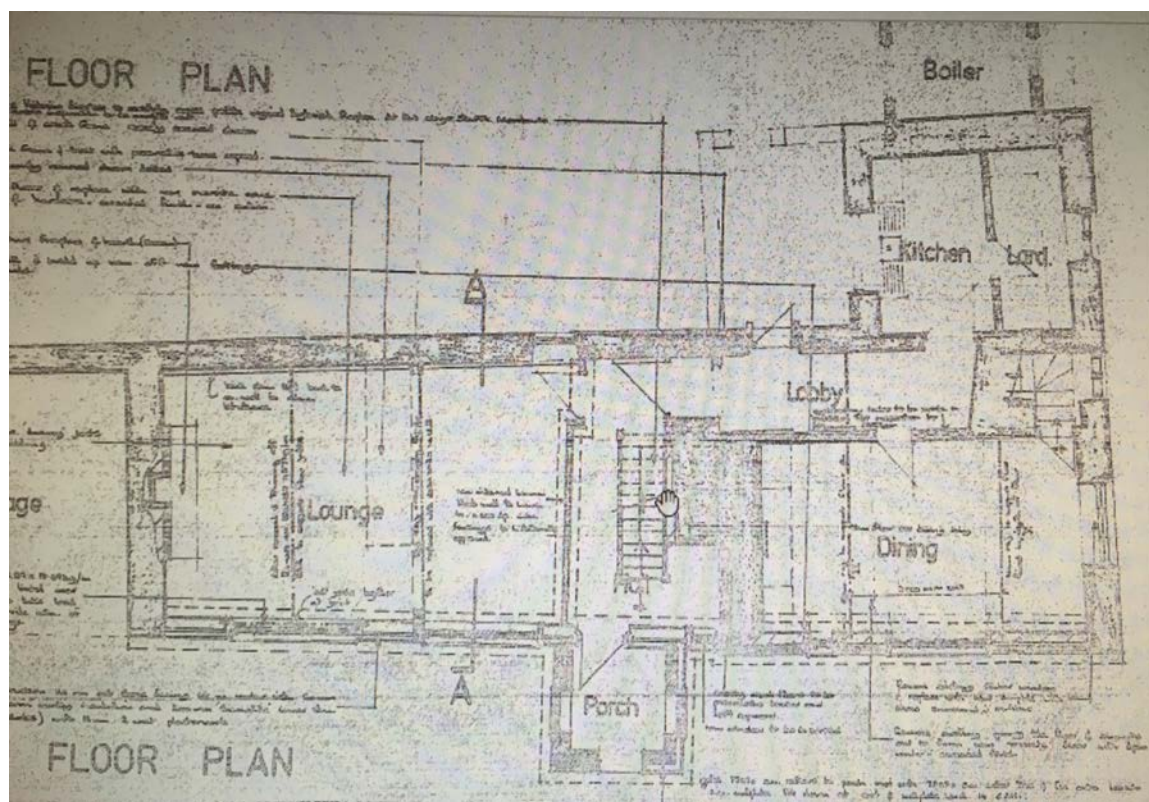
1898 Ordnance Survey map showing Ivy House Farm located north of Rownall Farm. This map clearly shows the main house divided into two separate dwellings and the detached pigsty and hayloft to the north.

3.2 Ivy House Farm was therefore approached from the south, through the complex at Rownall Farm. The organic nature of the approach, through the farmyard of the southern farm, and the relationship of buildings on the site, with a single detached farmbuilding, to the south of the dwelling, suggests an informal relationship, possibly an outfarm to the manor house.

4. Description of Farmhouse and Analysis of Alterations

4.1 The main farmhouse has undergone extensive alterations and phases of reconstruction both in the 19th century and since it was listed. For this reason, it is very difficult to pinpoint the sequence of phasing and room functions. These are summarised on a suggested phased floor plan (see page 11 and Appendix 2). Ivy House Farm was photographed sometime after 1984, the date of the front porch, (see staffspasttrack) prior to alterations and the photograph reveals a number of differences in appearance of the eastern bay (see Appendix 1).

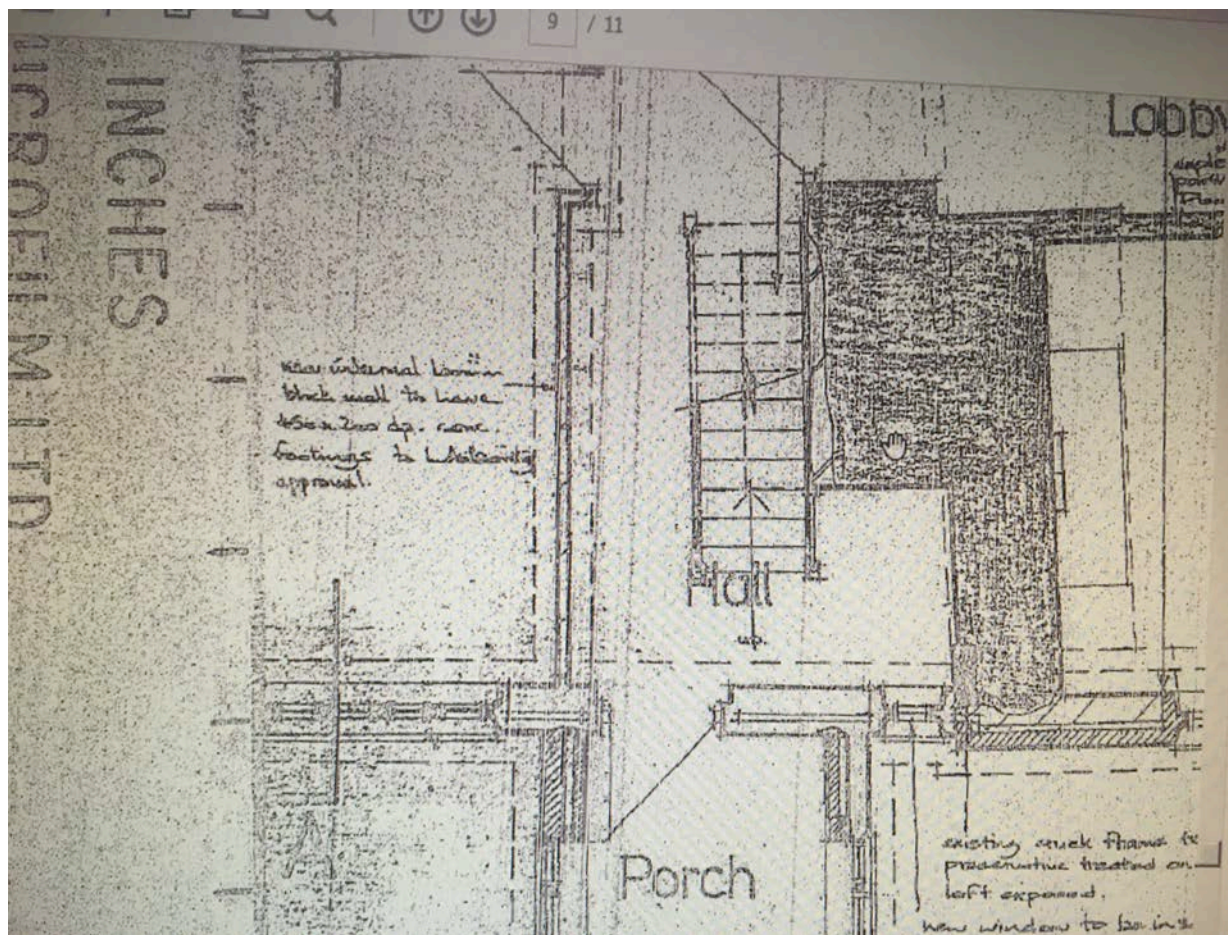
4.2 Alterations approved with listed building consent in 1992 under application number: SMD/1992/0776 include extensive reconstruction works to the eastern end bay, which still contains the remains of a smokehood. The end bay originally contained one large four-light chamfered mullioned window and a small (later) inserted fixed-light, a four-paned timber window (19th century); listed building consent was given for replacing the small window with an entirely new two-light chamfered mullioned window, an alteration which does not follow best practice (in accordance with SPAB principles). The other mullioned windows were also quite comprehensively replaced, with very little original masonry re-used. Furthermore, the reconstruction work to stabilise the front elevation included the total reconstruction of both internal and external skins of the masonry for a large part of this bay and new concrete strip footings combined with underpinning. Breezeblock footings are still visible. The drawings note on plan – ‘beams replaced as required’. However, the evidence on site suggests that the beams in the eastern bay were retained and propped in-situ whilst the front wall was rebuilt. Most of the hand written annotations on the 1992 plans which have been microfilmed are illegible.



Alterations approved in 1992 (SMD/1992/0776) including “repair work to front elevation”

4.3 Although there were limited details submitted for the western bays of the farmhouse in the application for listed building consent, the proposals show proposed (and approved) floor plans indicating a new partition wall to create a new staircase hall. Breezeblock footings and a dpc to this part of the building also suggest further repairs to the elevation, although these seem limited in nature. There have been extensive internal alterations to these two western bays of the building: there are no original internal walls at ground floor level, the ceiling (plaster-boarded soffit) and ceiling beams are all modern and we assume that the floor joists have all been replaced in these bays. At first floor level, it is unclear whether the partitions are all modern stud partitions on the alignments of former partitions but they are regular and have been plaster-boarded over.

4.4 The ground floor alterations included the insertion of a new staircase (hardwood) in front of the chimney breast to the original hall.



Approved plans from 1992 showing new staircase and new internal block wall inserted into the middle bay of the house.



Area of reconstructed stonework, approved in 1992 – eastern bay. The 'blue' window is a new mullioned window approved in 1992

4.5 A datestone on the front porch "J.J. 1984" also reveals a phase of building work undertaken by the previous owner, Mr J. A. Jackson and this may also be the date of the reconstructed porch / utility extension.



Utility extension probably dating from the 1980s and illustrated on the 1992 survey plan. The 'orange' window is a late insertion, probably dating from the 1950s or 60s. Note the gable end, with its evidence of a narrower gable with a steeper roof pitch.

4.6 The earliest phase of the building is represented by the remains of a single, double-bladed cruck truss. The location of this truss and its details, embedded in the wall in the eastern bay, suggests that it falls along the centreline of a two-bay structure, with stone masonry outer walls. F. Cleverdon suggests that a second truss was removed in the 20th century, but this is not evident and unrecorded. Some of the masonry within the eastern gable end may date from this phase, although that is also inconclusive. The original end masonry wall (or cruck) to the west has been removed. Cruck blades and truss, with tie beam, similar to that found at The Grange, Cheddleton, are found within the building¹. They are found invariably in the Moorlands within stone masonry structures. Given that there is a clear 17th century phase of masonry within the building, the cruck blades / truss are likely to date from the late 16th or early 17th century.



Cruck truss embedded in the north wall of the eastern bay

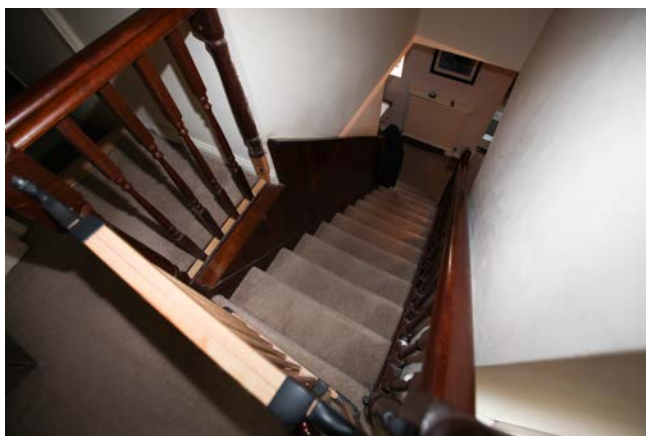
¹ Cleverdon, F. "Cruck Buildings in the Staffordshire Moorlands", 1999, Staffordshire Archaeological & Historical Society
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4.7 The presence of a smokehood in the eastern bay against the cruck frame probably represents a second or even a third phase of construction. The disposition of the windows to this bay suggests a modification after the construction of the two western bays. Another possibility is that the eastern 'wing' was originally a single-storey kitchen and was later raised to create additional bedrooms, serviced by their own winder staircase.



Former smokehood with its bressumer is visible with a modern brick chimney breast inserted. The window wall to the front of the house has been rebuilt although transverse beams appear to be in-situ.

4.8 The presence of the large brick chimney breast on the back of the smokehood indicates either a) a remodelling of a former back-to-back smokehood, by removing a bressumer, or b) the addition of a purpose-built hearth at both ground and first floor levels. In either instance, the location of the present staircase along this wall against the brick stack is entirely out of place and a modern alteration.



Modern hardwood staircase inserted to create a new staircase hall, with stairs located in front of the brick chimney breast, to the left

4.9 The current entrance into the farmhouse is the only place where an entrance would have been disposed along this elevation given the fenestration, but its position close to the brick

chimney breast and a fire window indicates that this room was a large Hall (Houseplace) with a separate Parlour to the west, approached via the Hall. The location of the internal partition separating the present staircase hall from the present lounge is entirely new and there are no historic partitions. The original floor plan arrangement would have contained a partition separating the two five-light ground floor windows into two similarly-sized rooms. The western parlour would have contained a smaller fireplace and hearth; whilst the chimney breast survives, all evidence for the original hearth and fireplace has been disfigured by comprehensive remodelling with a modern fireplace and arched plastered niches.



Modern fireplace surround, brickwork, datestone and plastered niches inserted into the original end wall of the Parlour.

4.10 The rear entrance, now within the utility, falls on the traditional alignment for a lobby entrance plan. A rear wing now houses the kitchen and a bathroom above. The mullioned windows to this 'wing' indicate a 17th century service or dairy function which was partially rebuilt and enlarged to the west, probably in the late 18th century.

4.11 During the 19th century a cart bay was added to the western end of the farmhouse with a hayloft over. This cart bay was also altered earlier in the 20th century, by raising the lintel, probably to accommodate a tractor. The original joists were all removed and the hayloft raised. All of the original sockets for the hayloft floor joists are still visible.



Inserted and raised floor into cart bay with altered joists and lintel. The original sockets for the joists which ran axially are still visible.

4.12 Photographs have been annotated to show some of the complex phasing. The yellow shading represents the most recent phase of reconstruction, whilst the orange shading represents

alterations to insert new windows, with concrete lintels, carried out in the earlier 20th century, prior to listing.



Western bays with five-light mullioned windows and rebuilt lower courses. Western cart bay added in the 19th century but altered later to raise the lintel. The stack was reconstructed in recent years. Its ornate appearance with corbelled decorative capping reflects the higher status of this part of the building and the Parlour end. Roofs were comprehensively re-roofed with new timbers throughout.

4.13 In recent times the entire building has been re-roofed. Photographs of the roof spaces show these to be largely new timbers. Trusses and rafters have been removed along the length of the roof and replaced in modern timber. Only the easternmost bay and the northern 'wing' retain some fragments of the 18th and 17th century purlins. A single 17th century truss survives, part within the first floor eastern bay and part within the roof. When the building was altered to extend the accommodation in the 17th century (or to create a separate dwelling), a new staircase was inserted.



Roof structure to the two western bays of the farmhouse, to the west of the brick chimney stack, are entirely new and probably date from the 1990s refurbishment.



The remains of a truss within the eastern bay of the farmhouse, with double trenched purlins, within the roof space relates directly to the exposed remains of the same truss at first floor level (below). Until the 1990s an internal partition ran along the line of this truss creating two bedrooms. The raised ceiling height within the first floor bedroom, however, above the line of the tie-beam, is an earlier alteration of the nineteenth century, as this was carried out with lime-plastered laths, which are still evident within the roof space.



4.14 Based on the surviving evidence, we suggest the following sequence of phasing within the farmhouse:

(1) Late 16th century / early 17th century – cruck-bladed two (or three) bay structure (probably an agricultural building);

(2) Construction of a two-bay house incorporating part of the earlier cruck-framed building in the mid 17th century, with a traditional smoke bay, stone heck post, and fire window serving the Hall and a Parlour to the western end bay. The eastern 'wing' may have been a single-storey kitchen. This two-bay house once had its own internal flight of steps to the first floor, probably located along the back wall. There is some evidence that the secondary staircase at the eastern end wall was part of the adaptation of the building perhaps to create a separate attached dwelling, approached from the rear, in which case this would have been shortly after the construction of the two-bay house. The cruck frame and bay to the east were retained and accessed by a rear lobby entrance and internally via the Hall. This third end bay may have been either used initially as a kitchen for the two-bay house, or a separate attached small dwelling for an agricultural worker;

(3) Construction of a firehood against the central cruck blade, to the eastern bay, to create a separate kitchen, in conjunction with a separate passage providing a link to a northern pantry/dairy and a winder staircase (mid to late 17th century) off the kitchen. The former open cruck frame is encased and the eaves are raised. A new truss is inserted over the eastern bay, now visible at first floor level, to support the new raised roof structure;

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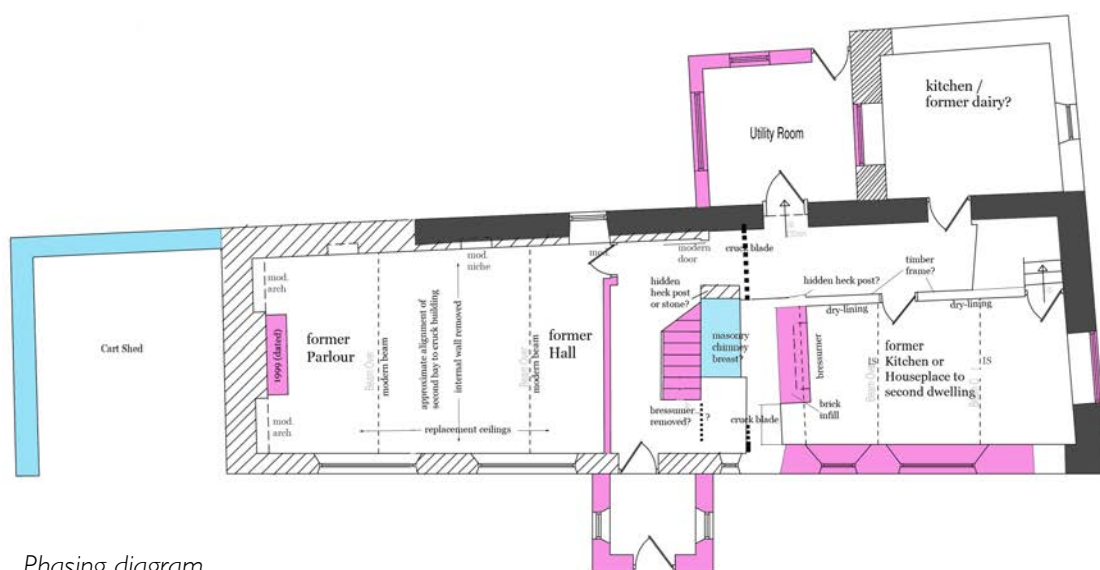
(4) Dairy is enlarged and the second storey is remodelled to create a large first floor room – 18th century;

(5) Cart shed and hayloft are added in the 19th century as a linear extension to the farmhouse. At the same time the stone copings to the gables are removed and the masonry to the eastern gable is remodelled;

(6) 19th century – the first floor room in the eastern bay is remodelled to raise the ceiling and increase headroom, combined with lath and plaster lining. The smokehood to the Hall is remodelled with a new brick chimney breast. The range is divided to create two separate dwellings in response to changing circumstances and local demand for housing;

(7) 20th century alterations:

- the rear porch / utility is built by 1963 (see OS)
- the house is reconnected to create one dwelling (date unknown, as the current OS still shows a division into two)
- the front porch is rebuilt (1984 datestone),
- the smokehood to the eastern bay is infilled with brickwork (1990s),
- the original staircase to the Parlour wing is removed and a staircase is inserted in front of original Hall fireplace (1992),
- the two western bays are gutted, floors replaced, new beams (and probably joists) inserted (1992),
- a partition is added at first floor above the staircase (1992), partitions are also removed to the eastern bay of the first floor to create one bedroom, with new walk-in cupboards (post 1992 as not shown on drawings)
- a large number of internal doors are replaced (date unknown)
- the rear porch is rebuilt in stone (date unknown)
- the front elevation of the eastern bay is substantially reconstructed, with retention of internal floor structure (1992). Ground floor windows are entirely replaced with entire wall (both internal and external skin of masonry)
- ornate stone chimney stack to Parlour wall is rebuilt (200?)

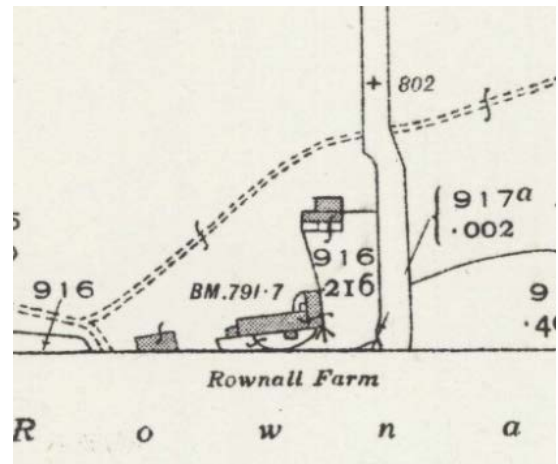


Ground Floor Plan

Archaeological Conservation

5. Description of Pigsties

5.1 The range of buildings to the north of the farmhouse comprise a combination building housing pigsties, with hayloft over, external pens and a domestic privy. The original form of the building is largely intact and probably dates from the mid 19th century. The building is constructed in rubblestone, uncoursed sandstone, with quoins. The use of a slightly decorative stone surround to the hayloft doorway, with chamfered surround and carefully finished details, door surrounds and quoins indicates that the building was purpose-built. The building has been extended to the north since 1925 with a corrugated iron shed, as this appears on the 1938 OS map, although this extended shed has involved no alterations to the original structure.



1938 OS map showing the pigsty building



Combination building of pigsties, hayloft and privy – probably mid 19th century

6. Description of Detached Barn

6.1 The barn lying to the south-west of the farmhouse appears to be the only agricultural building originally associated with the farmhouse and it may have housed several functions. Its date of construction is not possible to determine as it has been extensively altered but it is large enough to be a threshing barn, which, with its masonry could place it around the early 19th century. It is without any evidence for coped gables, as would be expected in this region for a barn of the 18th century. There is a straight joint to the right of the winnowing door, perhaps indicating a former cart entrance. The barn may have been originally accessed from the south

and we suggest that its function may have been shared with the farm to the south (now Rownall Farm).



Grade II listed barn – possibly originally designed as a threshing barn, but adapted to form a cow-house. Above – winnowing door (?) with (below) hayloft and openings for cow byres



6.2 The range of window and door openings to the south elevation suggests that the building was also at one time in use as a cowhouse.

7. The Significance of the Heritage Assets

7.1 The farmhouse still retains, to a large extent, its southern elevation and pattern of fenestration, as established during the 17th century despite large areas of reconstructed masonry. This is of high historic and architectural value. Despite the presence of five-light windows, the fabric does not indicate a building of high status, and there is some evidence that the building may have been adapted early on to create two independent dwellings. Only the internal floor plans to the eastern bay, from the central stack, and the rear wing retain any internal fabric of value and parts of this are of high evidential value, such as the cruck truss, firehood / smoke bay, winder staircase and timber stud walls. The western bays of the former Hall / Houseplace and Parlour are significantly altered and the original floor plan is lost. The 19th century cartshed and hayloft is altered and of moderate evidential value.

7.2 The detached grade II listed barn is of moderate evidential value for the relationship with the farmhouse and farmyard and evidence of its historic use and association, but is so heavily repaired and altered to be of limited (low) historical value.

7.3 The detached pigsty is of high historical and evidential value despite it being unlisted in its own right. It demonstrates the diversification and adaptation of local farms in this area to dairying and the opportunity to use waste bi-products. It also contains the substantial remains of the domestic privy serving the farmhouse and evidences the use of small combination buildings in this region.

The Setting of Ivy House Farm

7.4 The farmhouse derives significance from the utilitarian surroundings to the north, with an enclosed yard to serve the pigsties, and its relationship to this building and the detached barn to the west. The house was designed to face south and although there are a few windows to the north, these are later alterations. A large area of land to the north is embanked. With its southern aspect, therefore, the most important space is the area immediately to the south of the farmhouse, which is now approached from the lane to the east, although historically it was approached from the south-west. The southern forecourt to the farmhouse is a simple space, now partially grassed, and the farmhouse may have had an enclosed allotment garden to the south of this space, beyond the immediate field boundary, but there is little other sign of a domestic garden; the current garden to the farmhouse is limited to a small enclosed area to its rear. The space around the buildings and their associated functional relationship contribute to their significance, as a simple, unpretentious farmstead where the undulating ground levels were used effectively to accommodate combination buildings and to avoid lifting material. It is still largely surrounded by drystone walls, although there has been some gentrification in the use of ornamental gateposts and railings.

7.5 The setting to the north has been affected by the construction of the two large portal-framed agricultural sheds, which overshadow the historic farmstead.



View from the current eastern entrance, although historically the farmhouse was approached from the south. The simple concrete and stoned yard (now partially grassed) and lack of gentrification or heavy landscaping indicates former farming use and the former garden (an allotment) is detached to the south.



Large agricultural portal frame buildings dominate the land to the north-west of the farm group over the brow of the rising land.

8. Discussion of the Current Proposal

See Drawings: 2015-2033-02, 2015-2033-03, 2015-2033-04A, 2015-2033-05 (surveys), 2015-2033-09A, 2015-2033-10A, 2015-2033-8A (proposals)

8.1 The listed farmhouse is currently tenanted (in residential use) whilst the farm buildings are vacant and have no use. This includes the former stone pigsties and detached listed stone-built barn, several breezeblock former stable or store buildings and a corrugated agricultural shed. The farm has been dispersed and is no longer a distinct working farm. An area of land to the north of the former (part of the former farm complex) is in use by the JCM Group Holdings estate for the storage of large agricultural and estate management machinery, within several large, steel-framed, agricultural sheds.

8.2 The farmhouse was at one time split into two dwellings. However, precisely how it was split is not understood, as the division shown on OS plans does not correlate with the bay divisions of the house.

8.3 The highest concentration of surviving original fabric lies within the eastern bay of the main farmhouse, which also contains the main chimney stack and chimney breast, several generations of smokehood and hearths and the cruck frame; this element of the building contains some areas that are not fully understood, such as the extent of timber frame within the internal partitions, the extent of surviving floor joists and the nature and extent of the cruck frame; the western bays, by contrast have been heavily altered internally and there are no historic fixtures or fittings, although the chimney breast to the parlour stack survives at both ground and first floor.

8.4 The original staircase to the western bays has been removed, the floors remodelled (probably replaced) and a new staircase has been inserted against the 19th century chimney breast. We consider, therefore, that to add a new staircase into this part of the house and to modify the partitions will cause no harm.

8.5 The current proposal is to divide the current house into two smaller dwellings to make their use as rentable properties more viable. We consider that given the number of alterations that have already taken place before listing and with approvals, and the alterations to the floor plan in the western bays of the farmhouse, that this can be carried out with no harm to the special interest of the listed building.

8.6 The first option we considered was to divide the house into two dwellings on the alignment of the large internal chimney breast. However, we have advised against this proposed sub-division in this position for two reasons: the retention of a single staircase (the existing winder) to serve one dwelling created a safety issue as it was taking a means of escape from bedrooms through a risk area (the lounge) and making the risk worse; the second reason is that this is the area with the highest concentration of historic fabric and much of it is not understood or revealed; sub-division would require further intrusive investigations to create a complete 60-minute firebreak, to wrap around the partitions and chimney stack within the roof space and any acoustic upgrading (potentially quite harmful).

8.7 As proposed, therefore, there is an alternative means of escape via the existing second staircase, so the Building Regulations can be fully complied with, as the situation is not made any worse.

8.8 We have therefore advised that the dividing wall between the two properties should be located away from the original chimney stack, to avoid any further alterations to this area of significant remains. A clean and simple continuous vertical fire-break can be created between the two dwellings on an alignment which has no impact on the historic floor plan, as the original floor plan and partition walls have been removed. The addition of a further staircase in the western bays of the building will also have no impact on the special interest of the listed building as the original floor plan is now lost and the ceiling joists have already been removed.

8.9 The second dwelling proposed is therefore contained within one and a half bays of the 17th century farmhouse and its cart-shed and hayloft extension. This provides a use for the altered hayloft and cartshed (currently redundant / some storage). We consider that provided that the cartshed retains its original appearance, i.e. identifiable as a separate and distinct former open cartshed, by the use of simple and heavily recessed glazing, largely frameless, that this will have no harm. Drainage will need to be carefully considered, given the potential for run-off, to avoid the need for a dwarf wall. There is also an opportunity to restore the original floor level in this 'wing', reinstate floor joists to their original positions, and restore the original lintel position, which is a positive benefit, provided that the details are authentic. Confirmation will be needed from an engineer that the span of the oak lintel can be achieved, and that even if some additional support is needed in the form of steelwork, that this can be adequately hidden from view.

8.10 The re-use of the pigsty and hayloft for storage for the two houses makes the use of these buildings viable. They will each have independent access to one floor of the stone building. The retention and repair of this combination building provides ancillary storage for the two dwellings without the need to build additional garden sheds.

8.11 The proposed conversion of the large stone farm building to residential use creates a viable use for the building, which is currently vacant. Whilst it is in good condition overall, having been repaired, it still requires a long-term viable use. Residential use can be accommodated without recourse to alterations or extensions as illustrated on the proposal drawings. The option to use the buildings for holiday accommodation is not considered to be viable, based on the market conditions we are experiencing in this area of the Staffordshire Moorlands and we consider that given the site layout and the proximity of parked vehicles and connected forecourt, the relationship of holiday accommodation to permanent dwellings is unsuitable and creates too many conflicts in this instance.

9. The impact of the Proposed Development on the Heritage Assets

9.1 The works to create a two-bedroomed dwelling within the eastern bays of the farmhouse involves limited alterations to the listed building. Both staircases will be accessible within this dwelling, which avoids any need to alter the narrow winder staircase. The internal linking of the kitchen with the current utility through a window (formerly a doorway) is within a masonry wall that is a later adaptation. The use of the yard area, adjoining the pigs-run, for parking a vehicle avoids any impact on the main elevation and is a discrete area currently used for car parking. The original partition at first floor level, as shown on the 1992 plans, will be reinstated to restore the floor plan.

9.2 The adaptation of the western bays into a separate dwelling requires two small interventions, in the form of new openings within the gable. These are proposed to be located to one side of the chimney breast, avoiding the need to remove the original stack and flues. The gable end of the original farmhouse will be retained as an exposed stone wall (internal) from within the converted cartshed to maintain evidence of its original form. The other two external

walls, however, will need to be tanked and dry-lined as they are built into the bank. Internal partitions and staircase have no impact on the special interest of this part of the listed building as the original fabric and floor plan have been removed.

9.3 All of the alterations are fully reversible. Given the number of alterations that the building has already undergone, we consider that this proposal has no harm to the special interest of the building.

9.4 The proposed change of use of the detached barn causes no harm to the special interest, as the structure is now largely a repaired shell, with no evidence of the size or scale of its internal spaces or its original layout.

9.5 The proposed subdivision of the outside space to create car parking for the four dwellings will need to be carefully considered. The opportunity to remove some of the concrete blockwork buildings to create car parking and amenity space is a positive enhancement to the setting of the listed buildings. Careful control will be needed over the detail of the surfaces and demarcation of separate areas, so that the open space is retained and there is no domestic clutter to the south of the listed farmhouse.

10. Level of Harm – Statutory Tests and NPPF Policy

Planning Legislation

10.1 Any decisions relating to Listed Buildings and their settings must address the statutory considerations of the 1990 Act (Section 66) as well as satisfying relevant policies in the Development Plan and the National Planning Policy Framework. The starting point for any assessment of impact on listed buildings is the legislation and this is the statutory duty of the decision maker (the LPA). Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 set out provisions for listed buildings:

“Section 66 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Planning Policy and Setting

10.2 The provisions of paragraphs 128, 129, 131, and 132 of the National Planning Policy Framework apply in this instance. In our view the level of alteration required to make this scheme viable is minimal and we consider that the scheme does not cause ‘less than substantial harm’, as set out under para. 134. The loss of small areas of door-sized masonry connecting the dwelling with the 19th century extension and the removal of a small area of masonry into the utility are the only physical alterations to the original historic fabric. Whether this is harmful is a matter of interpretation and the degree to which the planning authority will accept some measure of minor alteration to listed buildings. We consider that contained within the cart-shed and utility this loss of fabric is not harmful to the significance (special interest) of the listed building (as set out in our statement in sections 4 and 7).

10.3 The western end of the building is of moderate evidential value, and we will retain this

evidential value; the use of frameless glazing to fill in the former cartshed opening is the best way of adapting this former opening so that it continues to read as an opening / void; there is no evidence that it was ever enclosed with doors. Works of repair and limited restoration to this end bay have to be seen in the context of the proposal. It is also not viable for the scheme to divide the building into two dwellings without incorporating this 'wing.'

I0.4 As defined by the NPPF Glossary, setting is "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

I0.5 The curtilage of a farmhouse is difficult to interpret within the legislation. Recent advisory guidance from Historic England has attempted to define this but this will vary according to the status of the land at the time of listing. In this instance, we can be confident that the building known as the pigsty, which also contains a hayloft and the domestic privy for the farmhouse, and which lies at the northern end of the current enclosed garden, falls within the curtilage of the house. This is because the building contains in part domestic functions and is closely related physically and in use to the dairy function within the northern part of the farmhouse. The land to the west of the farmhouse, which contains several detached agricultural buildings, however, could be said to fall outside the residential curtilage of the farmhouse. As there is no definable foldyard, this being a loose plan, the extent of the residential curtilage is not easily definable to the south, but the openness to the immediate south of the farmhouse, and its outlook is important. The detached former garden was once set apart from the farm functions but is no longer part of the domestic curtilage.

I0.6 We consider that there are opportunities to positively enhance the setting of the listed building, but that this will need a carefully detailed landscaping scheme to earmark private space without introducing railings or walls.

11. Conclusion

The proposed adaptation of the listed farmhouse to create two dwellings and the conversion of the detached barn to two dwellings cause no harm to the significance of the heritage assets and therefore comply with the planning policy within part 12 (conserving and enhancing the historic environment) of the National Planning Policy Framework.