

1541 | Manor Farm | Endon | Staffordshire

Proposed Single-storey Detached Domestic Garage



Design & Access Statement *incorporating a 'Heritage Statement'*

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1.0 INTRODUCTION

This document has been prepared on behalf of our client to support an application seeking Planning Permission and Listed Building Consent for the proposed construction of a detached single-storey garage within the curtilage of the Grade II Listed dwelling, Manor Farm, in Endon, Staffordshire.

As described later in this document, Full Planning Permission and Listed Building Consent was granted for the proposed external and internal alterations to existing farmhouse and curtilage in 2016 (reference: SMD/2016/0093 & 0094). These approvals included the proposed construction of a new detached garage. The detached garage was not constructed following approval and the clients' requirements have changed, such that this new application seeks permission for its construction in an alternative position closer to the house.

The following document describes the history and significance of the listed farmhouse and its setting, proposed amendments to the external setting, and the impact the proposals may have on it.

This document is to be read in conjunction with the supporting architectural drawings produced by ctd architects submitted with the application.

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2.0 HISTORY & STATEMENT OF SIGNIFICANCE

History and Background:

The former farmhouse at Manor Farm in Endon is a multi-phase building dating from 1637 with a series of 19th century additions and extensions. Built principally of local sandstone, an externally visible brick wall rising the full height of the building marks the junction between the two main phases. During the 19th century it was known as Park Lane Farm.

Endon is a village four miles south-west of Leek in the Staffordshire Moorlands. Formerly a township of Leek parish, the village has a mainly agricultural history with a number of historic farms and houses. The name Endon is Anglo Saxon, probably meaning 'lambs' hill' as the medieval settlement occupied a hilltop, Endon Bank. By the 16th century the village developed on lower ground near Endon brook. Park Lane led southwards from the village and through the medieval deer park to the south of the township¹.

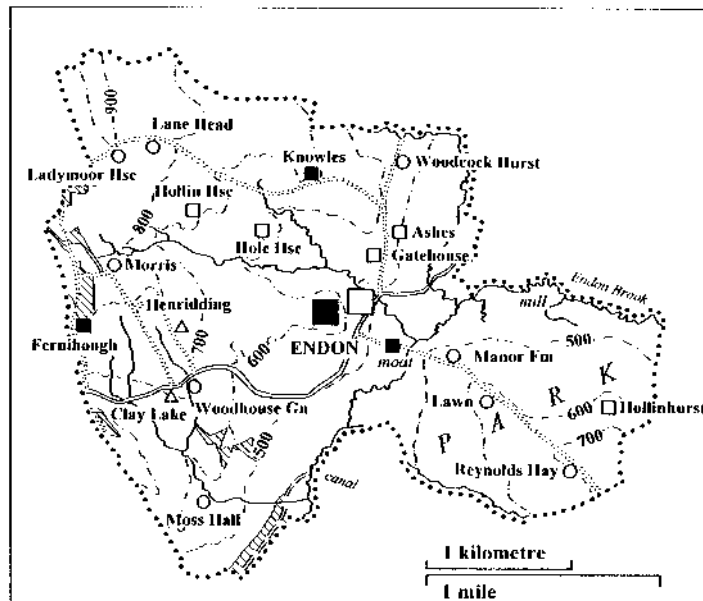


Fig. 1: The township/parish of Endon with Endon Park to the south east

KEY: date of the earliest reference

- Medieval
- 16th century
- 17th century

© Cleverdon, 2002.

¹ Endon Conservation Area Appraisal, p. 5.

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Manor Farm lies on the lower slopes of the former deer (hunting) park which is documented from 1273 along with the farms within it from the 16th-century. Although no early deeds have been found for Manor Farm or its earlier names, it is well documented throughout its history as the same family held it for centuries, either as tenants or freeholders.

The farm has been known by various names; in 1607 as 'Hall Banks', and by 1761 it was known as 'Lower Farm'. On the 1816 map schedule for the Manor of Horton it is un-named but the map indicates it was held by the Trustees of Thomas Tomkinson, and tenanted by Thomas Tomkinson and William Crompton who farmed a total of 149 acres. From the 1980s onwards, the farm curtilage was broken up and various outbuildings were sold off and converted into separate dwellings, leaving Manor Farm, as the building then became known, as an isolated house.

The date stone carrying RT, MT, 1637 above the 17th-century entrance to the north/front elevation (*fig. 2*) refers to Roger and Maria Tomkinson. Parish records show that the farm stayed in the family and was passed on from Tomkinson to Tomkinson for many years after Roger Tomkinson's death in 1676.



Fig.2: The date stone from above the 17th century entrance, see location on fig. 3; Source: ctd architects



Fig. 3: The south face of the 17th century range, and right, the west face showing the junction of the two main phases- 17th century and 19th century; Source: ctd architects 2021

The exterior:

The view from the south (*fig. 3*) shows the 17th century part of the house: a two-bay lobby entrance house, rectangular in plan with parallel ranges flanking a central stack. This earlier part of the building is closest to the road and so can be seen from Park Lane on approaching the house. It is built of irregular coursed local sandstone with two projecting string courses.

19th century range:

Circa 1800, a taller stone range was built to the north (*fig. 4*) replacing whatever had previously occupied the site (likely a timber-framed building housing service areas for the 17th century range?). The most visible facades are of well-cut coursed sandstone, but the wall forming the junction with the 1637 range is of brick and largely unseen.

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Fig. 4: The north face with a series of later extensions to the left. The extension which is farthest left, now housing a utility room, replaces the pig-sty still present in 1925; Source: ctd architects, 2025

Statement of

Significance

Manor Farmhouse was first listed for its special architectural and historic interest on the 30th of May 1985. It is Grade II Listed historic and its architectural *significance*⁴ is defined by its age, fabric and aesthetics. Manor Farm represents an interesting example of a multi-phase building dating from the 17th century.

Historic maps show that Manor Farm was originally part of a complex of farm buildings, known in 1925 as Park Lane Farm, but as these have been sold off separately and converted into residential buildings over the years Manor Farm now sits in approx. two acres of land. Its relevance as a good surviving example of an historic farm complex has been lost, but its importance as an historic farmhouse remains. None-the-less, Manor Farm is Grade II Listed for its local, and national historic and cultural importance and is an important *heritage asset*⁵. Because of this importance, any repairs and alterations to the site or building must be properly informed, appropriate and of high quality.

⁴ NPPF, p.78

⁵ *ibid*, p.73

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3.0 PLANNING POLICY GUIDANCE

Planning Context:

With input and advice from ctd architects, the owners wish for a detached garage to be constructed to the north of the existing farmhouse at Manor Farm in a sympathetic manner, acknowledging the importance of Manor Farm and its curtilage.

Previous planning applications for Manor Farm have included;

Listed Building Consent for alterations to driveway access; App No: SMD/2017-0017 – Approved 08/05/2017

Internal and external alterations including single storey glazed extension, single storey detached garage; alterations to driveway access and landscaping; App No: SMD/2016/0094 (Listed Building Consent) and SMD/2016/0093 (Full Planning Permission) – Approved with Conditions 04/05/ (detached garage was not constructed) 04/05/2016

Fit 3no roof-lights during re-roofing works: App No : SMD/2014/0424 – Approved 26/08/2014

Internal and external alterations to listed building (rebuilding of conservatory, roof over utility area and alterations) : App No: SMD/2002/0314 – Approved with Conditions (approval for the new conservatory was not implemented) 09/05/2002

Planning Policy:

The Town & Country Planning Act 1990 requires permission to be sought for alterations, demolitions and extensions to Listed Buildings and their curtilage.

In National Planning Policy terms we are guided by the NPPF which sets out a framework based on a *presumption in favour of sustainable development*.

NPPF policies paras.202, 207 & 208 are cited in support of the development proposals as set out in this application.

NPPF para.202 establishes core principles including importantly in this case that planning should 'conserve heritage assets in a manner **appropriate to their significance**, so that they can be enjoyed for their contribution to the quality of life of this and future generations'

NPPF para.207 requires the applicant to 'describe the significance of any heritage assets affected, including any contribution made by their setting...proportionate to the assets' importance... to understand the potential impact of the proposal on their significance';

NPPF para.208 requires LPA's to 'consider the impact of a proposal on a heritage asset', based on their assessment of 'the particular significance...that may be affected...', including its setting;

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In local planning policy terms, the relevant local plan for this application is the Staffordshire Moorlands Local Plan Document of which, the relevant policy is DC2, in respect of the historic environment, which states;

*'The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance'*⁶

Summary:

We believe that the scale and appearance of the proposed new garage building at Manor Farm is appropriate and compatible with the setting of the farmhouse and its historic architectural character and statutory listing, balanced against its use as a home in the 21st century. The provision of a domestic garage will provide protection and security to the clients private motor vehicles in a location that is practical and does not impose on the setting of the Listed House.

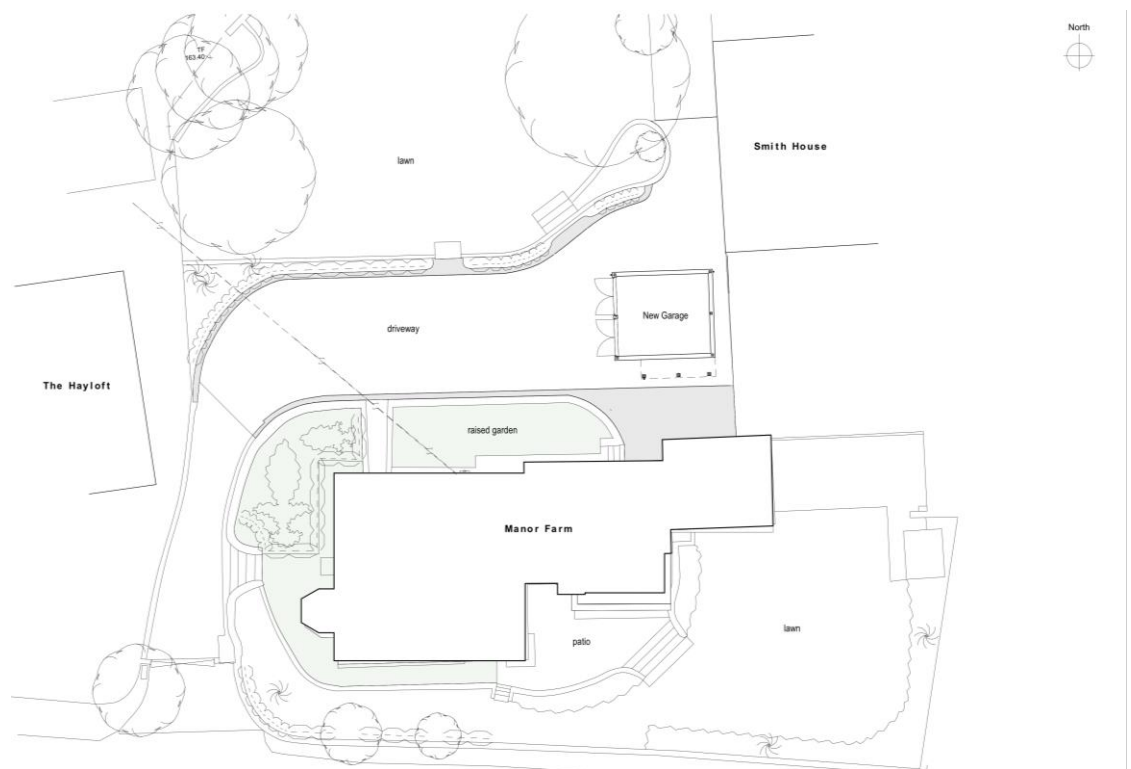


Fig. 5; Site Plan 'as proposed'; Source: ctd architects, 2025

⁶ SMDC Local Plan P. 109

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4.0 DESIGN PROPOSALS

The proposals comprise the construction of a detached single-storey garage located to the north of Manor Farm farmhouse. In terms of appearance and layout, the design of the garage will be as follows:

- horizontally lapped sawn timber board cladding to the external walls, over a primary oak structure on a Staffordshire Blue plain brick plinth;
- Salvaged or second-hand Staffordshire Blue Plain clay tiled roof with Staffordshire Blue plain clay capped angle ridge tiles;
- New painted cast iron rainwater goods;
- An open lean-to timber structure to form a sheltered log-store;
- Conservation-style low profile metal rooflights within the roof – to the east elevation (not visible when approaching the garage) and;
- 2No vertically boarded timber garage double doors with cast iron ironmongery;



Fig. 6: Elevations 'as proposed'; Source: ctd architects, 2025

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5.0 DESIGN CHARACTERISTICS

Use:	The application proposes the construction of detached garage within the curtilage of existing dwellinghouse (Use Class C3)
Amount:	The footprint of the new garage is approximately 36sqm.
Layout:	The proposed garage is located approximately 5 metres to the north of the existing farmhouse and 1 metre from the east boundary. It is not visible from the highway and it is located adjacent to the 'service' areas of the farmhouse (eg. utility, boiler room and kitchen)
Scale:	The scale of the garage is proportionate in relation to the farmhouse. The ridge of the single storey garage is approximately 4.4m above ground level, sitting approximately 4 metres below the ridge height of the farmhouse.
Landscaping:	The driveway will remain as existing, and no landscaping works are proposed within this application. Consent was previously granted for buff/cream colour resin-bound surface or pea gravel to the driveway.
Appearance:	The appearance of the garage is proposed to suit its function, as an outbuilding. Horizontally lapped timber cladding and a Staffordshire Blue plain clay tiled roof matches the adjacent barns but is proposed to appear subservient to the existing stone farmhouse, which is roofed in more expensive Welsh slate, reflecting the hierarchy of the group of buildings.
Access:	Access to the garage will be via the existing driveway through the two garage doors
Summary:	This application seeks Planning Permission and Listed Building Consent for the construction of a new detached double garage to the north of Manor Farm farmhouse. The garage is required by the applicant to ensure their cars are stored securely and are sheltered. The building includes a lean-to log store to be used for additional sustainable heating in the winter months.

Planning Permission and Listed Building Consent was previously granted in 2016 for a detached double garage, to the northwest of the farmhouse. The revised positioning of the garage is considered more practical for the applicant (being adjacent the rear access door to the house) and not directly visible from Park Lane.

It is considered that the relationship of new garage with the existing farmhouse does not negatively impact the setting of the 'heritage asset', and the proposed new location improves its relationship with the house in terms of use and visibility, to that previously considered acceptable by the planning authority in 2016.

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