

Design and Access Statement

Cumberledge Farm House



Planning Application and Application for Listed Building Consent

August 2024

1. Description, context and surroundings.

Cumberledge Farm House is part of the Cumberledge Farm farm stead. The house is grade 2 listed. This Planning application is for Listed Building Consent for the internal and external alterations to the farmhouse and for external works to the curtilage.

The Farmhouse and out buildings are described and their historic significance is set out in the heritage statement prepared by Kathryn Sather Associates. We have developed the proposals in consultation with KSA. We have made site visits with KSA and examined in detail the evidence of structure, finishes and details. The research into recessive mapping has been referred to when developing the landscape proposals.

As the proposals for change are concentrated on the interior, it is the external proposals that respond to the context and surroundings.

The farm stead is approached by a twin chattered track, and arrival is into what would have been a yard surrounded by the long barn, outbuildings and farmhouse.

The house is built of brick with Staffordshire blue clay tile whilst the outbuilding and long barn are built of stone. The grouping of the buildings facing the farm is significant as it is this grouping around the yard that gives them a sense of the place.



2. The Proposed Design.

2.1 Design approach.

The design has been developed with the Heritage Consultant from the first site visit and the impact of alterations assessed during the course of the development of the design.

We have observed closely what elements date back to the original build and are proposing removal of later alterations that are neutral or negative impact on the heritage asset. These include bathroom, associated partitions stair and fireplace chimney breast.

Elements that are part of the early construction or are original to the build have been used as evidence to build replacement parts like casements and used to establish the window mullion pattern and glazing bars. Early remaining casements to be repaired and restored.

We have reorganised internal space to make the house safe by improving the escape route from the attic and first floor bedrooms and make the spaces more useful by linking service spaces such as a lean to / utility to the kitchen. The principle here has been to design the layout following close observation and reconfigure with least impact. The aim is for the resulting alteration to either restore spatial relationships or to result in a sympathetic layout that functions better.

2.2 Design Proposals

The house consists of three rooms and bathroom at ground floor level, two bedrooms at first floor and an attic with two rooms. The accommodation is basic and has an outside toilet. A summary of the main alterations follows

Ground Floor

- Connect the lean at the rear using the existing doorway. This allows us to provide a utility and boot room to the ground floor accommodation with a back door.
- The ground floor bathroom added mid 20th century is to be relocated to the first floor
- Separating wall that currently forms the existing bathroom to be removed
- Chimney breast to be restored in a central position and solid wall restored
- Kitchen to be relocated to the room adjacent to the lean to (utility and boots)
- Stair (later alteration) to be relocated to a traditional cross stair type
- Snug Living room located in the dual pitched off shot. Wood burner proposed to use the existing flue. Ceiling to be insulated and vaulted with rooflight installed

First Floor

- Cross stair reconfiguration at first floor results in a more traditional layout
- Bathroom to be relocated in one of the two rooms so that it is more accessible to the bedrooms (rather than accessed via the main hallway.)

Attic Floor

- Two rooms retained – diagonal wall removed.

3. External Materials.

Generally

Walls:

- All brick walls to be repointed in a lime Mortar
- All cement render to be removed and investigated. Lime render to be installed if agreed

Roof:

- Structural roof repairs are required to stop roof spread and tie elements together to prevent future structural movement.
- Roof to be stripped, rotten timbers repaired and new battens and breathable roofing membrane installed. Roof covering of Staffordshire Blue clay tiles to be recovered using the reclaimed tiles from the building.
- New insulation in the line of the rafters to be installed (see Large scale details)

Windows:

- Early windows to be repaired (WS02)
- Rotten windows to be replaced with like for like flush casement windows. New casements to be detailed based on evidence (refer to large scale details)

Doors :

- **Doors to** be replaced with like for like flush casement windows. New casements to be detailed based on evidence (refer to large scale details)

Ground Floor

- Porch to be removed. This is a non original porch that detracts from the house
- Windows to the off shoot have been poorly altered (WG03/ WG04 – new window openings to be formed that match the house windows.

4. Visual Impact, Impact on neighbours.

The visual impact of these proposals is to restore the window pattern and remove later, unsympathetic alterations that damage the significance of the listed building. The brick work is to be repointed with lime mortar and the existing Staffordshire blue clay tiles reused in the reroofing.

There is no impact on neighbouring buildings or land on this proposal.

5. Pre-application Consultation

Pre application advice was requested by the applicant. Emily Holland, Principal Conservation Officer offered outline advice but was unable to offer a site meeting as she had resigned. Initially we considered repairs to get the house inhabited, however following the advice from the conservation officer we have drawn up an application to resolve the wider scale of technical issues. We have referred to the advice whilst developing the proposals.

The advice is in the Appendix at the end of this statement.

6. Accessibility

No implications on Accessibility or access to the dwelling.

7. Conclusion

In conclusion the application is for a small extension to the existing, which is subservient to the main house and is within normal Permitted Development guidelines, of similar appearance to the existing. The proposal will have no visual impact on either the view from New Road or the wider views.

Simon Gedye
Architect
August 2024

Planning enquiry ref: GZXXCCZM

From : Emily Holland <emily.holland@highpeak.gov.uk>

To Bill Porter

Monday 24 Jun, 11:04

Good morning Bill,

Thanks for your reply.

See below some notes of mine in blue:

1. I see no problem with demolition of the concrete block outbuildings, all of the corrugated metal outbuildings/extensions, the brick outside toilet or the later brick outbuilding near the stable. I suggest a garage is either a new building behind the barn, or in the area of the outbuildings next to the two storey stable. **Any demolition will need consents and a thorough assessment into which, accompanied by an annotated map, are envisaged to be kept and removed. The older outbuildings are likely under curtilage protections. Perhaps labelling outbuildings alphabetically will make this clearer.**
2. Also rerouting the public footpath to run behind the stable should also not be a problem, as confirmed by the estate agent. **This is outside my remit.**

Since then I have engaged with Simon a Heritage architect and that was very positive, he has gone away to put a set of drawings together however his main advice was to engage with LPA, his advice was that an amount of works ie roof etc and some internal works electrics central heating could be permitted under maintenance and repairs without LBC however other elements, moving stairwell internally and external doors and windows, whilst shouldn't be a problem may require consultation and indeed LBC. **The amount and what is proposed for the roof will determine what consents are required. for example:**

1. **Reroof including materials both externally and internally will required planning and listed building consents.**
2. **Replace circa 30 roof tiles like for like – repair with no consents required.**
3. **New underside insulation – consents required.**
4. **Stripping roof and relaying with existing tiles to fix pegs or straightening loose ones, no works internally – no consents required.**
5. **New torching, new internal materials, stripping roof and some new external materials – consents required.**

As you can see from the above, the possibilities are endless. So when you mention some roof works it would be helpful to be specific. Any works to the roof and to the roofs of the older barns will be expected to be supported by a survey and information on its existing condition. Is torching in situ, or if not is it laths, pegs, etc etc.

Rewiring requires both planning and listed building consents as it is engineering works, invasive to the structural envelope and will involve further ancillary services and boxes.

The same for the above re heating and hot water. External air conditioning / air source condenser units are unlikely supported if directly attached to the fabric. If situated in a barn, or away from the building there may be some scope for this.

Ground source heat will require consents, as it is engineering, and archaeology will need to be involved/ notified.

Stairs, doors, windows, need consents yes. I see there is also a range and other internal features still extant – these are expected to be retained as everything is protected under listing. A heritage statement will enable you to devise an inventory of items and assess each area or room per significance.

Any and all other enquiries should be dealt through a pre-application process for a large project concerning an asset. Often it is broken down into stages. For example, landscaping hardscaping and access will also require consents.

I would not be caught up in making it liveable 'right now' – the building has clearly been empty for a long period of time and historic buildings do not settle for approximately 3-10 years or even longer after development has finished. You will not know how this building is going to behave or react to how you use it, or both new use and its local climate until it is lived in. They do not perform or behave like a modern building, subsequently any and all modern materials whilst most are unsupported; need to be approached with caution and with full research. I often advise for those who are taking on a listed building or building of substantial age is use 'baby steps' as often one thing definitely leads to the other in terms of a domino effect. Where buildings are liveable in other cases – I advise they are lived in first, then an order of works is devised based upon this and in terms of priority. This has the status and longevity of the building in mind without erasing or contriving things, and without irreversible damage or compromise on things which do rear their ugly heads some years later...

I am unable to offer a date to meet, as I have recently resigned from my role and am currently working my notice period. I hope I have given you enough clarity on how to approach this. Again, gaining the support of a consultant is advised and a conservation accredited architect is also advised. I will also caution you regarding roofers, as many do not have traditional construction among their portfolio. Unfortunately there is too many a case of a roof being stripped and lost, unable to be rectified, and disproportionate bill at the end of it.

I am happy to answer any more questions you have in the meantime.

Thanks

In your communications with me please always quote the planning reference number if you have one.

Emily Holland. Principal Conservation Officer.
Development Services.

High Peak Borough Council / Staffordshire Moorlands District Council.