

Gate Farm, Foxt, ST10 2HN
HERITAGE STATEMENT & IMPACT ASSESSMENT

Produced for Mr and Mrs Wilbraham



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Gate Farm – Heritage Statement and Impact Assessment

Introduction

Mel Morris Conservation was appointed by the applicants in 2024 to inform the purchase of Gate Farm and discuss their proposals before they acquired the property. The consultancy has been retained to advise on the alterations, repairs and restoration. The applicants have undertaken an exemplary approach to taking on a listed building which has had few modern services introduced and those that were introduced have been unsympathetic to its character.

In addition to appointing the heritage consultancy, the owners have undertaken their own research, investigated sources of materials and local contractors for repairs, and contacted locals for information on the property. They also willingly receive regular visits from neighbours to look at the listed building. They wish to repair the building in an authentic way, preserving the historic fabric, but also to upgrade the property so that it is fit for modern living and to where possible adopt natural materials to enhance its energy efficiency.

Mel Morris Conservation prepared the Foxt Conservation Area Appraisal for Staffordshire Moorlands District Council in 2017 and undertook extensive research on the history and development of the settlement, and this is a material planning consideration which is referenced later in this Heritage Statement.

Background

Geology and Topography

Foxt sits on a spur of Chatsworth Grit Sandstone, which is close to the surface and into which the listed building is partially dug. This has a strong pink hue. The building is also constructed from the same stone, which would have been won locally. To the west, the geology changes to the Pennine Lower Coal Measures Formation, which stretches from Foxt to Ipstones and which is the basis for the coal seams and ironstone, which were locally mined and provided a local income during the late 18th and 19th centuries.

Designations

Gate Farm sits within Foxt Conservation Area, which was designated on 24th April 2018. Gate Farm was listed grade II on 15-Dec-1986.

The list description is as follows:

GV II

Farmhouse. Dated 1624 with minor mid-C19 alterations. Coursed dressed and squared stone; tiled roof; verge parapets on corbelled kneelers; brick end stack to left and cruciform ridge stack behind entrance. Single storey and attic, long 3-window front; gabled dormer marginally to right of centre with datestone; 2-light C19 mullioned casement window; similar windows to ground

floor centre and right, both labelled; miniature window to left end beyond entrance which has very heavy Tudor- arch lintel and C20 glazed door.

The house is unusual in terms of its level of intact fixtures and fittings from the early 17th century through to the early 18th century. The new owners are sympathetic to the history of the building, and all details of repair, alteration and restoration have been discussed with the heritage consultant to identify the appropriate approach and methods. This has clarified the appropriate treatment and repair. The scope of opening up works and investigation has been agreed with the Conservation Officer¹.

The house has several key phases of development which can be dated by datestones, clear phasing evidence, and particular stylistic features which are regional and can be dated within a couple of decades. The original phase is dated 1624, with some major modifications undertaken in the late 17th century to change the end bay to create a formal parlour, and then a subsequent phase of development in the mid 18th century when the eaves and roof were raised. There has been very little further development since the mid 18th century, with the exception of late 20th century pre-listing alterations to insert uPVC windows and doors, modern plasterboard, and some rudimentary services.

Documentary Record

The house was researched by Faith Cleverdon as part of her doctoral thesis on the buildings of the Leek townships².

Her description of Gate Farm and the documentary sources is included below:

[93] FOXT, GATE FARM (Fig. 6.74) (S) SK034483

1624. Three-bay house with opposed entrances to rear of stack. Ground floor rooms with 3-light recessed mullion windows, extra windows for houseplace. Upper rooms with 2-light windows in gable ends, dormer for central room dated 1624. Single-hearth house with timber firehood against stone fireback in central room. Dividing wall between houseplace and service room of post and plank construction. Similar screen gives privacy to W bay, which had cellar and attic.³ Traces of stone spiral to S of stack with small stair window. Wall thickness indicates rubble faced with ashlar. Roof raised by two courses and brick eaves within original coping forming straight joints at sides of dormer window. W cell: small corner hearth, uncertain date, E cell unheated.

Leased by John Wheeldon, husbandman, from Sir Thomas Brereton in 1628. Built for John Wheeldon or his father.⁴ Purchased by Wheeldon family in mid-17th century. Owned and occupied by a descendant, Mr. Harris, at time of survey (1997).

...At Gate Farm, Foxt, Mary and John Wheeldon were to have the 'House above the entry' and 'half the over hembutt' as part of their marriage settlement in 1666.⁵

¹ Removal of plasterboard and modern wiring in the sitting room ceilings and window surrounds, removal of plasterboard from partition between bedroom 2 & 3, removal of plasterboard to timber purlins bedrooms 2 & 3.

² Cleverdon, F. LANDSCAPE WITH BUILDINGS - A North Staffordshire study based on the medieval parish of Leek, PhD thesis, March 2002

³ LRO John Wheeldon, 1775.

⁴ SRO D239/M1. Lease of 1628.

⁵ SRO D239/M7

...At Foxt, a lease made out to John Wheeldon in 1628 mirrors a slowly changing world. It is a lease for lives, but includes conditions reflecting the traditional elements of copyhold tenure 'dayes reaping, dayes mowing, dayes plowing and dayes carryinge' and the grinding of corn at Ipstones Mill, which probably lay in the valley between Foxt and Ipstones. When the manor was sold to trustees 1649, the 'ancient tenants' were able to purchase their freeholds and the position changed.⁶

Both three-bay lobby entrance houses and three-bay houses with opposed entrances might have a single hearth set against an internal wall of stone. The wall was multi-purpose. It provided a fireback against which to build the firehood, it acted as a giant storage heater to provide warmth for the bay behind it, and it ensured the existence of independent accommodation on the upper floor of the lower bay. In the single-hearth version the upper bay was also unheated. Both Gate Farm, Foxt [93] (Fig. 6.74) and Ford Old Hall [169] (Fig. 6.75) fall into this category. Both have opposed entrances in the lower bay and date to the early seventeenth century.

Faith Cleverdon includes a floor plan in her thesis. The room names are taken from a will of 1775 (see below). This records the uses of the rooms at that date, but not the original uses.

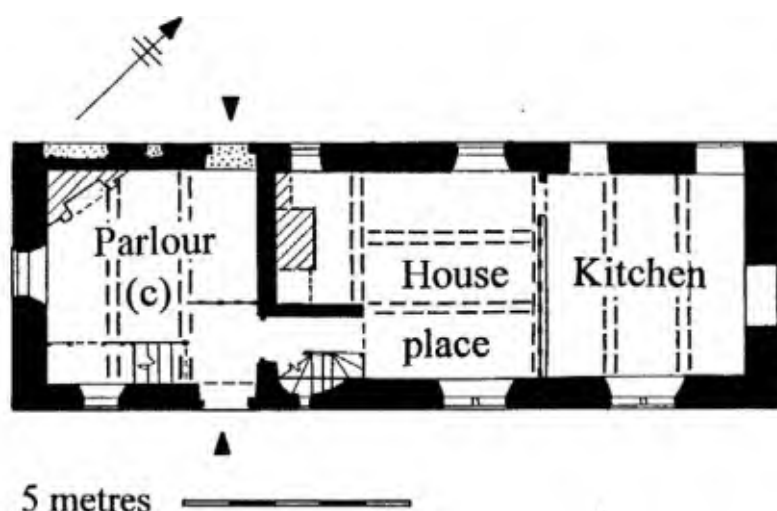


Fig. 1 Faith Cleverdon – Phased Floor Plan, with names of c. 1775

Such houses formed the main home for many of the smaller men, whether they were called yeomen or husbandmen. They could provide a widow with a two-thirds share of a house if she had children, or a one-third share if she did not. Thus in 1666 Mary and Joseph Wheeldon of Gate Farm were to have the 'House above the entry' consisting of two bays, and Mary (mother in law) was to have the house below the entry, 'conteyning one bay'.⁷ A century later the widow's accommodation consisted of 'Cellar, Parlour, Chamber and Garret over the same ... also the Passage leading from the Parlour to the Houseplace, with full liberty ... to Brew, Bake, Wash, and do all other customary business in the Kitchen'.⁸

The description refers to 3-light recessed mullion windows, but there is no evidence that the windows were 3-light, as distinct from 2-light, mullions, and the proportions of

⁶ Keele SA12/1/3.

⁷ SRO D239/M7

⁸ LJO John Wheeldon, 1775.

the original windows were similar, being more-or-less the same width throughout the house. The description otherwise tallies with the evidence we have found and usefully explains how the house would have been split into the separate use of members of the same family / extended family.

The Manor

The house was probably built by Sir Thomas Brereton in 1624 as part of his estate which was the manor of Ipstones and intended to be occupied by John Wheeldon. In 1649 the manor was sold to the freeholders, including the tenant of Gate Farm.

The change in ownership of the manor is a complicated one⁹. In the 12th century, the earls of Chester granted the manor of Ipstones to the Verdun family of Alton. They were succeeded by Breretons, Egertons and Craddocks. The lease of Gate Farm, given to John Wheeldon in 1628, some twenty years before the sale of Ipstones manor, makes it clear that only the lord, Thomas Brereton, or his assigns, had the right 'to enter and fell timber trees or woods'. This does not mean that timber was unavailable for building, but that its cutting was a matter of careful control.¹⁰

If the house had been occupied by Sir Thomas it would have likely had his initials or coat-of-arms above the datestone and there being none also accords with the house being originally tenanted rather than freehold. In 1649 the manor was sold to its 'ancient tenants', the copyholders who had inheritance rights to their properties. Gate Farm was, therefore, sold in 1649, as part of the sale of Ipstones manor to the tenants, the Wheeldon family. After that, we can see that the new owners spent some money on carrying out improvements.

The description in 1666 is clear that 'the house above the entry' is the two bays formed by the Houseplace and original Parlour, 'above' here meaning physically higher up the hill. The reference to hemp-butts in 1666 is interesting and according to Cleverdon, 'small quantities of flax and hemp formed profitable additions to most holdings. Hemp in particular required a rich soil and was labour intensive, and was eminently suitable as a supplementary crop for the larger farmers involved in stock rearing, and equally possible on a small plot, provided there was minimal livestock. Hemp butts were regularly listed in the seventeenth century, and were located close to the house, where they could be manured and weeded with ease'.

⁹ The Tale of Ipstones, Rev. F. Brighton, 1937

- Sir Thomas Brereton and his brother Richard inherited the manor from their older brother Sir Ranulph Brereton de Ipstones et Malpas, who died in 1609. Richard Egerton inherited Ipstones manor on the death of his father (1627) but sold his reversion to Matthew Craddock of Caverswall Castle in 1633. Sir Thomas conveyed his life interest in Ipstones in 1637 to William Fowler of Harnege-grange, Salops, Esq., as Trustee for George Craddock, son of Matthew Craddock who died in 1636. Then George Craddock conveyed the manor to William Fowler and John Hollins as Trustees for sale and payment of debts. Both George Craddock and Sir Thomas Brereton died in 1643 and the in 1649 William Fowler, the surviving Trustee, unencumbered agreed with the ancient tenants and farmers to Purchase the Manor and estates of Ipstones for £6550, and they were eventually conveyed to each purchaser, so that they became freeholders.

¹⁰ S.R.O. D.239/M1. Cruck buildings in the Staffordshire Moorlands: Distribution and survival patterns in the medieval parish of Leek, Faith Cleverdon

Census returns

Trade Directories record farmers in Foxt, without naming farms. By piecing together census returns and trade directory entries some of the occupiers become clear, suggesting that for a long time during the 19th century the farm was tenanted by the Whieldon (or Wheeldon) family to other occupiers:

1841 – Tithe – John Thompson (occ.) owner John Wheeldon
1841 - Census – John Whieldon (Sawyer?)
1851 - (White's Directory) – John Thompson
1851 Census - unclear
1861 Census – unclear
1861 (Harrod's Directory) – John Thompson (farmer)
1868 (Post Office Directory) – William Johnson or William Cooper
1871 Census – Thomas Whieldon (butcher and farmer)?
1881 Census – unclear
1891 Census – John Whieldon
1901 Census – John Whieldon

Map Regression

The Tithe map of 1843 has been colour-coded below to show how the owners of the farms each owned a small part of the open field and an area of woodland pasture. Gate Farm (coloured purple) has three outlying segments of land, with land in the former open field, amalgamated strips, to the north, and pasture to the north-west.



Fig. 2 Tithe map of 1843 colour-coded with freehold ownerships.

Gate Farm is located on the Tithe map (part 4 for Checkley) as plots 1872 and 1873. The Tithe Award records these as follows:

1872 – Croft, owned by John Wheeldon and occupied by John Thompson.

1873 - House, Buildings, Yards & Gardens, owned by John Wheeldon and occupied by John Thompson.

There are three additional ancillary buildings on the Tithe map, two of which sat within the area now forming the 'front' garden, and one within the croft, in addition to a large extended domestic enclosure. The domestic curtilage was also enclosed within a walled enclosure to the south of the house at this date.

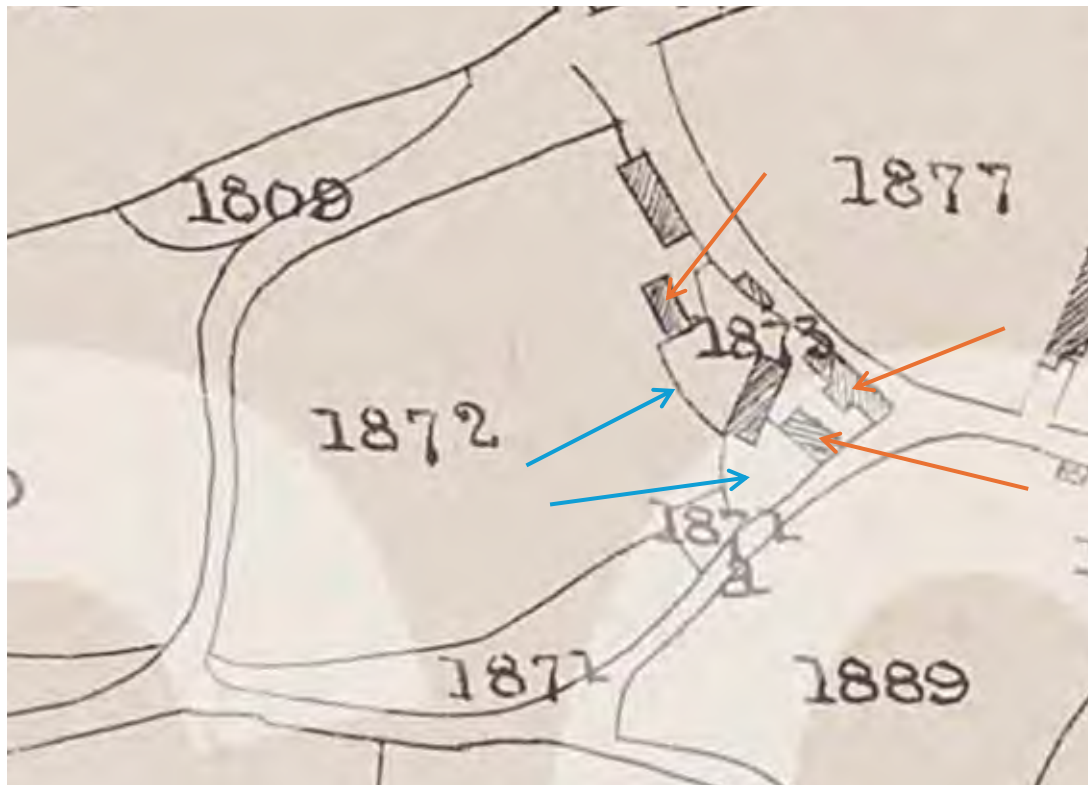


Fig. 3 Tithe map – 1843. In 1841 the curtilage of the farm included further buildings to the north-east and west (arrowed orange) and larger areas of domestic enclosure to the south and west (arrowed blue).

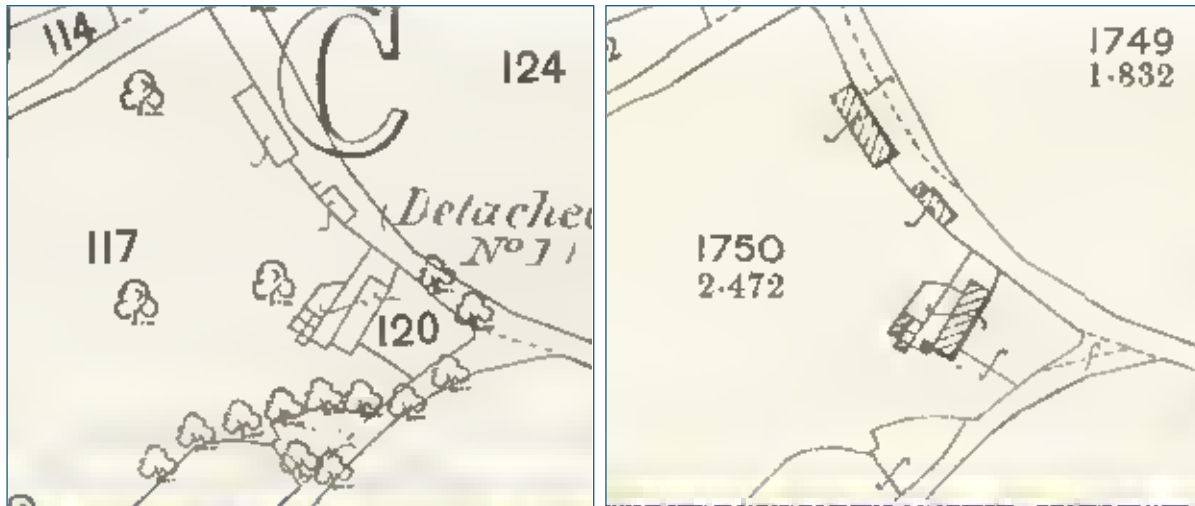


Fig. 4 Ordnance Survey maps of 1881 (left) and Fig. 5 - 1899 (right) show the curtilage to be reduced slightly, and some farm buildings lost since 1841. Pigsties have appeared to the west, accessed from the house, re-defining the curtilage. By 1899 the detached stable has been enlarged with the small lean-to.



Fig. 6 Ordnance Survey map of 1967. The pigsties and curtilage to the west remained and a small outbuilding had appeared between the stable and the main dwelling, possibly a garage. The large barn had been enlarged.

Description

This description is based on NSEW conventions, although the building may not face true points of the compass. For the purposes of this description, we have identified the principal elevation as facing east although the front of the house actually faces south-east. The Cleverdon report gives different points of the compass – for east cell, this report refers to the north end bay; for the west cell read the south end bay.

The house is a linear three-bay, two-storey dwelling, with a cellar under the lower south end bay and originally opposed entrances. The main east elevation is different from the rest as it is built with large blocks of fine pink gritstone ashlar, with a chamfered plinth. The plinth continues to the base of both gables, and along approximately half of the back wall where it is set low, close to the ground. There were originally just two courses of ashlar above each window, as well as a moulded eaves cornice (now missing) and the three principal windows to this elevation have a cavetto-moulded hood mould; the north and south gables are built with a coursed masonry ashlar, and, although they are not as finely finished and tooled, the first floor windows also each have a cavetto-moulded hood mould. The rear west elevation is built from narrower courses of pink gritstone rubble and there are no hood moulds to the windows. There are two modern openings on the west elevation for the present kitchen (back) door and the present kitchen window.



Fig. 7 Front elevation with phasing represented by turquoise lines. The original elevation of 1624 had a lower eaves. The eaves were raised by two courses of ashlar and a sawtooth brick eaves, probably ca. 1743, when the roof is likely to have been changed from thatch to Staffordshire blue clay tiles.



Fig. 8 Datestone of 1624 to front gable dormer.

There are stone mullions to four of the windows, all of which are later replacements; the stone mullion to the dormer has a cavetto moulding whilst the others are square faced, but it is not the original mullion as the cill has been modified; the stone mullions to altered chamfered stone dressings are later insertions as they are full-length and the windows have been lowered; in fact, as illustrated in the window schedule, all of the early 17th century windows would have been much smaller and have been enlarged by cutting out the deep chamfers in what were originally double chamfered windows; the stone mullion to the ground floor northern gable is fixed into a modern 20th century window opening and is a recent addition.



Fig. 9 Example of a building of 1624 in South Yorkshire with full double-chamfered stone window surrounds and similar shaped door lintel.

The first phase of the building is dated 1624 with a datestone to a prominent first floor stone gable dormer. Examples of this kind of fashionable masonry gable dormer from this early 17th century period can be seen in Leek at the Almshouses and are often expressed in timber, such as at The Roebuck Inn of 1626. There are very few surviving masonry examples in the Staffordshire Moorlands. The dormer has two straight joints below the eaves which reveal how prominent this feature once was, raised high above the original eaves. When first built, the roof would have probably been a thatch¹¹. There

¹¹ Cleverdon refers to thatch in combination with raised coped gables, in a survey of Hallgate, Horton of 1894, by John Brearley. "Both documentary and structural evidence point to thatch as the commonest form

are no other first floor windows or rooflights on this elevation and this dormer therefore still appears particularly prominent even though the eaves have been raised. The dormer has cavetto-moulded saddle-back type copings to the raised gable and a moulded stone window, with cavetto moulded surround. The carved inset datestone of 1624 is in the script of the period. The window retains some of its step-chamfered surround and a later central, cavetto mullion, although this has been mortared, and its cill has been partially tooled back and lowered. The windows are uPVC and are set within the first rebate of the step-chamfered surround, so the surround has been tooled back and the uPVC window set forward of the original location of the leaded-light windows.

This east elevation has a principal doorway located in the western bay of the building. This was the principal entry to the house and served both the Houseplace, entered via a lobbied stairwell, and the southern bay. This has heavily weathered chamfered jambs which are part of the ashlar dressing and a massive stone lintel, with a cambered head, which is typical of this 1624 date. The door is a uPVC alteration set within the reveals of the masonry but there were two phases of previous door locations represented by hinge pins on the inside face of the masonry, so rebated, in the original location, with a keep for a horizontal bar / lock, and two hinge pins on the outside face of the masonry, for a later, outside, shutter-type door. To the right of this door are two small openings with single sheets of glass which light the staircase. The upper glazing is located in the 1743 raised masonry and the lower 'glazed' slot is located in the 1624 masonry. There is also a small stone 'perpend' two courses below this which is probably another blocked 'light' from the 1624 phase.

The whole of the building has been raised by two courses of ashlar and a sawtooth brick eaves. The junction of each gable with the eaves was remodelled and the kneelers replaced and the original cavetto-moulded copings reinstated. The overall ridge line, however, is unchanged as the pitch of the original roof was reduced from a steep 50-degree pitch. This modification in 1743 provided a more generous headroom to the first floor bedrooms near the eaves.

There is a faint datestone inscribed on the lower of these bands of ashlar on the rear elevation, which appears to read 1743. These two courses of ashlar incorporate both pink and buff coloured gritstone, which enables us to see this later phase clearly. The use of sawtooth brickwork as an eaves detail is found in the mid 18th century and it is likely that this is also contemporary even though it appears quite fresh. Both north and south gables were raised at the same time, and the copings are also moulded and appear to be re-used from the previous lower early 17th century gables. At the same that the eaves were raised, the principal brick chimney stack was added.

The south gable has been adapted several times, firstly when it was partially rebuilt to add a flue, and later when the eaves were raised. The upper part of the gable has narrower courses of masonry, which relates to the remodelling to insert a chimney

of roofing material on the earlier houses (Sleigh, 1883, 4; Miller, 1891, 8.), though surviving examples are rare in North Staffordshire."

stack for both ground and first floors. The first floor window appears to have been retained in-situ or reinstated, whilst the upper masonry was remodelled around it. It also has an altered ground floor window. This is now a uPVC window with faux leading but it was much deeper at one time, and the remains of a window seat are evident in the straight joints to the interior gypsum plaster. The lintel has been modified, as have the cheeks and there are modified jambs, with areas being made up a slips of rubble stone.

The west elevation of the Houseplace contains small windows to both front and back. These have been altered with the cills lowered and some of the chamfered mouldings around the jambs removed, but the openings remain in-situ. At some point a door was added to the west elevation, now blocked and not illustrated on Cleverdon's phasing floor plan. The evidence can be seen on the outside of the building, where there are straight joints. The reason for this door is likely to be that when the dwelling was split into two occupancies, and when the southern bay was adapted as a parlour, the original service doorway to this elevation was blocked, so the knee-jerk response was to create another door opening that avoided creating an external door in the original 1624 parlour.



Fig. 10 South gable elevation with 1624 phase represented by turquoise lines, with later remodelling to add a flue ca. 1680 (pink area reconstructed) and ground floor window remodelled (yellow) and the eaves and gable reconstructed ca. 1743.

A lack of doorway to the west elevation would have made it more difficult to function as a working farm. It is not possible to date the introduction of this door, as there are no surviving dressings to the surround, but as there is no large lintel it is a later adaptation.

There is a stone threshold which has been partially cut-out with a depression cut into the bedrock, but the purpose of this is unclear, unless it was simply to clean down and wash-out surfaces. This door was probably blocked up during the 18th century, as the infill panels are of large ashlar masonry, probably re-used.

Plan Form

In its original form in 1624, the plan of the house was a three-bay dwelling, with opposing doors behind the hearth. This type of plan is derived from a long house, where the end bay was occupied by cattle, but here the end bay was always used as part of the dwelling and was originally an unheated service room, borrowing heat from the thermal mass of the stone ashlar chimney breast. This arrangement is typical of the north-west¹² and where stone was abundant in the south-west. It is possible, therefore, that the baffle / screen was a later alteration. When the room became a parlour, ca. 1680, and occupied by an older relative, that separation and privacy became essential and the plank-and-muntin screen was retained (or added) and there became no need for the rear door.

The Houseplace occupies the middle bay of the building and the end northern bay started out as an unheated Parlour, but was later used as a service room or kitchen. Throughout the region, the parlour was always originally approached from within the hall / Houseplace as found here, and being entirely private did not have an independent entry to the outside. By 1775 when it was recorded as a kitchen, it would have had the secondary rear doorway. Most parlours had larger and more elaborate windows than the Houseplace but that is not the case here and the only original window in the northern bay is a small two-light one on the east elevation which was the same size as the adjacent window serving the Houseplace. It is possible that the reason for this was to retain heat, it being without a hearth.

This plan gave the occupants flexibility, and a multi-generational arrangement was adopted so that in 1666 Mary and Joseph Wheeldon of Gate Farm were to have the 'House above the entry' consisting of two bays, and Mary (mother in law) was to have the house below the entry, 'conteyning one bay'. It is likely, therefore, that this split prompted the decision to change the use of the rooms, so that the mother-in-law had her own hearths for comfort, which were added circa 1680, with shared access to the kitchen (i.e. the Houseplace).

Interior

Houseplace

The Houseplace retains the principal bressummer of a former smokehood which is embedded in the back wall of the building and carried onto an internal heck screen. The original smokehood has been adapted at first floor level by inserting a brick wall in the place of the timber frame, and this helps to partially carry the raised roof structure. However, within the smoke bay to the ground floor, there is still a large amount of evidence of its original form, with sloping internal sides, typically deep back chamfer,

¹² Mercer, 51

and it still retains an oak bracket 'pot hanger' fixed to the back of the bressumer, which is extremely rare. The fire window which served the inglenook also remains in-situ, set inside the hearth space, but it has been altered and the cill lowered.

The hearth has been adapted with the insertion of a stone fireplace within the smokehood. This adaptation is particularly common in the Staffordshire Moorlands and the details are typical of the mid-late 18th century, so it is likely part of the 1743 adaptation. The lintel is deep with a slight curve where it meets the jambs. The 'jewelled' stone jambs are also typical with shaped 'kneeler' blocks¹³. As part of the adaptation of the smokehood, a large oak beam was inserted within the smokehood in order to take the weight of a stone slab which was added and leans against this beam, creating a baffle for the flue of the inserted stone fireplace surround; this has avoided any alterations to the rear ashlar wall of the 1624 hearth, so that smoke was diverted into a new brick flue. Most of this evidence was covered up with a plasterboard soffit to the hearth, recently removed (2025). This 18th century hearth would have been designed to take a range for cooking because coal was becoming the main fuel and some of the metal brackets for fittings are still in-situ within the internal cheeks of the stone jambs. However, the 18th century range was removed and replaced with a 1950s range, which provided the cooking and heating. As part of adding the 1950s range (see photo 18), the stone lintel was hacked to take a plaster finish.

At the back of the smokehood are several cupboards, which are built-in fittings. These are later cupboards and replaced original niches and cupboards for salt / spices. They are nevertheless of particular interest. The small oak cupboard closest to the fire window has two parts; the upper section contains shelves built-in and was probably used for best china and is lined in 18th century or early 19th century block-printed wallpaper with a pink rose pattern overlaid onto narrow vertical stripes. The lower section is a folding door which drops down to a pair of brackets which forms a writing desk. The second cupboard to the left of the hearth is a long cupboard with paired centrally split doors, so four in total, with bolection-mouldings to the panels and narrow oak shelves which are now so distorted and warped as to be useless. This probably also contained crockery rather than foodstuffs. This cupboard is a later 19th century fitting and is not timber lined, and the back is plastered with a small niche for either a very small early salt cupboard or a rushlight.

Within the front wall of the house and behind the heck screen of the Houseplace is a small winder staircase, built into a hollowed-out curve in the front wall, which now serves the southern bedroom. At one time this may have also served the first floor central bedroom before the eaves were raised and before the brick internal first floor cross wall was added. Cleverdon states that this was a stone spiral staircase, and whilst that is possible, in the tight space constraints a solid tread oak winder timber stair with oak newel post is more likely. This is now a modern softwood staircase and its treatment is not included in the present application. It is likely that in 1743 a separate staircase was added to the northern bay of the house within the former parlour, more-or-less in the same location as the present timber staircase. Until the

¹³ Cleverdon dates these to the mid 18th century, within a window of about 30 years.

modern plasterboard ceiling with the present kitchen is removed, we will not be able to be definitive about the original location of the second staircase.

The base of the heck screen is built largely in brick, with bricks measuring 8½ inches by 2½ inches (pre-Imperial) and these are a replacement for the original gritstone heck screen. It was probably remodelled or partially rebuilt when the fireplace was altered in the mid 18th century. This supports the weight of the bressummer, and the partial weight of the brick cross wall above. The 'heck' is connected to the front wall by a full-height, boarded panelled lobby to separate the room from the stairwell and a boarded lining, which probably dates from this remodelling, so mid 18th century. The door is modern. This panelling was wallpapered at some point in time, but this is now heavily deteriorated. The base of the winder stairs is separated from the entrance lobby by another oak door frame, constructed with mortise-and-tenon joints, and chamfers, but there is no longer a door.

The Houseplace was separated from the northern Parlour by an oak post-and-panel (also known as plank-and muntin) screen, which is completely intact and dates from the 1624 phase¹⁴. Studs (or posts) are pegged into the bottom and mid rail and at the bottom they are numbered in sequence with Roman numerals. Each post is chamfered, as is the bottom edge of the mid rail. There are currently no signs of an original post to the west side of the screen, where there is a modern door. Careful investigation might reveal the location of the original door frame from the mortice and peg holes in the mid rail. The side of the screen facing the Houseplace has been smoke-blackened and part varnished and that to the Parlour has been limewashed, but the original waxed finish of the screen can be seen in places. The screen continues through to the first floor with hazel wattle and daub plastered infill panels in close-studded framework which sit above a mid-rail and the original truss at first floor level can still be seen in-situ. Panels of wattle-and daub, in poor condition and with much of the plaster face detached, remain in-situ at first floor level.

The ceiling of the Houseplace has two axial beams with stop chamfers which sit on the bressummer and the mid rail of the framed internal wall. It had a plastered and plasterboard soffit but this has been recently removed (2025) to expose the ceiling joists which are all stop-chamfered and the oak soffit of the floorboards, all of which are heavily smoke-blackened. The plasterboard ceiling was quite recent and none of the joists have any evidence for nail holes for laths. The soffit of one of the spine beams has been notched out, in conjunction with a ceiling joist, in order to provide space for a large piece of furniture, such as a settle or clock in front of the screen.

Northern Bay

The northern, original parlour was originally unheated and was simply approached via the Houseplace, in the customary relationship. This room has been adapted in modern times to contain the kitchen and a back door has been added to the west elevation, with a large squared stone lintel, probably in the late 18th century. The ceiling has a pair of

¹⁴ A comparable screen can be seen at: White Haywood Farm, Craswall, Herefordshire, 1635 – Mercer, plate 106

transverse beams with stop chamfers and most of the floor joists are also oak and stop-chamfered with a few exceptions close to the back door. These are included in the schedule of alterations, to restore matching stop-chamfered joists.

Southern Bay

The southern bay is two storeys, with a cellar. The cellar is dug out of the bedrock and has a segmental brick arched vault. There are the remains of a stone chamfered and mullioned window to the south gable of the cellar, although the mullion is missing. It is possible that the cellar is a late 17th century alteration (these are most commonly found under a parlour), although it would have been very disruptive, so the date it was built is inconclusive at present.

The ground floor room has a corner stone hearth with two phases of fireplace in-situ: a deeply-chamfered lintel and jambs of ca. 1680-1690, and another later, moulded stone surround in front, with a moulded cornice to the lintel and the remains of a cast-iron range.

The first phase stone masonry hearth was hidden by a thin layer of plaster / limewash which was in very poor condition and which has been removed in 2025. Cleverdon says it is of indeterminate date, but the discovery of the early stone surround provides dating evidence. There is a blocked window on the west elevation which predates the fireplace (straight joints reveal a relatively large former opening, its arrangement unclear).

The early hearth appears to be completely intact and was simply faced with another surround in the late 18th century or early 19th century when this room was used as a kitchen for independent living. There is a similarly detailed, large sized and chamfered stone hearth in the parlour at Horsley House Farm (Bradbourne) dated to 1640.

According to Cleverdon, since oatcakes were an important part of the staple diet, and needed a clean, smoke-free area to cook them in, an additional cooking hearth was desirable. This may be the origin of a number of small corner hearths to be found on gable ends of formerly unheated parlours. In this instance, however, the corner fireplace is large, decorative, and much more impactful and follows a national fashion, which is not well represented in the Staffordshire Moorlands (this is the only plan from Cleverdon's floor plans with a corner hearth). Corner fireplaces were first introduced and fashionable for a very short period in the late 17th century, from ca. 1670-1700¹⁵. This is, therefore, an unusual survival for the Staffordshire Moorlands. Comparable

¹⁵ Fireplace, Flues and Chimneys – SPAB Technical Note. "Corner fireplaces were typical of this period. They may have been influenced by court fashion after Charles II returned from exile in France, the Spanish Netherlands and Dutch Republic; but equally plausible is that they required less building materials than a chimney stack which was square on plan."

The plan of placing fireplaces in the corner of rooms came into fashion in royal circles and several were built in this form at the Queen's Palace at Greenwich and the King's Dressing Room at Hampton Court before this filtered down to the provinces (The English Fireplace - a History of the Development of the Chimney, Chimney-piece and Firegrate with their accessories from the Earliest Times to the Beginning of the XIXth Century', L.A. Shuffrey, 1912, p.164)

examples can be seen at Bryniorcyn, Llanfynydd, Flints of 1690¹⁶ and Holt Hill, Wrexham, and in Cheshire – Shotwick Hall, Malpas, The Old Grammar School, Weaverham (1683) and Woodlake House, Tattenhall (1683), and Episcopal Palace, The Close, Lichfield (1687-8).

The ceiling is lath-and-plaster, in fair to poor condition. This covers stop-chamfered beams and joists, so is probably an 18th century adaptation to create a clean, contemporary soffit for a parlour. The lathe-and-plaster ceiling will be repaired using traditional split oak laths and haired lime plaster. There is also a section of boarded soffit, which will be retained in-situ, unless otherwise agreed with the local planning authority.

The room is lobbied from the principal entrance into the dwelling by a plank-and-muntin oak screen. This is very similar to the screen in the Houseplace. There is a panelled door with moulded joinery and raised-and-fielded top panel which provide access into the room from the lobby. This door is typical of doors which are used in conjunction with small-framed wall panelling and has features which suggest it is late 17th century. There is no other evidence now for a panelled lined room.

The room also has an internal lobby / closet which is located over the cellar staircase, and which contains the bulkhead. This is lit by a small high-level window, which has not been enlarged. The outer face of this closet is lined in a fibreboard. The internal oak stud partition is in extremely poor condition. The decision on the treatment of this partition is not included in this phase of works.

The floor is red clay tiles, with a tiled upstand. This will need to be removed in order to insert underfloor heating and to allow the walls to dry out. Great care is needed to prevent any damage to the screen and stud partition. This is included in this current phase of works, as the new heating system for the ground floor needs to be undertaken in a single phase. However, it is proposed that details be submitted as a condition of LBC, following the removal of the tiled floors and sub-base.

The room originally had two entrances, the main entrance entering the main house via a lobby with plank-and-muntin screen. The west elevation has a blocked doorway to the opposite side, and this contains the same type of cambered / depressed arch door lintel. The massive wall which divides this end bay from the Houseplace is built of a fine ashlar and this provided a massive storage heater function, and was probably not originally plastered, as during the first phase this room was unheated.

There is also a small blocked former window or keeping hole adjacent to the former door on the west elevation, which has been blocked up. Another feature which we can date is the oval stone window, sometimes called an *oeil-de-boeuf*, which was inserted into the former doorway when this was blocked up and the room adapted into a heated Parlour. This is probably contemporary with the corner hearth. This window is made of

¹⁶ Smith, Peter. 'Houses of the Welsh Countryside – A study in historical geography', RCAHMW, 1988, p.119

two sections of stone, jointed horizontally, with a deeply chamfered surround. The deeply-cut chamfered stone is typical of ca. 1690-1700. This would have been embellished with a leaded light. There are many precedents for an oeil-de-boeuf fashionable classical window, from the 1630s, as seen in Inigo Jones Raynham Hall of 1635, and Sir Christopher Wren's Christ's Hospital (1672). The detail appears from the mid 17th century through to the early 18th century (e.g. Bury St. Edmunds Unitarian Chapel of 1711). This oval window is, therefore, a decorative, high status, addition. At a later date again, this was blocked up in brick. The bricks are probably 18th century but may be re-used as the internal cupboard is late 19th century.

The corner fireplace and the oval window suggest that the building underwent a fashionable makeover ca. 1680-1690 to turn the space into a heated Parlour and by 1775 the room was recorded as a parlour. The upper part of the south gable was remodelled in conjunction with adding the stack to serve the parlour and still contains narrower courses of masonry than elsewhere. At the same time, it is likely that the ground floor gable window was altered and lowered to create a window seat, and probably adapted with a sash window, which would be a very fashionable addition for the late 17th century.

First Floor

Both the southern bay bedroom and the middle bay were altered with the addition of hearths. These currently contain 1930s-50s tiled fireplace surrounds, of no particular value. The date that the flues was added is difficult to say without an intrusive detailed examination of the structure. It is likely that the first floor hearth over the Houseplace was inserted when the brick stack was inserted, ca. 1743, and we can see this as a staggered brick flue from the first floor landing behind the line of the smokehood. The southern end bay hearth may have been added more recently, in the 19th century.

The two bays in the upper part of the building above the Houseplace and room above the service room contain a closed truss with close studding between the middle rail of the floor below and about 400mm off the boarded floor to the tie beam, which is split by the door frame. All of these framed elements are pegged with double oak pegs and tenoned. The connecting doorway has an oak threshold in-situ, which is also stop-chamfered. Above the door is another horizontal rail, or collar tying the truss together and above that again is a King post and within the garret / attic a further yoke. There are large areas of lime plaster in-situ, and equally many areas that have deteriorated. There is a modern boarded cover to the back wall of the closed truss, which may be holding some of the lime plaster and wattle-and-daub in place. The original principal trusses are peg-jointed and support a ridge beam. This reveals that the overall height of the house has not changed, just the pitch of the roof and the height of the eaves.

The truss was altered when the eaves were raised and the roof pitch was altered. It is notable that Cleverdon refers to garret rooms over the first floor chambers, and the attic spaces are boarded in oak floorboards, so were intended to be use as part of the accommodation. They do not appear to have been lit and the space is so small that it must have been primarily intended for storage.

As part of the alteration of 1743, the truss has pairs of supplementary principal rafters attached to the two original principal rafters with oak spurs connecting them to the new wallplate. The purlins have probably been re-used and raised onto the new principal rafters. The original principal rafters of 1624 are in-situ, with a clasped and pegged ridge beam.

When the eaves were raised, it is likely that there was some rot in the ends of the tie beam as when the supplementary principal rafters were attached in 1743, the original truss was supplemented with coach bolts and additional curved spurs connecting the principal rafters to the new wallplate.

20th Century Alterations

There have been a few alterations to the building in the 20th century.

First Floor

Floorboards and plasterboard

The end bedroom to the southern bay has new floorboards throughout and the ceiling has been re-plastered in plasterboard, to both the flat soffit and sloping soffits.

The end bedroom to the northern bay of the house has partial replacement floorboards and the ceiling has been re-plastered in plasterboard, to both the flat soffit and sloping soffits.

The middle bedroom ceiling has been re-plastered in plasterboard, to the flat soffit and sloping soffits.

Ground Floor

The end room to the main house (northern bay) has been lined with breezeblock walls. These are all mid-late 20th century, pre-listing.

A new staircase was inserted to this end bay against the screen during the 20th century.

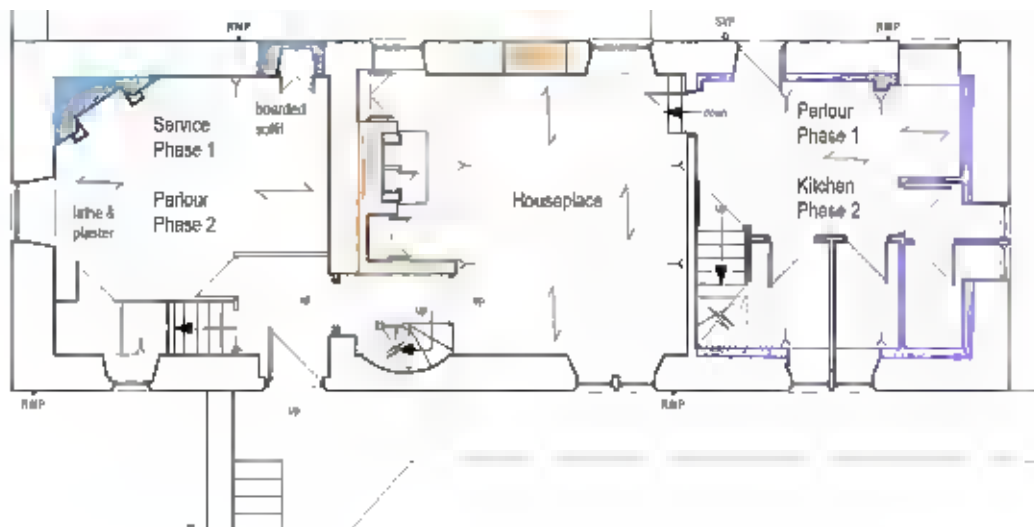
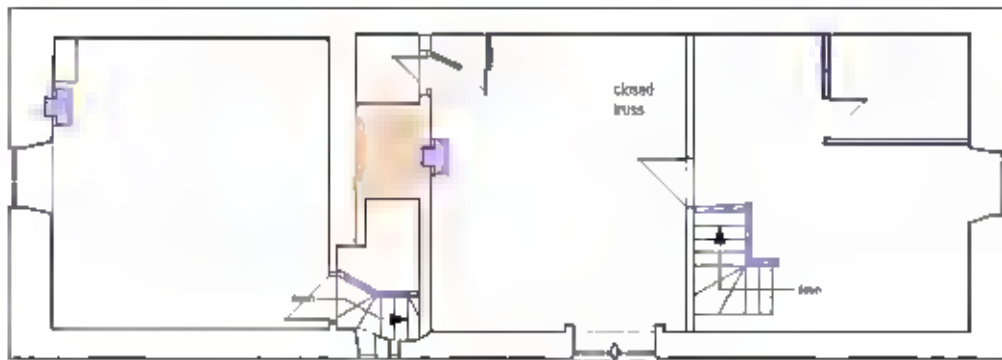


Fig. 11 PHASING PLANS

	1624 – white
	c.1680 – blue
	1743 – buff
	Early C19 – red
	C20 – lilac

Setting and Curtilage

The domestic curtilage of the property is now limited to the current garden boundary and the ancillary detached garage, which is approached via the adjoining access track. The barn, further along the track, was also part of the farmstead, but is now in separate ownership. The curtilage was once much larger and incorporated an additional walled enclosure to the west and a series of pigsties, which were attached to the farmhouse, being close they were where the whey from processing cheese and food scraps from the domestic kitchen were given to the pigs. This close relationship is common and is seen on the 1881 Ordnance Survey map. Furthermore, other large ancillary buildings were once located within an enclosure to the west, as illustrated on the Tithe map of 1843, as well as another ancillary farm building to the north east, alongside the lane, both of which had disappeared by 1882. The Tithe map also illustrates a walled garden enclosure to the south, which incorporates the southern gable of the house and a triangular area to the south, presumably garden or allotment. The historic description of 1628 refers to a 'hempyard', an 'orchard', and a 'garden' as distinct elements, all of which would be classed as curtilage.

Significance

The house is a locally important transitional building. The house had a smokehood in this transitional phase, of which there are some remains, rather than an open hall, demonstrating the transition to early modern housing. It is not a long house, as it did not house livestock, but contains 3-cells with a through passage and opposing doors behind the masonry stack of the central room.

In the north-west, the lower room of the three was more commonly a service room and in the north the through passage was common in houses of considerable status and of some antiquity.

The house has not been extended on plan, and its original plan form is, therefore, clearly expressed.

Similar examples can be seen at Reevey Gate Cottages, Kempsford (No. 136 - Mercer, 159) – late C17, Figure 1 plate 35 and plate 41 (Mercer, 55) and Sawood House, Hipperholme, at Brighouse dated 1631, which has the same plan form as Gate Farm, although the outer cells may have been subdivided, and that may be true for Gate Farm, in its original form. The exterior doorways at Sawood House also have depressed arched heads (plate 108 of Mercer).

The house contains a good proportion of its original internal fixtures and fittings from the 17th century (now relatively rare in the Moorlands) and a high proportion of its 18th century modifications. The loss of the original windows and doors and the remodelling

of the 1624 window openings has affected its significance; if these had survived in their original form it is likely that the building would have been listed at a higher grade.

Garage

The garage is ancillary to the dwelling and as such it is part of the residential curtilage of the dwelling at the time of listing in 1986, even though it is slightly detached. We have assumed that it is listed by curtilage definition (and this is stated in the Conservation Area Appraisal) although that decision ultimately rests with the local planning authority. The structure is 17th century in origin and is of the size and proximity to the dwelling that suggests it was likely a stable building. It contains its original deep stone plinth and internal features such as a large oak, principal rafter truss, with pegged apex, pegged tie beams and staggered pegged oak purlins, several low-level keeping holes and an oak-boarded stall for two horses to be tethered. There is evidence that the structure has been partially rebuilt at different times, with several blocked-up doorways, and remodelled with the partial demolition of an internal masonry wall, the addition of a mono-pitched extension which first appears on the 1899 OS map, and the insertion of a garage door in the 20th century. Nevertheless, the building contributes to the setting of the farmhouse and its significance as its agricultural form better reveals the status of Gate Farm as an important local farmstead, which was once much more extensive and of which there are only a few remains.

Contribution of Setting to Significance

The small tear-drop shaped enclosure to the west of the listed farmhouse is a croft which has been closely connected to the farmstead since the early 17th century and remains in the same ownership today. It is one of a number of enclosures which make-up a significant part of the early settlement characteristics of Foxt. This is expressed most clearly in the Foxt Conservation Area Character Appraisal which states,

“The bare bones of the ancient hamlet are readily understandable; although the earliest buildings date from the 17th century, or thereabouts, they sit within a much older framework of crofts and passageways, chiselled in part out of the bedrock and lined by walls of massive stones formed through field clearance.

The enclosures supported a form of early pastoral farming. The physical evidence for the early establishment of the settlement, however, is compelling and Iron Age farmers may have settled the spur which overlooks the Churnet Valley. Its strategic importance is best appreciated from the Kingsley road (A52) at around 200 metres AOD, where there is a direct line of sight to the knoll of the old ‘town’ of Foxt, a hamlet with as many as seven enclosures, and 17th century farmsteads, possibly the site of many more earlier houses.

It exhibits characteristics of the earliest settlements, located at the tip of a promontary, which could be defended, and it is significantly different from the nucleated settlements of the Midlands, where houses front a street with rear crofts aligned along a street.

Most of these crofts contained a 'toft' with a farmhouse and farmstead concentrated in one corner of each croft, but forming a variety of irregular, loose courtyard plans. Deeds for Gate Farmhouse of 1628 describe the variety of functions which took place within the enclosure and beyond in their part of the redistributed former open field and woods: "the dwelling house, the barn in the fold, the garden at the lower end of the house, the lower hempyard, the orchard, the croft beneath the orchard, the Stockings, the Pringle, the Weyte lands, the Doacle Ridding, the Green Hills ...".

The nodes of teardrop-shaped enclosures [are important open spaces] and contain paddocks and crofts which have shaped the form of the hamlet for generations. These private open spaces contrast with the clusters of development in corners of each historic enclosure. They are an intrinsic characteristic of the settlement, leading to glimpsed views and a strong sense of the antiquity of the settlement."

Gate Farm is prominent in the Conservation Area, perched on a gritstone outcrop and surrounded on two sides by public rights of way; from the small footpath, the front elevation can be seen. From the east, the access track passes two small gated entrances into the garden, both framed with gritstone stoops.

The rural setting of the farm and its associated land holding, gardens and ancillary buildings (including converted barn), all contribute to the setting of the farmhouse, but the land also has significance in its own right, within the Conservation Area, as described in the appraisal.

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Impact Assessment

The proposed works of repair and alteration are being undertaken in stages, and we are recommending conditions are applied flexibly as areas are uncovered, rather than all pre-commencement, which would not be practical for a householder undertaking the works themselves.

All works to listed buildings are considered under primary legislation, which is the Planning (Listed Buildings and Conservation Areas) Act 1990 – in particular section 66(1) and further planning policy and guidance in the form of the National Planning Policy Framework and further advisory notes contained in the NPPG and supplementary documents produced by Historic England.

All listed buildings are different, and each assessment is informed by expert opinion, in accordance with best practice and para. 207 of the NPPF – ‘the heritage assets assessed using appropriate expertise where necessary’. In this instance, the author is a full member of the IHBC, an accredited heritage consultant, with a background in architectural history, a postgraduate qualification in building conservation, and 38 years’ experience, including 21 years local experience of the buildings of the Moorlands.

Impacts are assessed using the following definitions:

Positive – high / moderate / low

Negative – high / moderate / low

Neutral

When dealing with multiple alterations and works to a listed building, we seek to reduce negative impacts to the lowest levels of harm or benign works, and in summarising impacts we arrive at an overall conclusion based on assessing the cumulative impacts, positive and negative. The local planning authority can either follow this constructive approach in assessing impacts under the 1990 Act and the NPPF, or can choose to take an approach which lists the harmful impacts and discusses whether the public benefits (which can include heritage benefits) outweigh the harm. Either approach is acceptable confirmed under case law but can vary on a case-by-case basis¹⁷.

¹⁷ Court of Appeal's judgment in *R. (on the application of Palmer) v Herefordshire Council* [2016] EWCA Civ 1061 - ‘I would accept Mr Reed’s submission for the council that where proposed development would affect a listed building or its settings in different ways, some positive and some negative, the decision-maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.’ per Lewison LJ at [29]

City & Country Bramshill Ltd v SSHCLG [2021] EWCA Civ 320 - Whether the balance is to be struck ‘internally’ or whether it should be struck between harm and public benefits will vary case by case.

R (Juden) v London Borough of Tower Hamlets [2021] EWHC 1368 – [78] – ‘where a proposal includes both positive and negative heritage elements, as part of the works to a listed building, or its setting or to a conservation area, it is open to a decision-maker under the LBA, either to treat them together as reducing or eliminating the heritage harm against which other benefits have to be set, or to add those heritage benefits in later as part of an overall planning balance. In each instance, the heritage harm, netted off or not, would have to be given significant weight.’

Window Replacement – Approach

All of the existing windows are modern uPVC windows and are double-glazed. Having considered the windows in detail, it is clear that the majority of the original openings have been altered at some point in time. The approach is to take a more authentic approach to the windows, by reintroducing metal casements which are based on period windows but incorporating double-glazing. This is justified because it is both a visual improvement from the white uPVC which is particularly out-of-place, as the metal windows have slim unobtrusive frames, and it is a reasonable compromise because window openings have already been altered. There is no compelling reason why we would install single-glazed windows when they have all been altered. There are, however, two instances where we are proposing single glazed authentic leaded-light windows, where the openings are less altered and where we consider this would be a significant enhancement (the restoration of the oeil-de-boeuf window, and the restoration of the closet window inside the former Parlour).

Impact – we consider the impact is moderately positive overall. The precise details of the windows should be subject to a LBC condition (see schedule on pages 51-52).

Precise dimensions and fixing methods cannot be provide until the uPVC windows are removed because the uPVC frames are covering the jambs and mullions.

Door Replacement – Approach

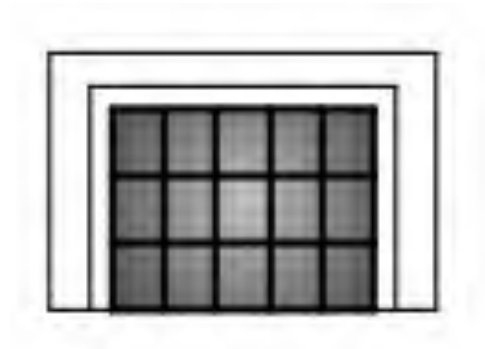
All of the existing doors are white uPVC. The proposal is for period doors to replace the uPVC, each a bespoke design that is authentic to the period of the opening.

Impact – we consider the impact is high positive.

Window Replacement Schedule

Front Elevation (east)

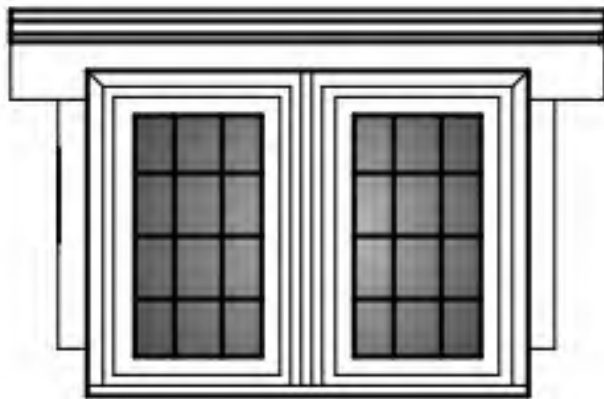
GFW9



GFW9

The original window has been modified by cutting out the chamfer on the lintel and by removing the deep chamfer on the cill. This window is so small that it is unlikely it ever had a mullion. As this window will serve a WC and it is close in size to the original window, a true leaded light window with true lead comes is proposed for this opening and as it will not have a metal sub-frame the distribution of comes in a rectangular pattern will be bespoke for this window, rather than standardised to match others. The cill will be dressed in Code 4 lead.

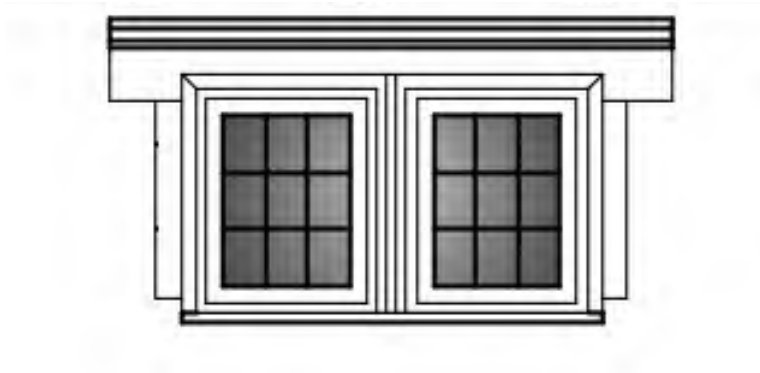
GFW1



GFW1

This window to the Houseplace has been altered with the removal of the deep chamfer to the cill and the cutting out of the secondary chamfer to the lintels and jambs, and the introduction of a new mullion. As a result, the white uPVC frames sit further forward than the historic leaded lights. The proposed windows are a pair of metal side-hinged casements with black-painted finish (or similar), retaining the mullion in-situ, but inserting a new Code 4 lead flashing to the cill. Windows will be double-glazed with applied faux lead. This is an enhancement and more sympathetic than white uPVC, whilst reducing the impact of the white uPVC frames, increasing the amount of light with slim metal frames, and adopting a rectangular form of leading as a nod to 18th century changes.

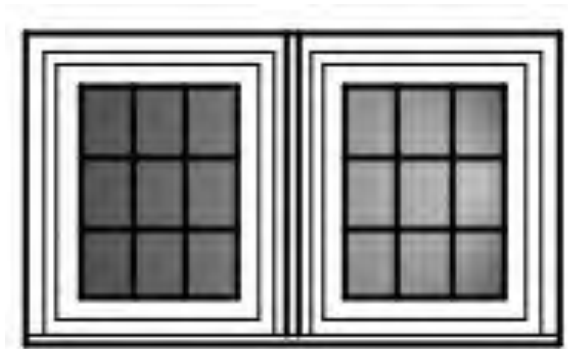
GFW2



GFW2

This window to the first phase parlour retains more of its original cill than GFW1, with just the deep chamfer removed, the head cut out and some modifications to the jambs and a replacement mullion. The original joint for the centre mullion is visible, demonstrating it was always a 2-light window. The proposed windows are a pair of metal casement windows with black-painted finish, or similar, retaining the mullion in-situ, but inserting a new Code 4 lead flashing to the cill. Windows will be double-glazed with applied faux lead. This is an enhancement and more sympathetic than white uPVC, whilst reducing the impact of the white uPVC frames, increasing the amount of light with slim metal frames, and adopting a rectangular form of leading as a nod to 18th century changes.

FFW3

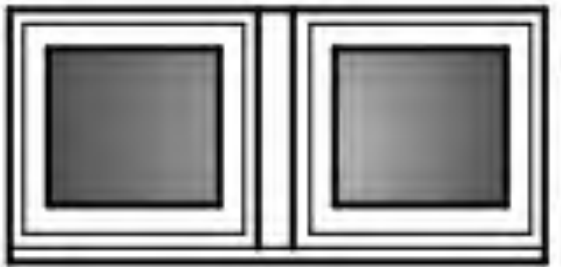


FFW3

The dormer window has been altered with the cutting out of the original cill. The small pieces of stone to either side of the window, below the jambs are remnants of this cill. The mullion is a replacement, but the chamfered form of this mullion may indicate that the window was enlarged in the 17th or 18th century. The proposed windows are metal casements with opening lights and a black-painted finish, or similar, retaining the mullion in-situ, but inserting a new Code 4 lead flashing to the cill. Windows will be double-glazed with applied faux lead.

North Gable

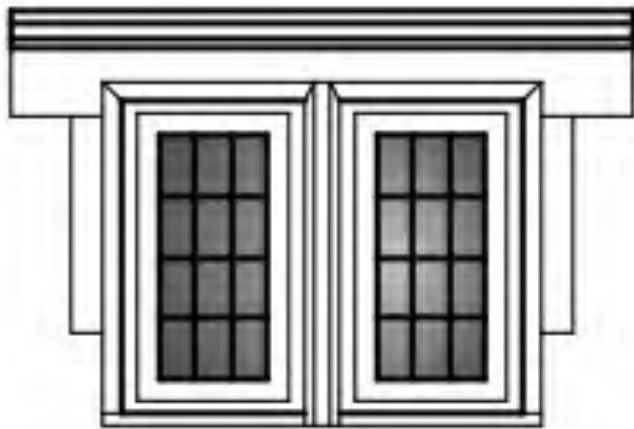
GFW3



GFW3

This window is a modern insertion, probably added in the 20th century. There are no details which would date the opening. The central mullion is a recent addition (pers. comm. A Wilbraham). The proposal is to replace the uPVC window with plain metal opening casement windows, painted black, with plain double-glazed sealed units. As this is a modern opening, this approach provides a simple treatment which removes the starkness of the white uPVC and is at the same time sympathetic to the historic window openings.

FFW4

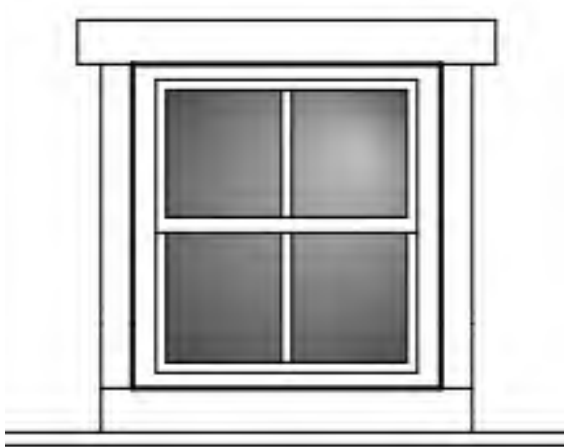


FFW4

This window to the north gable has been altered with the removal of the deep chamfer to the original stone cill and the cutting out of the secondary stone chamfer to the lintels and jambs. Unlike the 17th century windows to the front elevation, this window is missing a central stone mullion, and it is proposed that a mullion be reintroduced to match those on the front elevation. The proposed window is a metal casement with black-painted finish (or similar), inserting a new Code 4 lead flashing to the cill. Paired casement windows will be double-glazed with applied faux lead, as this elevation is seen in conjunction with the front elevation. This is an enhancement and more sympathetic than white uPVC, whilst reducing the impact of the white uPVC frames, increasing the amount of light with slim metal frames, and adopting a rectangular form of leading as a nod to 18th century changes.

South Gable

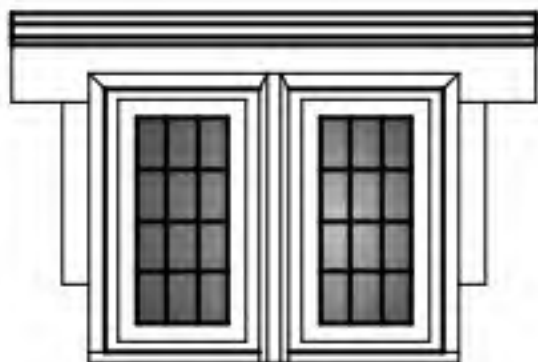
GFW8



GFW8

This window has been remodelled multiple times. The straight joints reveal a much deeper window, and this is coeval with internal straight joints and a possible window seat, with evidence that this had a sash window when it was a parlour. The two stone jambs are much later than the sash window and may be quite recent additions as stone mullions appear to have been added throughout the building during the 20th century. The current window is unsightly and there is no surviving evidence for a mullioned window in this opening. The stone surrounds will be repaired with samples of stone and sections to be submitted as a condition of LBC. The repaired / new stone jambs will support the end of the lintel, which cannot be enlarged. The intention is to restore a timber sash window to this opening, with a single true vertical glazing bar, with exposed, traditionally-weighted sash boxes. The window will be double-glazed with slim units (4/4/4), with 7mm sightlines, finished in putty and painted, the precise details to be specified and true ovolo-moulded or ogee glazing bars. This is a very positive enhancement.

FFW5

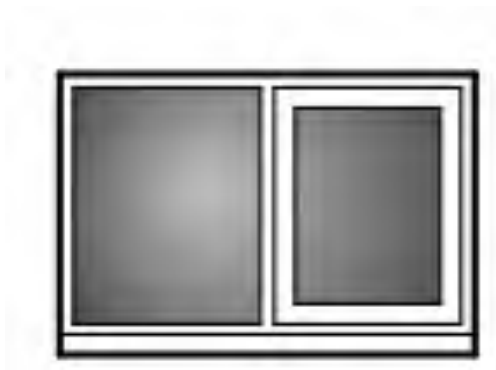


FFW5

This window to the south gable has been altered with the removal of the deep chamfer to the original stone cill and the cutting out of the secondary stone chamfer to the lintels and jambs. Unlike the 17th century windows to the front elevation, this window is missing a central stone mullion, and it is proposed that a mullion be reintroduced to match those on the front elevation. The proposed windows are a pair of metal casements with black-painted finish (or similar), inserting a new Code 4 lead flashing to the cill. Paired side-hinged opening metal casement windows will be double-glazed with applied lead. This is an enhancement and more sympathetic than white uPVC, whilst reducing the impact of the white uPVC frames, increasing the amount of light with slim metal frames.

Rear Elevation (west)

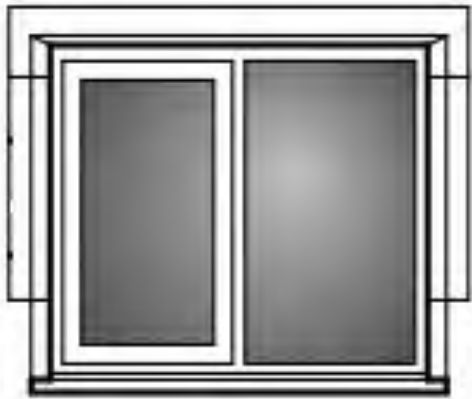
GFW4



GFW4

This window is a modern insertion, probably added in the 20th century. There are no details which would date the opening. The proposal is to replace the uPVC window with a plain metal casement framed window and a side-hinged single opening casement, all painted black, with plain double-glazed sealed units. As this is a modern opening, this approach provides a simple treatment which removes the starkness of the white uPVC and is at the same time sympathetic to the historic window openings.

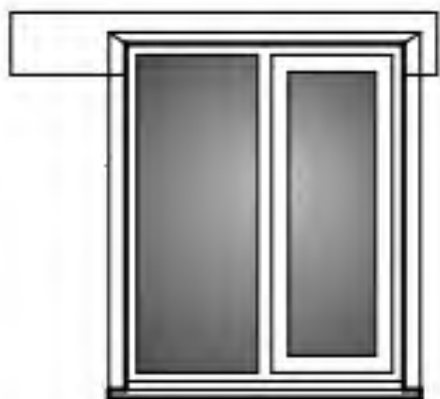
GFW5



GFW5

This window to the rear elevation of the Houseplace has been altered with the removal of the deep chamfer to the original stone cill and the cutting out of the secondary stone chamfer to the lintels and jambs and the removal of the central mullion. The proposed window is a metal window with a fixed direct-glazed panel, and a single, side-hinged metal casement, all with a putty finish, and painted black (or similar), inserting a new Code 4 lead flashing to the cill. Paired casement windows will be double-glazed without applied lead. This is an enhancement and more sympathetic than white uPVC, whilst reducing the impact of the white uPVC frames, increasing the amount of light with slim metal frames.

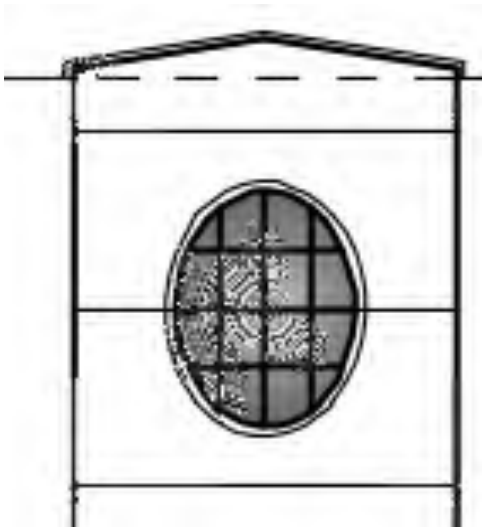
GFW6



GFW6

The 'fire window' was a small mullioned window set into the smokehood. Fire windows were typically smaller than the other windows. The window cill has been significantly lowered, but the lintel and the left jamb is still evident. The window has also been cut back to remove the double chamfer and the central mullion and widened. The vertical joint is on the line of the original mullion. The proposed window is a metal window with a fixed direct-glazed panel, and a single, side-hinged metal casement, all with a putty finish, and painted black (or similar), inserting a new Code 4 lead flashing to the cill. Paired casement windows will be double-glazed without applied lead. A simple and sympathetic replacement is a metal frame, painted black, so visually recessive, with plain double-glazed sealed unit.

GFW7

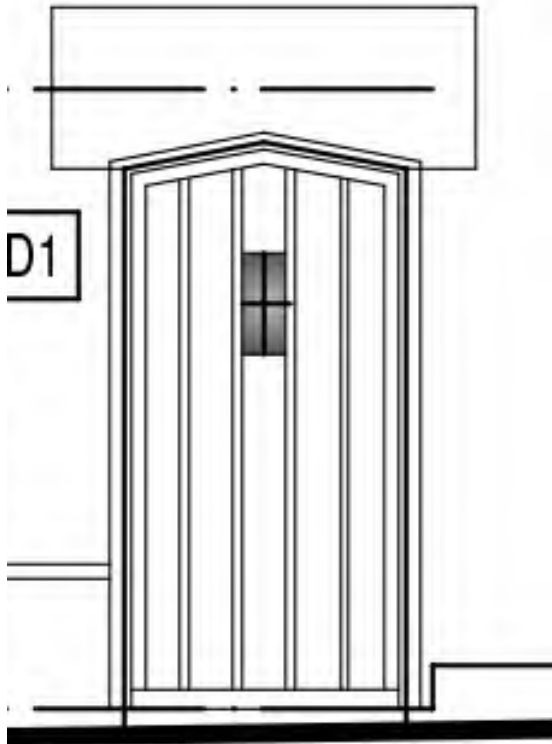


GFW7

This is a former oeil-de-boeuf window from the late 17th century. The proposal is to restore a true leaded-light window to this opening with true lead came and as it will not have a metal sub-frame the distribution of comes in a rectangular pattern will be bespoke for this window, rather than standardised to match others. It does not need a separate cill detail as the whole surround is chamfered and unaltered. This provides some restoration but does not restore the door opening, so two primary phases of development will still be evident.

Doors

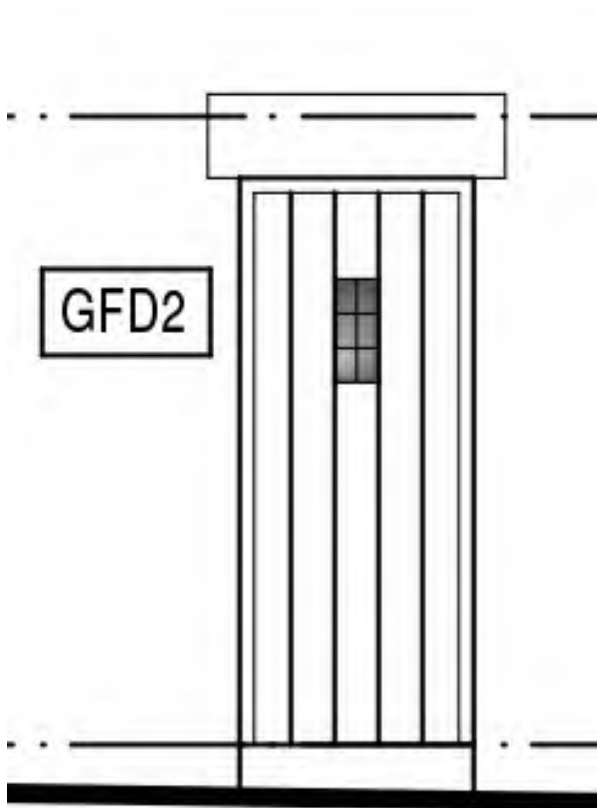
GFD1



GFD1

The original front door opening remains in-situ but has been altered with a uPVC door in the reveal. The original door was located in a rebate behind the masonry. The proposed alteration will restore an oak boarded door with moulded cover fillets to the original location, as in the example below, with a weatherboard which is typical of the 17th century (see photo of similar 17th century door in Endon), and very small genuine 'leaded light'. This proposal is a very positive enhancement.





GFD2

This door served the kitchen (which was recorded in 1775) and the opening was probably added in the 18th century, although there is a modern steel lintel to the back of the stone lintel. It is a narrow doorway with a plain stone lintel and is now a white uPVC door. The proposed door is a timber boarded door with scratch moulding to the panels, which is typical of the late 18th century.



Door Schedule

Doors

Front (east) door

The proposed door is an oak boarded door with applied cover fillets. This is typical of the early to late 17th century. An example is illustrated from Brook Lane, Endon.

The applied fillets were used to cover the joints between planks, which helps to make them draught-proof. Fillets also run around the door shape, so reflect the depressed arch, and are set slightly back from the edge of the door, to create a rebate for the door to close neatly onto the frame. Hinges were often set on the outer face of the door and pass beneath the fillets from the 16th century up to the mid 17th century. In this case, for cost reasons, the hinges are fixed to the back of the door, as with the example from Endon. Examples of plank and batten doors can be seen in Hall's publication – page 15 – 1634 Sussex, 1624 Gloucester, 1674 /Gloucester.

For a weather-tight and draught-proof door, the boards need to sit within a timber frame rather than close onto the masonry. The door frame will sit in the original rebated masonry and will be trimmed to avoid removing the pintles and hasp. This means that the depth of the original doorway and its masonry reveal will be visible once again. A small light will be constructed within the centre panel of the door.

Rear (west) door

The proposed door is a plain boarded door. The opening is either 18th century or 19th century and the door reflects its secondary role and is simpler in design, with bead-and-butt (scratch-moulding) joints. This will also have a small glazed pane with leaded lights.

Internal Doors

There are four existing historic doors in the property:

1. Door to parlour (GFD8) – this panelled door is typical of doors of the late 17th century and is missing its double-headed thumb latch but there is the ghosted remains of escutcheon plates typical of the late 1670s (Hall, 20, p.56) and remnants of decorative H-hinges, typical of ca.1680. No alterations are proposed to this door in this phase.
2. Door to closet in parlour (GFD10) - No alterations proposed to this door. This will be simply repaired.
3. Door between bedrooms over Houseplace to first floor (FFD3) – no alterations proposed. This will be repaired by remove modern gloss paint, subject to a method statement and agreeing trials of paint removal.
4. Door to first floor cupboard over Houseplace (FFD4) – no alterations proposed. This will be repaired by remove modern gloss paint, subject to a method statement and agreeing trials of paint removal.

Three of these doors have traditional wooden latches, which are typical of the early 17th century (see Hall, page 29, 1621 Suffolk, 1628 Gloucester).

Proposed New Doors

See drawing ref. 2024-2949-13 – internal door details

Ground Floor

Door between the Kitchen and Living Room (GFD4)

Door between the Living Room and Lobby (GFD7)

Both of these doorways have modern doors and the proposal is to have boarded doors, comprising unpainted oak vertical boards, with a scratch moulding to the joints, and ledges to the rear (no braces), finished with blacksmith waxed strap hinges, thumb latches.

Door to cellar stairs (GFD9)

This door is a modern door with old strap hinges. This will be replaced with a boarded oak door of three boards and ledges to the rear (to match that to the closet) fixed onto existing reconditioned hinges.

First Floor

There are two further doors proposed to the first floor, both within new partitions to a third bedroom (FFD1) and bathroom (FFD2). There is a further door to the separate bedroom (FFD5) and a further door to the bathroom (FFD6).

The proposal is to have boarded doors to each of these new doors, comprising unpainted oak vertical boards, with a scratch moulding to the joints, and ledges to the rear (no braces), finished with blacksmith waxed strap hinges, thumb latches.

Restoration of 17th century fireplace surround

The proposal involves removing the later, early 19th century fire surround to the former parlour (proposed snug) and restoration of the large 17th century fireplace, which remains intact. This requires simple re-pointing and the creation of a metal plate to baffle draughts inside the chimney breast, which will need to be designed. Although this involves some loss of historic fabric with the removal of the moulded stone mantelshelf, which is part of the development of the house, there is strong justification to restore the 1680s hearth for the following reasons:

- a) this was a major phase of upgrading to the building and was carried out with high level of sophistication to create a large hearth with striking masonry form, which remains in-situ,
- b) the hearth relates to the use of the room as a parlour, and is cohesive with other elements such as the plank-and-muntin screen and the oeil-de-boeuf window,
- c) the later hearth is in poor condition and was quite makeshift and utilitarian in design, with rendered brick jambs.

Impact – we consider the impact is low negative overall.

See: Drawing ref. 2024-2949-16 – ‘snug’ – former parlour fireplace details elevation.

Restoration of 18th century fireplace surround to central room

The removal of the 1950s range has revealed the 18th century fireplace surround (see photos 18 and 19). The back of this hearth is in poor condition. Options discussed for repair have revolved around whether to repair the masonry, which would require extensive reconstruction, or to install a metal fireback (which would be very large) and the final option which has been arrived at is to build a separate freestanding brick wall in front of the rubble stone. This would be built in handmade 2-inch red bricks. This would then read as a later sympathetic alteration without removing any fabric of consequence.

Impact – we consider the impact is low positive.

See: Drawing ref. 2024-2949-09 – elevation and section of fireplace to central room.

Internal Partitions and Bathrooms

The proposal is to create two bathrooms at first floor level with timber stud partitions; one of these replaces an existing bathroom, which has sub-divided the northern bedroom; the second bathroom, in the southern bedroom, is a new partition. This room cannot function without a bathroom, as it is historically independent of the main part of the listed building, with a separate staircase and was not in use as a bedroom, its original purpose; the room has no features or cornices, so the subdivision causes no harm. Each bathroom will be ventilated under the Building Regulations requirements with a small tile vent, and a fan within the roof space. Each bathroom is proposed to have a small conservation rooflight, as provided by The Rooflight Company. This is for amenity and is considered a reasonable alteration given that this is the smallest rooflight on the market and located on the rear roof slope.

Repairs to Oak Beams

The oak spine beams to the ground floor northern bay have suffered from some rot to their ends bedded in the walls. There is also rot in the ends of the original tie beam that serves the first floor closed truss. It is proposed that these be inspected by a conservation-accredited engineer and that the repair be designed by the engineer. It is likely that the repair to the spine beams will be by a steel flitch plate and that the tie beam will be repaired by consolidation of timber. We recommend that this be the subject of a LBC condition because it demands that the breezeblock walls be removed first (see suggested condition).

Floorboards

Floorboards that require local repair using matching section oak timber are shown on the drawings – ref. 2024-2949-11

Floor joists

Floor joists that require local repair using matching section oak timber are shown on the drawings – ref. 2024-2949-11

Wattle-and-Daub

The wattle-and-daub has deteriorated, and the lime plaster face has fallen away from large areas of the walls. The intention is to repair the existing wattle and daub by

consolidating missing areas of plaster with a new lime plaster face, applied after pre-wetting with a fine mist spray in three coats, the two base coats in a haired lime plaster, with a fine finishing plaster top coat and a limewash paint. Areas of losses can be built up with the two base layers and stainless steel mesh for local areas, fixed with non-ferrous washers.

The repair will be staged so that the exposed face is consolidated prior to removing the hardboard to the opposite face.

Care will be taken when removing the hardboard covering the non-exposed face of the wattle-and-daub in case the plaster has any evidence of a historic painted finish.

Cleaning Timbers

The ceiling timbers within the Houseplace and the exposed underside of the boarded floors from the ceiling above are heavily smoke-blackened and spots of mould are prevalent from the spaces having been unventilated for a long time, with a high degree of moisture inside the building. These will need to be cleaned, and the soot and smoke will need to be removed. Trials of steam cleaning have provided positive results. It is anticipated that steam cleaning will be a gentle and non-abrasive way of removing the soot and smoke blackening from the oak. It is, however, better to condition the method of cleaning (not pre-commencement), in case this method is not effective throughout the property and alternatives have to be considered.

Wall Plaster

Much of the lime wall plaster has deteriorated or has been patch repaired in gypsum, and will require replacement. These are relatively local areas on the inside face of the external walls, as the internal cross walls are largely unaffected. Modern red clay tiles have been used as a skirting / upstand and these will need to be removed to allow the base of the walls to dry out. Below the bottom rail of the plank-and-muntin screen a large band of cement has been added. This also needs to be removed and the base of the wall, which is stone masonry, allowed to dry out and re-pointed in a lime mortar.

The original plastered kitchen walls are inaccessible and have been hidden by concrete blockwork. In practice, therefore, it is likely that the original plaster to these external walls is sodden, having been unventilated for a long time. The fallback position for this application for LBC is that all walls will be re-plastered in a lime insulating plaster. The exact specification for the lime plaster should be conditioned and will depend on what is found with the ground conditions and the relative dampness and condition of the walls. Options which need to be considered include hemp, cork, or plain haired-lime plaster and options will need to be reviewed once the breezeblock and gypsum plaster has been removed and the masonry has been inspected. Areas which are found to be in good condition and intact will be retained, but decisions will need to be made on a local basis. The assumption is that all plaster will be replaced and that the detail will need to be conditioned, so that this follows the removal of the existing plaster.

First Floor Ceiling Plaster

All of the ceilings to the first floor have been re-plastered at some point during the previous 50 years using plasterboard and there are no surviving lath-and-plaster soffits at first floor level. The proposal is to remove all old plasterboard and to upgrade the underside of the rafters and ceiling joists with insulation and reinstate plasterboard, plaster and paint finishes, maintaining an air gap of 50mm. The detail of this is illustrated in the sectional drawing showing a section through the plaster, board and insulation. Oak purlins will remain unfinished and exposed.

Ref. Drawing no. 2024-2949-15.

Heating and Alterations to Floors

The building is largely unheated and never had central heating. The previous occupier relied on a large 1950s range in the Houseplace (Living Room) for heating. The kitchen was unheated, the bedrooms were unheated (with the exception of coal fires), and the southern bay was not in use. There is a range cooker in that southern bay but this is in very poor condition and is missing many elements which have rusted away. That unfortunately is too deteriorated to be refurbished or made usable.

The approach to heating is to provide a gas-fired boiler, which will provide radiators to the first floor rooms. The ground floor will be heated by background under-floor heating, supplemented by solid fuel stoves. A small test pit has been dug in the Living Room floor, which is a red clay tile. This floor is likely to be early 20th century and is not of special interest. The red clay tiles lie on a shallow bed of mortar which lies directly onto bedrock. The original floor finish has been removed and is likely to have been deeper stone flags. The floor of the Living Room is lower than those of the adjacent spaces, probably as a result of changing the material from stone flags to tiles.

The proposed treatment is to lift the red clay tiles and remove the mortar bed, then to add a thin levelling screed and a thin layer of insulation, so that the bedrock does not become a heat sink, followed by either a wet system of underfloor heating pipes or, if there is insufficient space, electric underfloor heating. The kitchen floor finish will be tiled or stone whilst that to the Living Room will be engineered timber.

It is not feasible to insert a limecrete type floor to these two spaces and undesirable to dig out the floor, other than to remove the mortar bed. Until the modern coverings are removed, and the level of the bedrock understood, the decisions on the method of under-floor heating cannot be determined. The floor level in the Living Room will be slightly raised from existing to attempt to level it with the door threshold from the main entrance door. One of the modern tiled steps from the kitchen will be removed.

Services

The following new services are proposed:

Waste – new soil waste pipes to both front elevation and rear elevation, internally fixed, with terminals through the roof. This replaces the single existing soil pipe which is externally mounted. The second (new) soil pipe will be connected to the drainage system through a pipe underneath the ground floor of the parlour. The soil stack will be vented by a terminal through the roof. This is justified in order to provide a downstairs W.C. The first floor bedroom (and new bathroom) to this southern end-bay are independently accessed via the second staircase, so this modification is considered to be reasonable to bring the dwelling to normal habitable standards.

Impact – neutral / minor positive heritage benefit as whilst it is a like-for-like replacement of an existing soil stack there is a slight visual improvement by removing the external clutter. The second flue vent is low-key and has a very slight negative impact but is justifiable as it ensures the dwelling is viable as a complete unit, whilst the lower bay was historically mothballed, without a W.C. / bathroom.

Gas

The new gas supply will require gas supply pipework to be piped through the loft space to the boiler in the cupboard and a boiler flue projecting from the roof. The provision of a new gas supply is accompanied by an external gas meter box adjacent to the rear door (see image right).



Electrical supply – existing supply (no external alterations – new consumer unit).

Water supply – existing supply (no alterations)

TV – aerial to loft space.

No BT supply – wireless router.

Ventilation

Roof vent tiles are proposed for electrical fans to WC / bathrooms. The vents are bespoke for plain clay tiled roofs and are finished in a blue/grey colour.

Extraction for cooker hood. A small 4-inch vent is proposed to vent the kitchen extract through the wall. This has a standard brown PVC vent, to comply with electrical regulations / or black cast-iron vent, to be confirmed by condition, once the electrician is appointed.

Drainage run – the mains drainage connections will be via the existing system with an extension to include the floor of the southern bay.

Setting Considerations

Landscaping and External Works

The farmyard was once much more extensive with several walled enclosures comprising a series of yards around the farmhouse, and separate domestic enclosures, including a larger area of garden to the south, all depicted on the 1843 Tithe map (see figure 3). At present, the domestic curtilage is tightly drawn and excludes the south gable of the property. There is also a drystone wall attached to the front and rear elevations of the house which separates part of the house from the field. The only way to get access to the south gable for maintenance or cleaning is either via the field, by walking down the lane to the field gate or by clambering over drystone walls. The proposal is to extend the garden so that the gable of the dwelling falls within the domestic curtilage and to add a small area of gravel-dressed area for sitting outside (there is nowhere level at present). This includes removal of the small section of drystone walls which abut the east and west flank walls; it is a modest alteration to the domestic curtilage, which is supported by map evidence. It is likely this is the area described historically as ‘the garden at the lower end of the house’. The mounting block in the front garden wall and the evidence of the former building in the wall, as depicted on the Tithe map, will be retained in-situ. The new boundary wall will be built in pink gritstone by a professional drystone waller using local stone. This has no impact on the significance of the listed building or the character of the Conservation Area and is a practical way of assisting with maintenance of the listed building.

See drawing ref. 2024-2949-14 – site plan with pond and curtilage

The proposal incorporates a domestic garage within the edge of the field. The existing garage (former stable) is too short and too narrow to practically function as a garage for today’s cars (although it might accommodate a Fiat 500 at best) and has been altered to part remove the internal masonry dividing wall, which has contributed to the bulging wall to the back elevation. The proposal is to supplement this former farm building with a new detached garage; the design has been altered and reduced to a single garage and carport in order to reduce its visual impact and it has been designed to cluster with the outbuildings, to reduce its impact on wider views and the openness of the croft. The new garage and the existing stable / workshop will then serve to provide a level of ancillary buildings to support the maintenance of the large paddock and gardens. This area was also once part of the curtilage of the farmhouse / foldyard, as depicted on the Tithe map and integrated the large detached barn within the farmstead, now in separate ownership. The Tithe map also shows another large farm building close to the proposed location of the garage. The proposed garage is smaller than the building recorded in 1843. There was also another building within this area recorded on the 1967 OS map (figure 6). There is, therefore, justification, based on documentary evidence, that the curtilage was once much larger, and the proposal keeps this tight and close to the existing buildings, to reduce the visual impact of extending into the field. This has no impact on the significance of the listed building and by keeping it physically close to existing buildings, it has no impact on the Important Open Space (the croft) and the character of the Conservation Area. It is a practical way of assisting with maintenance of the land and supporting the use of the listed building as a dwelling,

which has limited external storage at present. It is considered to be reasonable for a domestic property to have an ancillary garage under these circumstances.

In conjunction with the construction of a garage it is proposed to create an area of driveway with traditional field gate and gravel-dressed (40-20mm clean limestone) free-draining topping for the driveway. There is also a proposed small new pedestrian gate in the drystone boundary wall of the dwelling for access to the property from the garage and a pathway from the garage. Fences and enclosures are kept to a minimum to reduce visual clutter. This has no impact on the significance of the listed building or the character of the Conservation Area.

Drystone wall details and gate details are illustrated on Drawing ref. 2024-2949-12.

Garage Design

The proposed garage has been designed in timber, which is an ancillary and arguably less permanent material. This significantly reduces the size of the structure and maintains the clear visual relationships between the 17th century farmhouse, stable building and barn, all of which are of historic interest, authentic and built from local stone. The garage will be subservient to these, and, by using a timber which weathers to a silver-grey colour and Staffordshire blue clay tiles, it will quickly blend into the background. This has no impact on the significance of the listed building or the character of the Conservation Area.

Conclusions

The approach to this listed building has been to understand its significance, by using an expert heritage consultancy, with conservation-accreditation, and thereby understanding the importance of the different elements and phases, and the impact of the alterations to the building. The applicant has and will take a sympathetic approach to the adaptation of the building for 21st century needs, to provide a well-maintained listed building. The approach will remove the harmful effects of cement mortar, concrete, and gypsum plaster and will involve best-practice conservation techniques and methods of repair, all of which are the desired outcome of the new owners, who see themselves as custodians and recognise the local and national importance of the listed building.

Works which are required to install modern services to make the building habitable (with heating where there is currently none and to bring all parts into use with a second bathroom) are marked as low negative in the table and they are minor works which can be considered to be justifiable and benign in order that the building is brought into full use.

The impacts are assessed as a summary table overleaf, with an overall conclusion of positive impact / heritage benefit. We consider, on the basis of this assessment, that the works **do not harm** the significance of the listed building and **that paragraph 215** of the NPPF 'less than substantial harm' **is therefore not engaged** and that the Local Planning Authority does not have to weigh public benefit in the planning balance.

Summary Impacts Table

Area of Work	Impact
Window replacement	Moderate positive
Door replacement	High positive
Re-pointing of gable and local re-pointing elsewhere, including repair and re-pointing of brick chimney stacks	Moderate positive
Cast-iron rainwater goods	Moderate positive
Replacement of gypsum plaster and concrete blockwork outer walls and partitions with lime plaster and restoration of plan form - kitchen	High positive
Structural repair of spine beams and oak lintels	neutral
Floorboard repair / reinstatement in oak	Low positive
Oak joist repair in oak to match	Moderate positive
Repair of wattle-and-daub closed truss	High positive
Cleaning of smoke-blackened and mould to oak ceiling in Living Room	Low positive
Cleaning of limewashed oak to kitchen	neutral
Replacement of tiled floors with timber and natural stone tiles	neutral
Restoration of 17 th century stone hearth surround to parlour	Low negative
Restoration of 18 th century stone hearth to central room	Low positive
Partitions to first floor rooms (n and s cells)	neutral
W.C. to ground floor closet	neutral
Removal of cement mortar to base of plan-and-muntin screen and re-pointing of stone plinth in lime mortar	Moderate positive
Insertion of conservation rooflights	Low negative
Removal of external soil stack and replacement with internal stack and external vent	Low positive
Addition of soil stack to roof of east elevation	Low negative
Addition of boiler flue to west elevation roof	Low negative
Repair of lath-and-plaster ceiling in haired lime to southern bay	Moderate positive
Removal of cast-iron range	Low negative
Replacement of internal modern doors with boarded doors	neutral
Gas meter box	Low negative
Extract vent to kitchen	Low negative
Construction of timber garage	neutral
Insertion of gate into boundary wall adjoining field	neutral
Addition of drystone boundary wall to new garden enclosure	neutral

The overall conclusion is that the impacts are positive overall and well justified.

The planning authority is, therefore, asked to approve the applications for Listed Building Consent for the full repair and alteration of the listed building and minor alterations to boundary walls, and Planning Permission for the garage and additional boundary walls, including modest works to extend the domestic curtilage.

Suggested Conditions

Windows

Following the removal of existing uPVC windows, detailed sectional drawings of the new metal window frames and casements, sections through double-glazed sealed units, and the method of fixing the windows and the glass shall be submitted to and approved in writing by the local planning authority.

Prior to the replacement of the sash window to the southern gable, detailed sectional drawings of the traditionally-weighted sash window, including the relationship with the outer and inner faces of the masonry wall, the meeting rail (which shall have no horns) and the section through the glazing bar and double-glazed sealed units, which shall be finished with a putty face, shall be submitted to and approved in writing by the local planning authority.

Prior to the installation of the sash window, samples of the stone for the replacement stone jambs, lintel and new stone cill incorporating the proposed method of tooling, and sectional drawings through the new stone cill and jambs shall be submitted to and approved in writing by the local planning authority.

Doors

Prior to the removal of uPVC doors, internal and external elevations at a scale of 1:10, and full-size sectional drawings of the new timber doors and door frames shall be submitted to and approved in writing by the local planning authority.

Re-pointing

Prior to re-pointing, a 1-metre square sample panel of lime mortar pointing, using NHL 3.5, shall be submitted to and approved in writing by the Local Planning Authority.

Structural Repair

Following the removal of the breezeblock walls, details of the structural repair of the spine beams and the tie beams and details of the repair or replacement of embedded oak timbers, including oak lintels, shall be specified by a conservation-accredited structural engineer and shall be submitted to and approved in writing by the local planning authority.

Floors

Following the removal of the tiled floors and prior to replacing floor coverings, full details of the method of upgrading and insulating the ground floors and the type of underfloor heating, and final finished floor material shall be submitted to and approved in writing by the local planning authority.

Chimney breast

Samples of bricks and a specification for the brick bond and mortar mix for the inserted brick to the back of the Living Room fireplace shall be submitted to and approved in writing by the local planning authority.

A specification for the repair and consolidation of the internal lining of the smokehood shall be submitted to and approved in writing by the local planning authority.

Plaster

Prior to re-plastering and following the removal of the concrete blockwork internal walls, a specification for the repair of lime plaster shall be submitted to and approved in writing by the local planning authority.

Cleaning

Following the removal of the plasterboard ceiling to the kitchen, the specification for the cleaning and / or re-painting of all oak timbers shall be submitted to and approved in writing by the local planning authority.

Sloping soffits – first floor ceilings

Ref. 2024-2949-15 – cross section.

Ground Floor ceilings to Kitchen and Living Room

Ref. 2024-2949-15 – cross section.

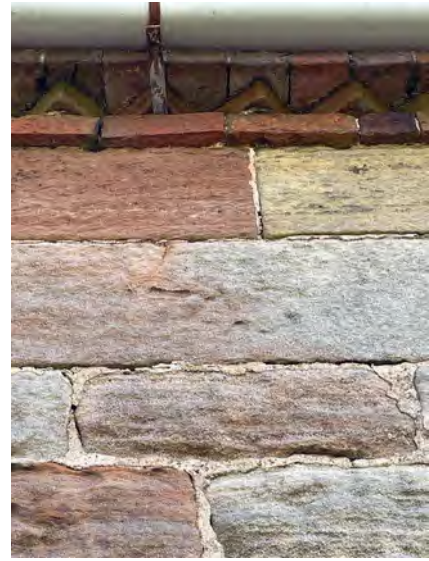
Ventilation

The design of the external appearance of the extract vent for the kitchen extraction and the extract vents to the bathrooms within the roof slopes shall be submitted to and approved in writing by the local planning authority.

Garage

Prior to commencement on the construction of the garage, samples of roofing tiles and a specification for the timber and finish of the timber for the garage shall be submitted to and approved in writing by the local planning authority.

Photographs



1 and 2. Above left and right – sawtooth brick eaves and datestone of 1743 in the top two courses.

3. Left - Blocked door of 1624 to former through-passage, with depressed arch lintel, blocked ca. 1680 when an oeil-de-boeuf window was added. The chamfered surround of the stone masonry to the oval window is typical of the late 17th century. Later infilled in brick, probably when the kitchen cupboard was inserted in the 19th century. To the left, small fire window, altered. Multiple expressed phases reveal the complex history of the building.



4. Above – north gable with 1743 phase highlighted in yellow. The red squares shown here are the putlog holes for a scaffold, which were later filled.

5. Left – rear elevation showing in yellow highlight the 1743 raising of the eaves. The 1624 gable was raised with a coped gable which sat higher than the eaves. The original eaves were probably stone, with a moulded band, which was removed in 1743.



6. Plank-and-muntin screen of 1624, with lime-plastered wattle-and-daub infill panels now visible. Sole plate to screen intact but affected by cement mortar, which needs removing.



7. Closed truss with wattle-and-daub infill of 1624 and original doorway, largely intact but needing repair.



8. Attic space with apex of closed truss of 1624; at this point it is likely that it was always open for access between the two 'garret' spaces. The original ridge beam of 1624 has been cut-off, with a small amount retained and a new ridge beam added ca. 1743. The additional principal rafters terminate before the ridge and support secondary trenched purlins, which makes the roof a double purlin roof to both slopes, and strong. Rafters are a mixture of modern and 1743.

Oak floorboards may have been added to new ceiling joists ca. 1743.



9. Cellar with barrel-arched brick vault and stone steps cut into the bedrock. Bedrock to the floor and walls.



10. Southern bay corner with former window to 1624 phase, stoned up probably ca. 1680.

The slot in the masonry is likely to be a later modification to support a small outhouse with oak rail and monopitch roof.



11. Corner fireplace to Parlour in southern bay of ca. 1680., with two phases of stone surround and cast-iron range of the 19th century. Lath-and-plaster ceiling, with gypsum skim in places.



12. Corner fireplace with stone masonry chamfered surround to the full-height of the ceiling of ca. 1680 in-situ, and later inserted stone fireplace of the early 19th century with moulded lintel.



13. Corner fireplace with stone masonry chamfered surround to the full-height of the ceiling of ca. 1680 in-situ. This detail shows the chamfer intact with the back of the later stone surround tooled to avoid defacing the original chamfer. This was filled in a weak mortar and the face of the hearth of 1680 was given a thin coat of lime plaster, which has become largely detached.



14. Plank-and-muntin screen to southern Parlour, of 17th century construction, with section of boarded floor to soffit of bedroom. The screen is pegged construction and similar to that in the main Living Room. Careful investigation is needed of the floor to establish if there is a hidden sole plate.



15. Late 17th century oak door in-situ to Parlour, with panelled form and ghosted remnants of contemporary door furniture – escutcheon, decorative h-hinges (now butt-hinges). The form of the door, with raised-and-fielded top panel and chamfered bottom leading edge of each rail, is typical of a room which has been fully panelled.

The floor may have been raised and the bottom of the door trimmed.



16. Pegged oak door frame of 1624 with inner door reveal to lobby inside main entrance. Stop-chamfered oak joist and later boarded floor.



17. 19th century plain kitchen cupboard with plain rebated cupboard doors to former oeil-be-boeuf window.

The proposal is to remove these doors and two shelves to permit light from the new leaded-light window. Alternatively, the doors could be pinned open. The reinstatement of the oeil-de-boeuf window would require the shelves to be removed.



18. View of the interior of the Living Room from the sale particulars. Ceilings are plasterboard and have been removed to inspect the condition of the oak joists.



19. Current view of the smokehood / bressummer, with inserted hearth and cupboards. The oak spine beams and stop-chamfered joists are all in-situ, but heavily smoke blackened and stained with mould. There is no evidence that this ceiling was ever underdrawn in lath-and-plaster..



20. Exposed stone jambs and scutched lintel, with shaped jowelled jambs. The detail is typical of the mid 18th century. Stone masonry wall to rear is coeval with the 18th century hearth but is in very poor condition. Rather than carry out local rebuilding, a hand-made brickwork backing is proposed to the hearth, using a narrow, 2-inch slop-moulded brick, which will also provide on its top ledge a space for fixing a steel baffle plate for the log burner.



21. Left – inserted brick chimney breast (mid C18) & 22. Right – inserted sloping slab and lintel (ca. 1743).



23. 18th century china corner cupboard with writing desk and altered fire window. Soffit needs local reinstatement of plasterboard and plaster skim.



24. Detail of writing desk and china cupboard. 25. 18th century wallpaper in-situ.



26. 19th century cupboard within smokehood area. Internal warped shelves to be replaced.



27. Oak bracket for pot hanger to back face of bressummer (in-situ – probably 17th century).



28. Detail of the quarry tiled floor, an area of cement removed from below the sole plate of the plank-and-muntin screen. The bedrock is close to the surface, so there is insufficient room to insert a Limecrete floor. Alternative options will be assessed once the quarry tiles are removed.



29. Detail of the joist which has been part removed and part replaced with a narrow section of oak in order to accommodate a piece of tall furniture. The integrity of this joist is compromised and will be repaired by scarfing in new oak to match the 1624 profile, with the historic stop-chamfered which is seen here in the wall retained (see SPAB scarf detail above).



30. The back of the plank-and-muntin screen has been lime-washed at some point, although this is not across the whole of the screen. This area underneath the stair will be hidden from view when the stairs are turned.

The proposal is to remove the limewash by steam cleaning.



31. The plasterboard ceiling has been part removed to reveal the original stop-chamfered joists and oak boarded floor above the kitchen. At some point these were lime-washed. The spine beam has been painted black at a later date and some services such as electrical cabling has been inserted by drilling holes through the joists.



32. Main Living Room – area of test steam cleaning to soffit where plasterboard has been removed and revealed stop-chamfered oak joists and boarded ceiling.



33. Detail of spine beam which has some deterioration and rot bearing onto the internal timber frame and the wall, with test area of steam cleaning to joist.



34. Detail of the closed truss and wattle-and-daub. The close studding below the main tie beam is complete with original plaster finish to wattle-and-daub intact. The principal rafter end where it meets the tie beam is rotted but this is no longer structural as the eaves has been raised and a spur added along with secondary principal rafters and supplementary trenched purlins. Later softwood timbers were added to provide a key for a later plastered finish (arrowed). These will need to be removed to undertake the repair of the wattle-and-daub in lime plaster, so that it finishes flush with the oak frame.



35. The opposing side to the closed truss has additional strengthening oak timbers to both roof slopes which are bolted through to the 1624 principal rafters. Modern plasterboard has been added (wall-papered) to the original lime-plaster and oak frame.

The plasterboard will be removed and the wattle-and-daub repaired in three-coat haired lime plaster.



36. Stable – 17th century form with deep plinth and large blocks of masonry, altered and extended at the end of the 19th century.



37. Stable – 17th century with later alterations and large blocks of masonry. Lean-to addition of the late 19th century in stone.



38. 17th century truss inserted into centre of stable roof over cross wall, which has been part demolished.



39. Stable with later inserted oak stall dividing two bays for a pair of horses.