

Proposed New House at Meadow Place Farm, Ipstones

Heritage Statement

Statement of Significance of the Heritage Asset

The proposed development is located within part of the large rear garden of Meadow Place Farm which is a Grade II Listed Building. A heritage report on the listed building was commissioned by the applicant in circa 2004 in support of a planning application for the extension of the farmhouse. This report including the statement of significance is still relevant, with the exception that a modern conservatory has since been added to the east end of the farmhouse, and is appended to this statement

Impact Assessment of the new Development

An outline planning application has been made for a new dwelling to the rear (north) of the existing farmhouse. The final size and appearance of the proposed dwelling are reserved matters for future determination although an indicative footprint of the dwelling is shown on the site plan. This assessment is therefore made, as far as is possible at this stage, in respect of the principle of a new dwelling in this location in relation to the farmhouse and its potential impact on the setting of the asset.

Although the farmhouse retains its historical context within the original farmyard setting to the south of the building its context within an agricultural setting was lost when the surrounding farmland was redeveloped for housing in the late 20th century. The listed building has now been enveloped by the new housing and effectively sits within a modern housing estate. A large garden was retained to the rear of the house and it is the rear part of this garden which forms the application site. However, a substantial garden is being retained and this portion is proportionate to the scale of the existing dwelling and the resulting space will have a neutral impact on the setting of the house. Furthermore, there is a natural hedge line between the main, retained garden space and the development site and this will be reinforced at the time of development to contain the heritage asset within its own green space and mitigate any visual impact that the new house might otherwise have on the setting of the farmhouse.

The appended Statement of Significance cites the following attributes as being particularly significant in terms of the asset's group value and setting:

02 Its massing, primarily as viewed from the south and west.

08 The relationship of the building to those buildings that define the farmyard, and associated features such as drinking troughs, gate posts, and paving, and to the wider landscape and other buildings beyond Brookfield Road

Neither of these attributes are eroded by the proposed development so the impact on the setting will be neutral.

Conclusion

The proposed development will, in principle and subject to the detail design, have a neutral impact on the setting of the Listed Building.

Appendix 1

Extract from *Historic Appraisal & Impact Assessment of Proposed Conservatory*
prepared by Christopher Garrand BSc. BArch. GradDiplCons(AA) RIBA, 2004

2.00 UNDERSTANDING THE BUILDING

2.01 Generally

- 2.01.01 The purpose of understanding an historic building is to provide a sound basis on which to make an objective assessment of its significance. This involves undertaking an analysis of its form and fabric which brings together research, architectural history and an 'archaeological' understanding of its development over time.

2.02 Methodology

- 2.02.01 Research into the history of Meadow place was undertaken by Dr. Faith Cleverdon circa 1990, a copy of the resulting report being included as Appendix A to the Design Statement. This Assessment draws on this report, albeit supplemented by historic photographs held by the National Monument Record (NMR) and the experience of the author. Information on the recent history of the building has been gleaned from the current owner of the building, whose recollections date back to the 1960s.
- 2.02.02 Further research could be conducted, and the possibility of additional information on the building coming to light cannot be discounted. However, the limited level of research referred to above is considered appropriate and proportional to the task in hand; it is unlikely that further study would add any more to the current understanding of the special architectural or historic interest of the building.
- 2.02.03 An 'archaeological' understanding of the building was gained from a 'walk-round' inspection of its physical fabric and surroundings undertaken on 27th May 2004.

2.03 Description

Location and Site

- 2.03.01 Meadow Place (formerly Meadow Place Farm) is a south-facing, detached house of two storeys with full attic and a cellar below its eastern end. It was listed Grade II on the 2nd May 1953.
- 2.03.02 Located at the southern extremity of the built-up area of Ipstones, the building fronts onto what was a farmyard, now the access and 'front' garden between two north-south ranges of buildings, both converted to domestic use (CG.P.01 & CG.P.02). The former barn that sits approximately 10 metres to the south of the western end of Meadow Place was listed Grade II on 15th December 1986. Both listed buildings sit within a designated conservation area, the boundary of which is drawn tight to the rear wall of Meadow Place (i.e. the present garden and the site of the proposed development is outside of the conservation area).
- 2.03.03 Access to Meadow Place from Brookfields Road is via a gravel driveway bounded by the western wall of the listed barn and a tall, evergreen hedge (CG.P.03), the original access via the farmyard now serving only the converted barn. To the north east of the building are the remains of an old pigsty, and to the north-west a modern garage. The dry stone walls separating the front garden from the old farmyard survive, along with a

number of other features associated with farm life, including sections of paving, stone gateposts with iron pintles (CG.P.04), a churn stand, a slurry tank, a stone trough and evidence of privies and other minor outbuildings. Dry stone walls also bound a part of the rear garden, now dominated by mown grass, modern flowerbeds and rockeries, though with a number of older trees (CG.P.05).

- 2.03.04 Low density suburban development surrounds the site on three sides, though views to and from the south remain open to the landscape beyond. Across Brookfields Road sits what was a farm labourer's cottage. Another old farm complex — Well House Farm — lies to the south west.

Form

- 2.03.05 The main body of the building comprises three structural bays, creating a distinct plan of three compartments on each floor. Beneath the eastern of the three bays is the cellar, now accessed via a trapdoor in the ground floor, the original steps down being boarded over. Partitions divide the western bay, forming what are now the kitchen (ground floor) and an en-suite bathroom (first floor). To the rear, an additional strip of building projects under a 'catslide' roof, extending the area of both floors. To the north is a two storey addition with an intersecting duo-pitch roof. To the east is attached a single-storey structure with a mono-pitch roof, presumed to have been used as a forge. The principal staircase is accommodated within the rear extension, with a secondary staircase in the main body of the house serving the attic.
- 2.03.06 Externally, the building is distinguished by a moulded string course running the full width of the front façade, stepping up over the lintel block of the front door (which sports a shallow Tudor arch), and returning along the west gable wall. The head of the front wall is finished with a moulded eaves cornice, set at a lower level than the adjacent coped gable parapets, one of which is topped by a simple ball finial. Chimney stacks project at ridge level, one on the line of the wall between the central and western bays, the other above the eastern gable.
- 2.03.07 The original front door gives into the western part of the central bay, and there is a blocked doorway serving the eastern bay. Another doorway — now used as the main front door — opens into the eastern wall of the rear extension, whilst patio doors connect the interior of the eastern lean-to extension to the gardens. Window openings are disposed in response to the arrangement of the rooms behind, and set approximately symmetrical to the front and west façades. Half of the openings to the front and side are close to square in shape, sometimes set singly but generally arranged in two-light pairs; other windows have a three-light configuration. Narrow proportions occur in the windows to the rear wall and extension, some of which are arranged in groups. Deviations from these two patterns occur in a circular 'bull's-eye' window and a projecting bay to the rear.
- 2.03.08 Internally, the western chimney serves three fireplaces (two at ground level and one at first floor level), reflecting what was the 'houseplace' (main room for living and cooking) and the two floors of the parlour wing, which occupied the western bay. One ground floor fireplace is served by the eastern chimney, above which is a reset stone

depicting a head and bestiary, possibly medieval in origin. Other features of note include a stone fire surround with adjacent salt cupboard to what was the ground floor parlour, a small cupboard to the left of the fireplace in what was the houseplace, an oak screen with doorway separating what is now a bedroom from the staircase up to the attic, and a stone corbel in the attic that would have originally supported the head of a timber fire hood. Retained within the cellar are the original salting trough, stillage and paving, the latter being provided with a sump for drainage.

Fabric

- 2.03.09 External walls are of squared, coursed rubble stone of a number of builds, with red sandstone quoins and dressed work to form the window surrounds, mullions, string course and other details. Internal structural walls, and chimney breasts and stacks are also of stone, with the other internal walls framed in timber. Small areas of brick are visible at attic level. Internal wall surfaces are generally finished in plaster, though with areas of coarsely pointed rubble left unfinished and exposed. Windows and external doors are of painted timber (stained, in the case of the original front door). All windows are of a simple casement type, divided into small panes by narrow timber glazing bars, with some lights fixed (all windows are modern replacements). The evidence of old photographs indicates that the windows were originally a mixture of metal casements and double-hung sashes.
- 2.03.10 The roof is framed in timber, with trussed principals supporting purlins and rafters, and in turn battens and a covering of double-lap clay tiles. Plastered linings have been set between the rafters, the lack any visible depth to the structure suggesting that the lining boards support a layer of thermal insulation. There is a considerable variation in the quality of the timber in the roof structure, sections ranging from little more than rough-hewn logs to fully wrot timber. Metal connectors and ties are also used. Plastic gutters on rise-and-fall brackets drain to plastic downpipes.
- 2.03.11 Upper floors are also framed in timber, with bridge beams and joists exposed in the ceilings below. The beams to the parlour wing have ovolo mouldings with stopped ends, and are clearly of an earlier date than those in other parts of the building. Floors are generally boarded. Masonry vaults form the floor over the cellar.

2.04 Historic Development

- 2.04.01 Nothing is known with certainty about the date of construction or the early history of the building, other than the fact that it is evident that the three bay structure is of two distinct builds; the junction between the earlier and later phases is clearly evident in the old quoins set within the plane of the walls (CG.P.06). Comparison with similar buildings in the vicinity suggests the original phase of building to have occurred in the early seventeenth century, with the construction of the central and western two bays. The disposition of three hearths and the evidence of a smoke hood at attic level means that the houseplace rose full height from ground level to the underside of the roof. There would have been no intermediate floor in what is now the central bay, an anachronistic arrangement that is essentially medieval in character.

- 2.04.02 The rough classical detailing of the string course and eaves cornice indicates that the building was probably extended to three bays in either the late seventeenth or early eighteenth century, at which time the roof was also raised to its current height and the houseplace split by an intermediate floor. Logic would suggest that the extension of the older two bays to the rear also dates from this time, the extra space having until recently accommodated the principal staircase (refer plans in Appendix A in Design Statement). A chimney replaced the old smoke hood; the mantelpiece in parlour also looks to date from this time. The cellar was excavated, accessed via the now redundant stone staircase and a blocked opening in the original gable wall. Moulded heads to the windows in the gable suggest their insertion or modification at this date.
- 2.04.03 A single storey range that projected to the rear, and which survived long enough to be photographed, may also date from the early eighteenth century. However, this appears to have been a freestanding structure that was subsequently connected to the main house, meaning that the majority of its fabric might have formed part of the original, early seventeenth century farm grouping. The fact that — historically — the structured, working farmyard is often a product of the eighteenth century 'age of improvement' (refer 3.03.05 below) would add weight to this view.
- 2.04.04 This major rebuilding of the principal farm building reflects changes in both lifestyle and farming practice, the advent of a pattern of usage that is more akin to that of present age than would have been the case with the original building. The new bay accommodated a kitchen, separating the function of cooking from that of general living, while the insertion of the new upper floor and staircase created what is very much the 'upstairs-downstairs' house of today. It is likely that the barn and other outbuildings also date from this time, creating the enclosed, working farmyard with its functional hierarchy of buildings housing produce and animals. Outbuildings such as the pigsty would also have been erected (pigs and chickens were the responsibility of the farmer's wife, hence their proximity to the kitchen). The transformation of the building can be read in the changing texture and detail of the stonework (CG.P.07).
- 2.04.05 Scant evidence has been uncovered in respect of the period up until the property was photographed in 1950 (CG.P.08 & CG.P.09), though old Ordnance Survey maps (refer copies included as Appendix B of the Design Statement) do hint at the organic development of the farmstead, with the coming and going of outbuildings and the progressive improvement of existing buildings.
- 2.04.06 Meadow Place Farm in the late nineteenth century was a complex of at least four distinct structures (one should be aware of the fact that the Ordnance Survey was not charged to record all minor buildings or sub-divisions of land), three of which survive in a relatively complete state of preservation (the farmhouse, the barn and the building to the east of the yard, possibly an animal shelter), and one of which remains in ruins (the pigsty). It is interesting to note the spread of outbuildings to the rear, all extensions to the main body of Meadow Place, were sited to form a small yard. Minor changes continued to accrue, and by the early twentieth century the 'forge' extension had appeared, as well as the structure that sits between the front wall and the listed barn. Window openings to the rear and side were also blocked, though it is possible that this work dated from the second phase of building. Repairs were also carried out

to the roof structure, probably during the nineteenth century, though old timbers were clearly reused as expedient (the rough purlins over the two original bays appear to be the oldest timber in the roof, though without evidence of any soot blackening).

- 2.04.07 Although the land around Meadow Place continued to be farmed well into the twentieth century, the buildings fell into a very poor state of repair, particularly during the 1950s and 60s. Archival photographs dated 1968 (CG.P.10, CG.P.11 & CG.P.12) show all but the original two bays of as ruinous and abandoned, a situation that persisted up until the sale of the farm and its land in the early 1970s.
- 2.04.08 The building was subject to a substantial programme of repair and renovation in the mid 1970s, at which time the roof over the eastern bay and the majority of the outbuildings to the rear were swept away, including the large rear 'addition'. New openings were inserted in the rear wall (including the roundel), and blocked windows reinstated in something akin to their original form. The second doorway was blocked and the eastern chimney stack rebuilt in brick. Internally, the staircase dating from the second build was replaced, fireplaces faced over, and surface finishes repaired or replaced wholesale. Original carpentry in the former parlour wing was retained, along with those historic features that survive today. However, the barn and other buildings to the south remained derelict, retained only for storage, though the range to the east was absorbed into a new house (number 76 Brookfields Road).
- 2.04.09 It was also during the mid-1970s that the historic setting of Meadow Place Farm underwent a radical transformation, the suburban expansion of Ipstones all but obliterating its pastoral context. Only to the south can an idea be gleaned of how the building formerly related to its wider, rural context.
- 2.04.10 The current owner purchased Meadow Place in 1986, and within a short time gained listed building consent to rebuild the brick chimneys in stone. An application was also made to repair and convert the barn, work that went ahead in 2000. Piecemeal repairs continued throughout the 1990s, including the reinstatement of the original fire surrounds. The present two storey rear extension — on the site of that demolished in the 1970s — was constructed in 2000, along with the adjacent bay window and the removal of the (modern) staircase to its present location. Also, the principal entrance was shifted to the rear, a functional response to the loss of access resulting from the conversion of the barn, and the driver for the construction of the new garage. Land to the rear was also transformed into the current, suburban garden, now screened from the adjoining plots by substantial stands of tree and hedge.

2.05 Summary and Conclusion

- 2.05.01 Meadow Place as it stands today is the product of nearly four centuries of accretive change, evidence of its transformation from what was essentially a late medieval farmstead to the core of 'modern' farm, and thence to a purely residential dwelling on what is now the suburban fringe of Ipstones. However, one can still discern in its fabric a number of features that attest to this on-going process of change, and which reveal its historic development over time. It is these features that lend the building its special architectural and historic interest, its significance.

3.00 ASSESSMENT OF SIGNIFICANCE

3.01 Generally

- 3.01.01 The statement of significance is a clear statement of the values that make the building important i.e. why it is considered to be of special architectural or historic interest and hence warrant listing. An assessment of the significance of a listed building (i.e. those elements that make up its special architectural or historic interest) is an essential precursor to the evaluation of the impact of any proposal for its alteration or extension (paragraph 3.12 of PPG15).

3.02 Basis of Assessment

- 3.02.01 Listed buildings are, by definition, of national importance. It is therefore considered appropriate that the basis for assessing the significance of Meadow Place should be the criteria for listing set out in paragraph 6.10 of PPG15 (Principles of Selection):–
- (i) **Architectural interest:** Is the building important for its architectural design, decoration and craftsmanship? Is it an example of a particular building type or technique (e.g. a building displaying technical innovation or virtuosity)? Does the building have a significant plan form?
 - (ii) **Historic interest:** Does the building illustrate important aspects of the nation's social, economic, cultural or military history?
 - (iii) **Close historical association:** Is the building associated with nationally important people or events?
 - (iv) **Group value:** Does the building comprise part of an important architectural or historic unit or a fine example of planning (e.g. squares, terraces or model towns)?
- 3.02.02 Although not mentioned in the reason for refusal, consideration is also given to the impact of the proposal on the setting of the listed building, and to the fact that the latter is located within a designated conservation area.

3.03 Assessment

Architectural interest

- 3.03.01 Meadow Place has at its core a fine example of a type of rural vernacular building that is associated with the class of yeoman farmer that prospered in the late middle ages and beyond. The plan and massing of two bays about a three-hearth chimney, the survival of historic fabric in the walls and floors, and the retention of features such as the fireplaces, the salt cupboard and the attic-level corbel all attest to the original combination of 'houseplace' and two-storey parlour wing.
- 3.03.02 The building is also important in that, taken as a whole it provides a good example of how the (very) late medieval style of dwelling evolved into the type of farm house associated with farming in the 'age of improvement'. However, much of the original fabric of this second phase of building has been lost due to a long history repair,

alteration and demolition. This means that the interest resulting from the late seventeenth–early eighteenth remodelling resides almost entirely in the form and construction of the external walls, particularly in the design and detailing of the south (front) and west (side) elevations, and the massing of the building as viewed from these directions (the massing as viewed from the north and east is primarily a product of modern development, a combination of the demolition of all historic outbuildings in this area and the erection of the new addition in 2000). The resultant three-bay plan is also of architectural interest, as are details such as the fireplace in what was the ground floor parlour, and the carved stone over the eastern fireplace.

- 3.03.03 In terms of decoration or craftsmanship, there is little of interest about Meadow Place, other than details such as the string course, head moulds and eaves cornice, and the internal details noted above. However, it is important to note that the development of the building throughout the whole of its history — including more recent years — can be ‘read’ in the execution of its stonework and, to a limited extent, the roof structure (spliced joints in the purlins are evident at the junction between the two main phases of building, although much of the work to the eastern bay is relatively new).

Historic interest

- 3.03.04 The development of Meadow Place in the two stages described above also illustrates the changing pattern of rural domestic life during the seventeenth and eighteenth centuries, when rooms such as kitchens became the norm and ‘ordinary’ houses started to take on a character similar to today’s idea of a house. Nowhere is this better illustrated than in the cellar, where the salting trough, stillage and other details all attest to the way that such a house was used on a day-to-day basis.
- 3.03.05 Social and economic patterns of use are also evident in the way that the house relates to the adjacent farmyard buildings. It was during the seventeenth and eighteenth centuries that the ‘farm’ gained its identity, with operations centred about a yard, and a clear and hierarchical arrangement of standard building types and functional objects such as troughs and churn stands. Evidence of this rich mix of elements of varying scales survives at Meadow Place, though only in relation to the farmyard, the structures that existed to the north east of the building having all but gone.

Close historic association

- 3.03.06 No close historical associations with the building have been identified.

Group value

- 3.03.07 The interrelationship between buildings that has been identified of historic interest also lends interest to the building by virtue of its group value, a point specifically stated on the list descriptions of both Meadow Place and the adjacent barn. Historically, the farm unit would have extended to encompass the outbuildings to the rear, though with these no longer in existence the farm complex can only be said to be of group value in relation to what survives to the south i.e. the buildings and structures that define the character of the farmyard.

Setting and Conservation Area

- 3.03.08 For most of its history, Meadow Place would have enjoyed a pastoral setting, the close-knit nature of its immediate surroundings giving way to a variety of enclosed fields that might well have existed in contrast to the 'open' field system that is still evident in the wider landscape surrounding Ipstones (it is significant that the farm was located some distance from the centre of the village). This setting is now all but gone, the only remaining vestige being to the south, where the farmyard can be still appreciated in relation to Well House Farm and adjacent cottage, and the wider landscape beyond Brookfields Road. A suburban pattern of building and gardens has encroached to the north, east and west, robbing the setting of the building of any historic interest in these areas.
- 3.03.09 Although the proposed new conservatory is outside of the designated conservation area, its boundary having been drawn tight to the walls of Meadow Place itself, it is worth noting that the characteristics of the setting discussed above are also the definitive characteristics of this part of the conservation area.

3.04 STATEMENT OF SIGNIFICANCE

- 3.04.01 Meadow Place is significant by virtue of its architectural interest, historic interest, group value and setting as manifest in the following attributes:-
- 01 The three-bay plan form of the main body of the house, and its relationship to the surviving fireplaces and chimneys.
 - 02 Its massing, primarily as viewed from the south and west.
 - 03 The stonework of its facades, particularly details such as quoins and other contrasts in texture or colour that attest to its historic development.
 - 04 External details to the front and side walls, namely the string course, head moulds and eaves cornice.
 - 05 Internal details, including all fireplaces, salt cupboard, corbelled support to the former smoke hood, reset stone over the eastern fireplace, and the salting trough, stillage and other features to be found in the cellar.
 - 06 The surviving fabric of the floors and ceilings to what was the parlour wing.
 - 07 Some of the roof timbers over the original two bays of the house and, in principle, the roof structure itself.
 - 08 The relationship of the building to those buildings that define the farmyard, and associated features such as drinking troughs, gate posts, and paving, and to the wider landscape and other buildings beyond Brookfields Road.
- 3.04.02 These are the features that define the special architectural or historic interest of the building and hence warrant its listing. It therefore follows that it is the extent to which the proposed new conservatory erodes these features that determines whether it adversely affects the character of Meadow Place as a building of special architectural and historic interest.