

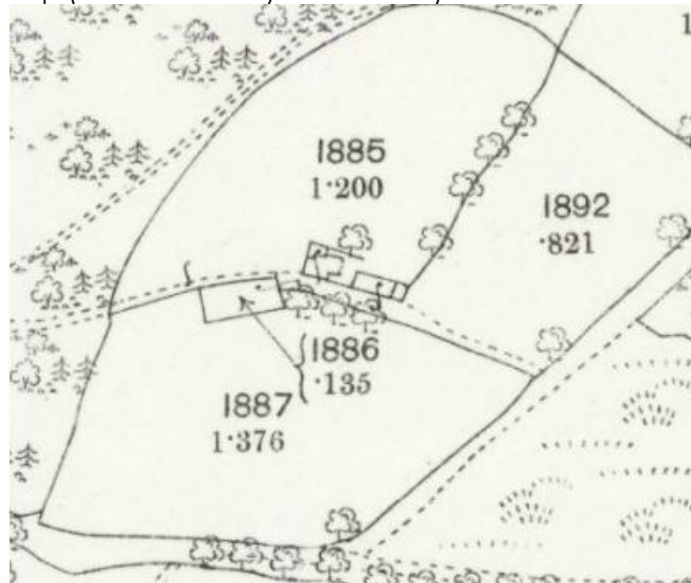
Heritage Statement

Proposed replacement welling at Bracks Farm, School Lane,
Cheadle, ST10 1TR
Mr L Bagnall

1.0 INTRODUCTION

- 1.1. The proposals consist of the demolition of the existing detached dwellinghouse and construction of a new dwellinghouse atop the existing dwelling building line at Brack Farm, School Lane, Freehay.
- 1.2. Bracks Farm is situated on the outskirts of the village of Freehay in the Staffordshire Moorlands. John Marius Wilson's 'Imperial Gazetteer of England and Wales' described Freehay as "a chapelry in Cheadle parish, Stafford; near Cheadle. It was constituted in 1847; and its post town is Cheadle, under Stafford. Pop., 643. Houses, 148. The living is a vicarage in the diocese of Lichfield. Value, £163. Patron, the Rector of Cheadle. The church is recent. There is a national school."
- 1.3. The village is not recorded in the 1086 Domesday Book.
- 1.4. The Farmstead first appears on the c.1881 OS map (fig 1.1), The building footprint is unclear and does not correspond to the existing footprint.

Fig 1.1 C1881 OS Map (National Library of Scotland)



2.0 DESCRIPTION OF THE ASSET

- 2.1. At time of statement Brack Farm does not appear on Historic England's National Heritage List For England (website search 30.04.26 <https://historicengland.org.uk/listing/the-list/>).

- 2.2. During planning application SMD/2026/0045 (determined 23.03.2026) SMDC Conservation Officer M Atkinson proposed the property to be considered a Non-designated Heritage Asset referencing the Council's Local Heritage Register in their report. At time of statement Bracks Farm does not appear on the publicly available SMDC Local Heritage Register (website search 30.04.26 <https://www.staffs Moorlands.gov.uk/article/751/Other-heritage-assets-within-the-Moorlands>).
- 2.3. The farmstead at Bracks Farm consists of a modest brick-built dwellinghouse to the West of the site with agricultural units to the north, east and west. The site is accessed from School lane to the West via a gated trackway. A high hedgerow along School lane obscures the dwellinghouse and agricultural units from the public highway.
- 2.4. The dwellinghouse at Bracks farm is a combination of single and two storey forms running along a north-south axis with the principal elevation to the south. The building comprises north-east form (01): two storey element with gabled roof running east-west; north-west form (02): subservient two storey element with gabled roof running east-west; south-west form (03): Single storey element with mono-pitch roof falling to south; South-east form (04): single storey element with mono-pitch roof falling to the south; East form (See Fig 2.1)

Form 01: Walls & chimneys- orange/red brickwork in garden wall bond (headers approx. every 5 courses) with buff jointing; toothed corbelling below eaves line; painted stone sills and lintels to windows. Roof- Staffordshire blue plain clay tiles; grey plastic rwgs on rise and fall brackets. Windows- single glazing panels in painted timber storm casements and frames. Rear door: timber ledge and brace in timber frame with arched header lintel. General building form, architectural detailing and historic map referencing would suggest Form 01 is the oldest part of the dwelling house and dates circa mid 1800s.

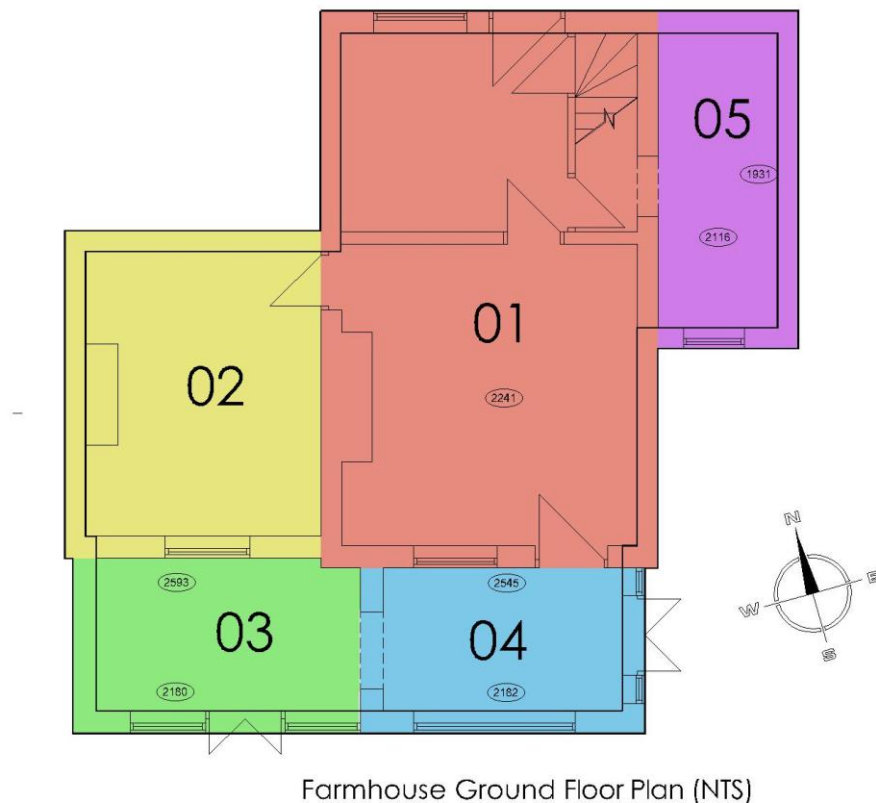
Form 02: Walls & chimneys- pink/ red brickwork in garden wall bond (headers approx. every 5 courses) with buff jointing; toothed corbelling below eaves line; painted stone sills and lintels to windows. Roof- Staffordshire blue plain clay tiles; grey plastic rwgs on rise and fall brackets. Windows- single glazing panels in painted timber storm casements and frames. General building form, architectural detailing and historic map referencing would suggest Form 02 dates to circa late 1800s/ early 1900s.

Form 03: Walls- pink/red brickwork in stretcher bond with buff cement jointing; corbelling below eaves line. Painted timber sills to windows and doors; no lintels. Roof- interlocking concrete tiles laid to shallow pitch; rwgs not present. Doors- double glazed units in brown Upvc frames and storm casements. General building form, architectural detailing, materials and construction would suggest Form 03 dates to Circa late 1900s

Form 04: Walls- pink/red brickwork in stretcher bond with buff cement jointing; dog tooth corbelling in blue brick below eaves line. Painted timber lintel above doors. Roof- interlocking concrete tiles laid to shallow pitch; rwgs not present. Windows and door- single glazed units in painted metal frames and casements. General building form, architectural detailing, materials and construction would suggest Form 03 dates to Circa mid-late 1900s.

Form 05: Walls- orange/ red brickwork in stretcher bond with buff jointing; corbelling below eaves line. Single window absent of lintel and sill. Roof- Staffordshire blue plain clay tiles; grey plastic rwgs on rise and fall brackets. Windows- single glazing panels in painted timber flush casement and frame. General building form, architectural detailing and historic map referencing would suggest Form 05 dates to circa late 1900s* *Toothing in of lower 20cs to North elevation would suggest this wall may have been built as a lower building/ enclosure as part of Form 01 with the later C20 upward and outward extensions.

Fig 2.1 Building Forms



3.0 HERITAGE STATEMENT

Assessment of Significance

- 3.1. The purpose of this statement is to assess any potential impact of proposed works based on the requirements set out in the National Planning Policy Framework (paragraphs 128 & 129), which requires applicants to provide a description of the significance of the heritage asset affected.
- 3.2. To assess the significance of any affected heritage assets, this document adopts the methods outlined in Historic England's publication "Conservation Principles, Policies & Guidance." The guidance describes four heritage values that may contribute to the significance of a place: Evidential, Historical, Aesthetic and Communal.
- 3.3. Evidential Value is described as "the potential of a place to yield evidence of past activity." For example, archaeological deposits may provide clues in place of any written record. It is often proportional to the amount of material evidence that has since been lost or altered.
- 3.4. Evidential value is poor in this case. Settlement on this site is not recorded prior to the 1881 OS map. The existing buildings are mostly of relatively modern construction with the oldest building identified being the dwellinghouse, being of Victorian era.
- 3.5. Historical Value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative and may be closely related to whether an asset retains its original use.
- 3.6. Historical value is low. The original plan form has been lost and no longer represents a typical enclosed small farmstead.
- 3.7. Aesthetic Value derives from the way in which people draw sensory and intellectual stimulation from a place.
- 3.8. The Aesthetic value is low. The dwelling has been significantly altered in form and design throughout the 20th century with incongruous outriggers and extensions. The original dwelling house is unremarkable in its architecture, is not an exemplary example of a Victorian farmstead, nor demonstrates any technological or material innovation of the time. The interior of the building has suffered similar alterations and interventions.
- 3.9. Communal Value is about the meaning of a place for the people who relate to it.
- 3.10. As a private residence, the property has limited communal value.

4.0 HERITAGE STATEMENT

The Design Concept

- 4.1. The proposed works are better demonstrated within proposed drawing 01507AL(0)10A. The proposal consists of the complete demolition of the existing dwelling house and the construction of a new detached dwellinghouse extending over the existing footprint.
- 4.2. Building form: the proposed dwellinghouse is a simple 2 storey gabled rectangular form with the ridgeline running east-west mirroring the current roof line. The ridge & eaves height and roof pitch are similar to the current dwelling. The form is simple in design and a sympathetic replacement to the current, non-vernacular building forms. The principal elevation is restored to the South elevation (currently not clearly delineated due to the C20th interventions) and the internal layout mirrors a typical Victorian 4 bed detached villa with central hallway.
- 4.3. Building materials: it is proposed to construct the new dwelling from materials to match the existing heritage element, being: walls of orange/ red multipla brickwork with buff mortar jointing; stone lintels and sills; Staffordshire blue plain clay tile; windows and doors. Current building regulations will require modern construction materials to meet energy saving requirements- wood effect upvc windows and doors (glazing bars as shown) are proposed. The proposed materials are typical of the Staffordshire moorlands and will allow a discreet replacement of the existing dwelling to the proposed.
- 4.4. Building Architectural features: The proposals features take inspiration from the historic elements of the existing dwelling, including modest apertures to the rear (north elevation), Victorian proportions to the front (south elevation) with stone sills and lintels. Flush face dormers have been included to the first floor to maintain a low eaves height; a feature that is prevalent within the rural Staffordshire moorlands. Chimney stacks to either gable end are included to mirror the current building skyline.

5.0 HERITAGE STATEMENT

The Impact

- 5.1. The aim of this report is to assess the impact of any proposals on the significance of any heritage assets that might be affected. In line with current NPPF guidance, proposals should seek to conserve and enhance historic character.
- 5.2. It is clear that the dwelling house at Brack farm holds little historic merit in regards to Evidential, Historic or Communal value. What value maybe held as an example of a typical Victorian detached farmstead have been significantly diminished by the C20 interventions and there is little value of the architectural features remaining.

- 5.3. The proposal seeks to provide the occupants at Brack Farm with a modest 4 bed dwelling house, drawing on the existing building and the rural vernacular of the Staffs Moorlands for architectural inspiration.
- 5.4. In conclusion, the replacement of the dwellinghouse at Brack farm asset does not amount to harm of a historic setting, or loss of historic building fabric with historic significance. The new dwelling has been sensitively designed to maintain the simple building form, building orientation and relationship to the wider farmstead and surrounding area.