

HERITAGE ASSESSMENT

PROPOSED GARAGE OLD HALL FARM, THE GREEN, BAGNALL, STAFFORDSHIRE, ST9 9JR

Introduction

The application proposes the erection of a detached domestic garage within the garden area of Old Hall Farm, accessed from the yard area. The site is within the Bagnall Conservation Area (designated in April 1972). The buildings are not listed although are referred to in the Council's Conservation Area Appraisal as the most significant of the non-listed buildings in the village. Given the nature of the proposal, it is considered that the appropriate Assessment Area should consist of the Old Hall Farm and the character of the Conservation Area.

The Application Site and its Setting

The Conservation Area is centred on the historic stone buildings clustered around the village green. Old Hall Farm occupies the southern edge to the Green, Bagnall Hall the east side, St. Chad's Church the north and the Stafford Arms PH the west. Old Hall Farm is a two storey former farmhouse constructed of large stone blocks and with a Staffordshire Blue clay tiled roof. Its origins were probably 17th century but the current building dates to around 1800. Its principal elevation faces south towards the former farm courtyard that is enclosed by the former farm buildings that were in the ownership of Old Hall Farm until recently, and includes a stone porch. The vehicular access to the site is located between Old Hall Farm and its former buildings. The farm buildings are part single storey and part two storeys and are constructed of stone with plain tiled roofs.

Bagnall Hall is an elegant two storey listed Georgian house. It is faced in stone with deep quoins and has a large hipped roof. The Hall is set behind a low stone wall. In between Bagnall Hall and Old Hall Farm are two modern stone detached houses. St Chad's Church was built in 1834 and replaced a timber chapel. The tower and chancel were added in 1878. The Stafford Arms PH was formerly a terrace of three 17th Century cottages embracing 18th and 19th century alterations. This building and St Chad's House which forms part of the terrace are listed buildings.

The Proposal

The application proposes the erection of a domestic garage. The garage is to be sited to the south of the existing farmhouse tucked behind the barn opposite maintaining the open view through the yard. The existing access is to serve the new garage but the yard area is to be upgraded with a tarmac driveway snaking through the existing yard with the outer extremities formed in stone paving.

The garage is to be constructed of natural stone and blue clay roof tiles to replicate the character of the existing building with painted timber doors and windows.

Planning History

Planning permission was granted to convert Old Hall Farms former farm buildings into 2 dwellings and to divide the farmyard under planning consent SMD/2011/0908, which is still valid.

An application, SMD 2014 0204, was submitted but recently withdrawn for the erection of a domestic garage extension attached to the farmhouse. Advice was sought from the Local Authority for a more sympathetic position for a garage and this is the resultant scheme.

Heritage Assessment

Paragraph 128 of the National Planning Policy Framework states that:-

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

The application site is located within the south western edge of the Bagnall Conservation Area and is considered an important building within this area. The garage building is considered to be in keeping with the style of the farmstead being constructed in materials to match those of the existing buildings whilst maintaining the clear gap between the farmhouse and former farm buildings, maintaining the character of the former farmyard and farmhouse.