

New Farm, Back Street, Alderton, Wiltshire

Statement of Significance and Heritage

Statement



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Research parameters:

This statement of significance has been prepared in support of listed building and planning applications to convert redundant farm buildings at New Farm, Back Street, Alderton in Luckington parish to residential use. New Farmhouse is a Grade II listed building and its associated farm buildings are all considered to be curtilage listed. There are other listed buildings adjacent to the site, which lies within the Alderton Conservation Area.

The purposes of this statement are firstly to provide an assessment of the significance of the heritage assets affected by the proposals, and secondly, to assess the impacts of the proposals upon the significance of this heritage asset and its setting.

This statement does not provide a detailed historical appraisal of the site, nor does it record in detail the complete architectural development of the site, but provides a proportionate assessment of significance for the purposes of informing these applications. This statement is based upon visual assessment of the heritage assets supported by sufficient documentary research to elucidate the results of the visual assessment. A full examination of documentary and other sources has not been undertaken.

For the purposes of this report, New Farmhouse and the farm buildings are described as if the farmhouse faces south, and the buildings are set parallel or at right angles to it. The notation identifying each farm building follows the notation on the survey drawings.

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New Farm, Back Street, Alderton, Luckington, Wiltshire. Statement of Significance and Heritage Statement.

Brief description of New Farm and its setting:

The Alderton is a small village in the parish of Luckington. The majority of the dwellings line The Street which runs broadly from north to south, with more dispersed settlement off two parallel lanes running eastwards, at each end of The Street. The village pond lies at the junction between Back Street and The Street at the south end of the village and New Farmhouse and its associated farm buildings lie on the north side of Back Street, separated from the village pond by a modern house (Pond Cottage).



Fig 1, Back Street , with the village pond with the mid 20th century Pond Cottage and New Farm beyond on the left, and on the right are the farm buildings of Townfield Farm.

It is one of three farmsteads within this south-eastern and slightly peripheral part of the village, with Townfield Farm being on the opposite (south) side of the street, and Hughes Farm immediately to the north of the site.

The site is set on slightly raised ground behind low c.0.7m high rubblestone walls, and the farmyard is set back from the road behind a paddock. There is a farm access between this paddock and a barn which is set parallel with the road; and



Fig 2, The farm buildings seen from Back Street, set back behind a small paddock, with the main barn on the right of the access. Just visible in the distance on the left is Alderton church tower.

which has a shallow-pitched rear lean-to which abuts directly onto the street. The farmhouse is sited immediately to the right of this barn, and is set well back from the road frontage behind a lower wall and hedge with its front garden bounded by the gable elevation of the barn and a small two storey cottage (formerly a pair of dwellings) to the east.



Fig 3, The principal south elevation of the farm house with the adjacent barns visible behind on either side.

Another small paddock to the east of the cottage extends to an un-metalled farm track which effectively defines the edge of the settlement. This farm track leads to



Fig 4, New farm in the centre with the pair of cottages on the left and converted farm buildings in front and to the right. Seen across the east paddock from the eastern access to the farm house.

the main access into the farmyard, and is shared with Hughes Farm which occupies the land to the north of New Farm. The fields to each side of the track (which are predominantly pasture), are enclosed by stone walls. Opposite the entrance to this farm access is another large pond. Apart from the farm buildings which are seen from Back Street, there are two other groups of farm buildings set on each side of the farm track to the rear of the farmhouse. These are loosely arranged around separate farmyards enclosed by stone walls; with the most northerly outbuilding being visible from the entrance into Hughes farm.



Fig 5. The barns adjacent to the north of New Farm set at right-angles to the access road to Hughes Farm, within their own farmyard enclosure.

Brief description of the farm buildings:

Generally, the buildings are all constructed in rubblestone, although some of the farm buildings incorporate brickwork. The farm house has a natural stone slate roof whilst the small cottage and most of the farm buildings have profiled clay tiled roofs. Some of the farm buildings have replacement modern sheet roof coverings and most of them are in poor condition, indeed some have partially collapsed.

For ease of description, the site is described in more detail under four separate areas, each relating to a group of buildings round their own farmyards.

New Farmhouse and the farm buildings round the yard to the east fronting onto Back Street:

The farmhouse (See Fig 3) is a Grade II listed building and is of two storeys with attics. Attached to the rear (north) elevation (see Fig 6) is a one and a half storey range with a gable stack, and built against the north elevation on its west side is a single storey lean-to.



Fig 6. The farmhouse front elevation with the farm buildings visible behind.

A further small flat-roofed extension is attached to its east elevation. It has a rendered front elevation with ashlar dressings and an almost-symmetrical appearance with gable stacks and two hipped dormers set in line with the windows below. Its central four-panelled door is set within a wide entrance porch surmounted by a ball finial.

On each side of the porch are three-light casement windows set within dressed stone surrounds with ovolo mouldings and hood moulds. There are similarly-detailed 2-light windows at first floor level floor and also at first floor level to the west elevation, with a similar reused window at ground floor level in the west elevation of the rear lean-to.

Immediately to the north of the farm house is a two and a half story outbuilding with a corrugated sheet roof, which is now a separate dwelling, but historically was a brew house or dairy. This building has not been inspected internally, but the external stonework indicates that it has been raised in height to provide additional accommodation at attic level.



Fig 7. The farmhouse with its one and half storey north wing, seen behind the north lean-to with its cat-slide roof. Behind the north wing is the hipped roof of a single storey outbuilding and on the left is a tall free-standing building. The change in masonry above its first floor window shows where a further storey has been added.

It has a south-facing gabled elevation with a small centrally positioned attic window and a similar window opening to the first floor. At ground floor it has a deeper off-centre window with a stone cill, and a door opening with dressed stone surrounds and a new oak lintol. On the east (rear) gabled elevation is a small first floor window with an oak lintol. All the joinery is modern.

There is a small hipped single storey outbuilding to the east of the farmhouse – also perhaps a dairy or brew house - which partially encloses the rear curtilage of the adjacent Townfield Cottages and tucked between this outbuilding and Townfield Cottages, at an angle to the south gable of the outbuilding is a small building with a gable end stack to the east. The remainder of the boundaries separating the two curtilages are defined by low rubblestone walls.



Fig 8. The tall outbuilding to the north of the farmhouse, with the adjacent much altered single storey outbuilding, define the north side of this farmyard. Behind the farmhouse is the hipped roof of a second single storey range perhaps originally a dairy or brew house now converted to residential accommodation.



Fig 9, Townfield cottages with their well detailed but large modern rear extension and historic east gable porch.

Townfield Cottages, are set c.1.5m back from the street behind the stone boundary wall. The front range has a central door set within a rubblestone porch with quoins and dressed rubblestone (rangework) to its front elevation, to each side of which are three-light windows with hollow chamfered dressed stone surrounds; and with similarly-detailed two-light windows above. There is another porch on the east gable elevation, which has an plank door with arched head to the doorway with keystone, and a casement window at first floor level. To the rear (north) is a large but well detailed late 20th century extension.

The Main Barn:

Set on the west side of the farmhouse, its principal north elevation has a gabled central midstrey which has Flemish bond brickwork in its apex, to each side of which are later formerly open fronted lean-to's; now partly infilled with modern blockwork



Fig 10, The main barn with its northern formerly open sided lean-tos on either side of the midstrey.



Fig 11, The main barn showing the full length southern lean-to and the western access into the farmyard.

and timber and metal doors. It has two small ventilation slots to the gable elevations. On the south (access roadside) elevation is a full-length lean-to with a cat-slide roof which faces directly onto the access road. In the west elevation of the lean-to is a small opening with a timber boarded door. Internally, the barn is five bays, and has a good quality roof structure detailed with a double row of trenched purlins and king post roof trusses, with the king posts fixed to the ties with a metal bolt.

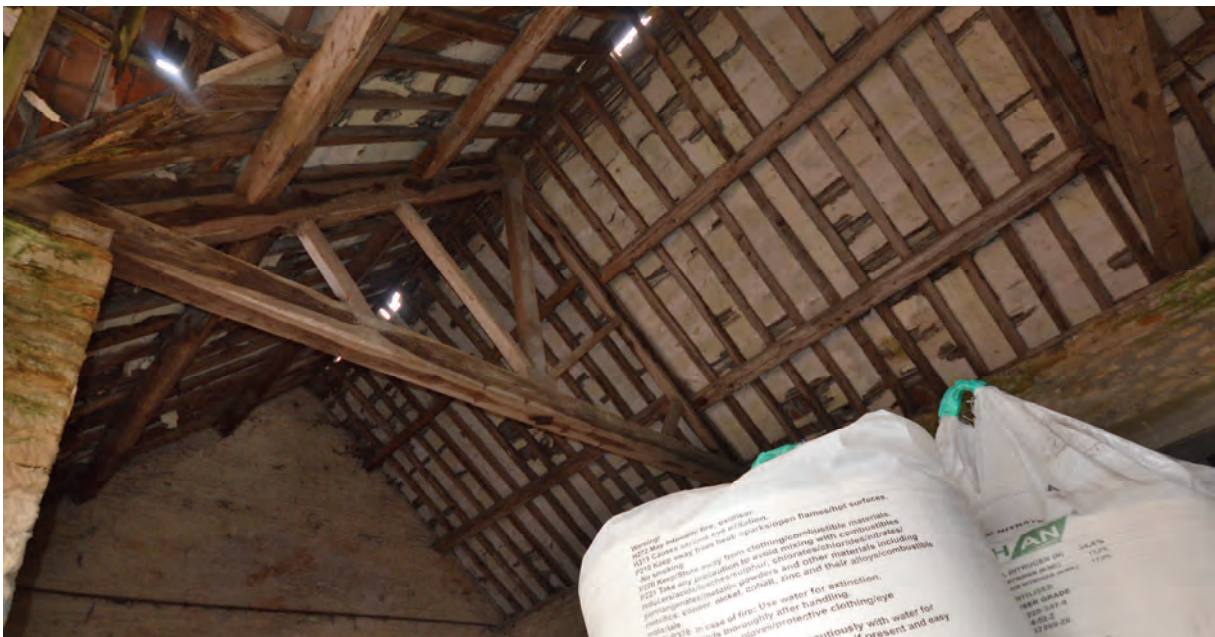


Fig 12, The interior of the main barn showing the king post roof with metal bolts

The Farm buildings to the west of the Farmhouse:

These comprise a pair of long almost-parallel single storey open-fronted ranges which historically faced onto small yards at the western end of the main farmyard. Both these ranges have other associated farm buildings and additions towards the western boundary of the site adjacent to Pond Cottage. There is also a much altered late storage building to the southeast of this group and north of the barn.

The south range has a good quality king post roof structure which is identical to that found in the main barn described above except that on its open south facing side the principal trusses are supported on slightly-tapered circular stone columns with flat projecting rectangular stone capitals, and some openings have been partially infilled with blockwork. It has square pavers to the floors.



Fig 13, The south range with the stable cross wing at its western end. To the right is the gable elevation of the much-altered store.

Attached at right angles at the west end of this range is a former stable building which is of one and a half storeys and still retains its original first floor in-situ. A gap through some missing floorboards shows a principal truss with a yoked ridge, indicating that it is of 18th century date. Its wide south-facing gable has external stone steps leading up to a centrally-positioned vertically boarded tallet door, and a wide ground floor doorway formed with dressed stone jambs and an oak lintol.

Its projecting north-facing gable has a single probably historic opening within the gable and altered door and hayloft openings at the ground and first floor. These openings together with a door opening on the east side elevation appear to be late 19th and 20th century alterations, and may relate to rear extensions here which were demolished in the late 20th century.



Fig 14. The south gable of the attached stable and hayloft showing the tallet steps and door.

There is a much-altered stone rubble outbuilding abutting the eastern corner of the south gable of the open-fronted range, which has a modern shallow pitched corrugated tin roof and modern window openings in its south and west elevations.



Fig 15. The altered outbuilding at the east end of the south range, with the farmhouse just visible on the right.



Fig 16. The north range looking west with Pond Cottage just visible beyond the site boundary in the distance. The stable cross wing of the south range is on the left. The nearer section of the north range has stone rather than brick piers and is slightly later in date, and is currently used as stabling.

The rear (east) elevation of the modern (mid-20th century) property known as Pond House is only c.2m from the western boundary with New Farm, and overlooks the area of farmyard enclosed by the two north and south open sided ranges, and it is directly adjacent to the west gable of the north range. At right angles to the west end of the north range is a partly demolished cross wing which has been reduced to a single storey covered by a very shallow mono-pitched roof. Its width suggests that it was historically another one and a half storey range.

The open fronted south facing elevation of the north range shows several phases of alteration and construction. The western seven or eight bays have the same king post roof construction as the south range, although here, the roof is supported on six square stone piers with rounded brick quoins and one stone pier.

The seven bays to the east have stone piers and right have square stone piers, and also have later brick and stone partitions, and stone infill on the front elevation walls; they appear later although have not been inspected internally as they are currently in use for stabling.

Farm buildings to the north of the house, on the west side of the shared farm track:
These buildings are grouped round two farmyards to the north of the farm entrance; and comprise a barn and another open-fronted single storey range. The barn is set with its west gable facing onto the shared farm track and its north and south elevations both have a pair of ventilation slots to each side of a central wide door opening with an oak lintol.

There are enclosed yards to the north and south. It has freestone quoins to the openings including the ventilation slits. Internally, it has five bays, with a similar double purlin roof with king post roof trusses identical to those described above.



Fig 17. The north barn with enclosed yards to either side.

The single storey range is in active agricultural use and has not been inspected internally. It is seven bays long and sited on the north side of the north yard. The five bays to the east are open-fronted with the roof structure supported on the round tapered rubblestone piers detailed with thin square stone “cushions”, which match the range described above. The two bays to the left are slightly wider and are enclosed, with two small window openings on the front elevation; and the roof to this section has partially collapsed, revealing a ridge piece which may relate to a later 19th century roof construction.



Fig 18. The partly collapsed barn on the north side of the north yard. Originally an L-shape, the return section survives only as sections of ruined structures.

Range of buildings on east side of shared farm track.

This group of buildings comprises an “L” shaped arrangement of two attached single storey buildings with a slightly separate and wider two bay open fronted range to the north. The buildings are arranged to face into two separate yard areas which were historically enclosed by stone walls, and form the east side of a north yard, and the north side of a south yard.



Fig 19. The restored free-standing barn in the north yard to the east of the access with its adjacent covered yard.

Within the north yard, the north range has a particularly interesting hipped roof construction with a king post truss which is supported on the open side of the building by a jowled post, and is detailed to incorporate strutted axial ties back to the



Fig 20. The roof within the hipped free-standing open-sided barn with jowled posts and king post trusses.

hipped roofs. It was probably originally an implement store. It is separated from the adjacent range by a c.0.3m wide gap.

Much of the adjacent section of the L-shaped range has collapsed, but the detailing on the front elevation, in which each bay has a separate window and door opening, indicates that it was a range of looseboxes or (more likely) stalls for calves. The window openings have oak lintols and cills, with oak frames to the (probably unglazed) windows, each of which is subdivided with three vertical metal bars fixed into the top rail and cill. The door openings are detailed with freestone quoining. The surviving sections of the adjacent south-facing range show it to be an open fronted range with circular columns supporting the king post roof trusses.

Brief History of the Site :

The Alderton Estate is recorded as being held by the crown at Domesday. It came into the ownership of William Gore in 1392, and by the 18th century, through inheritance and marriage, the estate had become part of the Lackham Estate which was owned by the Montagu family. The farmhouse has not been inspected internally, but the ovolo moulded window surrounds indicate that it is of 17th century date; and the small scale 1773 Andrews and Drury map of Wiltshire appears to show the farmhouse on the site at that time.



Fig 21. The 1773 Andrews and Drury map shows the farmhouse and adjacent cottage, but only a small number of the barns.

This map only identifies the more important buildings in the village, and excludes the farm buildings and the small pair of cottages, (Townfield Cottages) despite the fact that the window detailing of these cottages indicates that they were built in the late

17th or early 18th century. The cottages were originally one and a half storeys high but the roof was subsequently raised (probably in the 19th century) to provide more accommodation and the porch was added in the early-mid 19th century.

The roof construction of the stable range suggests it was built in the mid-late 18th century however all the other barns and open fronted farm buildings which have been inspected internally have the same early-mid 19th century roof construction, indicating that they were constructed at that date, although some of the structures may contain earlier masonry.

The first known documentary record of the farm is an 1812 valuation of the Alderton and Lackham estates, however research undertaken by Tony Pratt (*The Manor of Alderton – Its owners and some historical connections*. 2004), revealed that the estate had been neglected for many years before 1797 as a result of financial problems. At that date it was placed in Chancery because of arguments over its succession, and these arguments were still continuing when the estate was finally sold in 1827 to Joseph Neeld.

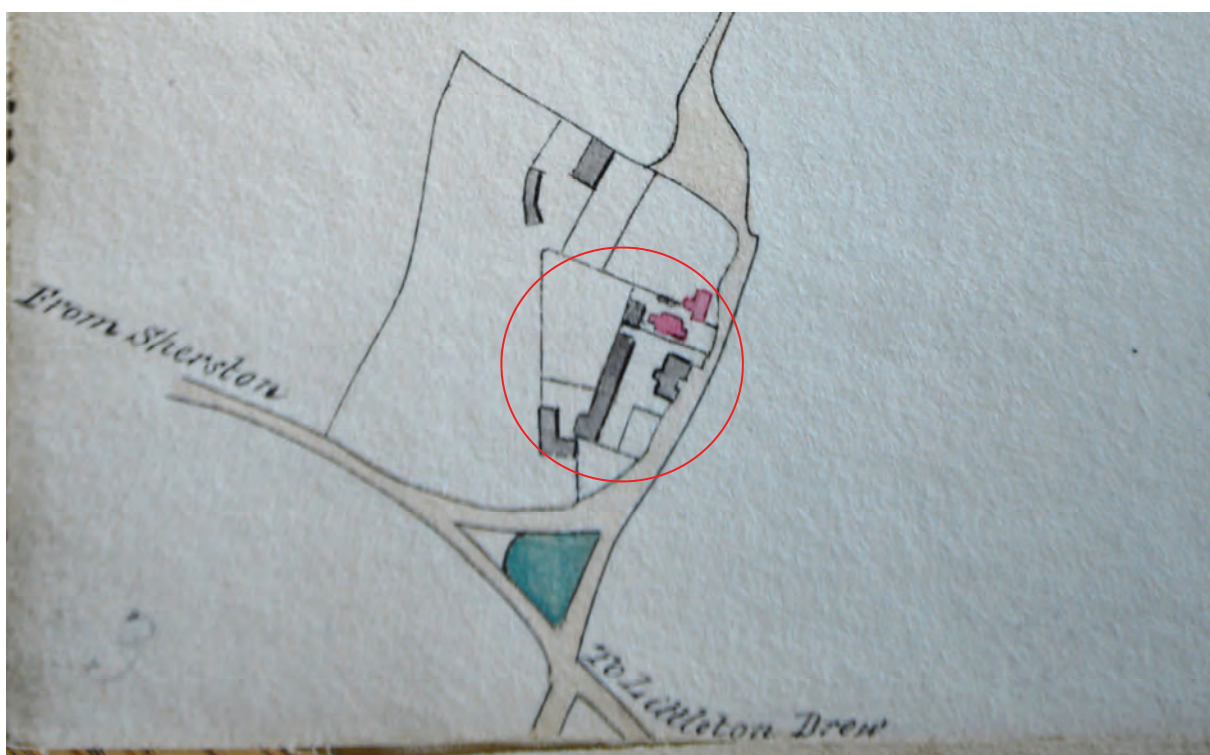


Fig 22. The 1812 Valuation survey shows the farmhouse and adjacent cottage in red and the barns at that time. .

The 1827 sales particulars include an 1826 Plan of Alderton Manor showing the extent of each farm holding, with an enlarged section of the plan showing the details of the buildings on site at that time. The farm was tenanted and the sales particulars list the accommodation within the farmhouse and its associated farm buildings. It is evident from this document that the farm included a number of other buildings scattered around the village. Pratt's publication refers to documents written by James Thomson (Neeld's architect), including his unpublished 1845

REMARKS.

Mr. DANIEL LESSITER, tenant, under an agreement for a term of Seven years, from Lady-day, 1827, at the annual rent of £380, including the great and small tithes of the farm, let therewith.

The buildings consist of a farmhouse, containing a kitchen, parlour, back kitchen, cellar, three bed-rooms, and two garrets; detached is a brew-house and washhouse. Also, detached, is a very good dairy, with two cheese lofts over. All the foregoing are stone-built and slated.

The outbuildings comprise a barn, stone-built and thatched; a stable for six horses, with loft over, and a capital waggon-lodge, both stone built and tiled.

A small barn, a cow-house, and cart-lodge adjoining, stone-built and thatched.

A capital skilling, tiled, open in front, and the posts on stone bases.

At the rear of one of the barns is a cow-house and nag-horse stable.

Sundry piggeries.

Fig 23. The 1827 Sales particulars for New Farm list the buildings surviving at the time. . .

“History of the Church and Village of Alderton” which notes the poor condition of many of the buildings on the estate when it was purchased by Neeld; and indicates that many of these, including the church, were subsequently reconstructed to his designs.

It seems likely that the buildings on New Farm were in better condition than elsewhere, and the footprint of the buildings shown on the 1826 plans seem to be largely unaltered on the 1840 Tithe map. However, the architectural detailing of these farm buildings indicates that the farm was the subject of comprehensive refurbishment, shortly after Neeld acquired the site in 1827.

A more accurate depiction of the buildings at New Farm is shown on the 1840 Tithe map. This shows the main barn on the street frontage in its present location, although it has a slightly different footprint from the existing building. Both the 1886 first edition OS map and the almost identical second edition map of 1900 show the layout of the historic farm buildings to be almost as existing. Only the western section of the northern of the two parallel open sided barns to the west of the farmhouse is shown in 1886 with eastern section with its seven stone piers is added by 1900.

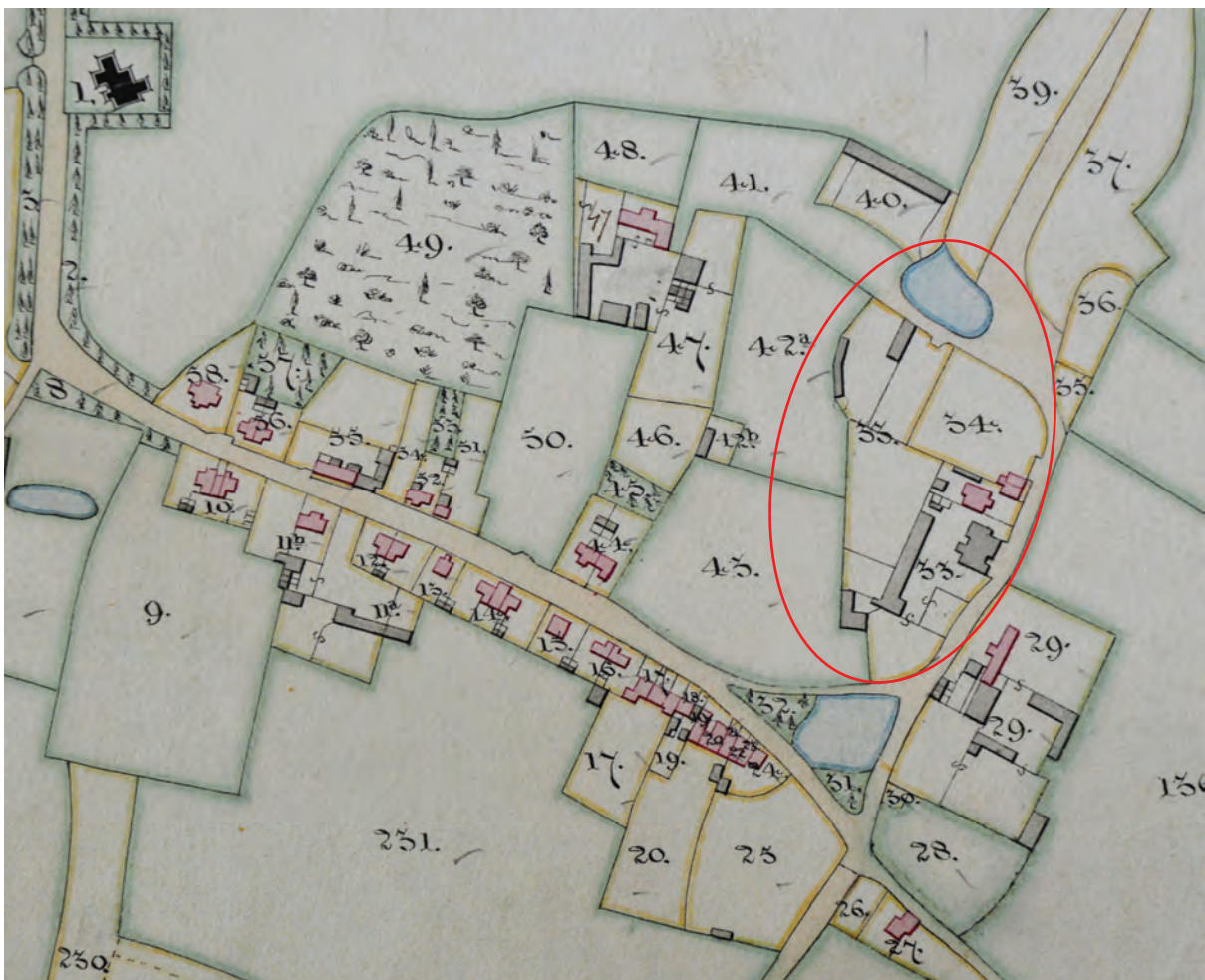


Fig 24. The tithe map shows the buildings more accurately and detailed sales plan showing the farm and buildings in 1840. The slight differences in footprint are probably not significant.

Looking at the New Farm buildings, apart from retention of the stable range, it is possible that earlier fabric survives in the main barn and the outbuildings within the immediate curtilage to the house, and also in the surviving walls to the mono-pitched range in the north-west farm yard area. However, the identical roof construction to all the farm buildings indicates that they were all probably remodelled or reconstructed in the 1840's.

The porch to the farmhouse matches those erected on all the other farmhouses on the estate, variously dated 1830-1848; and may reflect a phase of modernisation to the earlier farmhouse here. A comparison of the historic plans and description of the accommodation in 1827 also suggests that the two and a half storey range to the rear of the building and the small range to the east may incorporate fabric from the original dairy and brew house.

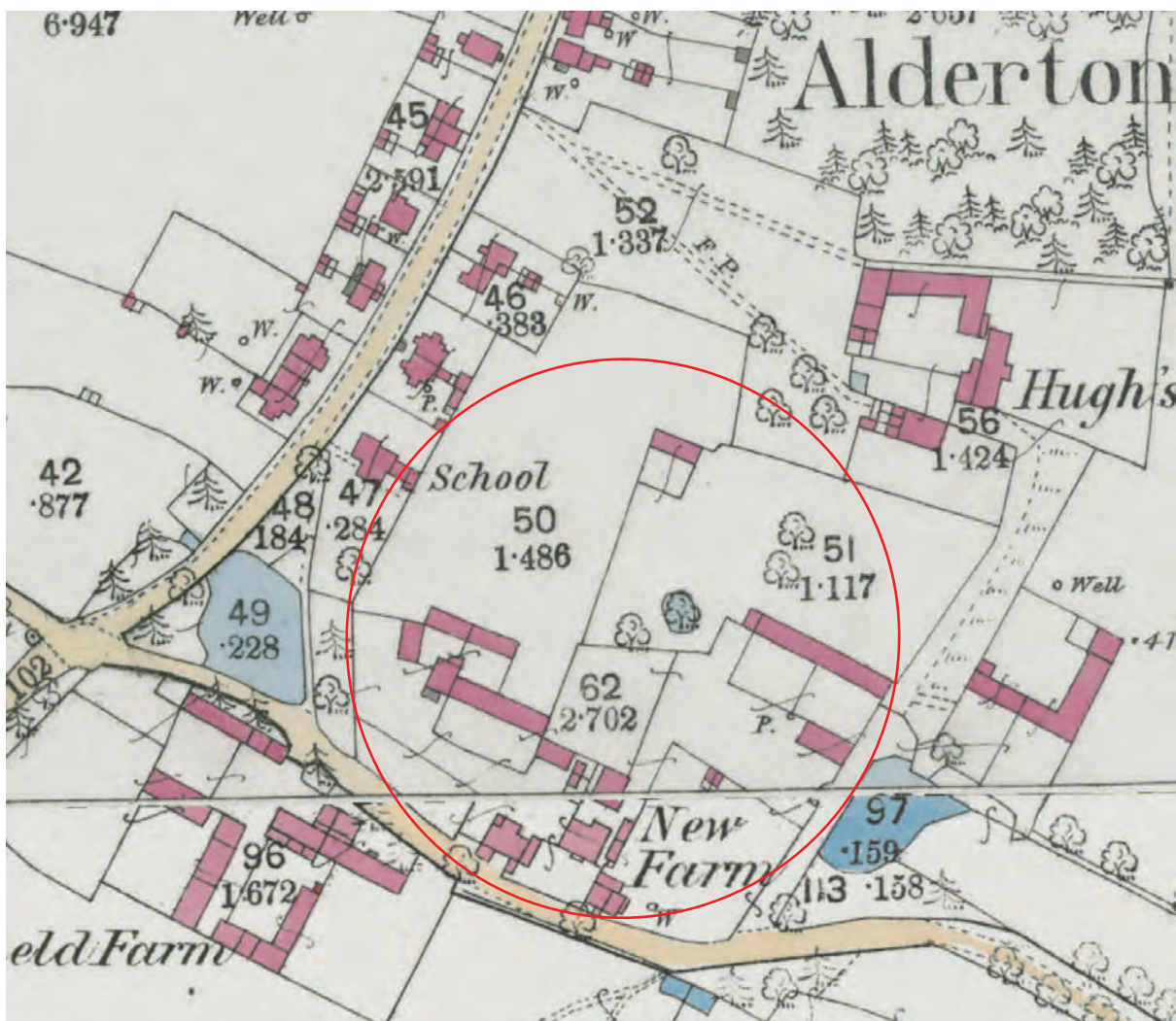


Fig 25. The first edition Ordnance Survey map of 1885 shows the site clearly for the first time after the 1840's reconstruction. Most of the buildings shown on this map survive today in some form.

The 1885 Ordnance Survey map shows the farm in more detail and apart from minor changes, most of the farm buildings shown at this date survive today. The two lean-to extensions on the south side of the main barn, adjacent to the farm entrance, were replaced by the current lean-to range by the date of the 2nd edition map in 1903.

There have been subsequent minor changes to the historic buildings, as well as the introduction of 20th century farm buildings on the site; but in essence the historic arrangement of the farmstead, including the outbuildings associated with the farmhouse and the associated stone boundary walls to the extended farmyard areas, survives today.

Significance:

As a Grade II listed building, the farmhouse is considered to have medium significance. Externally, its front elevation has greatest significance, and the detailing reflects the two most important phases of its development. The rear elevations have lower significance architecturally, although their informal appearance and relationship with their associated domestic outbuildings increases the significance of this group of farm buildings.

The formal enclosure of the front garden by the main barn which is the principal farmyard building and the adjacent workers cottages makes an important contribution to the setting of the farmhouse. This partly enclosed view highlights the more formal “polite” front elevation facing the street, and it makes a positive contribution to this part of the Conservation Area.

The small fields of pasture enclosed by stone walls, that surround the farm and define its setting also allow long distance views across the landscape towards the farm emphasising its scale and importance with its adjacent main and secondary yards.

The two cottages are also considered to have medium significance. As with the farmhouse, the external detailing to the front and side elevation clearly reflects the two principal phases of their construction, whilst the porches reflect the modest scale of each cottage. Whilst historically the cottages were occupied by workers at Townfield Farm, they predate this farm; and visually the dwellings and their associated curtilage “read” as forming part of the New Farm homestead.

Both the barns at New Farm are considered to have low-medium significance, being good examples of the smaller barns required on a predominantly dairying farm. The barn sited on the Back Lane frontage adjacent to the farmyard access has greater significance, being the principal barn in the complex and also because of its prominent position in relation to the house, and within the Conservation Area. As the earliest surviving largely unaltered farm building on the site, which provides evidence of the historic layout of the farmyard, the stable also has low-medium significance.

Individually, none of the farm buildings is considered to be of list quality, taken together as a group they are considered to be locally-significant. This is because they are traditionally constructed with stone and clay roof tiles with distinctive local detailing, (notably the king post roofs and the curved stone piers which are

characteristic of Neeld Estate farm buildings), and this contributes to their significance.

Whilst the farm complex at New Farm was remodelled and extended after the estate changed hands in 1827, the alterations appear to have respected, and extended the pre-1800 historic form of the farm yards. Moreover, despite the presence of some larger 20th century farm buildings on the site, the historic form of the farmyards remains virtually unchanged from its mid-19th century remodelling. This is also the case with the adjacent Townfield and Hugh's Farms, where the farm buildings have been the subject of recent careful repair. Cumulatively, this relationship provides cumulative significance to all three farms which together form a locally-distinctive group that makes an important contribution to the character and setting of this part of the Conservation Area.

Within the farmstead itself, although the north east farm group is semi-derelict, these buildings make a valuable contribution to the overall significance. The early maps indicate that historically there were always farm buildings on this part of the site, and it is probable that the buildings on this part of the site may have been a shared facility used by both New and Hugh's Farms, as historically they are both associated with these buildings at different times. This relationship provides a valuable insight into the management of the larger estate. In terms of the fabric of the buildings, the unusual form of the roof structure to the north bay has particular significance.

The recently-completed *Wiltshire and Swindon Farmsteads Project Report* for Historic England and the Wiltshire Historic Buildings record (Bob Edwards and Jeremy Lake, June 2014) provides an analysis of the form and layout of farmsteads within the area. The loose courtyard plan of detached buildings, with the animal shelters arranged to face south or east, are characteristic of the farmsteads in North Wiltshire where animal husbandry – particularly dairying – predominates.

The dispersed multi-yard plan form, which survives at New Farm, makes an important contribution to significance, because this arrangement results from the need to separate cattle of different ages and type, and provide them with their separate yard areas.

In its Discussions and Conclusions, this report makes the following observation in relation to redundancy and dereliction:

“Redundancy and dereliction:

The limited fieldwork undertaken in support of this project encountered numerous examples where traditional farmstead buildings (usually unlisted but occasionally listed) were exhibiting varying levels of decay and neglect. It is possible that the dominance of buildings constructed for cattle, that are now rarely suitable to house animals due to improved hygiene and welfare standards, have little possibility of finding new uses within agriculture. The obvious poor condition of many farm

buildings creates a negative impression of an area and such decay and dereliction can have a wider impact on local communities.

There is a need to put such buildings higher up the agenda and develop policies that are based on a clear understanding of the long-term management aims for these buildings; should these buildings be allowed to decay beyond the point of economic repair and result in the loss of these heritage assets permanently or should new uses (which will often mean residential conversion of some form) be encouraged by promoting good quality design that understands the historic character of the agricultural buildings and which allows them to fulfil new roles in society? “

Proposed alterations and their effect on significance:

Despite the valuable contribution New Farm makes to the architectural, historic economic and social significance of the village, the historic farm buildings do not lend themselves to modern farming methods. There are also issues arising from the farmyard smells associated with the animal husbandry, which are anti-social, and a particular concern to the neighbouring residents. In order to address these practical issues, planning permission has been granted to relocate the farm activity outside the village under application 16/04732. The historic farm buildings are redundant and it is proposed to convert them to residential use.

The scheme includes some additional new development and the removal of the 20th century farm buildings from the site. Apart from alterations to the farm storage building and adjacent boundary and landscaping works described below, no works are proposed to New Farmhouse and its immediate farm buildings, or to the range of buildings on the east side of the east shared farm track. The proposals affecting the remaining buildings are set out below. The notation identifying each farm building follows the notation on the survey and proposed drawings prepared as part of the planning applications.

Repairs:

The redundant farm buildings which are the subject of this scheme are in some cases in poor condition, although a structural engineers report has confirmed that generally they are still capable of sensitive repair and conversion without the need for substantial rebuilding. It is proposed to undertake these repair works in accordance with a detailed schedule and specification of works to be agreed with the council, and in accordance with best conservation practice.

None of the buildings retains any original fittings or historic floor finishes, although unless described below any details such as historic niches will be retained, and where necessary carefully repaired. Within the farm buildings, the walls will remain un-plastered except within the proposed kitchens and bathrooms; and although no historic floor finishes appear to survive any historic finishes which remain within the stables and cattle shelters will be carefully set aside and re-used within the converted buildings.

Conversion of the principal barn (Building 1 on the application drawings)

The barn and its associated extensions will be converted to form a single dwelling. At ground floor level, the accommodation within the main barn will provide a sitting room and kitchen, which will be essentially open plan, separated by the kitchen fittings and short length of wall against which a wood burner (serving the sitting room) and a kitchen range will be set.

Two new openings will be formed to each side of the midstrey, leading into the adjacent northwest and northeast lean-to's which will become a study and entrance/stair hall respectively. A new opening will lead from the hall into the adjacent part of the east lean-to, which will become a bedroom suite. A new opening will be formed from the kitchen into the rear part of the lean-to, to form a small utility room. The south lean-to will be converted to provide two additional bedrooms and a bathroom and W.C.

At first floor level, the stairs emerge through an opening in the north wall of the barn onto an open gallery. This leads to two bedrooms, each of which has a small ensuite bathroom located in the central bay. The upper half of the partitions leading off the landing will be glazed, to provide borrowed light into the new accommodation, and allow the roof trusses to remain exposed to view.

Externally, on the north elevation, all the existing openings are infilled with full height glazing, with the infill to the midstrey set well back (2m) into the opening; this allows the retention of full height doors, which when open will be set against the internal face of the midstrey walls. On the side elevations, there are new openings to light the first floor bedrooms and living area to the barn, and in order to form the window for the south bedroom, the south lean-to roof is altered to form an inverted dormer.

There are small traditionally-detailed rooflights to the side and south roof slopes serving the new bathrooms, and a row of four new ventilation-slots on the south elevation of the lean-to to provide additional light into the new accommodation in this wing.

Impacts:

The position of the proposed staircase enables the ground floor of the barn to be retained as a single volume, and together with the use of glazing to the upper parts of the first floor partitions, will enable the historic form of the roof to be fully appreciated.

It is accepted that the alterations require the loss of historic fabric in association with the formation of new openings internally, to link the main barn to the later extensions, as well as externally to provide additional internal light to the new accommodation. However, it is considered that the proposed interventions represent the minimum degree of alteration to make a viable scheme of conversion and that the harm resulting from these interventions is offset by the benefit of providing the buildings with a long term future.

The Farm buildings to the west of the Farmhouse - The south range of buildings west of the farmhouse (building 2).

The former stable and attached range of open-fronted buildings will be converted to form a four-bed unit. The current floor in this range has been raised, such that it cuts across the two openings on the gable elevations, although the historic mortices for the rafters are concealed by slurry; and the application proposes to lower this to its historic position. The flimsy modern ground floor partitions will be removed. Two bedrooms will be provided on each floor of the former stable range, served by bathrooms and W.C.s which are located in the central bays to each floor.

At ground floor level this range will be linked through an existing splayed opening to the attached open-fronted range. The first three bays of this range will become a sitting room, and this room will contain stairs leading up to a new opening through the party wall, giving access to the first floor in the stable range. The sitting room will have a wood burner, served by a metal flue emerging on the rear elevation. The remainder of the range will be divided to form an entrance hall with a W.C. to the rear of the bay, and a kitchen and utility and boot room, with an open-fronted garage in the two end bays.

Externally, the existing openings to the former stable will all be glazed, with obscure glazing in two rear openings facing towards the range to the rear. On the south elevation at first floor level, the opening will be detailed with a glazed door internally, and a vertically boarded door ledged and braced door externally, which will act as a "shutter" opening onto the tallet steps, these steps will be carefully repaired. It is also proposed to introduce three glazed "ventilation slots" on the west side elevation, to provide additional light into the ground floor spaces. The works to the north elevation will include remedial works to masonry which wasn't repaired when the later lean-to extension was removed.

Following removal of modern blockwork in the front elevation of the open-fronted range, the bays which are converted to provide residential accommodation will be infilled with glazed screens. Two bays to the sitting room and kitchen will have sliding screens; and these will be separated by bays in which the glazing is subdivided into three, with fixed lights to the stair bay, and centrally-positioned doors, in the other two glazed panels.

The current corrugated asbestos roof covering on the rear elevation of this range will be replaced in profiled clay tiles, which will incorporate small rooflights to light the stair landing and utility room, with two symmetrically-positioned "ventilation slots" to the service areas.

Impacts:

Although the residential conversion will inevitably cause some harm to the significance of this range, it is considered that this scheme will retain the intrinsic

character of this range of farm buildings. The evidence indicates that the new height of the first floor within the stable range will reinstate its historic position; consequently provided the work is carefully undertaken, with the sound fabric being reused, there will be a neutral impact on significance. Generally, provided the interventions to this range of building are carefully detailed, it is argued that the alterations will only result in minor harm which will be balanced by the public benefit arising from securing the proper repair and beneficial new use to the redundant building.

The north west range, to the west of the farmhouse (Building 6):

It is proposed to reconstruct the partially demolished cross-wing at the west end of the north range, to form a one and a half storey wing. This will be linked by a small hall and open porch to the adjacent section of the long open fronted range, which comprises four bays separated from the remainder of this range by an internal brick wall. At ground and first floor levels, the cross-wing will provide two bedrooms, with bathrooms and the staircase in the middle bays. The four bays of the north range will be converted to form an open-plan kitchen, dining area and sitting room.

Externally, the south elevation of the one and a half storey range will have 1.2m ashlar panels to each side of a fully-glazed central panel. The west side elevation will have a new ground floor opening serving the north ground floor bedroom, with two glazed ventilation slots to the south bedroom and its en-suite; and a single rooflight serving the first floor landing.

The north first floor bedroom is lit by a window in the rear gable. The remainder of this elevation will be concealed behind the new entrance porch; and there is a new rear door opening and ventilation slot on the rear elevation of the single storey range, with a metal flue serving a wood burner in the sitting room.

Impact:

The surviving section of farm building under the mono-pitched roof forms part of one of the earliest buildings on site. The reinstatement of the partly demolished cross-wing will reinstate its historic massing, and it is felt that this will make a positive contribution to the significance of this farm range. Whilst residential conversion will inevitably cause some harm to its significance, it is considered that this scheme will retain its intrinsic character. Provided that the interventions to this range of building are carefully detailed, it is considered that the identified harm will be balanced by the public benefit arising from securing the proper repair and beneficial new use to this currently redundant building.

The north east range, to the west of the farmhouse (Building 3):

The remainder of the single storey north range will be converted to a 3-bed dwelling. The three bays to the west, which have brick quoins to the piers, will provide an open-plan kitchen, dining area and sitting room. An ashlar pier and rubblestone wall separates the next bay from the remainder of the range to the east, and this will become the entrance hall. The remainder of this range comprises a row of five

stables, each of which has a window above a rubble stone plinth, and a single door opening. It is proposed to introduce a rear hall leading off the entrance hall, and convert the adjacent four bays to provide three bedrooms and associated bathrooms (one en-suite). The infill within the opening to the end bay will be removed to allow it to be used as a garage.

Impact:

Whilst residential conversion will inevitably cause some harm to the significance of this range, it is considered that this scheme will retain its intrinsic character and that provided the interventions are carefully detailed, the harm arising from these alterations will be balanced by the public benefit arising from securing the proper repair and beneficial new use to the redundant building

Store to the north of the barn, and southeast of the west ranges (Building 7)

Most of this building will be converted to provide garaging for the converted barn (1) and also for New Farmhouse. The end bay will form a small storage area for the adjacent single storey range (unit 2). These alterations comprise lowering the eave height of the building in association with replacing the modern shallow-pitched roof structure with a simple king post roof structure with a traditional more steeply pitched roof clad in profiled clay tiles. The front elevation will be altered to form three open-fronted bays, each separated by a pair of circular stone piers. On the west elevation, the existing poor quality window and door will be replaced with traditionally detailed joinery.

Impacts:

Although this is a late 19th century structure, it has already been much-altered, and no longer has the appearance of a traditional farm building. In its current form it has minimal significance which is essentially evidential, indicating its historic contribution to farming activity on site. It is also considered to cause harm to the significance of the historic farm group and their setting.

Although this scheme implies further loss of historic fabric, it is considered that the alterations reflect the appearance and character of the existing historic buildings here; and that there is an overall positive impact on the significance of the setting which offsets any harm arising from the loss of historic fabric.

This solution has several benefits. The farmhouse and the converted dwelling in the two and a half storey range former granary are in separate ownership from the farmyard; and whilst the cottage has a small garage, the conversion of the farmyard buildings will leave the farmhouse with no readily identified parking. This scheme seeks to address this issue whilst also providing parking for the barn.

An alternative solution was explored, which was the erection of a new open-fronted range against the north elevation of this building to provide the parking required. However it was felt that this approach provides a beneficial use for the building as well as enhancements to its appearance and contribution to the setting.

Farm buildings to the north of the house, on the west side of the shared farm track

It is proposed to demolish the two large modern farm buildings on this part of the site, and to convert the adjacent barn (barn 4) and surviving length of open-fronted cattle shed. Additionally, it is proposed to rebuild the collapse length of the open-fronted range to provide a new residential unit; and to erect another single storey range to provide garaging for the dwellings here.

Conversion of the barn (Building 4)

At ground floor level, three and a half bays of this five bay barn will be retained as a large open-plan area functioning as a combined sitting room, kitchen and dining area and an entrance and stair hall. A wood-burning stove will be set against the solid partition alongside the stairs. The remaining one and a half bays will be divided to form an en-suite bedroom and W.C. At first floor level, the stair landing gives access to double and single bedrooms and a shared bathroom. A bridge above the hall and dining area leads to a master bedroom suite. It is acknowledged that the partition forming the single bedroom will partially obscure one of the trusses, although the remainder of the two central trusses will be fully exposed within the landing area.

Externally, on the south elevation, the height of the door is reduced to enable a glazed transom light to be introduced in the existing opening, with fully glazed doors below. In addition, two small windows are introduced - one at ground floor and one at first floor level – as well as three new “ventilation slots” providing additional light.

An existing blocked high level door opening on the east elevation is to be re-opened, with glazing internally and a boarded door externally which acts as a “shutter”; and a new ventilation slot is introduced below. Another existing opening on the west gable elevation is also reopened, with a similar detail to the joinery; and a new door opening is formed below, providing additional light into the living area.

On the north elevation, a transom light is introduced in the main door opening; and it is detailed with an internally-opening fully glazed door, with a boarded door externally. A small new window is introduced immediately below an existing first floor window, with a new “ventilation slot” providing light and ventilation to the first floor en-suite bathroom.

Impacts:

The internal subdivision allows the equivalent of one and a half bays to be seen full-height, including the truss spanning between the opposing door openings. It is accepted that the alterations require the loss of historic fabric in association with the formation of new external openings and inevitably these new openings cause some harm the significance of the former farm building. However, it is argued that these new openings are located where they are least visible in the more prominent public views (especially south and east views from the farm access track). However, it is considered that the proposed interventions represent the minimum degree of

alteration to make a viable scheme of conversion and that the harm resulting from these interventions is offset by the benefit of providing the buildings with a long term future.

Conversion of the north cattle barn (Building 5)

It is proposed to convert the surviving 6-bay length of animal shelter to form a small two-bedroom unit. The scheme provides an open plan kitchen and living room in the three east bays. The adjacent two bays contain a small bedroom and bathrooms, with a rear corridor leading into the main bedroom in the west end bay.

This range is narrower than the other open-fronted buildings, and consequently the glazed infill is set between rather than behind the stone columns, although the joinery details match those on the wider ranges. Two new glazed “ventilation slots” are proposed on the east gable elevation, with a narrow door on the rear elevation, together with another “ventilation slot” and two small rooflights, which light the rear passageway and bathroom.

Impact:

Some minor harm to significance arises from the introduction of the new openings, whilst the position of the new infill will be more obvious than on the other ranges. It is considered that provided these changes are carefully detailed the harm to the significance of the principal elevation of this range will be minor and this harm will be offset by the public benefit arising from the careful repair of the building and securing its long-term future.

Proposed New Development (Buildings 8 and 9)

The new dwelling will be erected on the footprint of the original building, the walls to which partially survive. It will be one bay longer, but otherwise match, the detailing of the adjacent historic section of the range; and will provide a small three-bed unit. The new 5-bay garage range is slightly deeper (6m) than the historic range on this part of the site; and the detailing to the open-fronted east elevation uses curved piers at each end with square piers each side of the central bay; it also has three small storage areas in its south gable elevation for bins and recycling.

Impact:

The design of the new development takes its reference from the historic buildings on the site, and following the removal of the modern farm buildings, and it is argued that the proposed layout helps re-establish the historic layout on this part of the site. It is considered that this development makes more sense of the surviving length of the open-fronted range and will have a neutral impact on the overall significance of the setting of this part of the historic site.

Alterations to the site layout associated with the proposed development

The existing farm access running alongside the man barn will be closed, and the land will be incorporated with the adjacent paddock in order to provide a new residential curtilage for the main barn. A new vehicular opening will be formed to

the west of the paddock, and this will serve the converted ranges in the west of the site, as well as the barn and farmhouse. The enclosing walls to this paddock area will be raised in height and finished with a cock and hen capping, to match the wall to Townfield Farm, on the south side of the lane.

The historic wall to the south of Building 2 will be repositioned slightly at its western end in order to provide some protection to the tallet steps, which will be incorporated into its garden. At its eastern end this will also allow access from the driveway into the new garage serving his unit. The hard surfaced area will extend between Pond House and Unit 6, to encompass the new parking area to serve Unit 6 to the north of these buildings.

Within the historic yard, a length of new stone wall will separate the area of the yard allocated to serve units 6 and 3; and additionally an area of former farmland to the north of these units will be enclosed by hedgerows to provide an enclosed garden.

Access to the remainder of the new dwellings will be from the existing farm drive which runs along the east side of the farmstead and is shared with Hugh's and Townfield Farms. Following the demolition of the existing Dutch barn, a new east spur of driveway will be formed, running between the existing stone boundary of New Farm Cottages and this will be enclosed by a new length of stone wall. Hedgerow planting will enclose the northwest side of the north yard, as well as the new gardens being provided to the north of units 5 and 8.

The former farmyard areas will generally be hard-surfaced, with changes in detailing to differentiate the respective new curtilages. Within the site, the driveways will form part of the hard surfaced yard areas, with use of appropriate materials to differentiate the circulation and turning areas.

Impacts:

The repositioning of the existing vehicular access to the south causes some harm to significance of the historic farmyard layout, and also very minor harm to the setting of this part of the Conservation Area. However, this arrangement is necessary in order to provide vehicular access with minimal alteration to the layout within the historic farmyard areas. It also pre-empts the need for the accesses to be formally adopted, which would be necessary if this number of dwellings were served from a single access. It is also felt that, this scheme provides some enhancement to the settings of the two principal buildings on the site (ie the barn and farmhouse) because the currently-rather dangerous vehicular access is taken further away from these buildings.

The stone walling to the south of the site has clearly been reduced in height, and some lengths of walling – including the section between the paddock and the existing access running alongside the main barn, are in need of repair and are about to collapse. Provided the walls are properly detailed it is considered that raising their height will have a positive impact on their significance.

Conclusion:

The village is an estate village and the farm itself is surprisingly well concealed from public views. Provided the farm buildings are carefully converted and the detailing of the new buildings respects the estate detailing of similar workers cottages, it is argued that the public benefits arising from the scheme - which will see the long term preservation of these redundant buildings - will more than offset the less than substantial harm arising from these proposals. It is also argued that the proposals will have a neutral impact on the setting of the listed Farmhouse and it will have a neutral impact on the character of the Conservation Area and setting of the nearby listed farmhouses.

JME Conservation Ltd.

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