Heritage Statement.

Proposed refurbishment and extension of the existing Farmhouse to create a two storey extension providing a new kitchen / dining area and first floor bedroom to Meadow Farmhouse, Gorses, Ireton Wood. Derbyshire. DE56 2SD.



This Heritage Statement is submitted in support of a Householder Planning Application for a new extension to Meadow Farmhouse, Gorses, Ireton Wood.

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1. Introduction

This Heritage Statement has been prepared in support of a planning application for an extension to the existing house to create a new kitchen / dining room with a new first floor bedroom and ensuite at Meadow Farmhouse, Gorses, Ireton Wood, Derbyshire.

The proposed development comprises of the reorganisation and refurbishment of the existing farmhouse, bringing it up to contemporary standards of residential accommodation, with a new modern extension that will provide a new kitchen / dining family area with a third bedroom to the first floor.

The proposed works are to be constructed internally within plot of the existing house. Their location is concealed from public view by the existing barns and farm buildings running down the western boundary of the site. The work although not visible from the Listed Buildings (The Cottage and Wood Cottage) is within 50 metres of their boundary.

The Cottage.
English Heritage Legacy ID: 79007

Cottage. Early C19. Coursed squared gritstone front, rubble elsewhere, with plain gables, end ridge brick stacks and a plain tiled roof. Two storeys, three bays, with cast iron window frames having glazing bars and central opening lights beneath deep lintels, narrow centre first floor window with modern casement. Central doorway with plain door beneath deep lintel.

Wood Cottage.
English Heritage Legacy ID: 79008

Cottage. Mid-C19. Brick with plain gables and single intermediate brick stack. Plain tiled roof. South elevation: two storeys, three bays, with 2-light casement windows with cast iron lattice glazing beneath shallow arched heads. West end with single light frames. Off-centre door. Listed for group value only.

The purpose of this statement is to assess the significance of the nearby designated heritage assets and to consider whether the proposed development would affect their significance, setting, or special architectural and historic interest in accordance with national and local planning policy.

2. Site Location and Description

Meadow Farmhouse is situated within the rural settlement of Ireton Wood. The property occupies a traditional rural setting characterised by historic farmsteads, cottages, agricultural land, mature hedgerows and narrow country lanes.

Meadow Farmhouse and Holly Cottage sits at the northern edge of the applicant's site. The two cottages are now considered to be a pair of modest redbrick semi-detached properties. The pair of cottages once formed a single farmhouse owned by the owners of Iretonwood Hall. By subdividing the farmhouse in to two properties, Meadow Farmhouse and Holly Cottage, the owners were able to rent out two smaller farms thereby maximising their rental income.

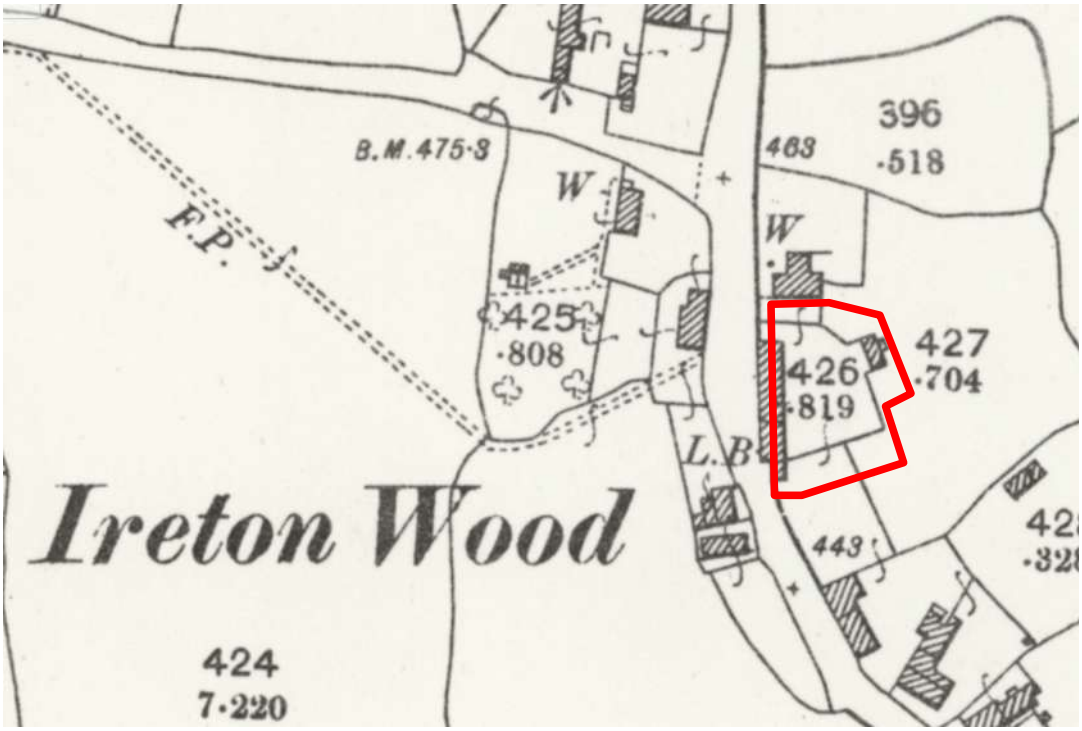

Image 01: *1892-1949 – 25 inch OS Map. Showing the applicant's site.*

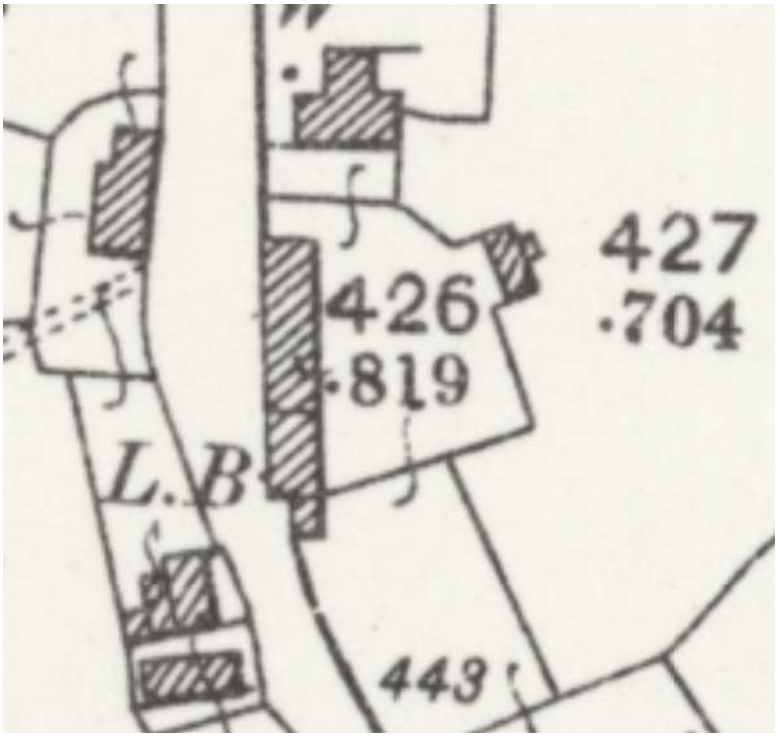

Image 02: *1892-1949 – 25 inch OS Map. A clearer view of the map showing Holly Cottage and Meadow Farmhouse as a single dwelling. The two Listed Buildings are located in the bottom left of the image.*

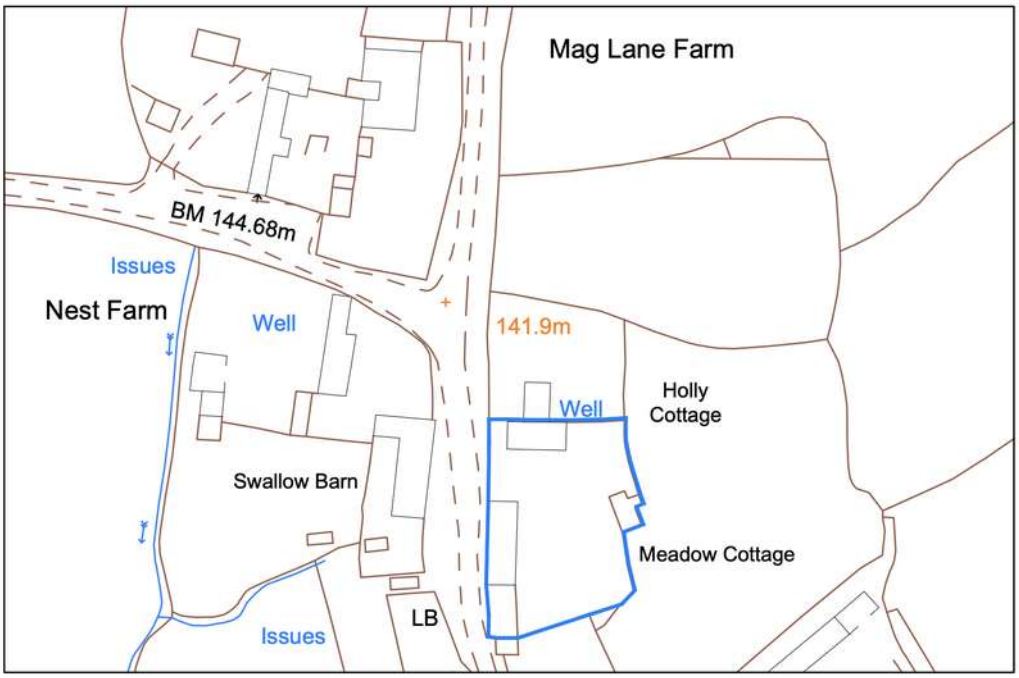

Image 03: *Location Plan extract. A modern digital extract from the OS Map shows the current division of the property.*



Image 04: *Photograph of the existing house – viewed from Gorses.*

3. Heritage Assets

The Cottage (Grade II) and Wood Cottage (Grade II).

Both The Cottage and Rood Cottage are Grade II listed properties, included on the National Heritage List for England.

The designation recognises their special architectural and historic interest as traditional vernacular dwellings, representative of the local historic built environment.

Their significance derives principally from:

- their historic fabric and architectural character.
- their traditional form, materials and detailing.
- their contribution to the historic rural character of Gorses and more widely Ireton Wood..
- their relationship with other historic buildings and the surrounding landscape.



Image 05: *View of The Cottage from Gorses. Ireton Wood.*



Image 06: *View of Wood Cottage from Gorses. Ireton Wood.*

4. Assessment of Setting

The setting of both listed buildings is primarily defined by:

- Their immediate curtilage and associated boundaries.
- The rural character of Gorses.
- The surrounding agricultural landscape.
- Views along the highway and between historic buildings.
- The generally low-density pattern of development.

The proposed access would be positioned opposite the listed buildings but would not involve any physical works to either heritage asset, their curtilages, or any historic fabric associated with them.

The proposal consists solely of the creation of a private residential access. It will require the removal of a partially collapsed stone wall (the remains of a lean-to visible on the 1892-1949 OS Map and a dropped kerb along the edge of Gorses. The proposal will not introduce any new built forms or structures of significant scale, or features that would compete visually with the listed buildings.

5. Proposed Refurbishment and Extension.

The proposed works to the property fall into two parts; the refurbishment element and the new extension. The refurbishment will update the existing house, improving the spatial arrangement of the rooms and upgrading the thermal efficiency of the external envelope of the building. These thermal upgrades will bring the older property up to a contemporary level of thermal efficiency comparable with modern homes. The proposed extension will add a family orientated kitchen / dining area to the ground floor with a new primary bedroom to the first floor.
The new extension has been carefully connected to the existing house by a recessed glazed link, allowing the new structure to appear detached form the original house whilst retaining a physical connection to it.

The new extension has been designed to compliment the existing house. The building's form is traditional with contemporary 'barn' styling. The southern elevation, facing down the site expresses it's two storey form through the use of a hybrid brick and timber frame.



Image 07: *Proposed south elevation showing the contrasting symmetry of the original house and the contemporary 'barn style' extension.*

The west and east elevations have minimal openings reducing the external features that might compete with the adjacent detailing of the original house. Internally, occupants are drawn towards the large glazed southern elevation offering extensive views of the garden. The carefully selected apertures in the east and west elevations frame views of the open countryside to the west and glimpses of the Gorses to the east. The north elevation has been intentionally set back from the boundary to lessen the impact of the new building on the adjacent property. Furthermore the roof has been hipped away from the neighbour's plot to further reduce the mass of the building on the boundary edge.

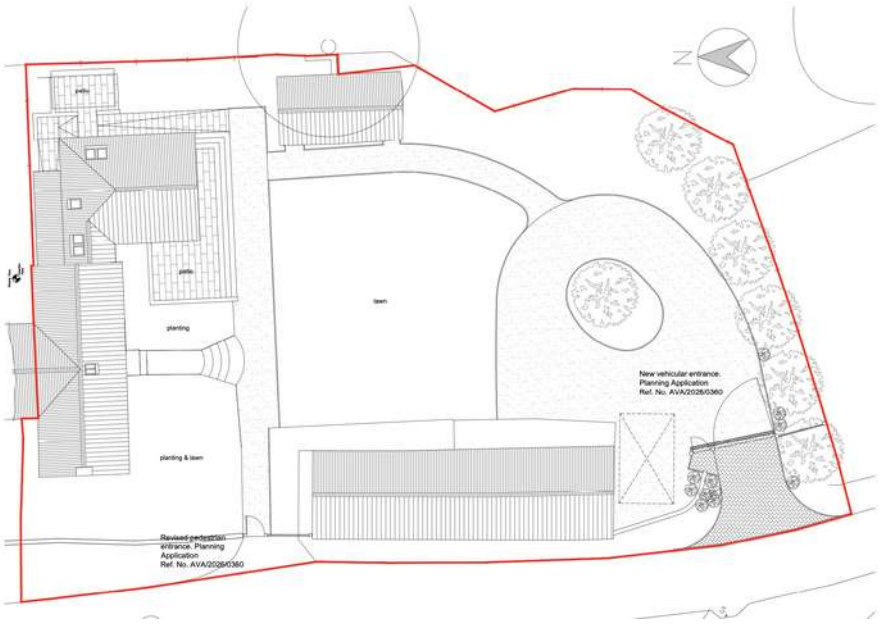

Image 08: *Proposed Site Plan, showing the existing house and the new extension in the north east corner of the site.*

Impact Assessment

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be given to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest which they possess.
The proposed refurbishment and extension have been assessed in relation to the significance of The Cottage and Wood Cottage.

Physical Impact

There would be no direct physical impact upon either listed building. No alteration, demolition or intervention is proposed to any part of the designated heritage assets.

Impact on Setting

The proposal would result in a limited alteration to the appearance of Meadow Farmhouse viewed through the existing gateway that exists between the original farmhouse and the adjacent barn. This small section of the Gorses is the only point at which both the proposed extension and the Listed Buildings can be seen.

The proposed extension can not be seen from either of the Listed Buildings, as a consequence the proposed development would not obstruct important views of either listed building, nor would it affect the ability to appreciate their architectural form, materials or historic character.

The extension where viewed would be read as a modest domestic extension; with features that are subservient to the existing house; lower ridge line and eaves.

The lack of visible connection between the proposed extension and the existing heritage assets would therefore preserve the setting of The Cottage and Wood Cottage and would not diminish their heritage significance.

6. Planning Policy Context

The proposal has been considered against the requirements of the National Planning Policy Framework (NPPF), in particular Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
Paragraphs 212–215 of the NPPF require local planning authorities to consider the significance of heritage assets and the impact of development upon that significance.
The proposed development would preserve the significance of the nearby listed buildings and their setting. Consequently, the proposal would result in no harm to the significance of these designated heritage assets.

7. Conclusion

The proposed refurbishment and extension to Meadow Farmhouse are hidden from the Grade II listed buildings by the stone barns that sit along the edge of Gorses and the western boundary of the application site.
The proposal would not involve any works to the listed buildings, their curtilages, or any historic fabric.
The development would be imperceivable from any point along the curtilage of the heritage assets and would only be visible from a 5m section of road immediately adjacent to the existing vehicular access to the farmhouse.
The proposed extension would not adversely affect important views, the historic character, architectural appreciation, or the wider rural setting of the heritage assets.

Having regard to the statutory duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements of the NPPF, it is concluded that the proposal would preserve the significance and setting of The Cottage and Wood Cottage.
The proposal would therefore result in no harm to the significance of nearby designated heritage assets and should be considered acceptable from a heritage perspective.