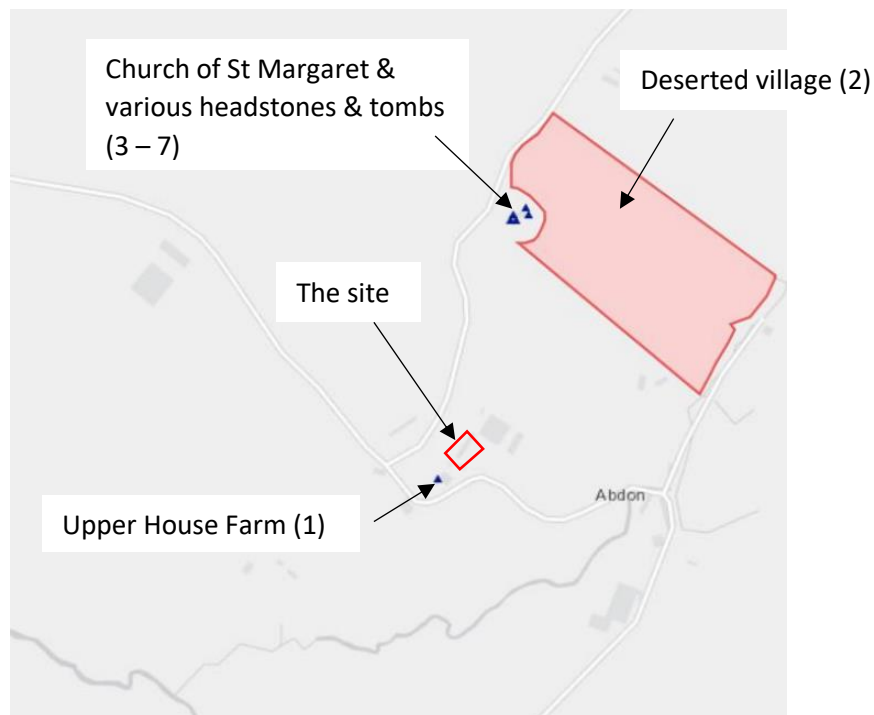


## HERITAGE STATEMENT

Upper House Farm is a Listed Building, as such it is a designated heritage asset and the adjoining site, containing the buildings that form the basis of this application, are regarded as “curtilage listed”. The conservation, preservation and potential enhancement of the site is therefore important. The statutory heritage assets in proximity to the site are identified as follows:

PROPERTY	STATUS
1 Upper House Farm	Grade II listed
2 Deserted village	Scheduled Monument
3 Church of St Margaret	Grade II* listed
4 Headstone approx. 3m south of Porch of Church of St Margaret	Grade II listed
5 Group of 2 Headstones 7m SSE of Chancel of Church of St Margaret	Grade II listed
6 Headstone approx. 6m east of Chancel of Church of St Margaret	Grade II listed
7 Group of 3 Chest Tombs 1m south of Church of St Margaret	Grade II listed



The Listing for the Farmhouse reads:

HER Number (PRN): 20474

Site Name : Upper House Including Veranda, Abdon

Protected Status: Grade: II

Ref No.: 1383599

Title: UPPER HOUSE INCLUDING VERANDA

Type: Listed Building

Monument Type: Farmhouse (Early C18th - Early C19th)

Grid Reference: SO 5746 8634

Brief Description: An 18th and early 19th century farmhouse, dated 1816, now house, which is protected by Grade II Listing.

Description: Farmhouse now house. C18 and early C19. Dated 1816. Rubble stone, coursed stone rubble, brick. Hipped slate roof with deep eaves and one gable. Central brick ridge stack, brick eaves stack, and projecting stone gable end stack with brick shaft. L-shaped original range with end and rear extensions.

EXTERIOR: 2 storeys. Front facing south-west has, to right, a C19 brick extension; to centre an C18 stone wing; to left the projecting wing of the L-shape plan. Brick extension wing with single ground-floor sash and first-floor timber mullion and transom window with multi-pane casements, both with keyed stone lintels. 6-panelled door and toplight with simple pilaster frame to left. Stone wing has timber mullion and transom window at each storey with brick segmental-headed lintels. Projecting C19 open veranda covers ground storey. Entrance in south-east projecting wing: single timber cross-window to each floor and plain boarded front door with hoodmould. All openings with segmental-headed lintels. Left return gable end has attic casement to side of central stone stack. Right return side of front: 8/8 sash over multi-pane casement, both with keyed stone lintels. First-floor lintel keystone is dated. Rear: part masked by lean-to outshut. Projecting rear wing is stone 2-window range with timber mullion and transom casements under brick segmental-headed lintels.

INTERIOR: not inspected.

Record Type: Building

The Listing can be found at Appendix 1

The farmstead as a whole is also has been identified by the Historic Farmstead Characterisation project as being of interest. The Council Archive record reads:

HER Number (PRN): 23909

Site Name : Upper House Farm

Monument Type: Farmstead (Early 18th century to Unknown)

Grid Reference: SO 5744 8634

Brief Description: Upper House Farm, a farmstead first identified and classified by the Historic Farmsteads Characterisation Project, 2008 – 2010, (ESA6427), largely from the digital version of the c.1900 OS large scale mapping.

Description: Dispersed Multiyard.

Date Evidence from Farmhouse: 18th Century.

Date Evidence from Working Building(s): None.

Position of Farmhouse: Farmhouse set away from yard.

Farmstead Location: Shrunken Village Site.  
Survival: Partial Loss - less than 50% change.  
Confidence: High.

Other Notes: Large modern sheds on the site of the historic farmstead are either obscuring the historic buildings or may have destroyed them. Dated by listed farmhouse (PRN 20464)

Record Type: Monument

There are other recorded Historic Farmsteads in proximity to the site:

- New House - HER Number (PRN): 23910; and,
- Manor House - HER Number (PRN): 23908.

Furthermore, there is also a deserted village - HER Number (PRN): 00184; and also medieval earthworks - HER Number (PRN): 28677. For details of the Scheduled Monument see Appendix 2.

The Church of St Margaret is also in proximity to site, although there is no direct line of sight between the application site and the Church. The Church itself is a Grade II\* listed building and there are also a number of headstones and tombs also individually and group listed around the grounds associated with the Church. For details of the Listing entry see Appendices 3 - 7.

However, this development is limited to the immediate confines of Upper House Farm and as such any impact beyond the boundaries of the site will be negligible. There is no direct line of sight between the site at Upper House Farm and those heritage assets identified above (excluding Upper House farm itself).

The scheme converts the buildings mainly within the existing building envelopes, and reuses existing openings, keeping the need to create any new openings to a minimum to avoid the removal of historic fabric and retain their intrinsically rural vernacular character.

Some very modest additions to the traditional building forms are included to add to the accommodation provided. The additions have been designed to mirror the traditional form as required by the Planners when determining the original; approval ref nos. 19/01946/FUL and 19/01947/LBC.

Overall the scheme will repurpose the building with only a light touch and serve to give the building a suitable alternative use that will ensure their ongoing permanency and longevity.