

Heritage Statement and Impact Assessment
For Proposals at:

**Wannerton Farmhouse, Wannerton Farm,
Worcestershire, United Kingdom, DY10 3NJ**

Planning Issue - 14th July 2021



WANNERTON FARM HOUSE (LOT 2)

Produced in July 2021 for:

Mandave Singh, (owner of Wannerton Farm).

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Cover Images:

Wannerton Farmhouse viewed from the southern garden and as recorded within the 1954 Auction List.

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NOTE:

The appendix document: 'Heritage Statement and Impact Assessment' (issued 1st February 2021), is a separate document to be read in conjunction with this document. Please see introduction for further details

Introduction - The Revised Proposals and the Revised Heritage Statement & Impact Assessment

Since January 2021 the client has requested a number of additional design changes to the scheme across all the floor plans. Therefore it has been necessary to revise the planning application package drawings and documents to reflect these changes.

These revised proposals showing the variations are now reflected in the latest scheme drawings and this revised Heritage Statement and Impact Assessment. This Heritage Statement should therefore be considered in conjunction with the full planning application package, and with the previously submitted Heritage Statement and Impact Assessment (issued 1st February 2021). The previous Heritage Statement should now be perceived as supportive appendix to this document, and that appendix contains all the key information used to form an understanding of the historic assets and their significance.

Therefore the appendix should now be read at this juncture with specific attention to the following contents chapters within the previous scheme's Heritage Statement:

Project Background and Scope

Document Purpose

Heritage Asset Description

Methodology

Principal Elevations

Understanding the Site

Understanding the House

Phasing Diagram

Heritage Impact Assessment

Photo Appendix

The chapters regarding '*Building Recording Targeting Diagram*' and the '*Evaluation and Conclusions*' will be restated within this document with a revised position. This is necessary because they take an overall view

This document therefore builds upon the evaluations and conclusions of the previous Heritage Statement by considering the additional impact of any variations to the proposed design since the February scheme design. The impact of the revised design scheme will be assessed in a consistent method to that employed in the previous Heritage Statement. Alterations or additions relevant to the Historic assets are each identified within this document using a similar format and approach as employed in the first scheme. Each design variation is noted on the revised scheme drawings illustrated within this document.

Finally the overall aggregate impact of these design variations on the historic assets is evaluated and a new fresh conclusion is established at the end of this document. It is believed that this overall approach is suitable given the legal status of the building and the fact the revised scheme is essentially very similar to the previous scheme prepared in January 2021.

Further Consultation

Following the design variations requested by the client the scheme required consultation on the appropriateness of the additional interventions. Peter Bassett (Conservation Officer for Wyre Forest District Council) was consulted on the 30th of June 2021 to review the scope and nature of the design variations. It was established that for the context of this project the approach and format of this revised document was suitable given the variations were not onerous, and essentially reflect a fairly equivalent level of intervention. Peter Bassett was consulted during the design work undertaken for the first scheme. He retains an overall awareness of the project and has visited the site this year.

Identifying Proposed Variations and the Heritage Impact Assessment Structure

Key Plans

The proposed design variations should be considered in conjunction with the full planning application package and the previous Heritage Statement and Impact Assessment. The following pages breakdown the impact on the heritage asset by identifying specific areas where there is removed fabric and added/altered fabric. The key plans present alphanumeric index codes that identify varied design interventions across the heritage assets. These interventions are consequently assessed for significance of the asset, impact of the intervention, and finally a brief justification summary with any relevant mitigation.

The alphanumeric codes of the previous heritage impact assessment will be referred to within this revised impact assessment where a proposed design variation relates to an intervention that had already been discussed in the appended scheme of January 2021.

Heritage Asset Contribution of Significance

The significance of Wannerton Farmhouse is not uniform, and varies across the building's elements. The understanding of the significance is informed by the foundation chapters of the original Heritage Statement document. The significance is further examined for each specific element within the impact assessment. The valuing of significance has been derived from the methodology of the report outlined earlier, and the experience of an accredited conservation architect. The adjacent chart summarizes how the significance of each asset is conveyed and assessed.

Impact of Proposed Design Variations

The impact is assessed in proportion to the significance of the asset. Not all changes to historic structures are harmful and indeed some change can be beneficial. The facts of the intervention and the perceived impact are recorded. The adjacent chart summarizes how the impact on the asset is judged.

Justification and Mitigation

Following the recording of significance of the asset and the impact of the proposals a weighed outcome is briefly stated. Residual heritage impact with frequent occurrence is also summarized with a referencing code as follows:

- A - Fabric has low significance and/or may be detrimental to the more significant assets.
- B - Loss of historic fabric is minimised with fabric recorded as set out and targeted in the Building Recording diagram.
- C - Loss of historic fabric is minimised, suitable removed material will be salvaged for reuse.
- D - New installations are reversible and/or will result in improvements to the remaining historic fabric.
- E - The historic form or essence of this area or element may be retained within the reordering proposals.
- F - Proposals may require WSI for watching brief prior to dismantling or groundworks.

Supporting Information and Appendices

The listed interventions will occasionally in the scheduled text refer to alphanumeric codes that pertain to the previous Heritage Impact Assessment (refer to appendix).

Furthermore the figured key photos scheduled in a column of this revised impact assessment can be cross referenced to the photo appendix of the previous Heritage Statement document.

Discussion and Evaluation

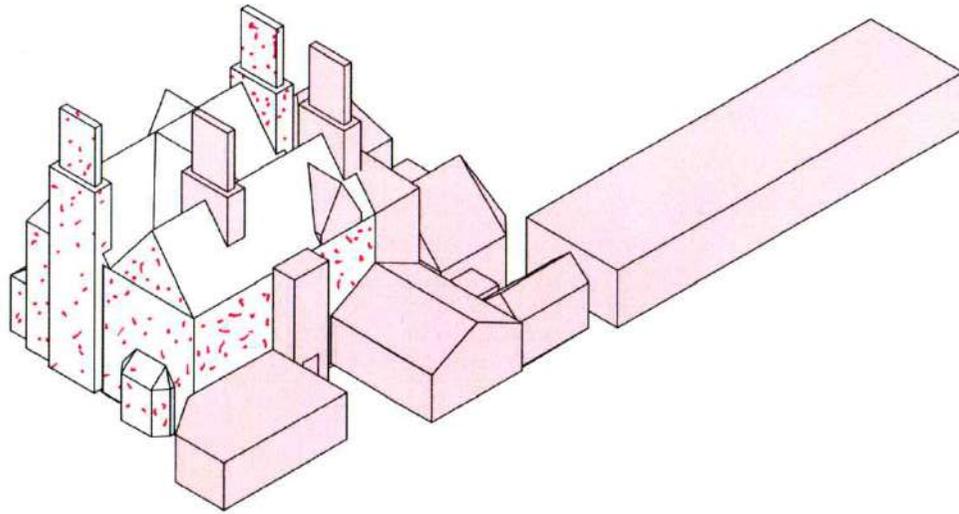
Whilst some of the evaluation of the proposals inevitably occurs within the schedule. The overall evaluation is provided and discussed in the closing section of this document. The conclusions of the project should be read in conjunction with the schedule and the Targeted Building Recording Diagram.

Impact	Effect of the Proposals	Impact Ref:
Very Positive	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	++
Positive	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	+
Neutral	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	0
Negative	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	-
Very Negative	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	--
Uncertain	Effect uncertain: more information required.	?

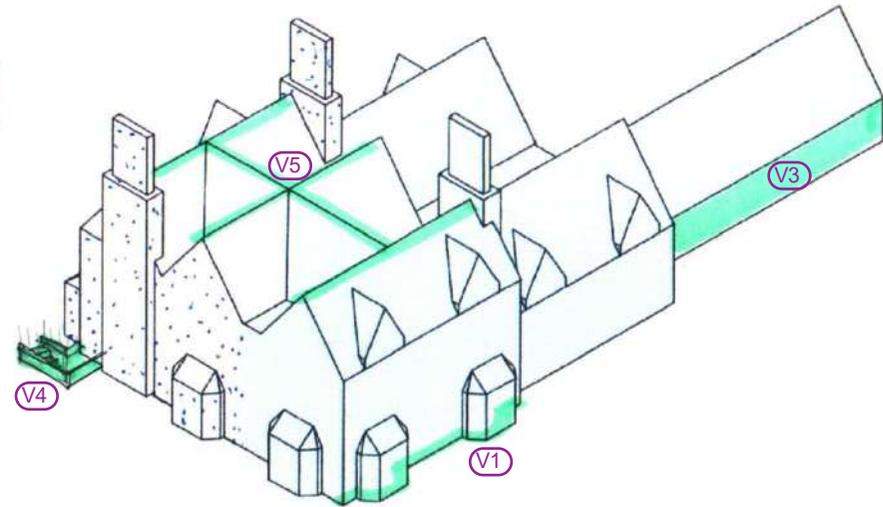
Value	Contribution to Significance	Value Ref:
High	Element is fundamental to the key heritage interest/s that define the significance of the asset.	H
Medium	Element makes an important contribution to the significance of the asset, either as embodying a secondary aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by moderate (under 50%) loss such that its contribution to significance is reduced.	M
Low	Element makes a slight contribution to the significance of the asset, either as embodying that complements an aspect of the asset's heritage interest or comprising an aspect of the asset's key heritage interest that has been affected by substantial (over 50%) such that its contribution to significance is greatly reduced.	L
Neutral	Element does not contribute to the significance of the asset.	N
Negative	Element represents an unsympathetic change which detracts from significance.	Neg
Uncertain	Sensitivity uncertain: more information required.	?

Fig. 60 - Two charts that breakdown the specific 'Contribution to Significance' and the 'Effect of the Proposals' across the scheme for individual items listed in the Heritage Impact Assessment

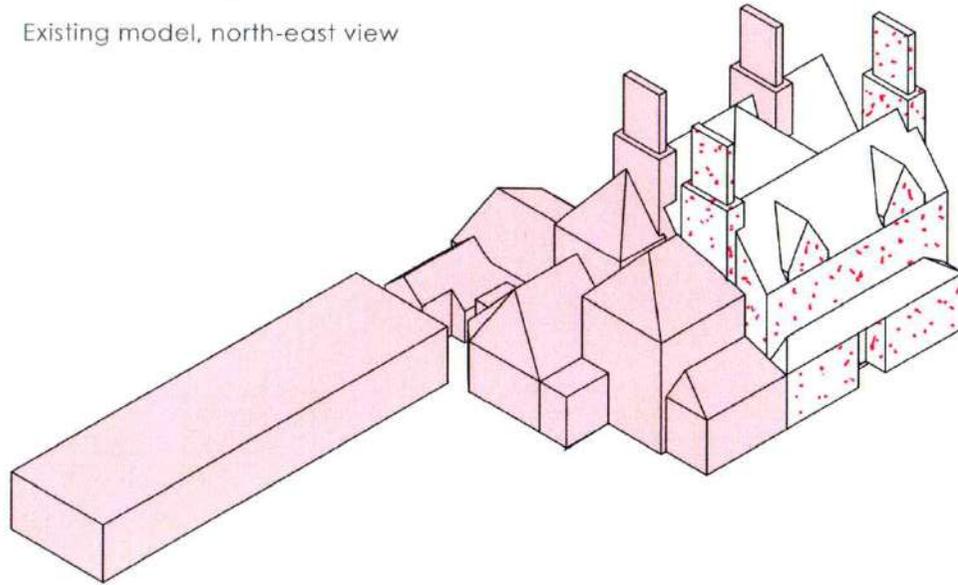
Fig. 1 - Individual items listed in the Heritage Impact Assessment are recorded. Red ink relates to demolition or stripout. Blue ink relates to proposed alterations/additions. Green denotes areas with proposed design variations.



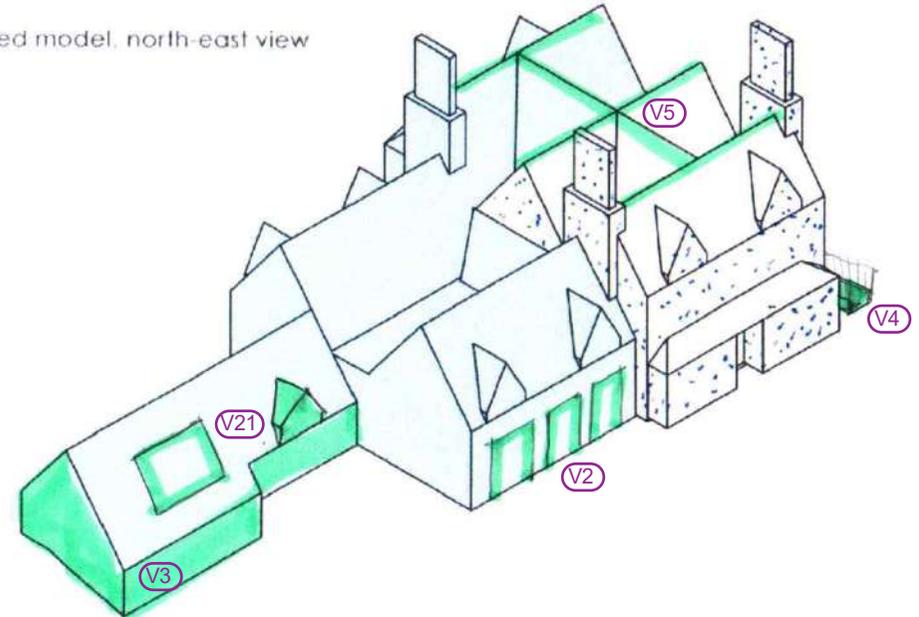
Existing model, north-east view



Proposed model, north-east view



Existing model, south-west view



Proposed model, south-west view

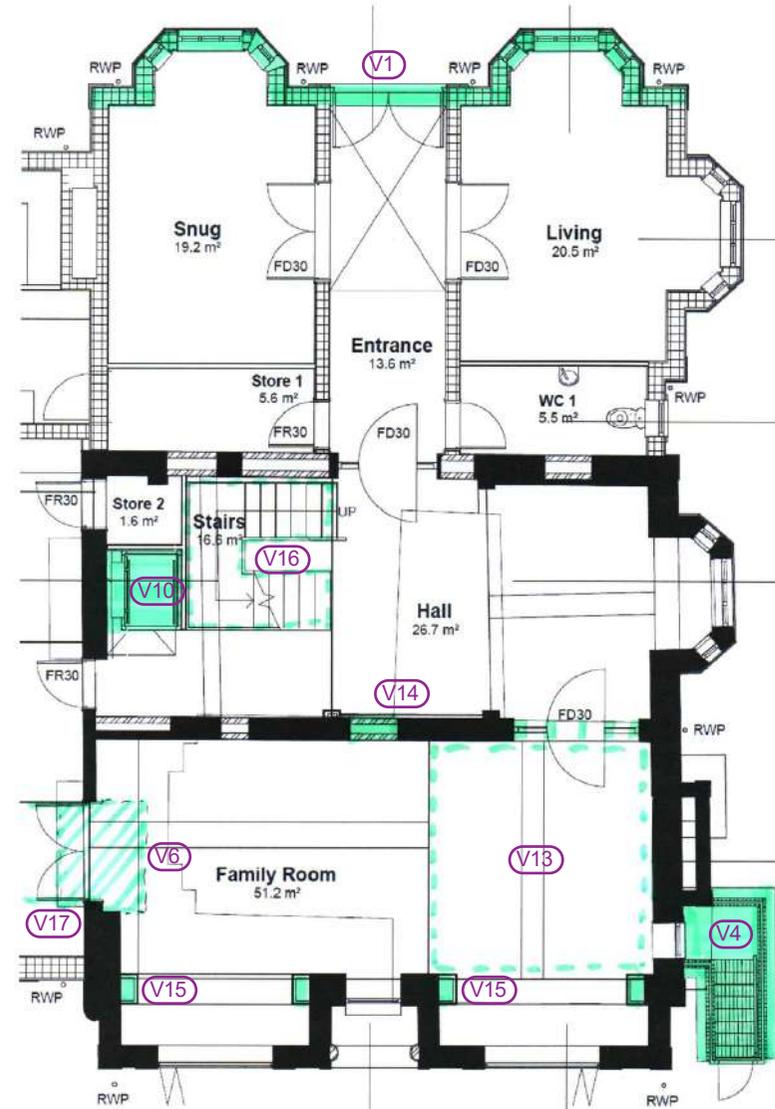
Massing and Elevations - Demolition and Stripout

Massing and Elevations - Additions and Alterations

Fig. 2 - Individual items listed in the Heritage Impact Assessment are recorded. Green denotes areas with proposed design variations.

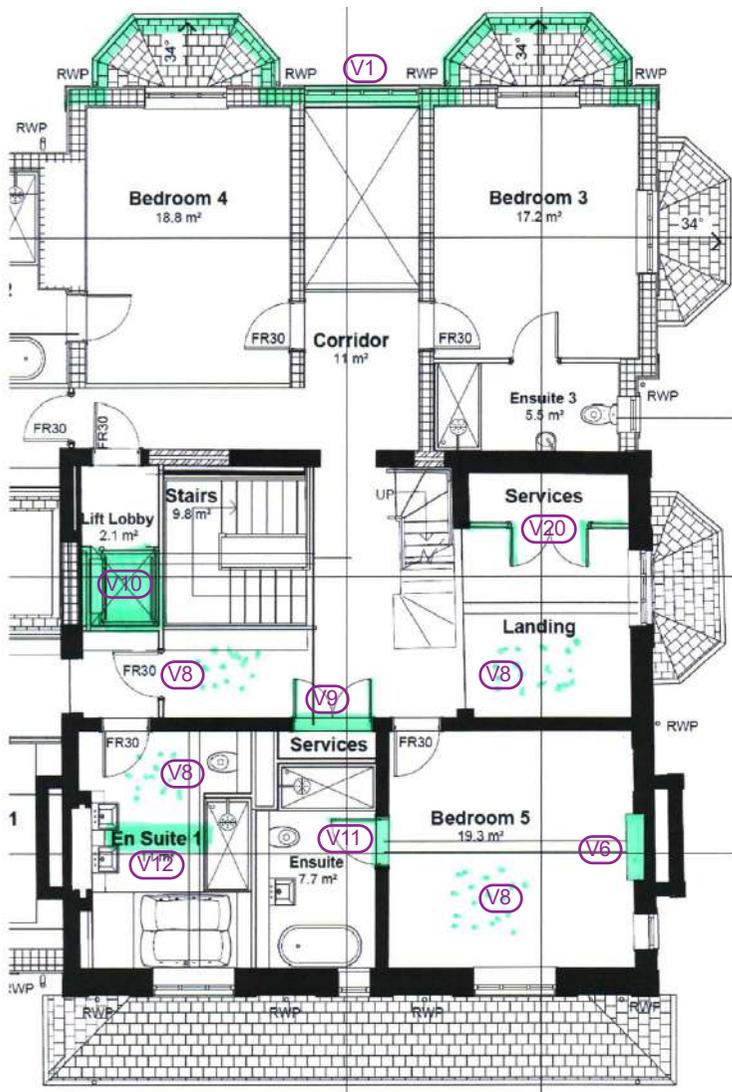


**Cellar Plan -
Proposed Design Variations**

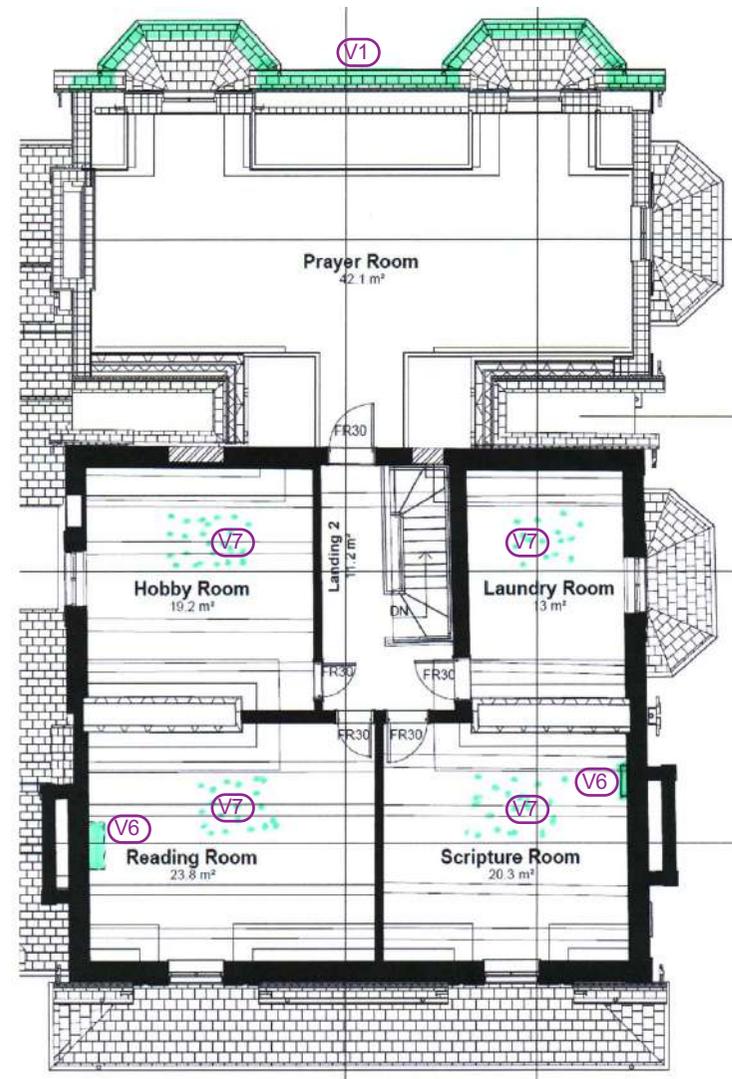


**Ground Floor Plan -
Proposed Design Variations**

Fig. 3 - Individual items listed in the Heritage Impact Assessment are recorded. Green denotes areas with proposed design variations.



**First Floor -
Proposed Design Variations**



**Second Floor -
Proposed Design Variations**

Heritage Impact Assessment

Loc'n Ref.	Fig. Ref.	Proposed Work	Impact Ref:	Significance of the affected historic fabric	Signif Ref:	The impact of the proposed works on the historic fabric and its justification / mitigation	Justif'n Ref.
V1	-	The varied North extension wing has been increased in size by 500mm northwards.	O	The overall composition is set against the existing double pile farmhouse.	H	The extra space is to improve the construction detailing and integrity where the new meets the old. The change to the overall design composition will be barely noticeable and the extension composition continues to respect the gabled elevations.	D, E
V2	-	The bifolds across the West Wing southern facade have been amended from two openings to three openings.	O	The overall composition is set against the existing double pile farmhouse.	H	The change to the overall design composition will be barely noticeable and the extension composition continues to respect the gabled elevations and lowering of massing as it extends westwards.	D, E
V3	-	The single storey element of the proposed West Wing will be constructed of fair faced red brickwork.	O	The overall composition is set against the existing double pile farmhouse, and in near proximity to neighboring red brick structures.	H	The change to the design palette is not unsuitable given that the original structures were constructed in red brickwork.	D, E
V4	-	The proposed cellar stair had been internal (Code C1 in the previous scheme). The varied design cellar stair will now be accessed via an external masonry staircase with a new external doorway opening. There will be a wrought iron fence built off the stairwell's dwarf walls at ground level. The stairwell, fencing and door materials will be in keeping with the house.	+	The new location of stairwell groundworks will have less archaeological sensitivity than the previous position nearer the inglenook. The ground is positioned across the principal view on arrival but below line of sight. The wall removed has always been a cellar wall of lower hierarchical order.	L	The external stair position will allow the cellar to be accessed by services technicians without inconveniencing the occupants of the home. The stair is much less likely to disturb archaeology than its previously designed position. The existing window that the door will replace has been vulnerable to moisture ingress and the proposals will address this issue. The masonry pallet and wrought iron will compliment the historic materials adjacent. The affected groundworks area will be noted on the revised Building Recording Diagram.	B, C, F
V5	-	The proposed roof will be raised 150mm to facilitate additional insulation above the rafter line. This had been 75mm of insulation (code E4 in the previous scheme).	O	The double pile roof is a significant feature of the core 17C farmhouse and contains medieval fabric.	H	Further to justifications given in the previous Heritage impact assessment the additional height increase is still considered negligible and will significantly improve the thermal energy performance of the roof.	D, E
V6	-	The removal of the parlour fireplace. (Code G7 in the previous scheme).	-	The fireplace surround is likely 19C but possibly late 18C and Portland stone. The chimney breast is an integral part of the double pile core farmhouse.	L	The works are necessary to provide adequate circulation space across the space.	B, C
V7	-	The second floor's floor structure will have the joists replaced with open web joists and at least 50% of the floorboards will be removed as salvage for reuse elsewhere on the site. (Compare to code S8 in the previous scheme).	-	The floorboards are original wideboards with approx 25mm depth. The floor joists are oak and also thought to be original.	M	A large amount of the boards are cupped and warped, and need replacing. The joists are being replaced to an open web system that will allow for the passage of services in the floor void. This will enable services to be concealed and ensure floors are level within the rooms.	B, C, E
V8	-	The first floor's floor structure will have the joists replaced with open web joists and at least 50% of the floorboards will be removed as salvage for reuse elsewhere on the site. (Compare to code F11 in the previous scheme).	-	The floorboards are original wideboards with approx 25mm depth. The floor joists are oak and also thought to be original.	M	A large amount of the boards are cupped and warped, and need replacing. The joists are being replaced to an open web system that will allow for the passage of services in the floor void. This will enable services to be concealed and ensure floors are level within the rooms.	B, C, E

Heritage Impact Assessment

Loc'n Ref.	Fig. Ref.	Proposed Work	Impact Ref:	Significance of the affected historic fabric	Signif Ref:	The impact of the proposed works on the historic fabric and its justification / mitigation	Justif'n Ref.
V9	102	The existing doorway is to be widened to allow a double door for a services cupboard.	-	The existing door is original to the 17C design.	M	The wider doors are required to meet building regulations and safety compliance.	B, C, E
V10	-	A platform lift will provide circulation between the ground and first floors. The lift shaft location will superimpose upon the inglenook and floor structure. The inglenook and the floor structure are already argued for removal in the previous scheme (Codes E6 and F4).	-	The inglenook and the floor structure are original but already argued for removal in the previous scheme (Codes E6 and F4).	H	The justification for the removal of the inglenook is argued in the previous scheme (codes E6 and F4). The insertion of the platform lift will provide necessary equality of access for less able occupants.	B, C, D
V11	-	The opening of a new ensuite doorway through a brickwall.	O	The brickwall is original and supports an original bridging beam.	M	The doorway will not detract from the form or use of the room.	C
V12	-	An ensuite will replace the use of the bedroom space.	O	The room was originally likely to be a bedroom for the primary family members.	M	The expectations of a contemporary owner require available space for ensuite services. As such this room will be subdivided to provide for two ensuite rooms. The window positions are unaffected by this design variation.	D, E
V13	-	The floor structure above the large cellar room will be replaced with a timber open web joist system. (Compare to code C3 in the previous scheme)	O	The cellar ceiling structure that supports the ground floor is likely to be 17C and may employ salvaged medieval building fabric.	M	The open web joist system will make routing services less complicated. The concrete floor system in the previous scheme (January 2021 scheme) is no longer considered necessary.	B, E, C
V14	94	The blocking up of the cross passage corridor. The adjacent opening to the east is now to be retained.	O	The passage is thought to be a 17C feature that was adapted in the 19C reordering.	M	The brickwork can always be removed as reversible intervention. The adjacent opening will be adapted to provide a necessary but reversible fire partition.	D
V15	87 88	The insertion of 4no. M&E risers to each side of the existing wall openings in the southern parlour rooms.	O	The openings are 19C the ornamental plasterwork is of low architectural value and highly damaged.	L	The M&E service routes are necessary for the ensuites and other services fed from above. The M&E boxings will be concealed within the architectural form of the opening to mitigate its impact.	C, D, E
V16	-	The staircase between ground and first floor has been reconfigured slightly but remains within the same area. (Compare to code G11 in the previous scheme).	-	The stair position is original but the staircase is likely to be a 19C alteration that accommodates the levels required for the WC north tower and it has floorboards that general match the work done in the 19C periods. In aesthetic it is a reproduction of an 18C classically turned newel post style with square spindles.	M	The reconfigured location supports the general revised layout. The previous scheme Heritage Statement provides further justification.	B, D
V17	-	The proposed opening is made in the space of the removed fireplace and a new door opening is formed. (Compare to code G7 in the previous scheme).	-	The fireplace surround is likely 19C but possibly late 18C and Portland stone. The chimney breast is 17C and an integral part of the double pile core farmhouse.	M	The loss of the fireplace and the chimney stack is regrettable yet is necessary to provide adequate circulation space and a doorset across the rooms.	B, C

Heritage Impact Assessment

Loc'n Ref.	Fig. Ref.	Proposed Work	Impact Ref:	Significance of the affected historic fabric	Signif Ref:	The impact of the proposed works on the historic fabric and its justification / mitigation	Justif'n Ref.
V18	78 81	The cellar floor will be removed and slightly under dug to provide enough space for an insulated glass and limecrete breathable floor system to be installed.	-	The cellar floor is original to the 17C scheme and constructed with clay brick pavers.	M	The loss of the floor is regrettable but this damp space requires a system that can manage and maintain the humidity and moisture levels. The floor will also be lowered sufficiently to allow an additional 40mm of head room.	C, E, F
V19	83	The original cellar stair will be closed off with a masonry wall and the stairwell void backfilled with hardcore and rubble. The proposed Glapor and limecrete system will close the space overhead. This variation is simply a confirmation of methodology for the code C7 item in the previous scheme.	O	The cellar access route has historically been from the stairwell.	M	The original route no longer surfaces in a convenient internal location. The proposals are reversible and will improve the control of humidity, moisture and vapour egress.	C, D
V20	97	The addition of a services cupboard in the northeast ground floor room, filling the north wall elevation.	O	The room is an original feature of the double pile plan form. The room was radically altered by the Victorian improvements that relocated the fireplace, and repositioned the window.	L	The room generally retains its legibility and the inserted services and cupboard are reversible features. The services are necessary to meet the performance expectations of the 21C.	D, E
V21	-	A dormer window has been added to the proposed single storey element of the proposed west wing extension's southern roof pitch. The PV array format has been altered slightly.	O	The extension roof-line is considered in the relationship to the composition of the adjacent double pile core farmhouse.	N	The dormer window and extended roof-line is in keeping with the general composition of the original double pile farmhouse. The extension footprint and massing still generally reflects the massing layout and volume heights of the original farmhouse prior to demolitions. The PV array alterations are negligible and set at the greatest distance from the core farmhouse. The PV array is a good improvement to the energy sustainability of the site.	E



Fig. 4 - Revised Building Recording Diagram: An appropriate level of recording has been attributed to each zone of Wannerton Farmhouse in accordance with the significance of the historic assets above and below ground.

General Evaluation: Scheme Overview

Overall the proposals with variations allow the historic 17C farmhouse double pile core to survive, be repaired, improved and allow its celebration to continue into the 21C. Without the scheme of proposals the property would continue to fall further into disrepair and then a parlous condition. The scheme allows the farmhouse to retain its residential use. The scheme provides a new owner occupant with the vision and means to inhabit and maintain the historic structures, ensuring their longevity and presence within the historic landscape. As a farmstead the double pile core property is largely retained and its position within the historic countryside is maintained. Furthermore the language of the piled pitched roofs is respected and maintained within the overall design composition. In addition to this the proposed west wings step down in height in a manner that echoes the original composition and continues to underline the significance of the core farmhouse's original double piled form.

Generally the scheme makes significant improvements by deliberately choosing historically traditional and sustainable building products that will harmonise with the existing building fabric. Many of the 19C improvements actually caused harm and loss to the 17C double pile building. It is believed that the ground floor plan would probably originally have had a masonry floor in all areas perhaps except above the general cellar. It is believed the 1856 improvements moved one chimney stack to create east facing windows, and widened the south facing openings requiring stress relieving arches in the remaining brickwork above. With the addition of the servants west wing these alterations floor scars may have prompted a 19C timber floor to be introduced to much of the ground floor. The evidence of blocked up openings suggest that the double pile ground floor plan was probably near identical to the first and second floor at the building's completion in the 17C. This latter point would suggest the property was originally entered from the North prior to the 19C remodelling. The proposed northern entrance is reasonable on this basis.

Little remains of the 17C building beyond superstructure, cellar and the inglenook. The obvious exception is the medieval timber trusses and the floor structure which may be 17C but probably repurposes medieval fabric from an even earlier local building. Perhaps a key question is whether the 17C structure was rebuilt on the identical site of an earlier medieval structure and reinstates the timber trusses in their original positions? Or whether the timber trusses and purlins were salvage reclaimed from a failed or fire damaged Medieval structure in the immediate or near proximity of the farmhouse? Either way the wall layout is determined by the truss width and the purlin length. However the purlins have brace marks that do not correspond to their current layout that suggest reclaim use.

Furthermore there are two small rectangular structures near the farmhouse found on the 1842 Tithe map. Those two structures were lost by 1884 yet their footings may survive and might confirm if they were medieval structures. It is possible that medieval barn structures are suggested by the 1842 Tithe map land named 'Barn Close' just due north

of the farmstead. It is also possible that the inglenook stack (and perhaps other stacks) was a retained element introduced in the 16C as brickwork fireplaces started to be installed within earlier 13-15C medieval timber halls to replace smoke hoods. If this is the case a plinth wall footing may survive to the west of the inglenook, although it will probably already have been disturbed by the dairy and scullery groundworks.

For these reasons we have agreed with the Conservation Officer and County Archaeologist that providing discharge conditions are the sensible approach and solution for the following matters:

1 - To provide a WSI and watching brief on the dismantling of the 17C inglenook superstructure from the ground floor ceiling downwards. This will allow internal features behind the bricked up walls to be identified and recorded by a building archaeologist prior to removal.

2 - To provide a WSI and watching brief on proposed groundworks deeper than 250mm below grade within a targetted vicinity of the inglenook stack. We would suggest a 6m proximity limit from the inglenook, stair and cellar as outlined in the heritage impact assessment. This will allow below ground features to be identified and recorded by an archaeologist prior to removal.

3 - To provide a WSI and Building Recording that will mitigate the unfortunate loss of some significant building fabric which enables the proposals. The recording has been carefully considered to target a level believed to be commensurate with the significance for each area of the plans. The building recording should be completed in line with Historic England's guidance and undertaken by a qualified professional.

The exact scope of these three agreed discharge conditions would need to be confirmed by the Conservation Officer and County Archaeologist following submission of this document. The design variations considered in earlier chapters of this document are reflected in the revised Targeted Building Recording diagram.

General Evaluation: Services

The residential use will require some service risers to be introduced. It is beyond the scope of this document to resolve this matter in detail. However the design should be undertaken by a services engineer under the supervision of a conservation architect to ensure the riser positions are located sympathetically to the overall composition of the historic design. With services runs stacked and collected in vertical risers their overall impact could be mitigated. Their mitigation could be further enhanced by sympathetically positioning them within cupboards or discreetly rebating them into walls and floor voids wherever possible.

The outline servicing strategy has been established with a view to mitigating harm to the 17C fabric as much as possible, and reducing any notching required to the bridging beams or other retained members. Further services engineering consultation will be required to establish the full services impact including any necessary fire engineering measures.

General Evaluation: The Cellars

It is considered that the basement cellars present damp and humidity issues that will be addressed by the proposals by seeking to improve ventilation and perhaps with the installation of external French drains to reduce the risk of wall saturation and moisture ingress. The variations to this scheme seek to improve the floor slab with an evaporative limecrete solution that increases thermal performance using a recycled foam glass sub base.

General Evaluation: Exterior Works

For such an extensive estate it is beyond the scope of this document to resolve this matter in detail. However the design proposals will seek to rebuild the south garden wall in its current location. There would need to be some adaptation as certain trees have since grown close to the historic garden walls and frustrate maintenance.

Conclusion

This Heritage Statement acknowledges the specific reasons for the local listing, and provides a description of the significance across the site.

The property does not function well in its current format and is a very poor state of repair. The proposals and the variations to the proposals present a reasoned and viable approach to altering the property. They will help ensure the survival and reuse of the most significant 17C double pile core and retain a significant level of historic fabric including salvaged medieval roof structure. Almost all of the double pile elevation composition and design language will remain on the retained exposed elevations.

The proposals are to be applauded for their sympathetic use of sustainable and traditional products that will be breathable, environmentally friendly and improve the energy rating.

Whilst the scheme is not without its challenges it does bring more gain than loss to historic Wannerton Farm. The impact has been appropriately assessed, and addressed within this Heritage Statement and found to be weighing in favour of the scheme.



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