



HERITAGE IMPACT ASSESSMENT

BROADWAY FARM



1.1 Introduction

1.2 This Heritage Statement has been prepared in support of an Outline planning application for the development of Garages To the rear Broadway Farm, Kilby Leicestershire LE18 3TD

1.3 The application is submitted on behalf of the owners Mr and Mrs Redfearn

1.4 This Design Statement provides background context on the need for the Proposed Development, with regard to national and local planning policies. Pre-application advice was sought from Blaby District Council.

2.0 The Surroundings

Kilby has a small established community with some local amenities, including a bus stop, local Primary School, a Parish Church and a Public House (Dog & Gun).

3.0 The Proposed Development

The application seeks outline planning permission for Garages built in the original gravel farmyard to the rear of the Farmhouse.

Historical Background

The Leicestershire and Rutland Historic Environment Record (HER) indicates that neighbouring Great Glen was an important Anglo Saxon centre and it is likely that Kilby was probably once part of that Royal estate.

Kilby was recorded as Cilebi as part of the 1085 doomsday Survey as land belonging to Oger the Breton as 12 acres of Meadow and One Mill.

Cilebi to mean 'farmstead or village of the young noblemen. These young men may have lived on the estate or more likely the estate provided them a livelihood.

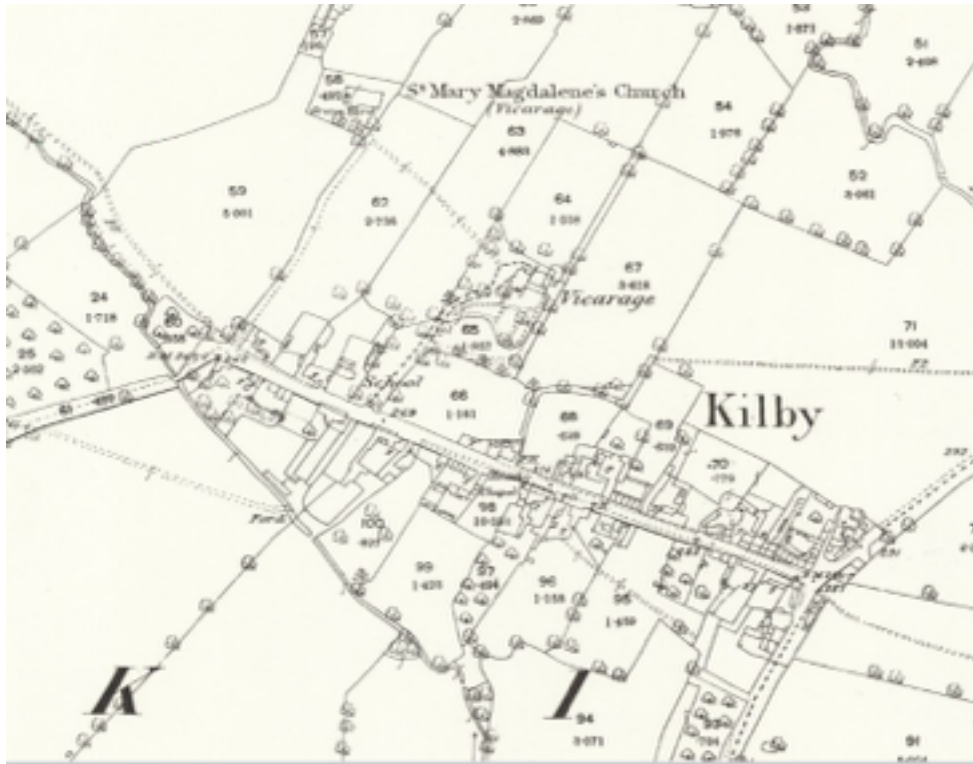
St Mary Magdalene Church is dated to the late 19th century built possibly to replace an earlier building. The Church is of high heritage significance but is not visually prominent to the Farmhouse.

Next to the property is St Marys C of E primary School built in 1875 century. Built in brick with Swithland slate roof.

Opposite the residence is Limes Farm. Late 18th century farmhouse and labourer's cottage, both in painted brick with Welsh slate roof. The two dwellings comprise three storeys. The third bay, which is Number 11, is slightly set forward and is undergoing renovation work at present.



Ordnance survey map 1902



Ordnance Survey 1885

Broadway Farm

Broadway Farm is a non-designated heritage asset believed to have been built around the late of the 19th Century.

The current owners Mr and Mrs Redfearn bought the property in 2000 from Leicester County Council. It is believed that the County Council bought this and neighbouring Farms at the end of the 1st World War to give returning service men a means of income and home for themselves and their families.

When the property was bought in 2000 it was in an uninhabitable state.

The property is a red brick building with a combination of concrete tile and slate roof and is located directly on to the pavement of Main Street. It is made up of the dwelling house to the front and has rear adjoining brick barns that were once used to house live stock. The barns are now used for garage and storage.

Statement of Significance

The quality of being worthy of attention and importance of the Farmhouse and outbuildings has been insignificant over the past years when planning applications have been submitted. The significance of something is the importance that it has, usually because it will have an effect on a situation on its surroundings.

In recent years planning application 19/1567/FUL Heritage report quote:

“There are no other non-designated heritage assets within close vicinity of the application site which include no. 8 Main Street and Glebe house both are considered to have a low level of significance white its setting makes low beneficial contribution to the significance. The application site is to the rear of No.8 however generous landscaping will be planted along the boundary in order to prevent any overbearing impact on the asset. The proposed dwellings will be set back from the boundary which would be a benefit in comparison to the existing agricultural barns. Therefore due to the increased separation between the site and no 8 there would be no overbearing impact resulting from the traditional residential dwellings and the use of matching material will reflect the character and vernacular of a traditional agricultural yard.”

The new properties are on an elevated level and the whole of the property including upstairs and downstairs windows and patio can be viewed from the Farmhouse and yard. The pre-existing Agricultural buildings were significant in the history of the site and the rear land is no longer agricultural but has 2 new properties under construction changing the landscape of the existing Farmhouse.

Planning Application 17/1621

*“Unlike The Limes Farm, Manor Farm and Steeple Chase Farm (NDHA13), Broadway Farm is not named on this or subsequent OS mapping.
4.11 The 1904 OS County Series: Leicestershire (1:2,500) (Figure 2) provides clear detail showing the extent of the settlement and curtilage of properties fronting Main Street. The site is in the field to the rear of these properties.
4.12 At some point between the 1972 Ordnance Survey map and the 1992 OS Plan (1:10,000) large agricultural buildings are constructed on part of the site.”*

The above ordinance survey 1885 shows no reference of buildings on the plot but by 1902 they can be clearly seen so the age of the Farmhouse and barns would have been built sometime within these dates.

Conclusion

The development of Garages would provide essential protection of loss and harm to a collection of classic cars some dating back to the 1960's. Mr. and Mrs. Redfearn would like to preserve the heritage and history of the vehicles and their cultural importance.

The new building will have no impact on St Mary's C of E Primary School as there are no windows to the rear of the original building and the garage would be parallel to the new extended buildings at the rear of the school.

The proposed garages would have little aesthetic impact on Limes Farm as any country side views to the rear of Broadway Farm have now been blocked by the new development of 2 new large properties.

The new properties block any views of the Church from Broadway Farm.

Number 2 and 4 Main Street have a significant distance and no visual to the proposal.

In conclusion the rear yard provides the perfect setting for garages and will act to preserving and protecting the heritage of the property.

Mr. and Mrs. Redfearn have worked hard to keep all original features to the property and believe that they are the current guardians to the property and will endeavor to maintain the property.

Our heritage provides clues to our past and how our lives and homes have evolved. Expanding and improving so that we can leave significant assets to future generation is greatly important and to leaving our added history to this property.

Photo below of the area where the proposed Garages would be built.

