

Heritage Statement



Extension and internal Alterations

Park Farm
Humphrey and Hatty Bowles

1850 Rev A

1.0 Historic and Special Importance of the Buildings

The Listing is as follows:

4/110 Park Farm House

20.5.52

- II

Farmhouse. Circa 1700. Limestone rubble, squared quoins, asbestos slate roof, brick end stacks. Rectangular on plan, symmetrical facade. 2-storeys, 4-bays, sash windows with glazing bars in moulded stone architraves, pulvinated frieze with moulded cornice over, later plain architraves to right of ground floor. Central door opening with glazed porch, C19 door in plain stone surround. 2-light ovolo moulded mullion window to each return.

Listing NGR: ST6121244147

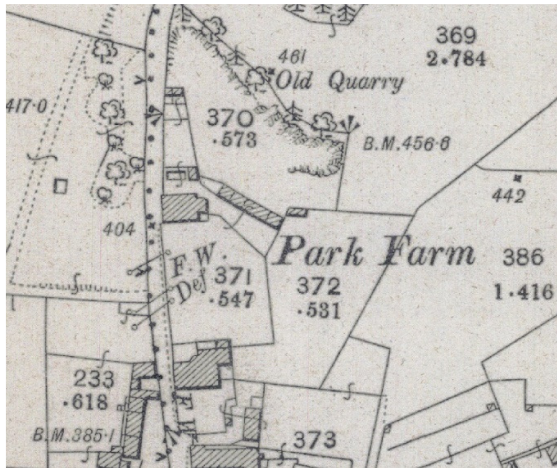
Historic mapping



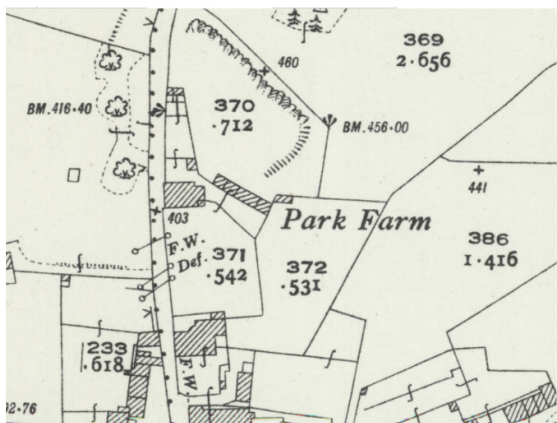
Tithe map



1888



1904



1904 – 1940



2.0 Justification of the Listing.

Looking at the tithe map and later OS mapping, along with evidence on site and the reference to a 17th century structure in the Listing, the chronology of the building isn't immediately clear.

It would appear that the main house contains remnants of an earlier structure, but is mainly of late 18th and 19th century construction.

See appendix A for a copy of the SVBRG's historic analysis

Pictures below show the formal south elevation along with the lean to structures on the east of the house.



South elevation



East Elevation



Existing lean-to toilet

3.0 The Buildings' Setting

The Building occupies an edge of village, rural setting. It sits within a large garden, with an historic barn to the north.

4.0 Justification for the proposed works

The house is very attractive but unfortunately its layout is difficult to align with modern family life where most of the activity centres around the kitchen and kitchen table. At Park Farm, this is currently sited at the back of the house, in a north facing room where the floor level is considerably lower than the ground level outside resulting in a very dark enclosed space, sharply in contrast to the principal ground floor rooms which face the south facing garden. When the house was built, this was doubtless a satisfactory arrangement, with the owners of the house enjoying the best light and views, whilst domestic staff will likely have run the household from the less attractive room at the back of the house. This is no longer the way that households function now, and it is unlikely that this setup will be replicated in the foreseeable future.

It is acknowledged that the principal rooms are of historic value and would not readily lend themselves to use as a kitchen and dining area. To this end it is proposed to use the existing historic lean-to to the east of the house for this purpose, and extend it south into the garden. It is proposed that the extension will very much sit within the planting to the east of the formal garden so that it will frame the formal historic elevation and not detract from it. Functionally, this will produce direct access to the garden and a much more liveable house.

A small historic lean-to housing a toilet is proposed to be demolished as it cannot be incorporated into the proposal. This is justified in that allowing the kitchen living space to occupy this location takes pressure off the main house and the greater harm that would potentially occur if for example, the kitchen were relocated to one of the principle rooms. It is likely the most recently constructed part of the building.

The design vocabulary of the extension is intentionally contemporary in order to create a contrast with the historic fabric. It is not however intended to be jarring. It uses an agricultural reference in its massing, and toned down, sympathetic materials that will not detract from the historic building.

5. Specification

- 5.1. Carefully take down the existing outside toilet structure and adjacent steps.
- 5.2. Insert steel lintels into the southern elevation of the remaining lean-to in order to create a wider opening. This is to be done with reference to structural engineer's design, instructions and calculations.
- 5.3. Supply and fit new Rooflight Company Neo Rooflight, size S14
- 5.4. Build up a new extension as shown on the drawings. This is to be built from a timber frame structure with the exception of a small area of concrete block retaining wall to the east. Foundations are likely to be concrete strip foundations and a limecrete floor slab will be installed in order to avoid creating damp issues on the existing east wall of the house and also to overcome any issues with shallow foundations. The floor will then be finished with a breathable floor covering such as stone or tiles with a breathable grout.
- 5.5. Externally, the roof, guttering and downpipes are to be zinc, and the walls are to be finished with vertical western red cedar cladding. Windows are to be aluminium framed and double glazed.

- 5.6. Lias flags in the existing lean-to are to be retained as is the window. Secondary double glazing is proposed to be fitted to this window.
- 5.7. Insulation will be required in between and under the rafters to the existing lean-to in order to make the room comfortable.

(Note that this specification is not sufficiently detailed to be used for pricing purposes on site and is produced for the purposes of Listed Building Consent only)

Design and Access Statement

1.0 Context

The building occupies an edge of village, rural location

2.0 Amount

One extension

3.0 Layout

The extension sits to the east of the house

4.0 Scale and Appearance

The design vocabulary of the extension is intentionally contemporary in order to create a contrast with the historic fabric. It is not however intended to be jarring. It uses an agricultural reference in its massing, and toned down, sympathetic materials that will not detract from the historic building.

5.0 Landscaping

It is proposed to remove a set of external steps in order to allow space for the extension

6.0 Access

Access into the house will remain as existing. Ease of access to the ground floor toilet will be improved.

CJ Architects LLP
April 2022

APPENDIX A

SVBRG report

See Separate PDF