



Allens Farm House
Heritage Statement



THE RURAL ARCHITECT

Site Address: Allens Farm House
School Road
Neatishead
Norfolk
NR12 8BU

Applicant: Mr and Mrs S Smith

Proposal: Conversion of the out building to the rear of the Farm house and the rear section of the garage to the side.



Introduction:

This report forms an historic impact assessment to provide supporting documentation for the Listed planning application works to Allens Farm House.

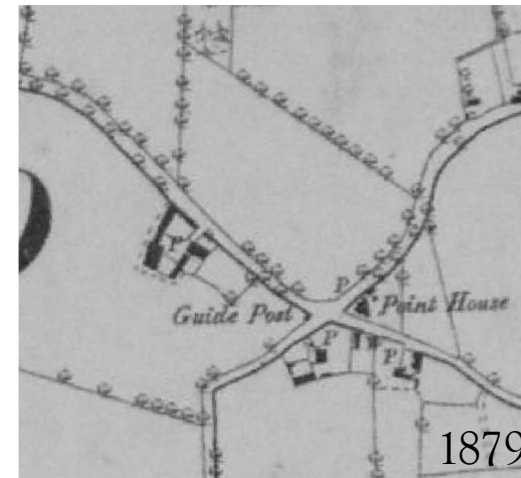
Allens Farm House and the wall that runs along the front of the road are Grade II Listed

The below maps highlight that the property has undergone very little change over the years.

History:

Neatishead parish is in the North Norfolk district. It lies southwest of Barton Turf and northwest of Hoveton. The village name comes from Old English and probably means 'household of a retainer' or 'Sneat's household'. The oldest objects recorded in the database are a group of Neolithic worked flints. A piece of Neolithic pot has also been found. A Late Bronze Age socketed axehead was also recovered. There are very few Roman finds.

The Domesday Book records land in the parish that belonged to the abbey of St Benet at Holme. The book was a census of the population and productive resources of the country. The inclusion of the parish demonstrates that it was settled before the Norman Conquest. It also records that land in the parish supported four head of cattle and five pigs. By the medieval period there is more evidence for settlement. The earliest parts of St Peter's Church are the two eastern bays that formed the chancel of a medieval church. The nave, two aisles and tower of this church are said to have been destroyed in 1790 when the western bay was built. In the medieval period large areas of peat were cut to provide fuel. These peat cuttings subsequently flooded and became broads. Although no medieval buildings survive (apart from the church) parts of reused medieval stones from earlier structures can be seen in two of the houses in the village. A medieval coin and a harness pendant have also been recorded. In the post medieval period parts of the parish were integrated into large grand landscape parks. Hoveton Hall (was built in white brick in the late 18th or early 19th century. It has been ascribed to Humphrey Repton and Sons. There is a red brick service wing and stables. The extensive landscape park is recorded from the 18th century with a serpentine lake and blocks of woodland. Repton advised on the layout of the site. There is also an 18th century kitchen garden, a 20th century water garden and ornamental greenhouses (one of which has been demolished). The parish also includes parts of Beeston Park. The present park was designed in 1770 by Mr Richmond but an earlier park existed in 1756. Later advice was possibly given by Repton and a stream was dammed to create a lake. Aerial photographs show the layout of possible earlier formal gardens.



Listing Info:

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: ALLEN'S FARMHOUSE AND ATTACHED GARDEN WALL

List entry Number: 1172627

Location

ALLEN'S FARMHOUSE AND ATTACHED GARDEN WALL, SCHOOL ROAD

The building may lie within the boundary of more than one authority.

County: Norfolk

District: North Norfolk

District Type: District Authority

Parish: Neatishead

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 12-May-1987

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 224424

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

NEATISHEAD SCHOOL ROAD TG 31 NW (west side) 7/93 Allen's Farmhouse and attached Garden Wall

- II

Farmhouse and garden wall. Early C18. Brick and pantile roof. 2 storeys in 3 bays on brick plinth. Central panelled door flanked by brick pilasters below entablature with moulded segmental pediment. Moulded platband at first floor, ogival below, rolled above. This continues into returns. 2 3-light late C20 segmental casements to ground floor. 3 C20 casements to first floor, similar, but central one of 2-lights. Gabled roof with internal end stacks. Fireplaces in interior rebuilt. No other original features. Attached brick wall runs from south-east corner to road and south-east down road. Dentil cornice below 2 courses of coping : below flat brick coping; above curved coping bricks.

Listing NGR: TG3441219984

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TG 34412 19984



Significance:

This following section will provide an assessment of the significance of the site and the individual buildings within it. The basis for assessment will be guidance provided by Historic England in *Conservation Principles: Policies and Guidance* with significance, otherwise known as heritage value, being established under four main categories: Evidential Value, Historical Value, Aesthetic and Architectural Value and Communal and Social Value.

National significance is typically applied to a site through statutory designation, and it should be noted that Allens Farm house is grade II listed. This means that the building is '*of special interest*' and that '*92% of all listed buildings are in this class and it is most likely grade of listing for a home owner.*' www.historicengland.org.uk

Evidential Value:

Evidential value is defined as being '*the potential of a place to yield evidence about past human activity*'. This can be interpreted to mean the possibility of revealing, through research, information about the development of the building on the site.

There is medium evidential value in the built fabric of the house, *Conservation Principles: Policies and Guidance* - Historic England, published 23 April 2008

Historical Value:

Historical value is said to derive from '*the ways in which past people, events and aspects of life can be connected through a place to the present*'. This can mean important events or people that are associated with the building.

Allens Farm house is not believed to have been designed by a notable architect, nor does it appear to have had any other historical events or people in its history. So overall the historical value of the house can be deemed low.

Aesthetic and Architectural Value:

Aesthetic value is defined as '*the ways in which people draw sensory and intellectual stimulation from a place*'. This includes the design value.

As noted above, the house has changed very little externally since they were constructed. The construction and style is typical of its time, however it is not notable in having any features not found elsewhere and so can be said to have low aesthetic significance.

Communal and Social Value:

Communal value '*derives from the meanings of a place for the people who relate to it*'. This is often linked to the symbolic meaning of a place or to the people who lived or worked at the place.

The House will have had few social links to the community when it was first constructed as it was not designed by a famous Architect or inhabited by anyone famous.

Impact Assessment:

This section assesses the potential impact of the proposed development on the site. The impact will be based upon the following criteria:

High Beneficial - The development considerably enhances the heritage assets, views of the heritage assets or the ability to appreciate their significance.

Medium Beneficial - The development enhances to a clearly discernible extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

Low Beneficial - The development enhances to a minor extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

Negligible - The development does not affect the heritage assets, views of the heritage assets or the ability to appreciate their significance.

Low Adverse - The development harms to a minor extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

Medium Adverse - The development harms to a clearly discernible extent the heritage assets, views of the heritage assets or the ability to appreciate their significance.

High Adverse - The development severely harms the heritage assets, views of the heritage assets or the ability to appreciate their significance.



Assessment and Conclusion:

The proposal to convert the outbuilding to Allen's Farm will dramatically improve the setting of Allen's farm house. The Barn is looking a bit tired so the conversion will restore the building and make it more aesthetically pleasing. The garage building is not in keeping with the listed Farm house and so this conversion will see new parapet walls and a flat roof installed. This will be more sympathetic to the house.

The proposals will affect the setting of the listed building in a positive way. The landscape will not be changed at all so the impact of the new alterations will be **High Beneficial**.