

Heritage Impact Statement

Proposed Extension at Tump Farm Cottage, Bettws Newydd

This document should be read in conjunction with the design and access statement and accompanying documents and drawings as part of an application for Listed Building Consent and Planning Permission for Tump Farm Cottage.

The Context

The proposed development site is located at Tump Farm Cottage. The site is set back from the narrow lane that travels from Bettws Newydd village to the Chain Bridge over the River Usk. It is set on higher ground above the flood plain and the site looks out over the Usk Valley towards the Brecon Beacons National Park and the Blaenavon World Heritage Site.

Within the countryside surrounding Tump Farm there are a number of designated sites, the River Usk SSSI and SAC to the west, with Priory Wood to the south also being SSSI. The village of Bettws Newydd is approximately a mile to the east.

Due to the location of the site along a single-track private access drive, Tump Farm is not visible from the public highway.

The Site

The proposed site is located to the north of Tump Farm, the main farm house is a Grade II Listed Building, designated in 1990. With Tump Farm Cottage, subject of this application, considered to be a curtilage listed building.

Set in rural countryside, the main house is considered to be predominantly 17th Century but with alterations in the 18th and 19th Centuries with further alterations in the 20th Century, it is unusual in that the former farm barn was attached in line to the farm house, the barn was converted to residential in the 1990s.

The listed building comprises of:

Tump Farmhouse, Grade II (2846) dating from late 17thC to early 18thC.

<https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=2846>



Tump Farm Cottage



Tump Farm Cottage, West and North elevation with later inserted French window and different style of masonry

Tump Farm Cottage is the focus for this application. The proposed site is located to the north of the main house, and built at right angles to the farmhouse. The curtilage building is constructed of stone with brick window reveals and is set amongst a mix of former agriculture buildings.

A building first appears in this position on the 1880 edition of the Ordnance Survey map of Monmouthshire, although on a different alignment running in parallel to the main house, by 1899 this has altered to show a building at right angles to the main house which suggests that the current building dates from the intervening 20 years. A second more characterful barn runs to the west in parallel to it.



West side barn

Tump Farm Cottage is constructed of coursed limestone and red brick, originally bonded with a lime mortar which has been over pointed with cement in places, the building is roofed with

Welsh slate, with 2 Velux lights inserted to the east slope. The windows on the east elevation appear to be later interventions with more simple brick jams and timber lintels.

Tump Farm Cottage appears to be a predominately 19thC building, although it may have been adapted from a much earlier smaller farm building, it does not exhibit the usual 'batter' to the lower courses that would normally be associated with a farm building contemporary to the main house and barn, this is indicative of a later construction date. It is a modest building that adds value as part of the wider group. Windows and doors have 19thC brick jams, brick arched heads, and brick quoins, the brick is mixed in material character, but does not appear to be modern (apart from the inserted French window on the north elevation which is a clearly modern insertion) the chimney stack on the south gable end is also of 19th and early 20th C brick.



South Elevation of Tump Farm Cottage showing the chimney stack

The chimney stack and window on the south elevation would appear to be late 19thC or early 20thC in date and are of a domestic character. This evidence may suggest that what may have been a small farm building, may have been converted into a stable block at the turn of the 19th C. This is also supported by the change in size and orientation of the building on the ordnance survey mapping between 1880 and 1889.

It is understood from the planning history that the main listed farmhouse and barn was first renovated for residential in the early 1990s (PB/A29878), and that Tump Farm Cottage was converted to a residential cottage at that time.

This assessment considers that the building possesses some domestic characteristics, such as the historic chimney and window of the southern gable end that may indicate a partial residential use in the past, prior to later renovations. However, there is no evidence either way to clarify that position or that it was purely in use as a farm building.



External east elevation where first floor extension will be located

Heritage Values

In terms of the heritage values of the proposed site (as outlined within Conservation Principles, as evidential, historical, aesthetic, and communal) it is considered that these are high for the significance of the grade II listed farm house, but less so for the curtilage buildings.

Evidential

With regards to the evidential value Tump Farm House, Grade II building, the value is considered to be towards the higher end due to the architectural significance, with the building dating back to the 17thC and possibly earlier. This is recognised through its Grade II designation. Tump Farm Cottage the former stable block possibly represents a period of change and alteration to the farm group at the latter end of the 19thC.

The reference to 'tumulus' on the early mapping has not been substantiated and it is not understood whether this relates directly to the farm or within the wider setting. Any evidence of this within the farm yard itself is likely to have been compromised by the alterations around the farm in the late 1800s.

Historical

The Historical value is considered to be of medium level, due to the longevity of the site shown on first generation OS maps. The 1885 edition shows one building and the site is marked as 'tumulus'.

Aesthetic

The aesthetic values relate primarily to the main house, the farm group and the wider setting with views over the Usk valley. The location of Tump Farm Cottage is within the collective group of farm buildings that are typical of adhoc adaption, reuse and alteration over time, generated as a result of the use as a farm-yard. The farm is secluded and set in rural

countryside. Tump Farm Cottage is a modest building that makes a contribution to the farm group and vernacular.

Communal

The communal value of the site is considered to be low. The land is privately owned and does not have known communal values.

Development Proposal

The proposal consists of a single storey kitchen extension, with a porch and west facing entrance to the north end of the Tump Farm Cottage and an extension at first floor level on the east facing elevation, bridging over to the elevated garden area.

It is designed to be of simple character and partially timber (larch) clad to soften the exterior and be in keeping with the group of farm yard buildings.

The proposal for the single storey kitchen extension on the north end of the existing cottage building will have limited visual impact on the exterior of the building itself and a neutral impact on the setting of the listed farmhouse, due to the distance away from the primary listed building and the isolated nature of the group. This is considered to be less than substantial harm, and the development preserves the setting of the listed building.



Location for the kitchen extension and porch on the North gable end

The first-floor extension to the east elevation, is proposed to be larch clad with a slate roof and span the gap between the rear elevation and the garden. Whilst there will be some visual impact when looking from the main farm house this is restricted due to the position and does not affect the principal elevation.

Traditional materials have been selected to preserve the exterior aesthetic. The west elevation will remain unaltered with the kitchen extension set back so that the courtyard aspect is unaltered

All new doors and windows will be of timber.



Looking back along the east elevation of the cottage towards the main listed farmhouse, the gable of the rear extension would be located between the roof lights

Considerations and Conclusion.

In considering Policies LC4, of the adopted Monmouthshire Local Development Plan 2014. The proposed development is considered to have a neutral impact overall and no serious harmful impact on the nearby designated assets.

With regard the SPG, Policies H5 and H6 (adopted 2015), it is considered that this does not apply to Tump Farm Cottage as the cottage has had a residential use for 30 years, and the character is already somewhat domestic. The building was in residential use prior to June 2006 and is considered to be an 'existing' use under para 9.2 of that guidance.

However, the extensions are subordinate to the existing building and of a traditional nature and in keeping with regards to materiality and context.

Due to the setting of the cottage within the farm group, consideration has also been given to the Monmouthshire LDP SPG Conversion of Agricultural Buildings, (adopted 2015), and to the visual impact on the setting of the listed building. The proposal will have little direct visual impact on the wider setting of Tump Farm due to its location amongst the group of farm buildings; there is change and alteration, however the proposed changes are not considered to result in exterior loss or harm to the setting or the significance of the grade II farmhouse.

Further consideration has been given to the following;

- Local and traditional materials are incorporated into the design of the proposed development.
- The historic boundaries of the plot are unchanged.

- The wider visual impact is unaltered, but there is some external visual change restricted to Tump Farm Cottage, but this does not directly impact on the values of the farm and its listed building.
- There is no loss or harm to the architectural significance or setting of the Grade II listed building.

As a small-scale well-designed development of the 'highest quality' the conversion would be unlikely to harm the external visual aesthetic, setting or significance of the farm group or listed buildings. The level of potential visual harm has been mitigated through the design quality of the development and external change. Furthermore, it is not visible from the public highway.

Overall, the level of harm is considered to be less than substantial to no harm at all and the development is not in conflict with Planning Policy Wales para 6.1.6.