



# Heritage Impact Assessment

Refurbishment & alterations – Low Farm, Moor Lane, Syerston, Newark-on-Trent

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# 1. Introduction

1.1 Waldeck Consulting were appointed by the client to compile a Heritage Impact Assessment of Low Farm, a historic farmstead, to be known as 'the Site' henceforth. The appraisal assesses the significance of this property in a national and local context, and the architectural character.

1.2 Following the assessment of the heritage assets significance, the Site and its context against the proposed development, it is concluded that the proposed development will bring negligible levels of harm and impact to the assets.

1.3 The overall design proposed has been developed with an appreciation of the existing nature of the farm's heritage and significance balanced with providing the needs and future requirements of undertaking a residential refurbishment that benefits the property for the long-term.

1.4 The Heritage Impact Assessment is to be read in conjunction with the Design and Access Statement (DAS) and the other drawings included within the application. Based on the findings of the report, the proposed development to Low Farm is considered to satisfy and conform to the local and national policies alongside Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

1.5 The appraisal assesses the historic and architectural interest of Low Farm, providing an assessment of the extent of its nature, level, and significance against the proposed works. For review against planning policy, please see DAS.

1.6 This appraisal has been undertaken and carried out in accordance with relevant industry guidance and standards. For the purposes of assessing the significance of the historic farmsteads within the Site, the Farmstead Assessment Framework (Historic England, 2015) has been applied.

1.7 Research conducted for this report comprises of a 1km radial search centred on the Site and a previous appraisal by Locus Consulting undertaken in October 2016, and a site visit undertaken in June 2022. The Historic Environment Assessment undertaken for the July 2017 planning application 17-01245-FUL covered much of the same buildings, although some of the site has been sold off subsequently. For further information on this application and other planning history, see the Design and Access Statement.

## 2. Background & Scope

### 2.1 Location

2.1.1 The Site consists of Low Farm and associated farm buildings. Low Farm is a grade II listed building and within the immediate area a barn that was once part of the larger estate is also a grade II listed building. The list entries from Historic England for the two properties are 1045562 and 1202240 respectively. A more comprehensive description of the component buildings is covered in chapter 6.

2.1.2 The visibility of the Site is somewhat restricted as Moor Lane is the only immediate access road/ track that serves this area of the village. To the north and west, views of Low Farm are restricted by the ancillary buildings of the farmstead that fall inside and out of the client's ownership and the grade II listed barn. To the south and east the views are clear due to the open fields with the only restrictions coming from mature vegetation defining the boundary and outlining the private garden of the house.

2.1.3 A 1km study area was centred on the Site and reviewed against the heritage asset data from Historic England and Nottinghamshire Historic Environment Record. As outlined in the previous planning application a full Historic Record Search has not been undertaken as the requirement as the initial assessment regarding architectural potential was limited and combined with minimal groundworks envisaged as part of the proposal to areas not previously developed.

2.1.4 The Site does not fall within a Conservation Area.



Fig 1: Bing Maps showing site boundary and surrounding context



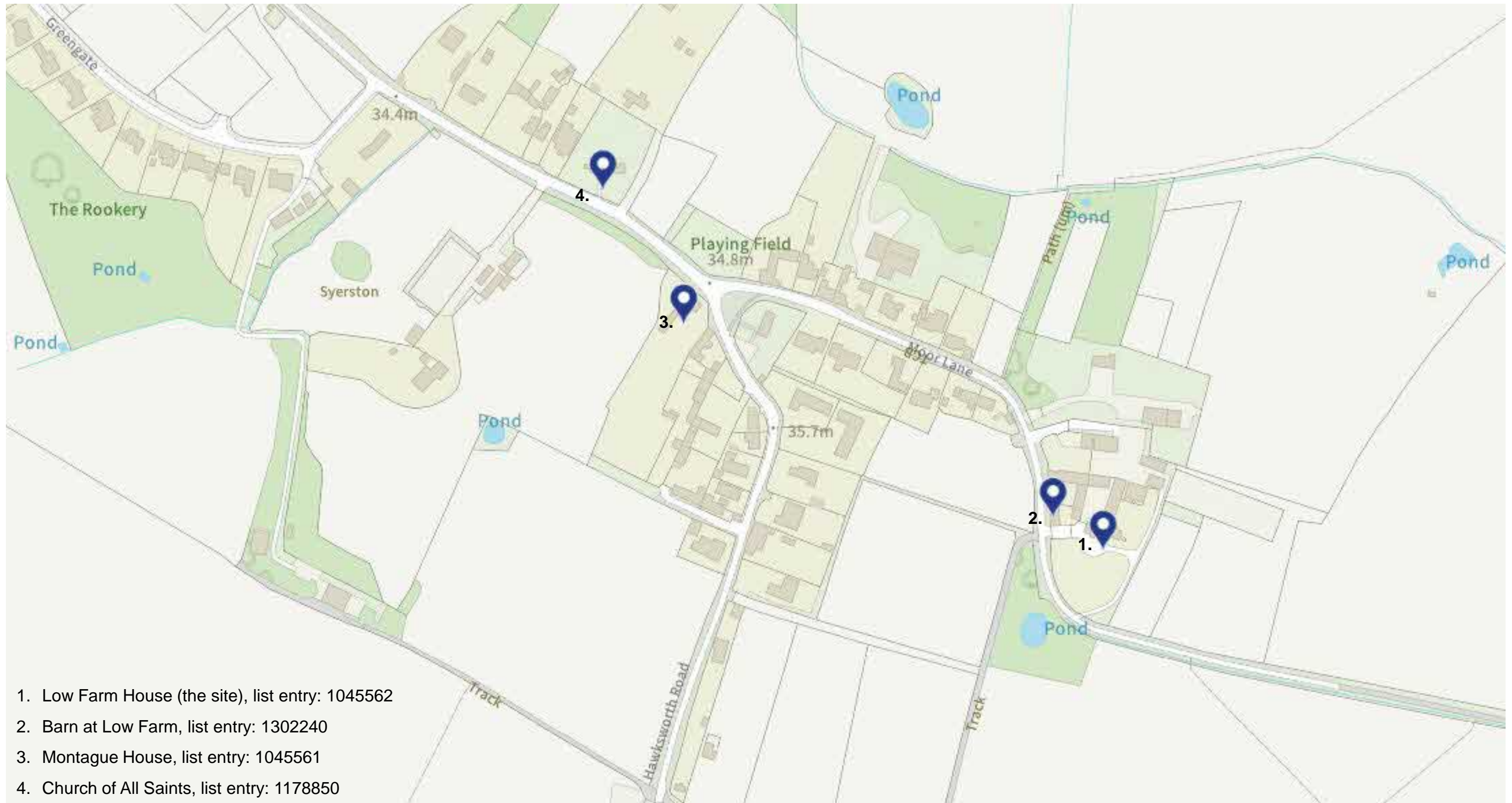


Fig 2: Local list entries map from Historic England with OS data underlaid





Photo 1: Aerial of Low Farm (Previous Property Listing – FHP Living from <https://www.youtube.com/watch?v=GauvgE06-kY>)

Note: The Grade II Listed Low Farm is centred on the image with Grade II Listed Barn at Low Farm on the lefthand side adjacent to Moor Lane.





Photo 2: Low Fam Main Elevation (Southern)



Photo 3: Southern Elevation of Barn



Photo 4: Western Elevation from the courtyard



Photo 5: Northern Elevation from the courtyard  
Evidence of historically demolished shelter shed



Photo 6: View of the garden from the front door



## 2. Background & Scope



Photo 7: Southern Elevation of Kennels and Shed



Photo 8: Eastern Elevation from the garden



Photo 9: Existing barn to the west of the Crew Yard 5. forming the site boundary



Photo 10: Shared driveway to main entrance from Moor Lane



Photo 11: Eastern Elevation from the garden



Photo 12: Barn at Low Farm, adjacent property beyond site boundary



## 3. Historic Context

### 3.1 Existing Records and Findings

3.1.1 There is limited archaeological records and findings within the study area with a single find of Late Upper Paleolithic flintwork at Elston, ref L140, which is approx. 950m northwest of the site to the opposite side of the A46. The earliest documented appearance of the village is in the Domesday Book from 1086 with the place name of Sirestun/ Sirestune. The Open Domesday record identifies that the settlement is in the hundred of Newark, with a population of 19.1 households and 4 owners; Count Alan (of Brittany), Bishop of Lincoln (St Mary), Berengar of Tosny and King William <https://opendomesday.org/place/SK7447/syerston/>. The absence of evidence prior to the Domesday Record could either represent a lack of archaeological investigations or historical activity in the immediate area, even with the Roman Fosse Way running alongside the village.

3.1.2 The earliest record within the village is the parish church of All Saints, which is a grade II listed building, ref: M1582 from the 13<sup>th</sup>/ 14<sup>th</sup> Century.

### 3.2 Study Area

3.2.1 The Heritage Gateway is a record of known historic and archaeological features. As the list is not an exhaustive record it does not preclude the existence of further features which are currently unknown at time of writing.

3.2.2 A full Historic Record search was not undertaken as part of this Heritage Statement as an assessment of archaeological potential was not required as no significant groundworks are envisaged.



## 4. Low Farm House and Farmstead

### 4.1 The Former Farmstead

4.1.1 Low Farm was a substantial complex composed of several working buildings that enclose two crew yards. Over time different parts of the farmstead have been sold off and no longer under one ownership. The then farmstead was made up of a main house and private garden to the south of the site with working buildings enclosing two crew yards. Additionally, there was a detached Dutch barn detached cart shed and a large stacking yard.

4.1.2 The layout of the farmstead and its likely age of early 19<sup>th</sup> century display evidence of successive episodes of change and development because of its likely prosperous nature. There is also evidence that the site has grown piecemeal through the adaption and re-use of the existing buildings in line with varying emerging farming regimes during the Agricultural Revolution and during the 20<sup>th</sup> Century.

4.1.3 The former movements of livestock and materials across the site are still visible in openings between the outbuildings, gates, and access positions onto Moor Lane. However, since the Site has been carved up these have been subdivided previously by additional gates and walls.

#### Impacted On:

1. House
2. Cow Shed
3. Stable Range
4. Cart Shed and Piggery
5. Crew Yard
6. Kitchen Yard

#### Not impacted On:

- A. Garden
- B. Threshing Barn
- C. Crew Yard
- D. Barn and Outbuildings
- E. Stacking Yard
- F. Dutch Barn
- G. Shelter Sheds

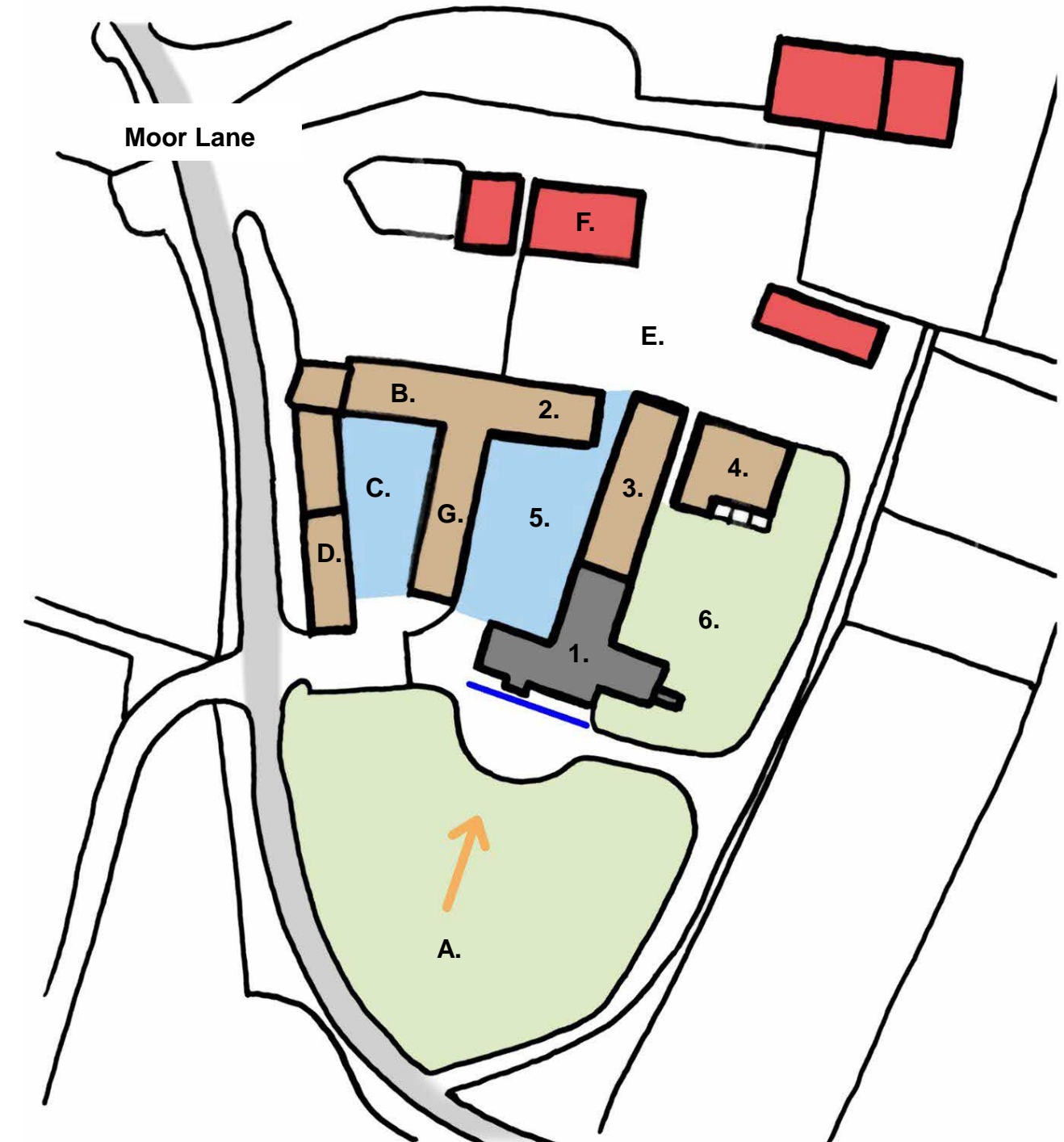


Fig 3: Map of Low Farm – Identifying main buildings and spaces

Brown Fill – Traditional Building  
 Grey Fill – Farmhouse  
 Red Fill – Modern Building (post 1930)  
 Arrow – Key View

Green Fill – Garden  
 Blue Fill – Yard  
 Blue Line – Principal Elevation



## 4.2 Massing and Appearance

4.2.1 The farmstead is dominated by the House with its two and a half storeys front elevation and steps down on the northern wing to two storeys. The outbuildings then consist of a mixture of one and a half and single storey heights. The arrangement of these outbuildings with their small variations in height outlines the farmhouse but does not distinguish a hierarchy of the remaining buildings.

4.2.2 The various functions across the farmstead define the appearance and massing of the buildings. The house has a domestic character exemplified in the size and shape of the fenestration i.e., sash windows of the house vs. functional large square openings of the stable. The width of doors varies across the building's dependent on the previous use and access requirements of pedestrians, animals, or carts. The orientation of the building layout and façade treatment aligns to the functional aspect of the room or space adjacent i.e., stables overlooking the crew yard.

## 4.3 Phasing

4.3.1 The phasing of the farmstead is demonstrated by the following items:

- Construction material of the buildings and detailing, most evident in the dressed coursed rubble facing material
- Hue and colour change to the red bricks
- Infill sections to existing structural openings and within facades
- Remnants/ traces of former buildings (see photo 4)



Photo 13: Pedestrian passageway



Photo 14: Stable doors and domestic scaled fenestration



Photo 15: Blocked up structural opening



Photo 16: Phasing of buildings shown through material changes



## 4.4 Functional Form

4.4.1 The different functions of the buildings and spaces within the site influence their built expression in several ways:

- The size and style of the fenestration varies across the site reflecting the usage within i.e. symmetrical domestic style multipaned windows for the house compared to functional square stable openings.
- Orientation of the buildings, specific rooms and openings are indicative of their function such as views on to the garden and key south facing approach or stables and cow shed facing onto the crew yard.
- The location and dimensions of doorways and connecting passageways are indicative of their specific use. Wider doorways and openings are evident onto the crew yards enabled the easier movement of livestock whilst other areas are smaller solely for pedestrian movement, see photo 13 and 15 respectively.

## 4.5 Movement

4.5.1 The layout of the site continues to highlight the lines of movement across the farmstead. These are visually expressed in the passageways, doorways and position of related buildings and areas. The absence of the above further expresses open areas of unconfined and defined movement:

- Specific entry and exit points into the crew yards
- Passageways and door openings onto and between farmhouse and yard, garden and ancillary buildings
- Defined access points to the farmstead from Moor Lane

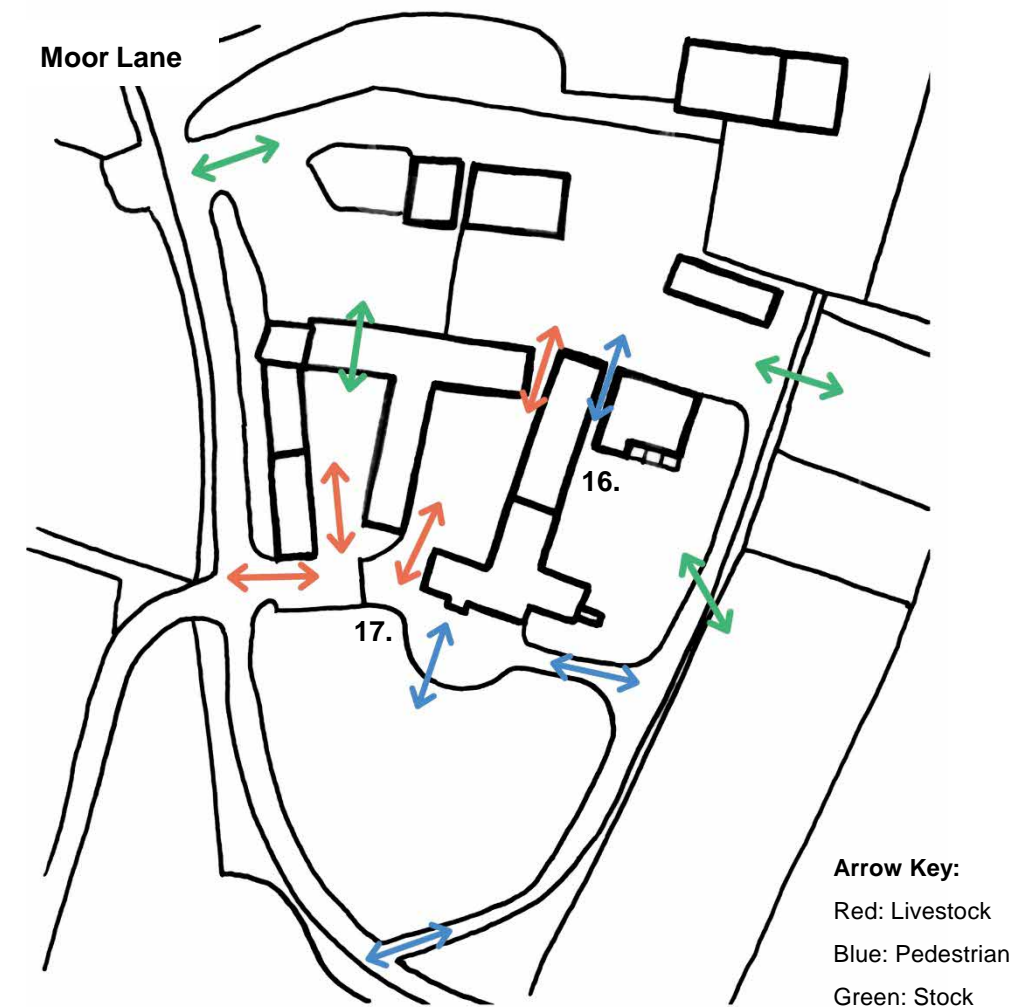


Fig 4: Patterns of Movement



Photo 17: Narrow passageway connecting the farmhouse to the stacking yard



Photo 18: Former connection back to Moor Lane from the farmhouse



## 4.6 Landscape Views

4.6.1 Low Farm is located on the outskirts of the village of Syerston and is only accessed via Moor Lane which is a single track. As photo 20 shows due to the location and position of the farmhouse it is inconspicuous from the village until you have gone beyond the properties shown which forms the wider farmstead.

4.6.2 The east of the village beyond Low Farm opens up to farmland and fields, these are shown in photo 21 taken from the Kitchen Garden forming key views from the property farmhouse. The area off of Moor Lane is defined by mature vegetation to both side defining the garden perimeter of Low Farm.



Photo 20: Street view from Moor Lane taken from Google Maps



Photo 19: Aerial of wider context (Previous Property Listing – FHP Living from <https://www.youtube.com/watch?v=GauvgE06-kY>)



Photo 21: Views to the east of Paddock and surrounding land not within ownership



# 5. Impact Assessment

## 5.1 Impacts on the asset through its development

5.1.1 As outlined in the next section several buildings making up the asset are directly impacted on by the proposal whilst others will receive no impact.

5.1.2 A reduction of an assets heritage arising from changes to them or to their setting will result in a negative impact. These such changes can lead to a reduction in the quality of the overall historic environment resource and its individual component heritage assets. Through the reduction of part or the whole, can damage future understanding of the asset and inhibit further research and understanding of the historic environment.

## 5.2 Direct Impacts to asset

5.2.1 The special architectural or historic interest of an asset may be directly impacted on through alterations to the construction, form, material fabric and appearance of both existing and proposed buildings and structures.

5.2.2 Potential direct impacts, that is the physical change to known heritage assets, and unknown buried archaeological remains, in the case of the Proposed Development relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during ground breaking works on this site. The damage to any buried archaeological deposits can occur through the removal or truncation of the protective covering to the assets. These can then be subject to direct adverse impacts as a result of groundworks and the movement of heavy machinery and plant.

5.2.3 The predicted level of direct effects on each heritage asset is determined by considering the asset's importance in conjunction with the predicted magnitude of the impact. The method of deriving the level of a direct effect and effect significance is provided.

Impact Magnitude	Importance of Asset			
	Negligible	Local (Low Sensitivity)	Regional (Medium Sensitivity)	National/ International (High Sensitivity)
High	Minor-moderate	Moderate	Moderate-major	Major
Medium	Minor	Minor-moderate	Moderate	Moderate-major
Low	Negligible	Minor	Minor-moderate	Moderate
Marginal	Negligible	Negligible	Minor	Minor-moderate

Direct Effect Significance

## 5.3 Indirect Impacts to asset

5.3.1 The indirect impact upon the setting of the heritage assets by the proposed development is an assessment of the magnitude of the change has to the setting of any given asset, with specific reference to those elements of the setting that inform its cultural value.

5.3.2 The magnitude of the indirect impact will depend on how substantially the visual is altered. This can be in relation to a key sightline to or from an asset, impact on a key 'designed-in' view or vista from a designed landscape or listed building and if there is a severance of the relationship between an asset and its setting.

5.3.3 The magnitude decreases where the visual impact is oblique or on the periphery and where the alteration does not materially affect an observer's ability to understand, appreciate and experience the asset.



## 6. Building Descriptions and Proposal

### 6.1 Directly Impacted

#### Low Farmhouse (1.)

6.1.1 Grade II Listed building Low Farm, entry: 1045562.

6.1.2 The listing text describes the house as:

*“Farmhouse. C17 and early C18. Early C18 front of red brick stretchers and pink headers. Slate roof. Left gable and single central ridge red brick stacks. Dogtooth, dentil and raised brick eaves. Raised brick coped gables with kneelers. 2 storeys plus garret, 5 bays. First floor band with band over first floor lintels. Central C20 gabled and closed porch with panelled door and overlight. In the left side wall is a single blind panel under a segmental arch. Either side are 2 sashes. Above are 5 glazing bar casements. All windows are under segmental arches. To the rear is a C17 dressed coursed rubble, brick and pantile lower 2 storey wing.”*

6.1.3 As previously described the house has had several phases as expressed in the material palette changes showing how it has extended and been rebuilt during its lifetime:

The proposal sees the staircase within the west wing re-designed. Currently, there is a dangerously steep and winding u-shaped stair. The proposal sees this removed, and a straight stair with a landing installed. This requires the half height cellar/basement of the property to be filled in, which is included in the proposal. As part of the stair re-design, it requires the mid-level toilet to be removed. The proposal sees the remodelling of a new en-suite to the western-most bedroom. The redundant stairs that are currently in the kitchen, (also known as the “Servant Stairs”) are proposed to be removed. This allows for the office to be removed, and a larger, modern kitchen to inherit this space.

The bathroom to the north of the property is to increase its footprint also. This will be done by absorbing one of the small storage rooms and moving the wall to the existing bedroom wall. This allows for a more spacious bathroom & for it to be to the clients desired specification. The Snug within the property is also to be re-designed. The proposal sees use of so called “dead space” behind the chimney stack, and re-purposed as an office. Where the existing fireplace is, it is proposed to create a surround on this feature.

6.1.4 As stated in the Design and Access Statement the Client has undertaken a like for like replacement to the windows and doors to the entirety of the house and is seeking retrospective approval.

#### Condition:

6.1.5 The house appears in excellent condition internally and externally.

#### Significance of direct impact:

6.1.6 Minor-moderate - based on medium intervention to the external façade with the replacement of the windows and doors with double glazed units, but this is balanced with the justification of improved sustainability and replacement of existing rotten timber windows as outlined in the Design and Access Statement. The internal works do not significantly impact on the historic or architectural interest of the building.

#### Cow Shed (2.)

6.1.7 The Cow Shed is potentially listed under the grade II listed building curtilage of both or either of Low Farm or Bart at Low Farm, references 1045562 and 1302240 respectively. This is due to the building being connected to the eastern side of the adjacent barn.

6.1.8 A single storey building which encloses the northern boundary of the eastern crew yard. The south façade has a timber beam which runs the entire length connecting into the western barn and eastern gable end. The change of brick colour and size would suggest that this was previously open on to the yard and subsequently filled in, with two timber doors and a window. The understanding is that the roof structure supported by brick piers was entirely replaced following its previous renovation.

6.1.9 The proposal is to turn this building into a swimming pool, opening up the south façade to connect onto a new terraced area within the crew yard.

Condition:

6.1.10 The building appears to be in good condition having been renovated by the previous owners.

Significance of direct impact:

6.1.11 Minor – based on medium magnitude and negligible asset importance as the form of the building is not modified and is being opened up albeit with glazing in a similar appearance to the original state when this elevation was fully open to the elements.

Stable Range (3.)

6.1.12 Grade II Listed under the curtilage of Low Farm, entry: 1045562. The stables building is currently split into 6 sections and numbered south to north from the main house. The stables are a single storey building with a coursed limestone rubble façade and pantile roof. The main elevation is to the west overlooking the crew yard.

6.1.13 Stables 1 and 2 have since been converted to domestic use and form part of the kitchen and utility for the main house. It is not known when these works were undertaken in the past but not implemented by the current owner. The stable door to number 1 has been blocked up and the door to number 2 has been replaced with a timber door.

6.1.14 Stable 3 is currently being used as a boiler/ plant room.

6.1.15 Stables 4-6 are currently being used as storage areas.

6.1.16 Part of the proposal is to remove any existing dividing walls between 4-6 and create a new opening in the wall between 3 and 4 to form one large space for a gym. The proposal will seek to glaze the existing openings and retain the existing doors externally. Rooflights are proposed to be installed into the roof to naturally light this new single space.

Condition:

6.1.17 The building appears to be in a mixed but fair condition with previous owners undertaking works to partition areas off with blockwork. A significant number of existing structural timber elements have been retained with others replaced.

Significance of direct impact:

6.1.18 Minor – based on low magnitude and local asset importance, the redundant stables appearance onto the Crew Yard will not be significantly altered with glazing being introduced into the existing openings and modest rooflights. The works do not impact on how the historic nature of the farmstead is read.

Cart Shed and Piggery (4.)

6.1.19 Grade II Listed under the curtilage of Low Farm, entry: 1045562.



6.1.20 The building's northern elevation houses a four-bay wide timber-framed cart shed with gabled pantile roof overlooking the Stacking Yard. This has subsequently been adjoined with a small 20th Century single storey gabled store. A series of three pigsties and pens are located also on this elevation and are partially enclosed by a pantile catslide roof as continuance of the cart sheds.

6.1.21 The position on the opposite side of the Kitchen Yard is typical for ease of food waste and slops to be easily disposed of.

6.1.22 The proposal is to demolish the pigsties and build two more small sheds mirroring the existing. As part of the works to this area a new triple garage will be site adjacent to the sheds as a standalone structure.

Condition:

6.1.23 The building is in reasonable condition and as previously noted "some areas of structural movement to the cart shed's piers.

Significance of direct impact:

6.1.24 Minor – based on medium impact and negligible asset importance as the asset is currently unused and the intervention mirrors the existing retained shed with the works not significantly impacting on the architectural and historic merit of the farmstead.

Crew Yard (5.)

6.1.25 A small semi-regular yard defined on three sides through the rear wall of the shelter shed to the west and then the main elevations of the Cow Shed and Stables to the north and east respectively. The south is not fully enclosed with a gated access between Low House and the shelter shed.

6.1.26 The yard is currently used for residential purposes and is surfaced in tarmac and a rubber playground surface.

6.1.27 The proposal is to divide the yard with the creation of a new terraced area that extends south from the proposed conversion of the Cow Shed to a swimming pool to open up the space.

Condition:

6.1.28 The yard is in fair to good condition.

Significance of direct impact:

6.1.29 Minor – the works are modest and do not significantly impact on the architectural or historic interest of the farmstead.

Kitchen Yard (6.)

6.1.30 The grassed and patio area to the east of the Stable range was previously likely to be a third crew area and subsequently amended. The yard area is defined by the stables, shed and piggery to the west and north with the south partially defined by the farmhouse, however the full extend is no longer defined due to current shared driveway.

6.1.31 The proposal is to block off the shared drive with the new three bayed garage and works to the shed and piggery to create two more brick finished sheds. A section of the grassed area will be amended to create a gravelled area in front of the garage to allow vehicle manoeuvring.



Condition:

6.1.32 The Kitchen Yard appears in a good order with mown grass, patio area and well-maintained planted borders.

Significance of direct impact:

6.1.33 Negligible – The majority of the garden is not impacted on by the proposed works to the gravelled track and new garage. The triple garage is rural in its appearance and form does not significantly impact on the elevation of the farmstead as the ridge is below that of the adjacent Cart Shed.



Photo 22: Views to the north for location of proposed triple garage



Photo 23: Evidence of condition of existing Cart Shed from the Piggery



Photo 24: Views of the Cow Shed elevation from the Crew Yard



Photo 25: Photograph of existing condition of the stables



Photo 26: Photograph of existing condition of the stables



Photo 27: Photograph of existing condition of the stables



## 6.2 Indirectly Impacted

### Garden (A.)

6.2.1 No proposed works to the existing garden.

#### Condition:

6.2.2 The garden is in a good order, consisting of mown grass with planted borders.

#### Significance of indirect impact:

6.2.3 Negligible – the works to the house do not impact on the garden.

### Threshing Barn (B.)

6.2.4 Grade II Listed under the curtilage of Barn at Low Farm, entry: 1302240.

6.2.5 The listing text describes the barn as:

*“Early C18. Red brick, some ashlar. Pantile roof. Raised brick coped gables with kneelers, the right being rendered. Raised eaves band. One and a half storeys, 3 bays. Central arched doorway with ashlar keystone with illegible inscription, 2 ashlar hinge blocks and arched double plank door. To the left is a doorway with stable door under a segmental arch with a single blocked opening above. In the left gable is a small brick flight perch. To the left are further outbuildings not of special interest.”*

6.2.6 The barn has since previously been converted to a residential property with doors and windows in sage green.

#### Condition:

6.2.7 The building appears to be in admirable condition and well maintained as a dwelling.

#### Significance of indirect impact:

6.2.8 Negligible – Proposed works to adjoined Cow Shed do not significantly impact on the Threshing Barn as the Shelter Sheds in between blocks the two elevations being read together.

### Crew Yard (C.)

6.2.9 A small semi rectangular yard defined on three sides by the shelter shed to the east, barn and outbuilding to the west and the threshing barn to the north. Access is via the open southern boundary from Moor Lane.

#### Condition:

6.2.10 The yard from a distance seems to be in good condition as this is a private space outside the site boundary and a closer inspection not undertaken.

#### Significance of indirect impact:

6.2.11 Negligible – The works proposed to the farmstead do not impact on the architectural or historic interest of the site.

### Barn and Outbuildings (D.)

6.2.12 The barn and outbuildings face onto Moor Lane. The main two storey barn appears to have been extensively rebuilt or restored with extent of work unknown, having previously been converted in to a residential property with doors and windows in dark green.

#### Condition:

6.2.13 The range appears to be in excellent condition and is well maintained as residential units.

Significance of indirect impact:

6.2.14 Negligible – The building will not be directly impacted upon by the proposed development.

Stacking Yard (E.)

6.2.15 A large expansive open tarmacked area to the north of the cow shed, stabled and the piggery. The full extents of the yard are no longer decipherable as sections of yard have been built on during the 20th Century, including Dutch Barn, a horse walker and an open fronted garage.

Condition:

6.2.16 The yard is in fair to good condition following the works to the Dutch Barn as below.

Significance of indirect impact:

6.2.17 Negligible – The yard over time bears little resemblance to the original function and the proposed works to the south

Dutch Barn (F.)

6.2.18 Non-designated building which was turned into a domestic building under planning applications 17/01245/FUL & 17/01246/LBC. The form, massing and appearance is agricultural in nature mirroring the existing grain store barn with small side extensions.

Condition:

6.2.19 Contemporary residential building recently undertaken and in good condition.

Significance of indirect impact:

6.2.20 Negligible – The building will not be directly impacted upon by the proposed development.

Shelter Sheds (G.)

6.2.21 Single storey shelter shed forming the defining leg of a loose E-plan arrangement of crew yards. Mainly brick built with gabled pantile roof with hipped southern end. The western façade was not inspected as the shed and crew yard is now converted to a private dwelling and garden/driveway area with restricted access.

Condition:

6.2.22 Appears to be in excellent condition and is well maintained as a converted residential building.

Significance of indirect impact:

6.2.23 Negligible - The building will not be directly impacted upon by the proposed development.



## 7. Summary of Significance

7.0.1 The previous chapters appraise the Site's special architectural and historic interest. This section is intended to provide a summary statement of the nature, level and extent of the farmstead heritage significance.

### 7.1 Nature

7.1.1 The significance of Low Farm is as a collection of agricultural buildings the current character of which shows a long period historic development. Traces of its early past remain apparent in the outbuildings alongside the main house, each of which illustrate high level of change, adaptation and rebuild in their own rights.

7.1.2 Located at the edge of the village the farm's layout is one with medieval origins that has been repeatedly adapted to the requirements of successive advancements in farming practices. This is most apparent in the phasing of buildings, the loose geometry and interrelationships of buildings around spaces and the size and status of the site, including the main farmhouse.

7.1.3 Throughout the Site buildings and spaces have clear functional relationships with each other defining domestic and working elements to the steading. The intimate location of working and domestic areas underpins its early origins, contrasting with later bespoke farmstead layouts inspired by the model farms of the 19th centuries.

7.1.4 Low Farm has had a longstanding historical role in the day to day village life of Syerston, both as an important employer and producer of local foodstuffs. Low Farm is a key landmark feature on Moor Lane, marking the easterly built up edge of the village of Syerston. The farm presents its domestic character to Moor Lane to the south, with mature trees, the garden and the main house. Along Moor Lane to the west the farm presents its working character, with the barns and outbuilding forming a conspicuous edge to the road.

### 7.2 Level

7.2.1 Low Farm House (the site), list entry: 1045562 and Barn at Low Farm, list entry: 1302240 are both Grade II listed buildings, designated for their special historic and architectural interest.

7.2.2 The farmstead is an important local heritage asset that forms part of the valued contribution to the area's local character, distinctiveness and that of the village of Syerston.

### 7.3 Extent

7.3.1 The architectural and historic interest of Low Farm and its curtilage is limited to the two Grade II listed buildings, the attached stable range, threshing barn and cart shed. Other outbuildings, many of which have gone some level of alteration, are considered to be of less than 'special' interest, however retain some significance to overall steading and setting of the designated heritage assets.

7.3.2 Many of the outbuildings have undergone extensive repair and rebuild, and these areas may be considered as being of less significance. A number of 20<sup>th</sup> century buildings include the Dutch Barn and new cart shed are of also limited heritage significance and currently fall outside the current boundary of the owner and have previously been included within planning applications as outlined in the Design and Access Statement.

7.3.3 The farmsteads prolonged development is evident in the complex phasing of the site, through the plan form of the buildings and spaces, and how architectural features and materials have altered over time.

## 7.4 Condition

7.4.1 The farmstead form survives well. Furthermore on review the buildings have undergone some substantial alterations as part of the various development/ phases during the farmsteads long history. The traditional buildings or spaces on the site that have been previously converted to residential use are in good condition, however some of the that remain unconverted and through being redundant or unused show localised areas of decay. These buildings form part of the proposed development and will receive refurbishment works to upgrade them to contemporary standards.



# 8. Planning Policy

## 8.1 National Planning Policy Framework

NPPF Chapter 12 – Paragraph 126 promotes that fundamentally the planning and development process is to create high quality, beautiful and sustainable buildings and places. At the heart of this is good sustainable design to create better places in which to work and live. The proposal has an interest in sustaining and enhancing the heritage assets’ significance and does not negatively impact on the local character and distinctiveness of the wider village of Syerston. The proposed development is modest and in keeping with its context and forms part of the next period of the building and further preserving Low Farm for the future through investment ensuring that it does not become neglected.

NPPF Chapter 16 – Paragraph 189 identifies the importance of heritage assets and how they are an irreplaceable resource, and should be conserved in a manner appropriate to their significance for the enjoyment of existing and future generations. This statement outlines the local historic value that Low Farm has and how the proposed development is considered in an appropriate manner for its setting.

NPPF Chapter 16 – Paragraph 190 outlines for a positive strategy for balancing the conservation and enjoyment of heritage assets. The proposal offers economic and environmental benefits to Low Farm house and wider curtilage, reflecting changes to current sustainability goals and prevents potential neglect and reducing risk to this asset.

NPPF Chapter 16 – Paragraphs 194-195 requires an applicant to describe the significance of any heritage asset affected whereby the level of detail is proportionate to the asset's importance. This document combined with the Design and Access Statement and associated drawings outlines Low Farm’s significance and to what direct and indirect impact each building or area receives.

NPPF Chapter 16 – Paragraphs 199-202 outlines the consideration of potential impacts on the designated heritage assets. It outlines that any harm to, or loss of, the significance of an asset should require clear and convincing justification relating to the extent of harm. This statement outlines the proposed development and it is our position that the harm is less than substantial.

# 9. Conclusion

## 9.1 Significance and Impact

9.1.1 Following the assessment of the significance of the relevant heritage assets and the contributions of the setting including the Site, it is concluded that the proposed development will bring negligible levels of harm to the special historic and architectural interest of Low Farm and Low Farm Barn, as well as non-designated heritage assets.

### **Justification**

9.1.2 The proposed works and associated impact of the development have been considered against the prevailing framework of legislation, policy and guidance at both national and local levels, reviewing the direct and indirect impacts of the proposed development. The impact of the proposal has been weighed against its setting and is considered in an appropriate manner. This document combined with the Design and Access Statement identifies that the proposed development will bring negligible levels of harm to the designated and non-designated heritage assets. This harm is outweighed by the social and sustainable benefit of renovation and restoring the property and bringing new life to unused or redundant buildings.

9.1.3 In conclusion, the proposed development presents a sustainable extension to Low Farm and is part of continuing development of the site to meet the needs of its owners and through ongoing investment helps to preserve the asset for future generations. The proposed works see negligible levels of harm to designated and non-designated heritage assets. Furthermore, considering current legislation and policy, planning permission should not be refused on heritage grounds.