

HERITAGE IMPACT STATEMENT

Date: 2 October 2023

**Change of Use of former agricultural buildings
to storage and distribution**

At

Highfield Farm, Gringley Road, Walkeringham



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1 INTRODUCTION

1.1 Project Background

1.1.1 CS Surveying & Architectural Design was commissioned to produce a Heritage Impact Statement to be submitted with a planning application for the change of use of former agricultural buildings at Highfield Farm, Gringley Road, Walkeringham, hereafter 'the Site'.

1.2 The Site and its location

1.2.1 The Site, lies in on the outskirts of the village of Walkeringham, centred on National Grid Reference (NGR) 475508 392054

1.2.2 Located within its own site, Highfield Farm is to the South West of Walkeringham village centre, post code DN10 4NB.

1.2.3 Highfield Farm is listed as a heritage asset by Historic England under English Heritage Legacy ID: 241190. The building was Grade II listed in 1984 and is listed as :-

"Farmhouse, c.1820. Gault brick with hipped slate roof, stone sills. 2 rear wall stacks, 2 storeys, 3 bays. Central C20 door in plain surround with over light, flanked by single glazing bar sashes. Above, 3 glazing bar sashes, central sash with rubbed brick head, others with C20 lintels. Left gable has single glazing bar sash on each floor. To right, C19 one storey, 2 bay extension, gault brick with slate roof To left, C20 French window, to right, close boarded door. C20 extension to rear."

2 METHODOLOGY

2.1 Aims and scope

2.1.1 The aim of this assessment is to establish the known and potential heritage resource within the surroundings of the Site, which may be affected by the proposed development.

2.1.2 This document does not comprise a full desk-based assessment but instead represents a tightly focused assessment of the Site being the agricultural buildings and farmhouse. It seeks to identify the resource through consideration of previous records and investigation, together with a site visit to examine and appraise the resource, with a view to producing recommendations on the need for and appropriateness of further work in this area.

3 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

3.1 Introduction

3.1.1 There are very limited records for the property. As the property is not listed or within the nearby Tickhill Conservation Area.

3.2 Archaeological and historical evidence

3.2.1 The site is on the south west of Walkeringham village and is outside any conservation area or area of high landscape value. The layout of the property has remained mostly unchanged with the concentration of historic building being the farm house and not the agricultural buildings.

3.2.2 The buildings for which the application seeks change of use are themselves not listed and fall beyond the curtilage of Highfield Farm as listed by Historic England and as such this statement is for the impact on Highfield Farm farmhouse only.

4 DEVELOPMENT PROPOSALS AND PAST IMPACT

4.1 Development proposals for the Site involve the retention of existing agricultural buildings and change of use only of the agricultural buildings for the purposes of business storage and distribution.

5 POTENTIAL IMPACTS TO HERITAGE RESOURCES

5.1 Physical Impact

5.1.1 The agricultural buildings proposed for change of use are not themselves listed buildings and the site is not within the Conservation Area. The proposed development for the site would retain all buildings and features and no aspect of the farmhouse would be physically affected.

5.1.2 The proposed development is of small scale and will be located in the former agricultural buildings with no alterations or physical modifications to be made to the farmhouse. Therefore, the physical impact of the proposed development on the heritage resources away from the Site will be LOW.

5.2 Impact on Setting of Heritage Resources

5.2.1 The development will mainly affect the former agricultural buildings beyond the curtilage of the listed building rather than the farmhouse itself and as such the change of use proposed will have no physical affect on the listed heritage asset.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Summary of presence and survival of heritage resources within the Site and impact on these and nearby heritage resources

6.1.1 The agricultural buildings are not listed buildings and their close proximity to other Listed Buildings and or structures are unaffected by the proposal

6.1.2 The proposed development is small in scale and would rejuvenate the redundant agricultural buildings and there will be minimum impact on any existing heritage features within the site.

6.1.3 No further finds or features are predicted within the area of proposed development at the Site and the impact of proposed development upon the archaeological and historical resource of the Site is therefore assessed as MIMIMAL.

6.2 Recommendations

6.2.1 Based upon the available information it is recommended that no further archaeological investigation, monitoring or recording is necessary in this area.

7 REFERENCES

Walkeringham Neighbourhood Plan 2019-2035

Bassetlaw DC –Conservation Area Appraisal/Designation