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# Heritage Statement

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Barns at Holly Tree Farm,  
Main Street, Oxton, Southwell, NG25 0SD



# Heritage Statement

Barns at Holly Tree Farm, Main Street, Oxton, Southwell, NG25 0SD

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<b>Written by:</b>	 Helen Williams BSc (Hons) MRICS MA Conservation
<b>Issue date:</b>	3 <sup>rd</sup> July 2020 Revision A: 27 <sup>th</sup> September 2021 Revision B: 7 <sup>th</sup> March 2023
<b>File reference:</b>	458816

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## 1. Introduction

### 1.1. Client Name and Address

Trustees of the Oxton Farm Trust  
Grange Farm,  
Southwell Road,  
Oxton,  
Southwell,  
Nottinghamshire, NG25 0RG

### 1.2. Property Address

Barns at Holly Tree Farm,  
Main Street,  
Oxton,  
Southwell, NG25 0SD

### 1.3. Instructions

Savills (UK) Ltd. have been instructed by the Trustees of the Oxton Farm Trust to prepare a Heritage Statement in relation to a forthcoming planning application for the conversion of the Barns at Holly Tree Farm, Main Street, Oxton, Southwell, NG25 0SD (hereafter "the Site").

### 1.4. Background

The Trustees of the Oxton Farm Trust are looking to convert the barns at Holly Tree Farm from agricultural use to create a single new dwelling.

An application for planning permission was submitted to Newark and Sherwood District Council in December 2020, application no: 20/02455/FUL. The application was refused on the basis that the proposed extension to the barn represented inappropriate development and the proposed access from Water Lane would be sub-standard.

An application for planning permission was subsequently submitted to Newark and Sherwood District Council in December 2021, ref: 21/02676/FUL. Comments received from Juliette Wilson, Conservation officer for Newark and Sherwood District Council, raised concerns over the impact the proposals would have on the Conservation Area, most notably the new proposed access along Water Lane. In addition, the comments stated that the proposal did not follow the heritage objectives contained within the Council's LDF DPDs and section 16 of the NPPF. As such, the application was withdrawn.

The revised scheme has been prepared taking on board these comments. The proposals now seek to refurbish the brick-built barn; demolish the dilapidated barn to the south of the site and replace this with a new building; and connect the two buildings utilising a modest single storey link building. The scheme also retains access from Main Street.

This Heritage Statement has been amended to reflect the revised drawings, is to accompany the forthcoming planning application and is designed to inform the decision-making process.

The following revised documents have been reviewed as part of this amended Heritage Statement.

- Drawing 1813(2)50.RevA –OS Plan and Block Plan;
- Drawing 1813(2)51.RevA –Existing Site Plan;
- Drawing 1813(2)52.RevA –Existing Ground Floor Plan;
- Drawing 1813(2)53.RevA –Existing Roof Plan;
- Drawing 1813(2)54.RevA –Existing Barn Elevations;
- Drawing 1813(2)55. –Existing Stable Block Elevations;
- Drawing 1813(2)56.RevA –Proposed Site Plan;
- Drawing 1813(2)57.RevA –Proposed Ground Floor Plan;
- Drawing 1813(2)58.RevA –Proposed First Floor Plan;
- Drawing 1813(2)59.RevA –Proposed Roof Plan;
- Drawing 1813(2)60.RevA –Proposed elevations;
- Newark & Sherwood District Council Heritage advice, ref: 21/02676/FUL, Officer: Juliette Wilson.

## 1.5. Details of Inspection

Our inspection was carried out on the morning of Thursday 28<sup>th</sup> May 2020 by Helen Williams BSc (Hons) MRICS of Savills (UK) Ltd. Weather conditions at the time were warm, dry and sunny, with temperatures reaching up to 24 degrees Celsius.

## 2. Description of Existing Buildings and Site

### 2.1. Location

The Barns at Holly Tree Farm are in the village of Oxtou, approximately ten miles northeast from Nottingham city centre (figure 1). The Site can be accessed off Main Street from the west and bounds Water Lane to the south (figure 2). The Site falls within Newark and Sherwood District Council and is in the county of Nottinghamshire.

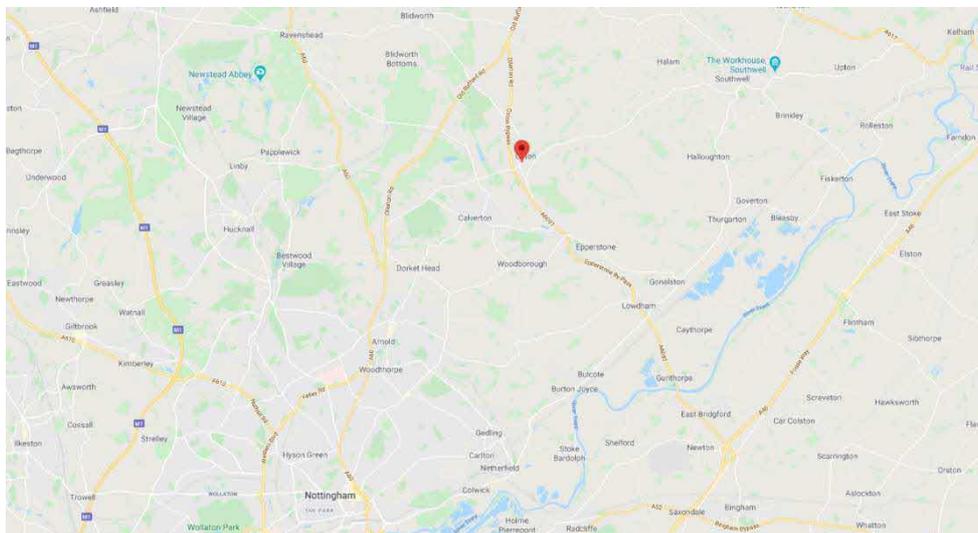


Figure 1. Location Map (Google Maps: 2020)

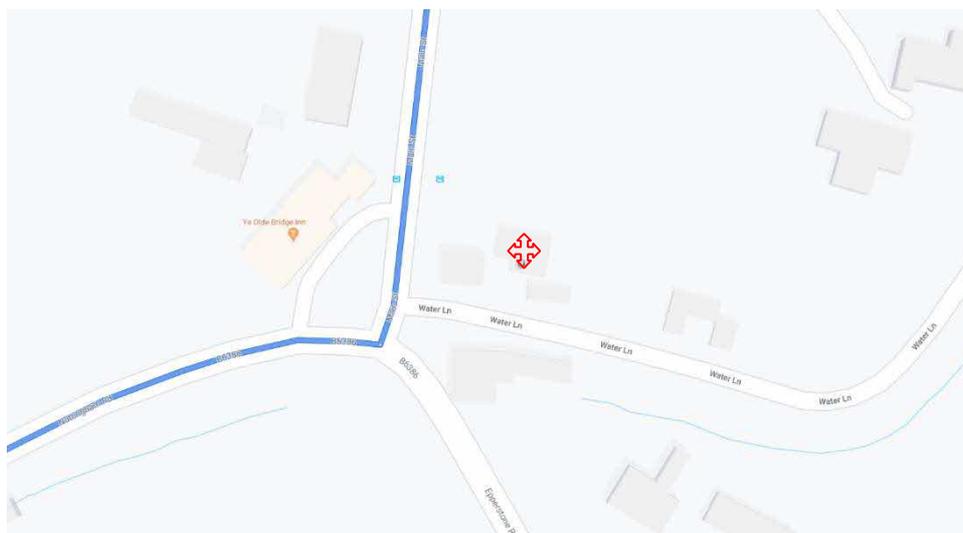


Figure 2. Location Map (Google Maps: 2020)

## 2.2. Landscape and Setting

The application site is located at Holly Tree Farm, a rectangular parcel of land on the corner of Main Street and Water Lane. The farmhouse sits in the southwest corner of the site and a range of agricultural barns sit to the east (figure 3). The site slopes down from west to east.

Approaching from the B6386 Epperstone Road from the south, the Site is hidden behind a dilapidated barn to the east of the farmhouse, which the proposals seek to demolish. As you enter Main Street, the Site is obscured by the farmhouse, a moderate sized deciduous tree to the south of the site and a hedge which bounds the site to the south and west (figure 4). Views into the Site open up from the west through a timber field gate to the rear of the farmhouse, with access to a small driveway (figure 5). From Water Lane to the south, the Site is again hidden behind the dilapidated barn and from a hedge running along the roadside (figure 6).

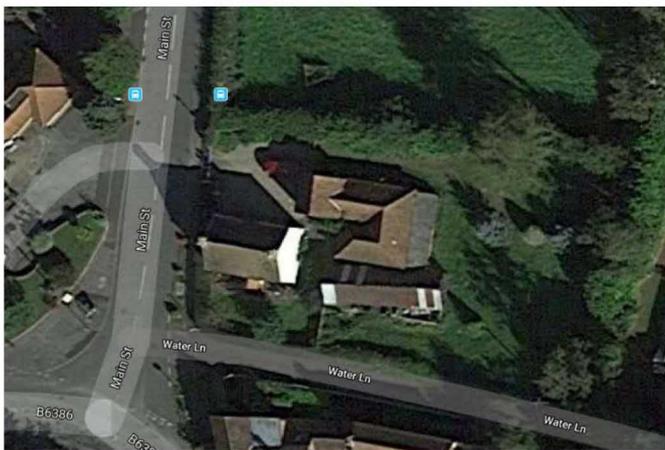


Figure 3. Aerial view (Google maps: 2020)



Figure 4. View of the Site from Epperstone Road



Figure 5. View of the Site from Main Street



Figure 6. View of the Site from Water Lane

The Site is hidden by a row of coniferous trees along the north boundary, apart from a central gap which provides views out to the adjoining field (figure 7) and from thick vegetation along the east boundary (figure 8).



Figure 7. View from the site looking north



Figure 8. View from the site looking east

## 2.3. Building Description

The 'L' shape range of barns comprises a 1.5 storey relatively square barn to the west (figure 9) and a single storey range to the rear (figures 10 & 11). The barns are constructed from handmade red brick laid to an irregular bond, with large areas of brickwork to the external elevations having been rebuilt over the years and forming the somewhat irregular pattern. The roofs are of pitch and hip construction and are covered with clay pantiles, which is typical of the local Nottinghamshire vernacular. Doors to the west elevation have been replaced in recent years with a modern equivalent (figure 9), whilst the openings along the northern range have been infilled rather haphazardly with a combination of timber doors and makeshift glazing (figures 11 & 12).



Figure 9. West elevation



Figure 10. West elevation

# Heritage Statement

Barns at Holly Tree Farm, Main Street, Oxton, Southwell, NG25 0SD



Figure 11. North elevatiior



Figure 12. North elevation

There is a single storey brick lean-to along the east elevation with a profiled cement (possibly asbestos) sheet roof, which the proposals seek to demolish (figure 13). The south elevation is currently hidden behind a dilapidated barn, constructed from concrete block low level walls, Yorkshire boarding and a corrugated tin roof, which is also to be demolished as part of the proposals (figure 14).



Figure 13. East elevation



Figure 14. South elevatiior

Internally the roofs comprise traditional cut roofs of timber truss and purlin, supporting timber rafters, battens and clay pan tiles above (figures 15 & 16). Internal cross walls are of matching brickwork and floors are bare earth. The barns remain largely unaltered internally, however, limited access and the presence of sheeting prevented a full inspection.



Figure 15. General view of rearmost bay



Figure 16. Roof structure to single storey barr

## 3. Assessment of Significance

### 3.1. Statutory Designations

Neither Holly Tree Farm nor the Barns at Holly Tree Farm are listed. The Barns do fall within the Oxton Conservation Area (figure 17), one of 174 Conservation Area in Nottinghamshire and 47 in the Newark and Sherwood District. Oxton Conservation Area was designated in 1992.

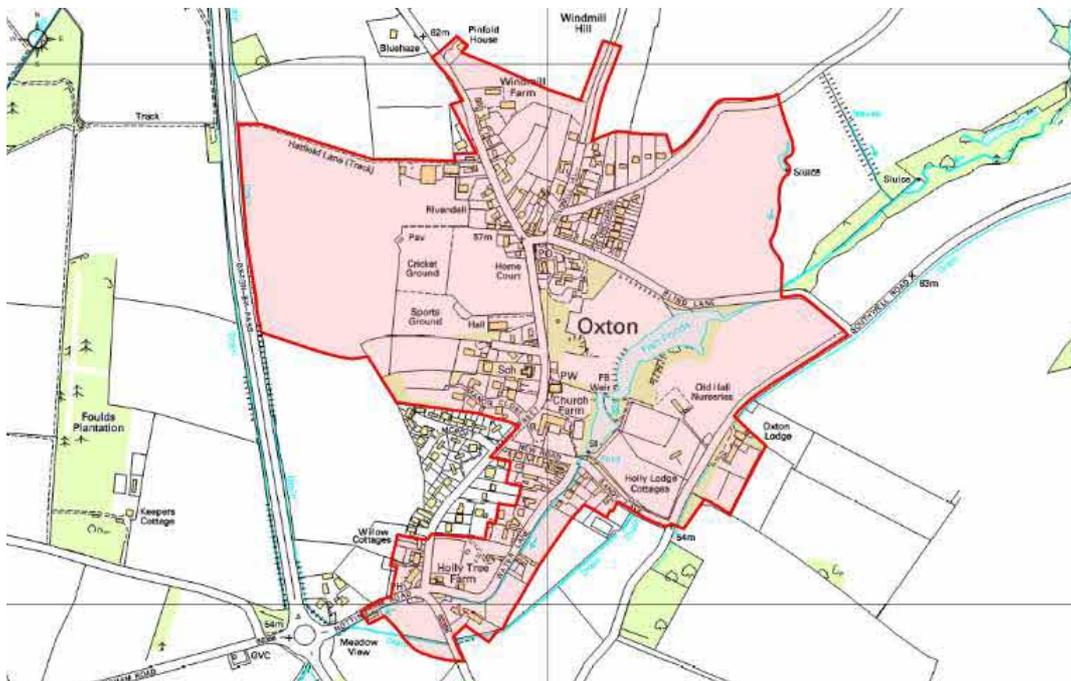


Figure 17. Oxton Conservation Area Map (Newark & Sherwood District Council: 2021)

### 3.2. Historical Background

To understand the historical background of the Site, a full assessment of the data held on the Nottinghamshire Historic Environment Record (HER) has been carried out from the Heritage Gateway, however, no records relating to Holly Tree Farm were found in either the Statutory Data; National Designation Decisions; Non-Statutory National Data; National Images Collection; or Local Records.

A wider search of the area found a grade II listed building to the southeast of the Site (figure 18). Orchard Farmhouse is a mid-18<sup>th</sup> century farmhouse with later 20<sup>th</sup> century extensions constructed from red brick and a slate roof. The farmhouse is hidden from the Site by the adjoining dwelling, known as Bridge House, although the frontage and gardens can be viewed from the rear of the Site. No other Statutory Designated Heritage Assets are located within proximity of Holly Tree Farm.



**Name: Orchard Farmhouse**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1370193

Address: Orchard Farmhouse, Epperstone Road

County: Nottinghamshire

District: Newark and Sherwood (District Authority)

Parish: Oxton

National Grid Reference: SK 62832 50987

Figure 18. Map extract (Historic England: 2020)

### 3.3. Map Regression

The earliest historic mapping from 1884 shows both the farmhouse and earliest phase of the Barns in rectangular form and is illustrative of a relatively modest farmstead (figure 19). The later 1920 map shows the extension to the rear of the barns forming the current 'L' shape plan seen today (figure 20). The detached barn to the south of the Site, that is to be demolished as part of the proposals, does not appear until the middle of the 21<sup>st</sup> century.



Figure 19. Extract from 1884 map (Ordnance Survey)



Figure 20. Extract from 1920 map (Ordnance Survey)

## 3.4. Statement of Significance

The Barns at Holly Tree Farm are neither a Statutory Designated Heritage Asset nor Locally Important Heritage Asset, however, they are within the Oxton Conservation Area and make a meaningful contribution to the character of the village. The Barns also provide an important narrative to the farmhouse and farmstead. The Barns were constructed as two phases from the mid to late 19<sup>th</sup> century and are agricultural vernacular buildings typical of the Nottinghamshire area. The Barns retain much of their historic, architectural and historic interest, however, the later and somewhat makeshift additions are considered to detract from the overall aesthetic value.

## 4. Impact and Justification

### 4.1. Design Principles

The designs have considered Historic England's guidance relating to the conversion of agricultural buildings, Adapting Traditional Farm Buildings (Best Practice Guidelines for Adaptive Reuse, 2017). The proposals seek to preserve as much of the historic fabric as possible and retain the external form of the traditional brick building, with the addition of a modest link building connected to a newly built barn on the footprint of the old, dilapidated barn. There will inevitably be some level of intervention to form the internal layouts and introduce services; insulation; fire protection; and access between the buildings but this is usually unavoidable when considering conversion. If done sympathetically, these works can be undertaken without detriment to the historic fabric.

### 4.2. Heritage Impact Assessment

The proposals to convert the barns to residential use will ensure much needed repairs are carried out to these derelict and redundant buildings. The proposals seek to renew the roof coverings with existing and reclaimed clay pantiles which will keep the buildings watertight and prevent further deterioration. The use of good quality materials; traditional lime mortars; cast aluminium rainwater goods; reclaimed bricks; and hardwood glazed doors and windows will enhance the asset and ensure the proposals respect the character of the area.

Internally the layout will remain largely unaltered, with the creation of a staircase and doorways to link the spaces kept to a minimum. The proposals are therefore considered to have a negligible impact on the structure.

The external appearance and form of the original buildings will remain in keeping with the surroundings, albeit the arrangement of doors and windows will vary slightly from existing. The designs for the large door to the west elevation (Bedroom 1) have been amended to retain the barn doors externally, which will avoid the mass expanse of brickwork previously planned and illustrate the previous agricultural use. The resulting new doors to the north elevation have now been replaced with a smaller modest window and the window above also reduced in size.

The openings along the north and south elevation are to be retained and re-used, with some infilling to the north elevation. Given the extent of brick repairs and rebuilding that has taken place over the years, combined with the poor condition of doors and windows, the impact of these alterations is considered to be marginal and the new doors and windows will, largely, improve the external appearance.

The introduction of numerous rooflights will have an impact on the appearance of the roof, however, these have been kept to the rear facing roof slopes only. The new rooflights will not be visible from Main Street and only one or two rooflights may be visible from Water Lane along the eastern most vantage.

The only significant impact on the appearance and setting of the Site is the demolition of the single storey lean-to along the east elevation and the modern dilapidated barn to the south of the site, along with construction of a new single storey building on the footprint of the southern barn and construction of the new modest link building. The demolition of both barns will make a positive contribution to the Site and setting. The link building is smaller in scale in terms of width; depth; and height, which will allow the historic structure and its plan form to be clearly identified from new. Likewise, the new barn to the south is to be constructed using a reclaimed stone plinth; timber cladding; and a standing seam roof. This mirrors the modern barn that is to be demolished and clearly sets it apart from the traditional brick building that is to be retained and refurbished. The new barn and link building are not considered to constitute a disproportionate addition over and above the size of the original footprint.

### 4.3. Justification

The Trustees of the Oxton Farm Trust are looking to secure a long-term future for these redundant farm buildings. The Trustees have evaluated potential uses and, given the size of the buildings; proximity to an existing residential farmhouse; and location within Oxton Village, believe change of use to form to a single residential dwelling is the best option.

Whilst Historic England's good practice guide, *The Conversion of Traditional Farm Buildings*, describes the best way to retain the historic landscape is by keeping traditional buildings in active agricultural use, the barns are unable to accommodate modern farming techniques or machinery. Their conversion to residential use is therefore considered to be the most economically viable option to secure a long term future.

The National Planning Policy Framework (2019) (NPPF) supports sustainable development in rural areas and the re-use of redundant rural buildings. The proposed development represents the optimal viable use of a heritage asset (section 79.b) and would re-use redundant and disused buildings whilst enhancing their immediate setting (section 79.c).

## 5. Conclusion

We believe that the proposals for the conversion of the Barns at Holly Tree Farm to provide a single dwelling should be considered favourably. The development will ensure that the historic buildings are repaired and change of use to residential will secure a sustainable future for these now redundant farm buildings. The designs have been well thought out, utilising the existing brick building and retaining the internal bay formation, creating a new barn on the footprint of the old; whilst adding a modest link building that does not detract from the primary structure. The proposals are considered compatible with the surrounding area and its setting within the Oxton Conservation Area.

# Heritage Statement

Barns at Holly Tree Farm, Main Street, Oxton, Southwell, NG25 0SD

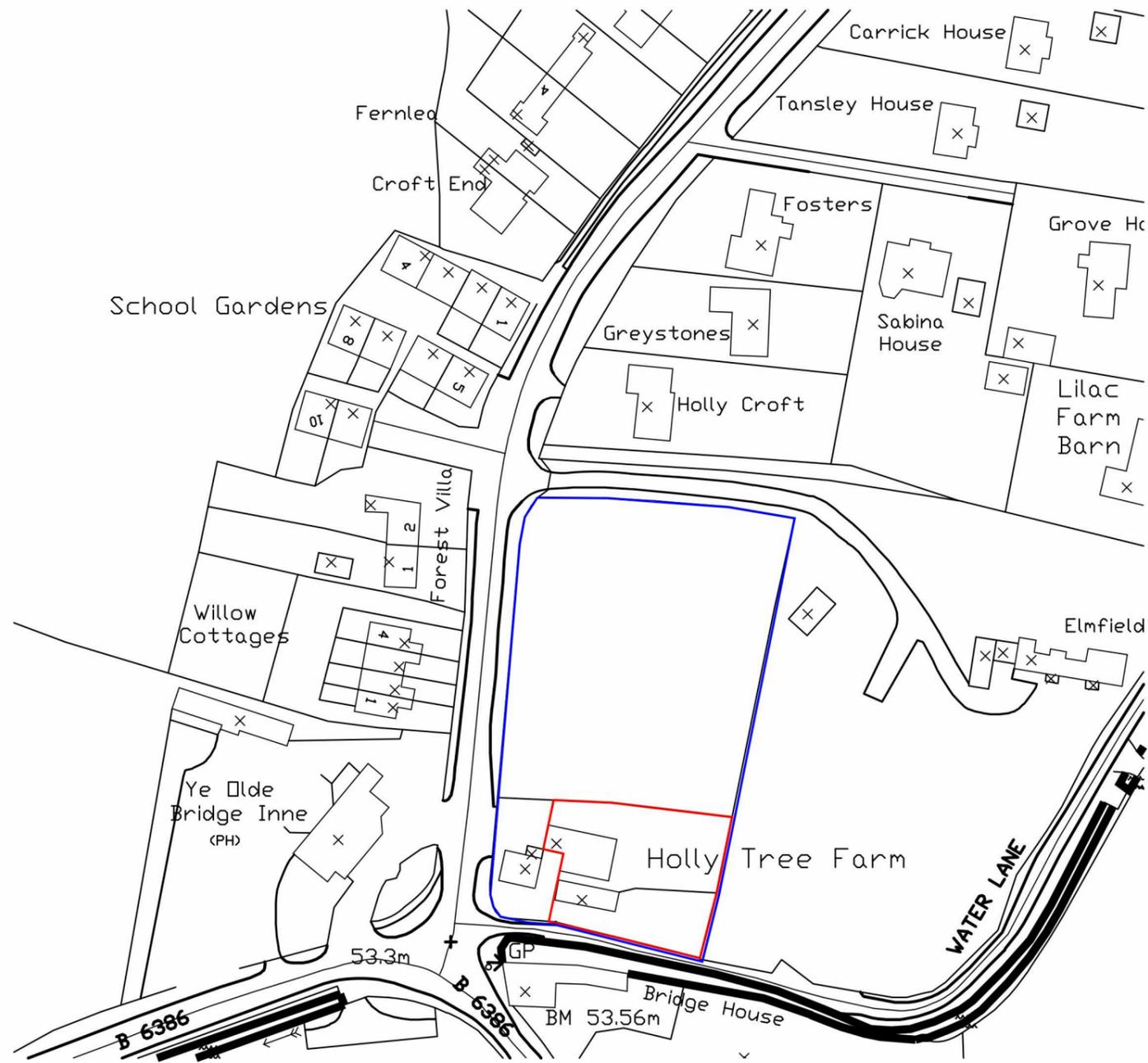
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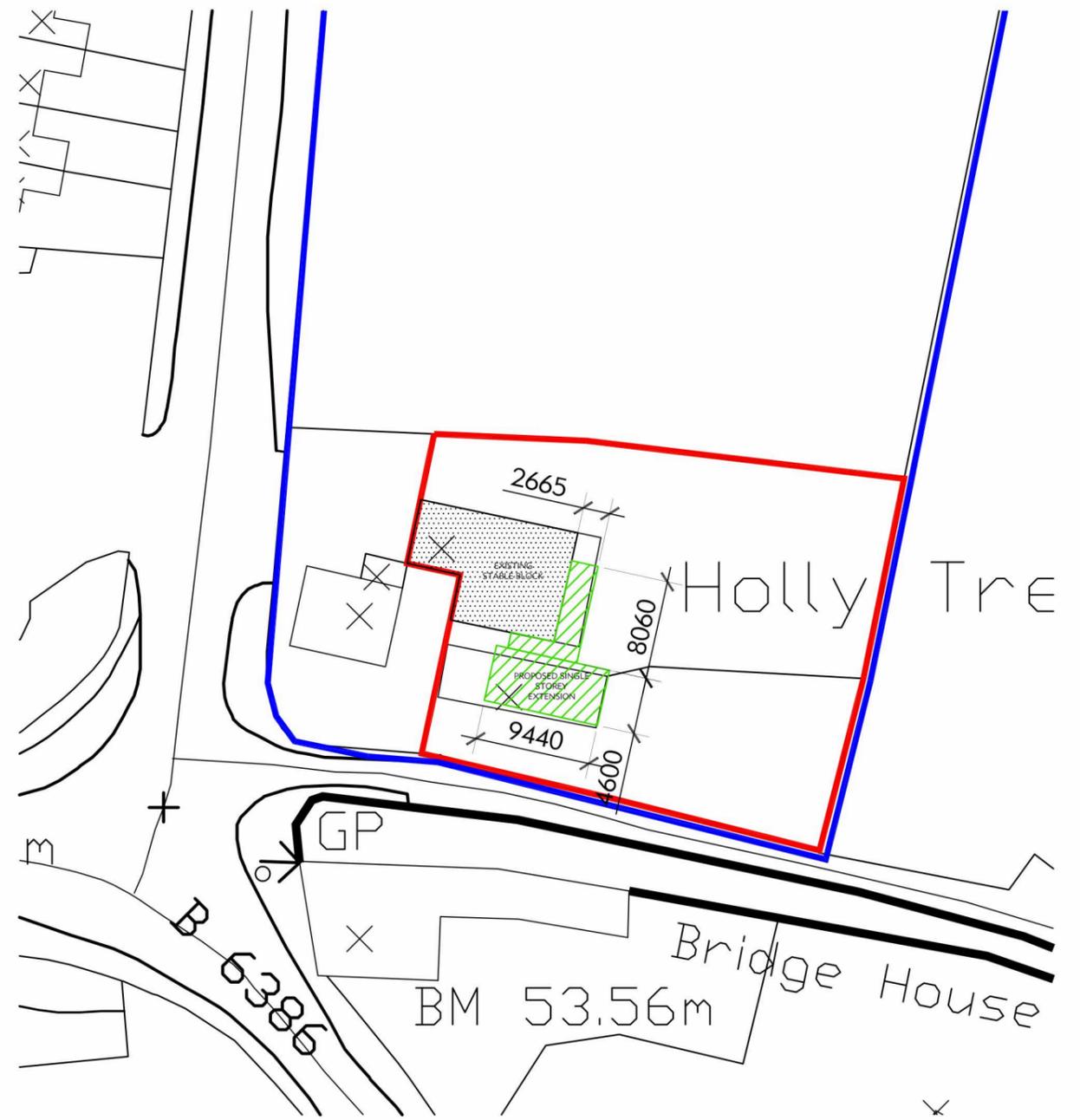
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## Appendix A Supporting Drawings

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Location Plan : Scale 1:1250



Block Plan : Scale 1:500

**PLANNING**

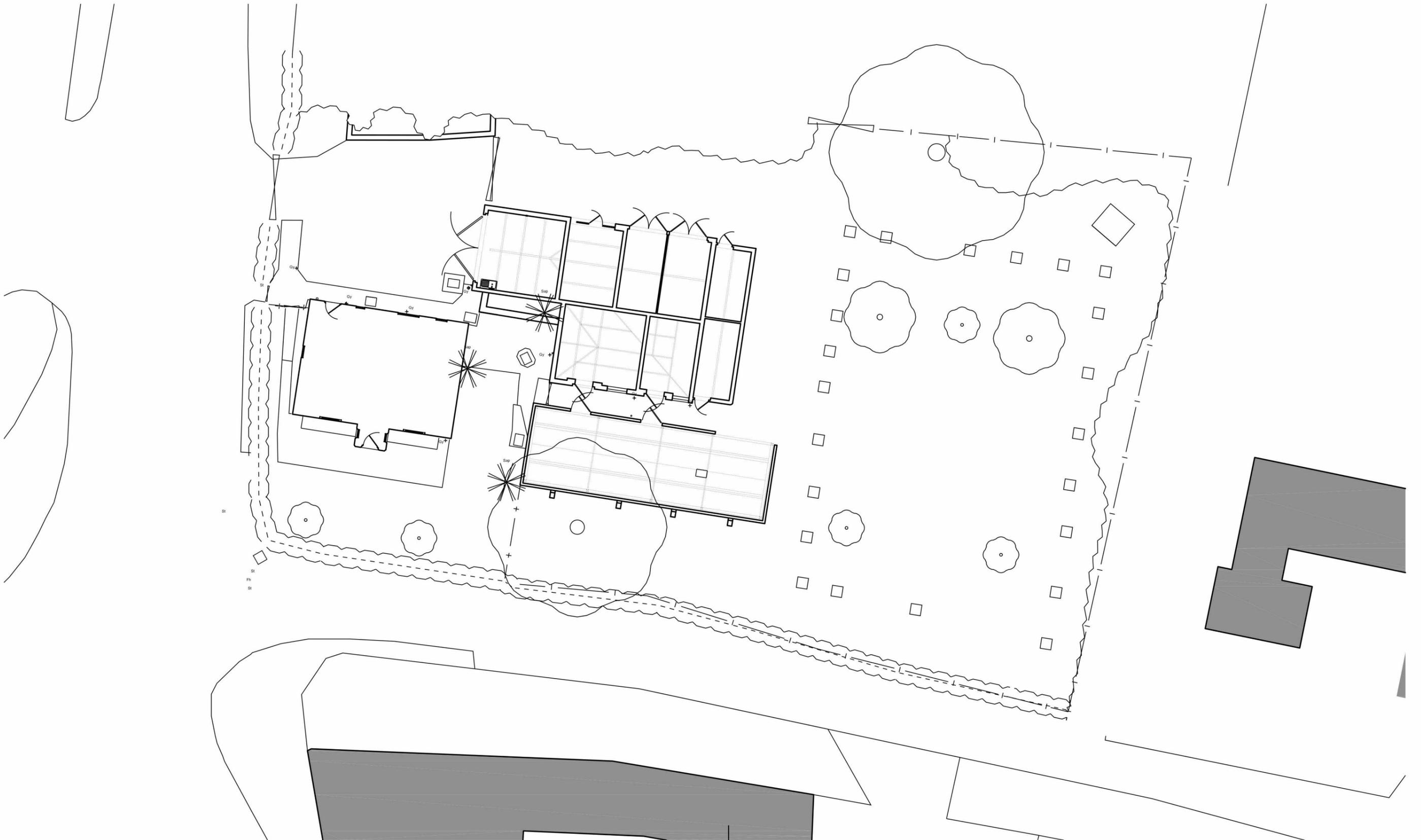


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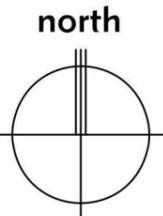
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Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:1250/500	A3
Drawing Title	Project No.	Drwg No.	Rev
OS Plan and Block Plan	1813 (2)	50	A

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**PLANNING**



Rev:

Project	Date	Scale	Size
Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:200	A3
Drawing Title	Project No.	Drwg No.	Rev
Existing Site Plan	1813 (2)	51	A

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**PLANNING**

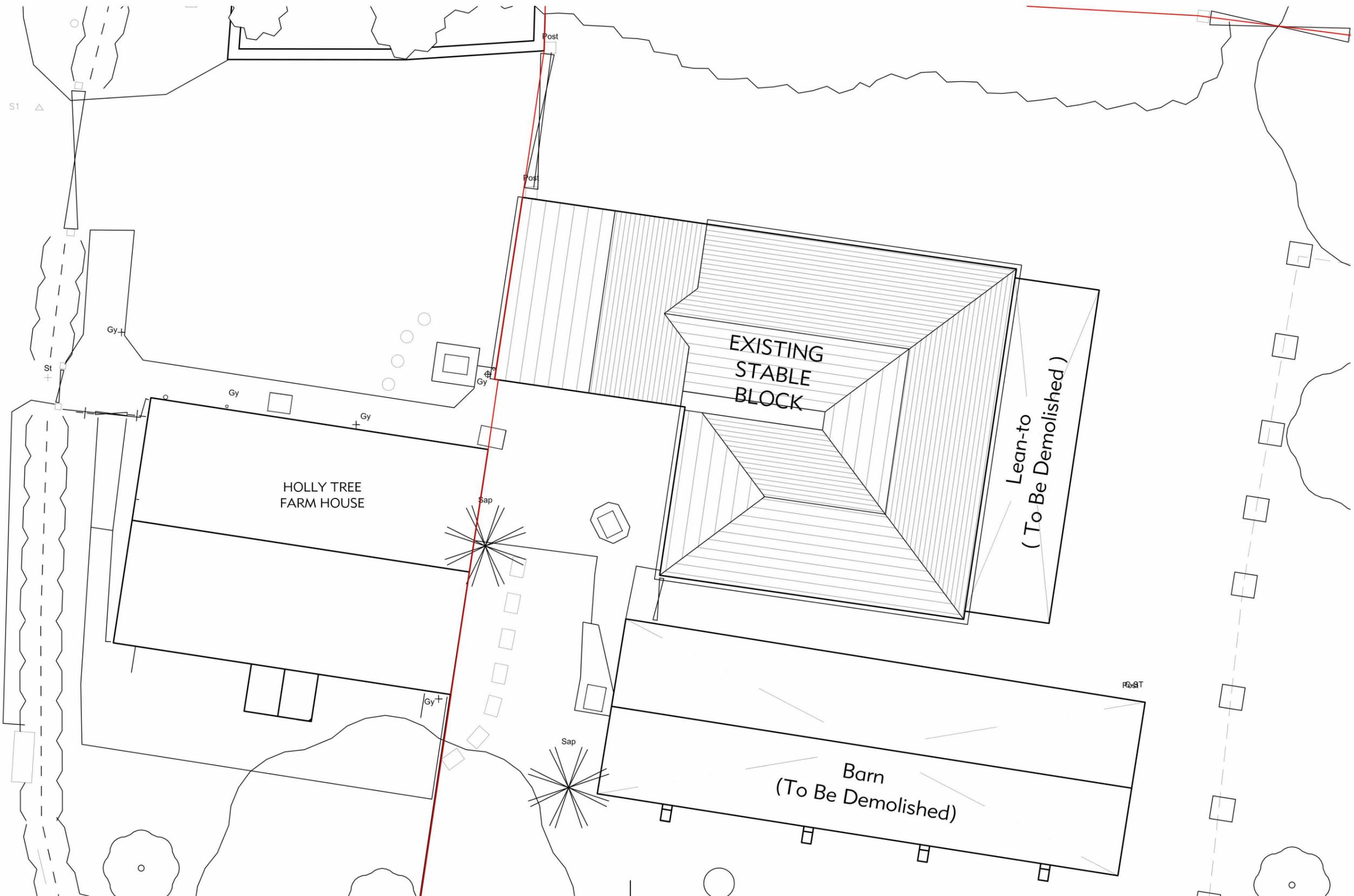


Rev:

Project	Date	Scale	Size
Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:100	A3
Drawing Title	Project No.	Drwg No.	Rev
Existing Ground Floor Plan	1813 (2)	52	A

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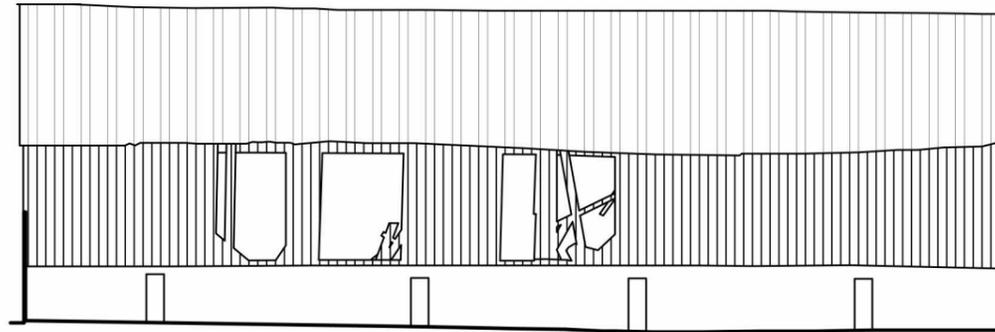


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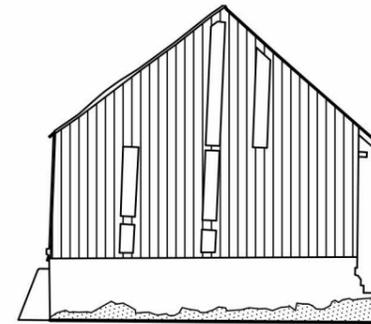
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Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:100	A3
Drawing Title	Project No.	Drwg No.	Rev
Existing Roof Plan	1813 (2)	53	A

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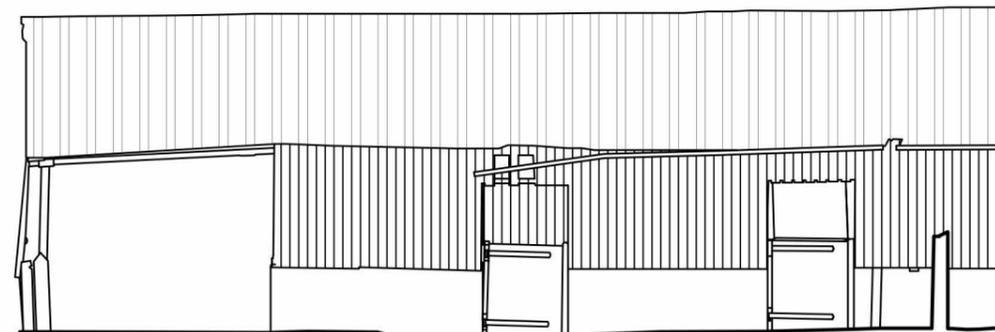




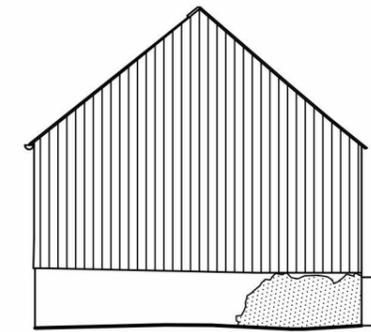
*Barn to be demolished South Elevation*



*East Elevation*



*North Elevation*



*West Elevation*

**PLANNING**

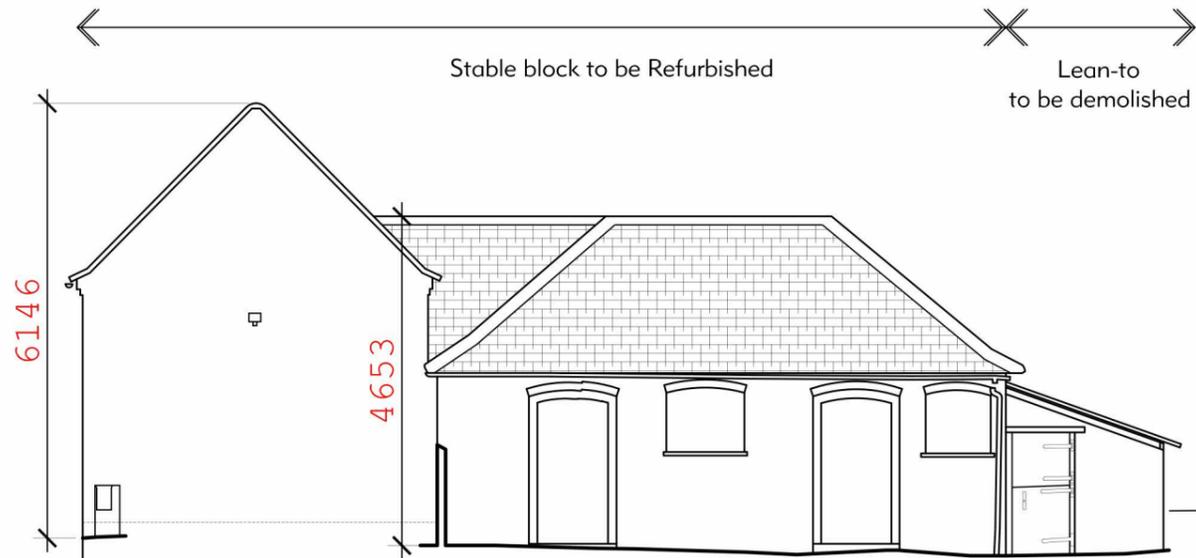
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Existing Barn Elevations	1813 (2)	54	A

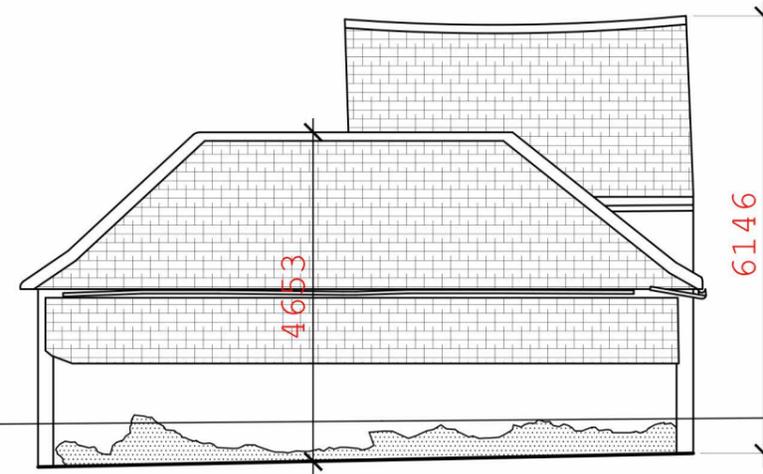
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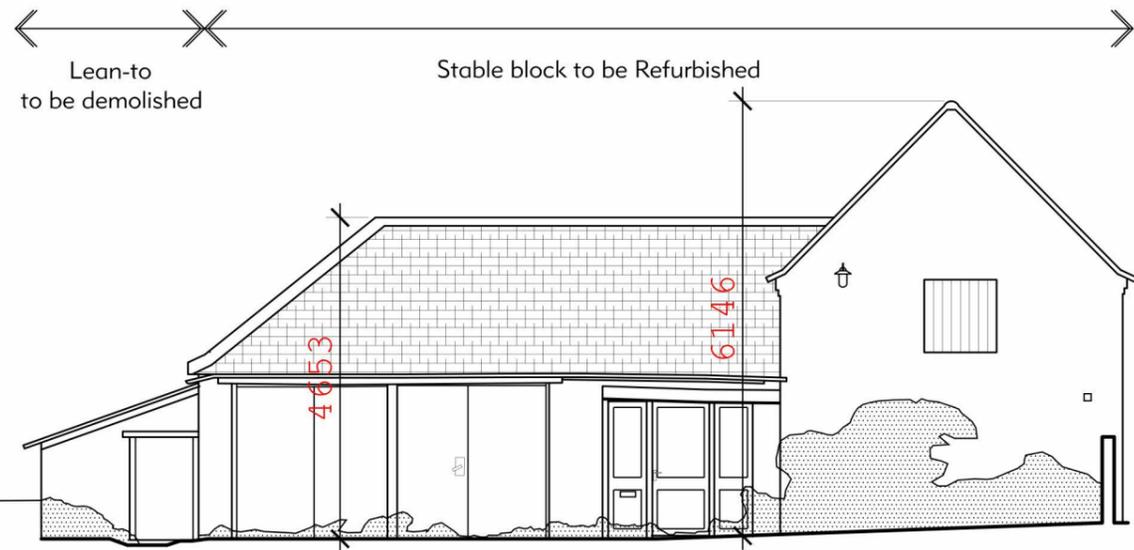
Alex McIntyre  
ARCHITECTS



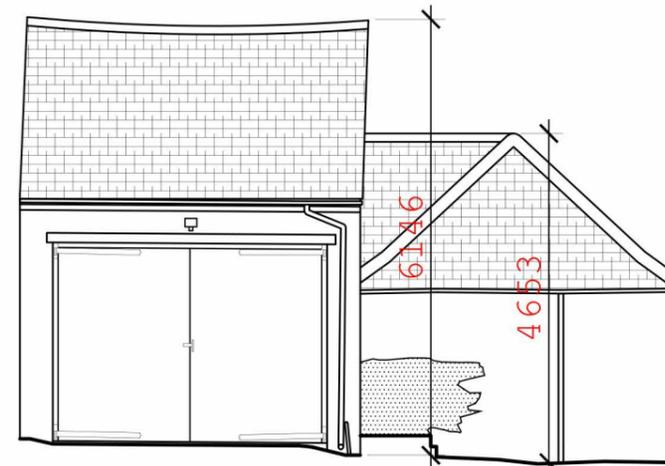
*Stable Block South Elevation*



*Stable Block East Elevation*



*Stable Block North Elevation*



*Stable Block West Elevation*

**PLANNING**

Rev:

Project	Date	Scale	Size
Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:100	A3
Drawing Title	Project No.	Drwg No.	Rev
Existing Stable Block Elevations	1813 (2)	55	-

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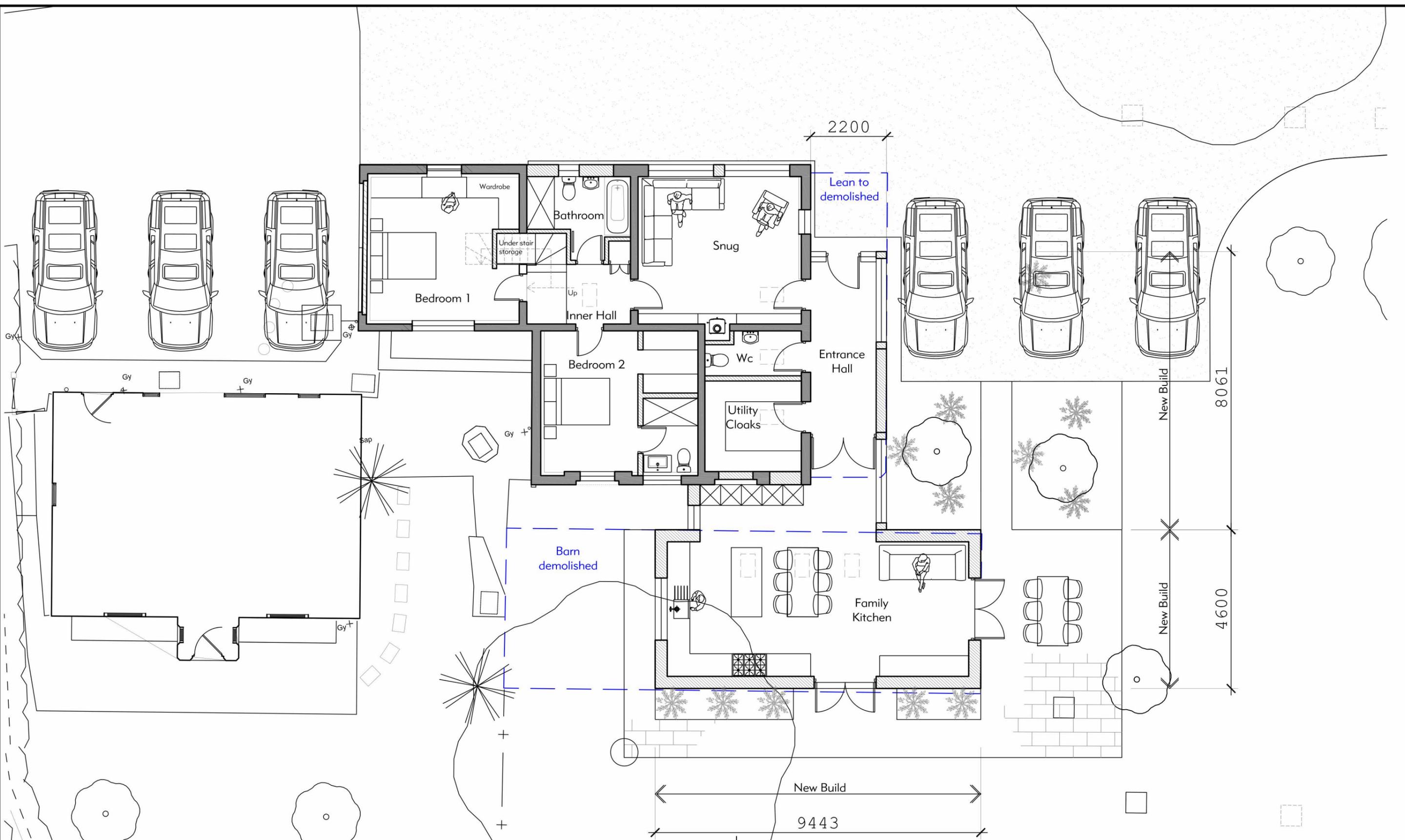


**PLANNING**



Project	Date	Scale	Size
Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:200	A3
Drawing Title	Project No.	Drwg No.	Rev
Proposed Site Plan	1813 (2)	56	A
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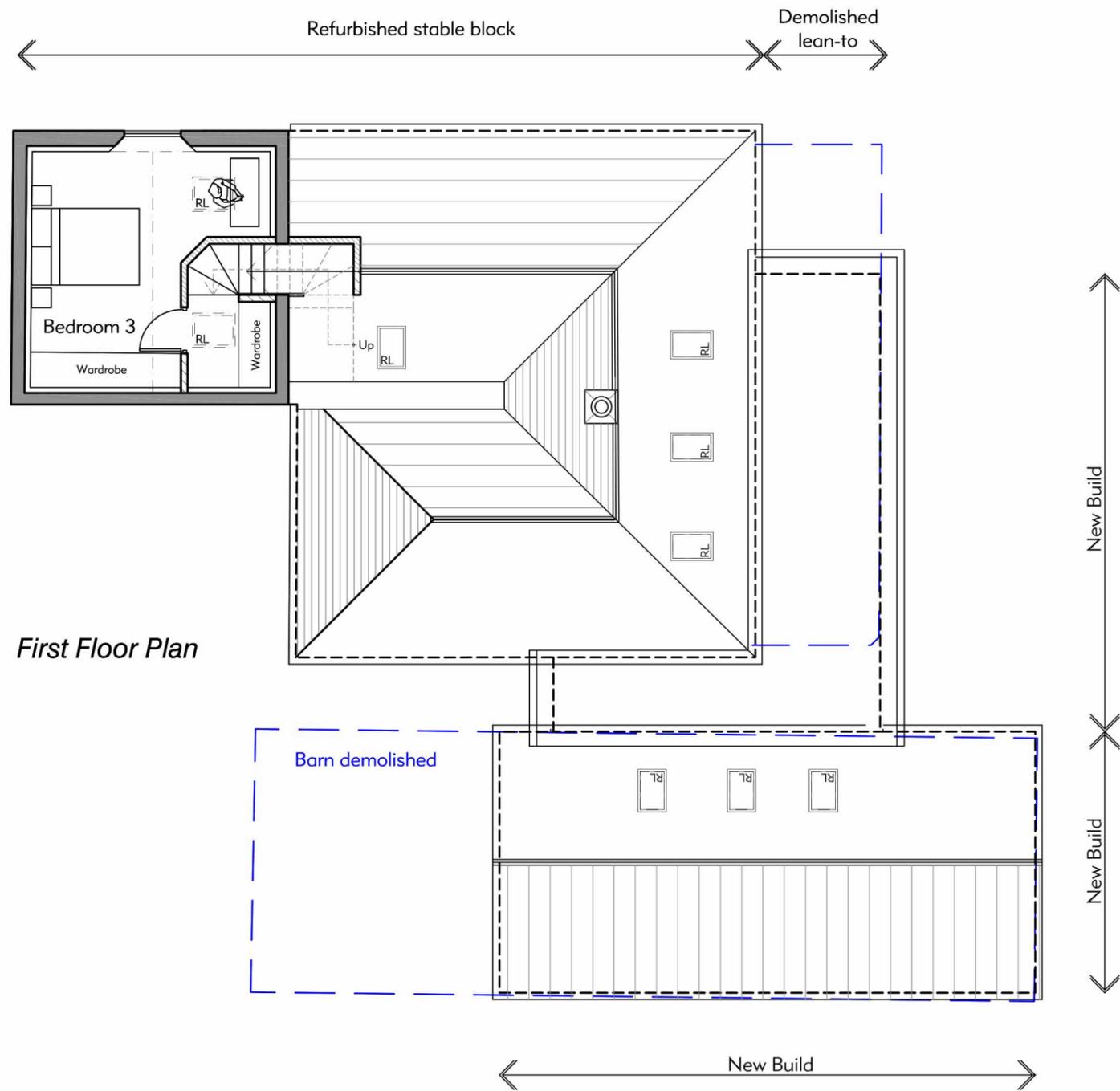


**PLANNING**



Project	Date	Scale	Size
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Drawing Title	Project No.	Drwg No.	Rev
Proposed Ground Floor Plan	1813 (2)	57	A
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First Floor Plan



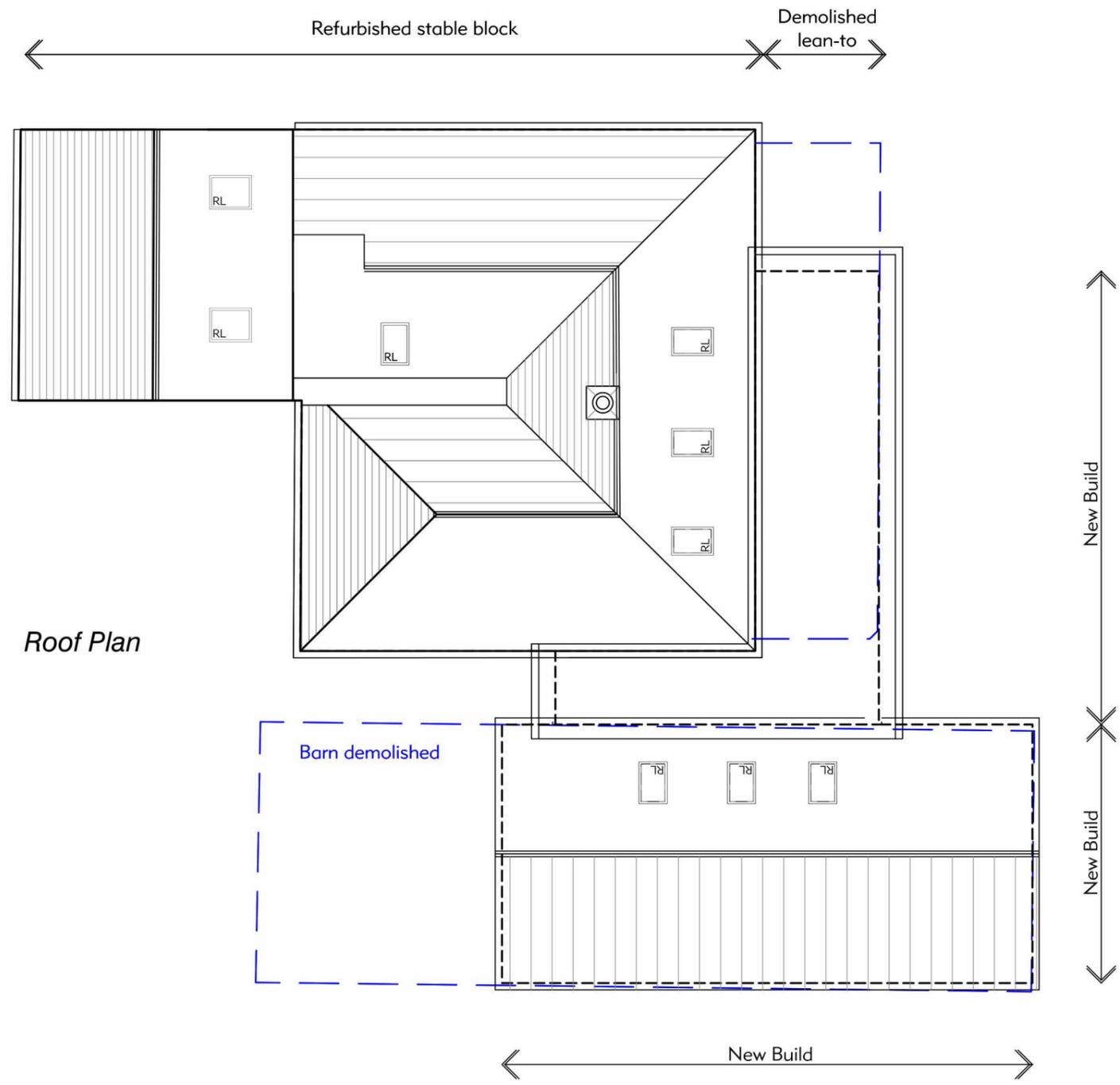
**PLANNING**

Rev:

Project	Date	Scale	Size
Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:200	A3
Drawing Title	Project No.	Drwg No.	Rev
Proposed First Floor Plan	1813 (2)	58	A

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Roof Plan

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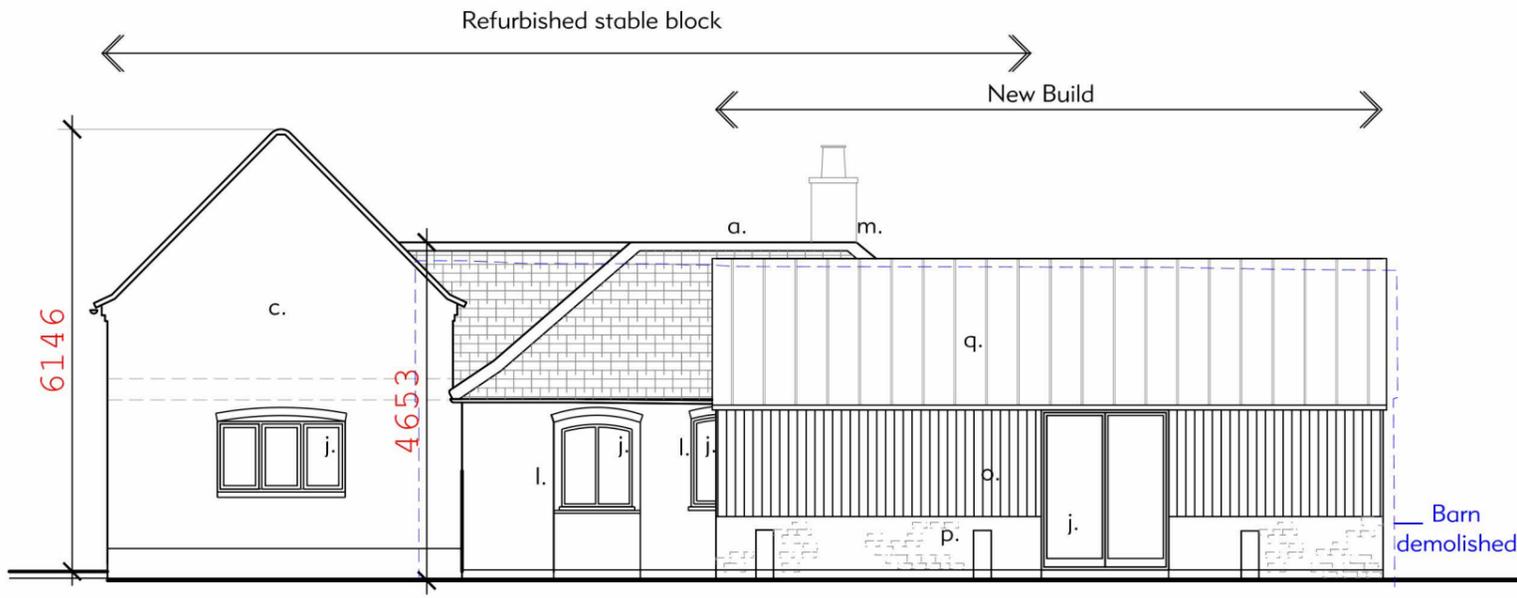


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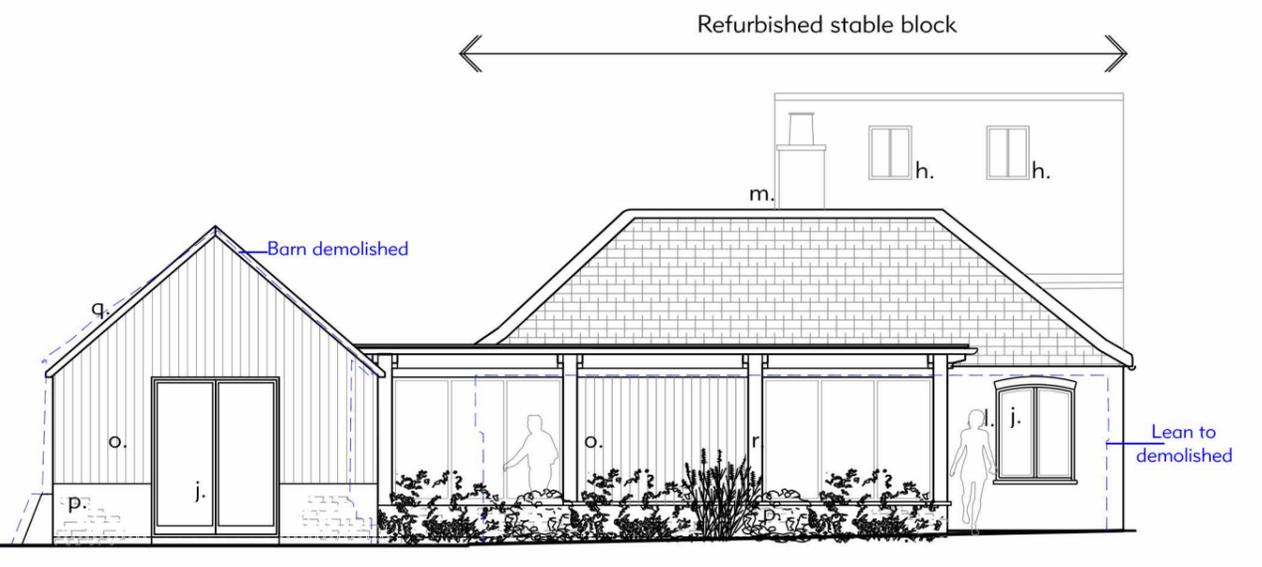
Project	Date	Scale	Size
Holly Tree Farm, Oxton - Oxton Farms Trust	JUNE 20	1:200	A3
Drawing Title	Project No.	Drwg No.	Rev
<b>Proposed Roof Plan</b>	<b>1813 (2)</b>	<b>59</b>	<b>A</b>

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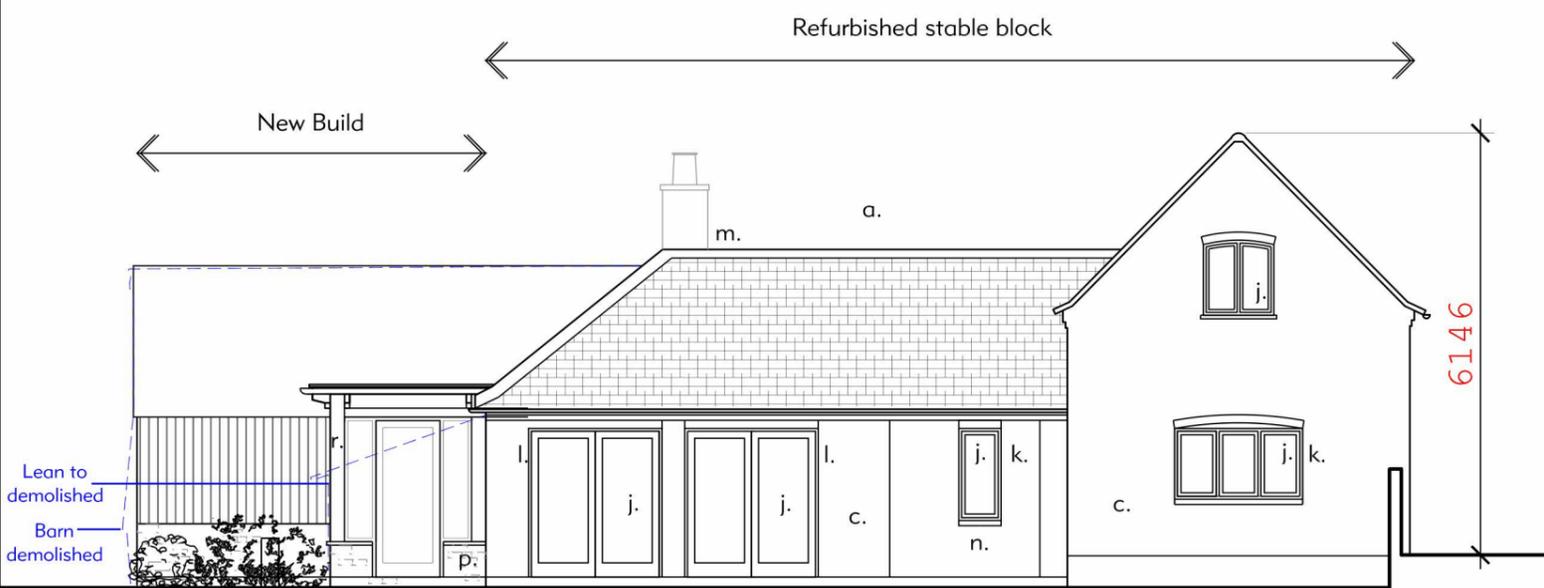




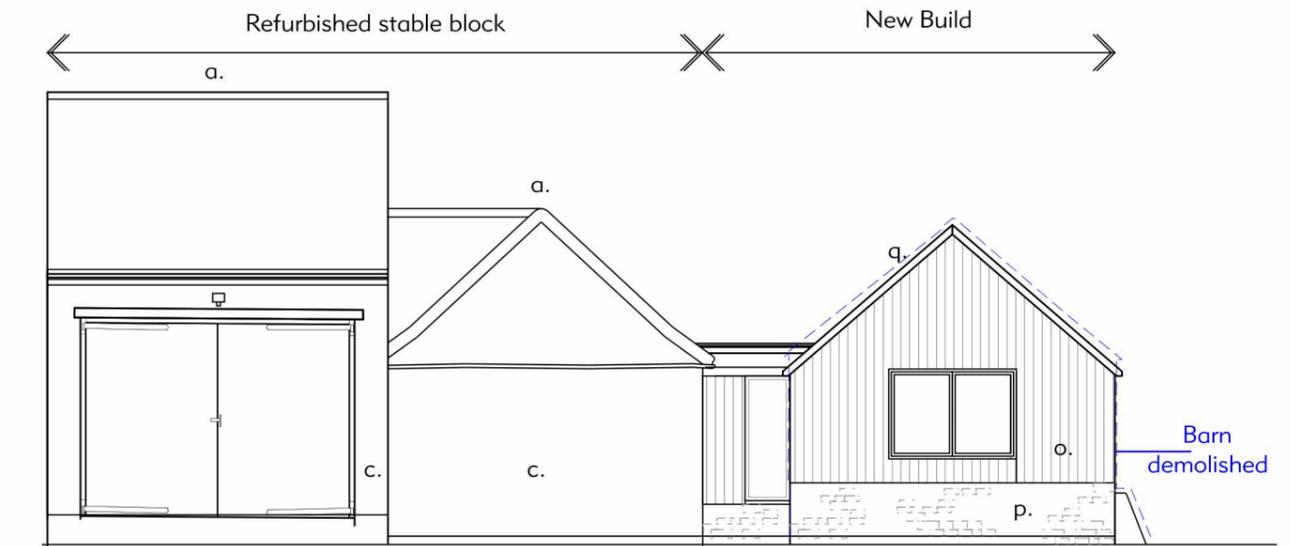
South Elevation - Proposed



East Elevation - Proposed



North Elevation - Proposed



West Elevation - Proposed

- KEY
- a. Clay pantiles
  - b. Clay pantiles to match existing
  - c. Red facing brickwork
  - d. Red Facing Brickwork to match existing
  - e. Brick eaves detail to match existing
  - f. UPVC rainwater goods
  - g. New painted hardwood glazed door
  - h. New conservation rooflight
  - i. Painted hardwood door and sidelights
  - j. Painted timber casement window
  - k. New opening
  - l. Existing opening
  - m. Brick chimney
  - n. Opening blocked up with bricks to match
  - o. Timber Cladding
  - p. Reclaimed Stone plinth
  - q. Standing seam composite roof
  - r. Oak posts

**PLANNING**

Rev:			
Project	Holly Tree Farm, Oxton - Oxton Farms Trust	Date	JUNE 20
		Scale	1:100
		Size	A3
Drawing Title	Proposed Elevations	Project No.	1813 (2)
		Drwg No.	60
		Rev	A
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