

## Heritage Impact Assessment

### Introduction

Lower Crimsworth Farm is a grade II Listed building adjoined to Lower Crimsworth House, located at the end of Crimsworth Lane near Pecket Well. Historically Lower Crimsworth was made up of a number of buildings. A 1847 map shows Crimsworth (made up of a cluster of buildings) and Lower Crimsworth (also made up of a cluster of buildings).



Above: 1847 map taken from [www.maps.nls.uk](http://www.maps.nls.uk).

### Official List Entry

It was first listed in 1<sup>st</sup> November 1966 and then an amendment was made on 12<sup>th</sup> December 1984. Its official entry name is Lower Crimsworth Farmhouse, Crimsworth Lane. Details include:

*House in 2 occupations, dated 1599 with porch added 1661 and added cell to service end c.1974. Large dressed stone, hammer-dressed to added cell, stone slate roof. 2 storeys. 3 room plan with 2-storey gabled porch. Service end much remodelled but having had 2 small chamfered mullioned windows raised and lowered with a light opened between. Housebody has double chamfered mullioned window of 8 lights with king mullion (3 + 5). Porch has coped gable with kneelers. Doorway has shaped lintel with 2 semi-circles datestone over. 2- light window with arched lights. 5-light window to parlour, hoodmould with straight return. 1st floor has windows with chamfered surrounds all lacking mullions originally 2 of 2 lights, and 2 of 6 lights. 3 stacks to ridge. Rear has single storey outshut probably early C18. Inner door bears date. Interior not inspected. C.F. Stell, p.126, 127, 287, 288.*



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## Historical Crimsworth Lane Development

As the previous statement within the official entry list highlights, Lower Crimsworth Farmhouse has much been remodelled. It has been remodelled over the years to reflect the needs of the owners at the time. Remodelling has taken place at all properties along Crimsworth Lane including Lower Crimsworth House (adjoining neighbour), Lower Crimsworth Cottage and attached barn (property east of Lower Crimsworth Farmhouse), Lower Crimsworth Farmhouse and attached barn (property north of Lower Crimsworth Farmhouse) and Higher Crimsworth (located other end of Crimsworth Lane). The remodelling and additions to the farms over the centuries have directly responded to the needs of the people who occupied them. Most farms along Crimsworth Lane appear to have expanded in the 18th century with large barns added, based on their official entry listing. Function has always governed the form of traditional farm buildings and these additions are no exception. Higher Crimsworth, which was an entire farm, then back-to-back houses and now in dual occupation, is now subdivided into 2 dwellings; Higher Crimsworth Farm and Higher Crimsworth Barn.

Historical development tells us a story and the need to alter, change and adapt buildings as our needs, as occupants change. Higher Crimsworth Farm still appears to be a working farm and Lower Crimsworth Farm (the applicant's property) is a small holding, all the rest of the properties appear to be private dwellings.

The materiality of all the buildings in the area are made from natural sandstone no doubt from the numerous quarries located nearby at Spinks Hill Flat, now where High Brown Knoll is.

## Significance

The significance of Lower Crimsworth Farmhouse provides history us with evidence of historic farming from the late 16th to early 17th century, from that aspect it has high significance. The main house is largely intact with kneelers around windows at ground floor. The hayloft was converted in the early 2000s, so the appearance of the windows and doors to this area are different in style and proportions. The first floor windows to principal elevation are also missing the stone mullions, and as such the windows are not in keeping with the rest of the building or indeed Lower Crimsworth Farm. The 1974 extension to Lower Crimsworth Farm has impacted the significance of the listing in size, materiality and appearance. The rear conservatory is located close to the outshut. Due to its proximity, it could be seen as impacting on the listing, however, it could be argued, due to location, the impact overall is low.

## Impact of Proposed Development

The proposed extension at Lower Crimsworth Farm is no different to all the other historical additions that have taken place over the centuries. It is adding another chapter to a very long story to the house and local area, however it needs to be appropriate and not detract, impact or harm its grade II listing. The step back and lowered ridge is a good start in not impacting or harming Lower Crimsworth House. And the choice of stone and window proportions also help reduce the extension. The area and volume totals of all the extensions, when added up in relation to the original Lower Crimsworth House is 33% and 38% respectively.

## Conclusion

Taking into account the significance of Lower Crimsworth House and all of its development over time, not just to the building itself but also to the surrounding buildings, then a simple two storey side extension which has a set back and lowered ridge to the main dwelling is



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considered suitable and in keeping. The width of the extension is 3.6m which is a similar width to the 1974 extension.

When all of the above is taken into consideration, we believe the extension is subservient to the main dwelling and does not impact on the significance nor understanding of the building or historic landscape. It is considered that the proposal does not contravene requirements of the NPPF, in particular para. 131. "In determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality".