

**Replacement Natural Stone Roof  
Holland Fold Farm  
Long Lane  
Heath Charnock**

Design, Access and Heritage  
Statement  
On behalf of Mr G Berry

November 2023



**Replacement Natural Stone Roof  
Holland Fold Farm  
Long Lane  
Heath Charnock**

**Design, Access and Heritage  
Statement**  
On behalf of Mr G Berry

Contents	Page
1. Introduction	1
2. Design and Access Statement	3
3. Heritage Statement	4

## 1. Introduction

- 1.1. This Design, Access and Heritage Statement has been prepared by Plan A (North West) Limited on behalf of Mr G Berry (the Applicant) in support of an application for Listed Building Consent for the installation of a replacement roof covering to sections of single storey roof at Holland Fold Farm on Long Lane in Heath Charnock.

### Application Site

- 1.2. The application site comprises Holland Fold Farm, which is a Grade II Listed Building (List entry number 1362145). The property previously comprised a farmhouse cottage with an attached hay barn, which was converted into a single dwelling in 2007. Consent has since been granted to erect a leisure suite to the rear of the property and garaging and agricultural buildings to its front.

### Proposed Development

- 1.3. The proposals essentially comprise the repairs to part of the building to address existing issues with water ingress and to make the roof fully watertight and windproof.



- 1.4. It is proposed to remove the existing roof covering (natural stone slates) over the single storey parts of the building only, which are positioned on the south east facing (front) elevation of the building, as identified in the photograph below.
-



- 1.5. A new roof covering in new natural stone slates will then be laid in diminishing courses as a direct, like-for-like replacement of the existing covering. The new stone slates will be selected to match the existing.
  - 1.6. No other works to the building are proposed.
-

## **2. Design and Access Statement**

### **Design**

- 2.1. The development proposals comprise a replacement roof covering over part of the building. The development will not create any additional floorspace over and above that which currently exists.
- 2.2. The proposed works are necessary to address issues with the existing condition of the roof. The roof will be recovered in new natural stone slates sourced to match the existing. When the works to the proposed building are complete, the character and appearance will be almost identical to its existing appearance.

### **Access**

- 2.3. The application site is accessible by vehicle, on foot and by bicycle. The proposed development will not have any adverse implication upon accessibility.

### **Conclusion**

- 2.4. The proposed development is acceptable with regard to its design and accessibility credentials.
-

### 3. Heritage Statement

- 3.1. The application site comprises Holland Fold Farm, which is a Grade II Listed Building (List entry number 1362145). There are no other Listed Buildings of heritage assets in the vicinity of the site. Further details about the heritage asset are first identified below, followed by an assessment of the impact resulting from the proposed development on that asset.

#### Heritage Assets

- 3.2. Historic England's online records provide the following official list entry for Holland Fold Farm:

*SD 61 NW HEATH CHARNOCK off LONG LANE*

*6/140 Holland Fold Farmhouse and 17.4.1967 attached barn (Formerly listed as Holland Fold - II Farmhouse with adjoining barn)*

*Farmhouse, dated 1680 (internally). Coursed sandstone rubble with large quoins, stone slate roof with brick chimney on ridge, another chimney at corner of outshut (blocked with stone ball). Two-bay baffle-entry house with outshut to rear of 2nd bay and barn under same roof at left end. Two storeys and attic; gabled porch in centre has round-headed arch with voussoirs continued down as jamb stones, small 2-light stone mullioned window over arch; to left, one stone mullioned window on each floor (5 and 4 lights); to right, a 3-light stone mullioned window with straight dripstone, a 2-light cross-glazed casement above, and a single light window above the porch. Right return wall has stone mullioned windows with hoodmoulds: 5 and 3 lights at ground floor, 4 and 2 lights at 1st floor, and 3 lights to attic. Rear has lean-to additions at ground floor, a 2-light sliding sash above. Barn at left end is partitioned from house by timber-framed wall with wattle-and-daub infill; has wagon doorway in rear (east) wall, that in front wall now blocked and replaced by simple doorway. Interior: housepart in 2nd bay has inglenook fireplace with stone cheeks, and carved salt cupboard lettered in relief: H parlour in 1st bay has slightly arched stone cross-corner T : : I ; 1680 fireplace; both have stop-moulded beams. Unusually complete survival of late C17 farmhouse.*

- 3.3. The above describes the building as it stood in in 1967 with the details updated in 1984. However, in 2006 Listed Building Consent was granted (ref: 06/00164/LBC) to undertake a substantial scheme of works to the farmhouse and adjoining barn to create a large dwelling together with works to the adjacent freestanding barn. These works were approved subject to a Level III Building Record Survey being undertaken.
- 3.4. In addition to the residential conversion, the building has subsequently been extended to provide a leisure suite (ref: 12/00237/LBC) and ancillary domestic and agricultural buildings have been erected within its curtilage and adjoining fields.
- 3.5. The building that was present at the time of it being Listed has, therefore, subsequently been substantially altered and adapted over the past 15 years with the Local planning Authority's approval.

#### Impact on Heritage Assets

- 3.6. The proposed development will result in the roof of the single storey parts of the building being recovered in new natural stone slates. It is proposed to source new slates to match the existing. By replacing the existing roof covering on a like-for-like basis, the proposals will not cause any harm to the value of the heritage asset. Its significance will be protected.
-

The proposed scheme of work, therefore, aligns with the aims and objectives of heritage policy.

