

# **HERITAGE STATEMENT** **STATEMENT OF SIGNIFICANCE**

**CHURCH FARMHOUSE, FARM LANE,**  
**EASTER COMPTON, Nr. BRISTOL, BS35 5RZ**

## **PROPOSED FARMHOUSE AND BARN**

THIS STATEMENT SHOULD BE READ IN CONJUNCTION WITH THE PLANS AND DETAILS SUBMITTED – Drawing nos. B12127/01, 02 & LP, AND THE DESIGN & ACCESS STATEMENT DOCUMENT.

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### ***1.0 Introduction***

Church Farmhouse is stone built 2-storey grade II listed property set within 0.51ha of open fields on the north eastern side of Farm lane. It lies alongside the Grade II\* listed All Saints Church to the east. It is also within open Green Belt land and outside any defined village settlement boundary here. The farmhouse was historically owned by ICI, and more recently by Redrow Homes who both tenanted the property as a fully working farm until its private sale to my client, Mr Robins, in 2006.

Church Farm itself is currently run and operated by tenant farmer, Mr. J.Hore, as a predominantly cattle farm. Mr Hore does not live on the farm itself, but nearby in Easter Compton, and has run the farm this way for over 10 years.

## **2.0 Statement of Justification for the Works**

The current farmhouse and attached lean-to extensions was re-roofed some 30 years ago and prior to my clients occupation These roofs are all clad with modern Redland renown 49 concrete interlocking tiles.

During recent Planning application to erect a detached double garage to the rear - P20/01842/F – the South Glos Council Conservation Officer required the new garage be roofed in suitable clay roof tiles. He also made the following observation.....” **I note the stated materials to the main house roof, but the proposed concrete tiles here should be replaced with more appropriate clay tiles. In the long-term it is hoped the unsightly concrete tiles on the main house would be replaced but what is proposed would simply perpetuate their use.**”

During the Release of Planning Conditions application for the above garage Weinberger Olympus Flanders , red colour, clay roof pantiles were approved to be used. It is my Client's intention now to strip the current roof coverings from all roof slopes and provide and fix these clay pantiles throughout.

## **3.0 Impact Adjacent Listed Buildings**

The current Church Farmhouse location is already screened by an existing row of evergreen leylandii trees, already approx 5m – 8m in height and more mature trees on its westerly boundary from the adjacent listed All Saints Compton Greenfield Church

## **4.0 Schedule of Works**

The complete re-roofing of the Farmhouse / Barn will require the following works! -

Scaffold – The erection of a full putlog scaffold to all elevations of the farmhouse.

Existing Roof – To strip all existing concrete tile roof covering, ridge, hip and verge tiles. The removal of stone copings as required, carefully stored and refitted, pointed and bedded upon completion.

Waste Skips – To locate waste skips as necessary for the bulk removal from the property all surplus concrete roof tiles.

New Roof – the installation of any timber repairs as may be uncovered during the strip off process. The fixing of new clay interlocking roof pantiles, in a pattern and colour as described elsewhere and tot the approval of South Glos Council conservation Officer.

Re-instatement – On completion the making good of surrounding ground surfaces as appropriate in this location.

## 5.0 Listing description for Church Farmhouse

8/5/2014 Detailed Record

ENGLISH HERITAGE

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Ref. Number	35114
Location	CHURCH FARMHOUSE, ALMONDSBURY, SOUTH GLOUCESTERSHIRE, GLOUCESTERSHIRE
Photographer	N/A
Date Photographed	N/A
Date listed	05 December 1984
Date of last amendment	05 December 1984
Grade	II

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ST 58 SE ALMONDSBURY 11/21 COMPTON GREENFIELD Church Farmhouse

ST 58 SE ALMONDSBURY COMPTON GREENFIELD 11/21 Church Farmhouse G.V. II Farmhouse, c.1850. Random rubble with ashlar dressings and concrete tiled roof. 2 storeys and 2-1 bays with a projecting wing to right, all windows combine 12-pane light over casements of 1, 2 or 3 lights with drip mould over, ground floor windows have a relieving arch above drip mould, door with four-centred head in ashlar surround with vousoirs, projecting wing has a gable front with plain bargeboards and a cinquefoil window with semi-circular relieving arch over, large external weathered stack on right side and a contemporary extension with pitched roof. The house forms a group with the Church of All Saints (q.v.) and its lychgate (q.v.)

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