

Proposed Garage at Wood End Farm

To be read in conjunction with accompanying Heritage Statement entitled

“Wood End Farm Nov 22”

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Introduction

This addendum is to be read in conjunction with the previous Heritage Statement submitted as part of the planning & listed building applications for works to convert the listed farmhouse, and build residential dwellings across the site. The current proposal is to erect a detached garage to Plot 5 of the scheme, and consideration needs to be given to any impact upon the setting of the designated heritage assets.

Significance of Setting.

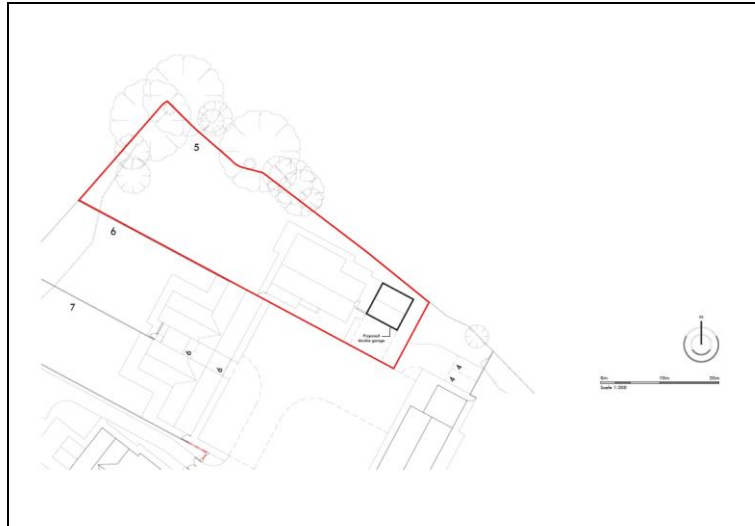
The findings of the previous report are that the setting contains some moderately high levels of evidential, historic and aesthetic value, with a lower contribution from communal value, the agricultural nature of the farmstead being relatively legible. It was also determined that the listed farmhouse would have some moderate impact upon its significance through the proposals, historic value being retained, and some impact upon the internal significance, likewise the adjacent barn still retained its legibility as an agricultural outbuilding. The design of the new buildings was determined not to unduly impact upon the setting of the listed complex, being at a low level of *“less than substantial harm.”*

Analysis of the proposals

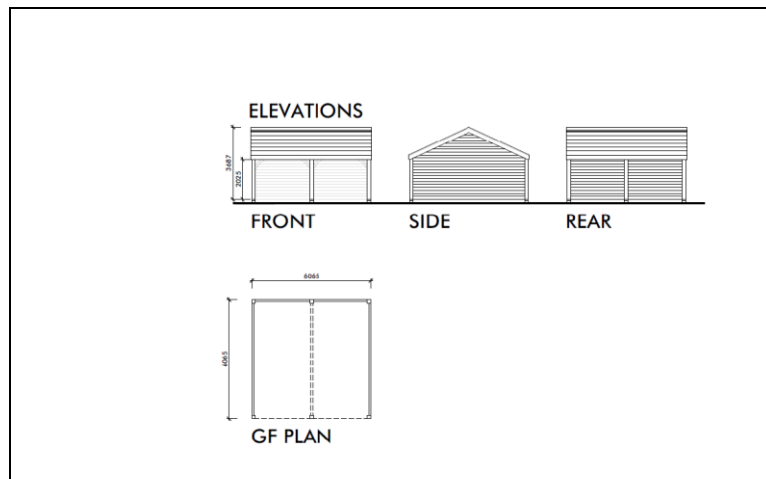
The proposal under scrutiny is to erect a free-standing garage adjacent to Plot 5, see plans 1 - 3 below.



Plan 1 – Site Plan



Plan 2 – Plot 5



Plan 3 – Garage Details

Impact upon Significance

The basic premises is that the setting of the complex is contained within its moderately high evidential, historic and aesthetic value. The evidential value of the setting of the complex will be preserved. As with the proposal to build the new houses, the proposal will be legible as a modern building, ensuring the loose courtyard is maintained as an enclave to the north of the listed farmhouse.

The historic setting has previously changed through the addition of modern buildings and historic buildings being lost. The previously approved scheme will preserve the historic value of the setting, retaining the buildings of utmost importance, whilst providing buildings that sit comfortably with the existing buildings. The proposed garage has been designed to appear as a small rural ancillary building and the long-standing historic links with agriculture will be maintained despite the shift in usage, the complex still being readily interpretable as a farmstead.

Aesthetic value will be enhanced by removal of the more modern buildings and their subsequent replacement with buildings more appropriate for a rural setting, and the garage has been designed to sit within this setting, being of a rural design of a relatively soft appearance. Its location to the north of the site will not impact upon any designed view of the listed building, and given that the designed

access to the south is the original access to the site, it will not impact upon how the asset(s) are experienced.

The proposal will retain the key drivers of the setting's significance, and the small scale nature and location of the proposal will also ensure this and as such the proposal will not unduly harm the setting of the listed buildings.