



# HOME FARM BARN & COTTAGES

Lower Street, Twywell, Northamptonshire

## HERITAGE STATEMENT & IMPACT ASSESSMENT

February 2024

### I INTRODUCTION

#### I.1. BACKGROUND

I.1.1. This document presents a statement of heritage significance of a barn and cottages at Home Farm Twywell, NG14 3AH (**Figure 1**), National Grid Reference: SP95299 78354 (centred).

I.1.2. The assessment has been informed through a site visit and consultation of relevant historical and published sources, including records held by the Northamptonshire Archives and the Northamptonshire Sites and Monuments Record. It has been undertaken in accordance with guidance published by Historic England and the Chartered Institute for Archaeologists (ClfA).

I.1.3. The buildings were initially surveyed in 2018 and then again in 2020 (see TJC2020.90), however, on the 21<sup>st</sup> December 2022 the north-eastern part of the barn unexpectedly collapsed, and this document describes the site as it exists today, whilst making reference to observations prior to the loss of historic fabric.

#### I.2. SITE LOCATION

I.2.1. The site is located on the north side of Lower Street, within the eastern half of the village of Twywell (**Figure 1**). The site is part of a complex of buildings encompassing two ranges around a yard to the north of the farmhouse comprising of a pair of cottages, a range of single-story sheds and a rectangular timber framed shed.

I.2.2. The site itself is an L-shaped building comprising a north-east to south-west aligned contiguous barn & two cottages and a north-west extension to the barn (referred to here as **Cottage 1**, **Cottage 2** and **Barn**).

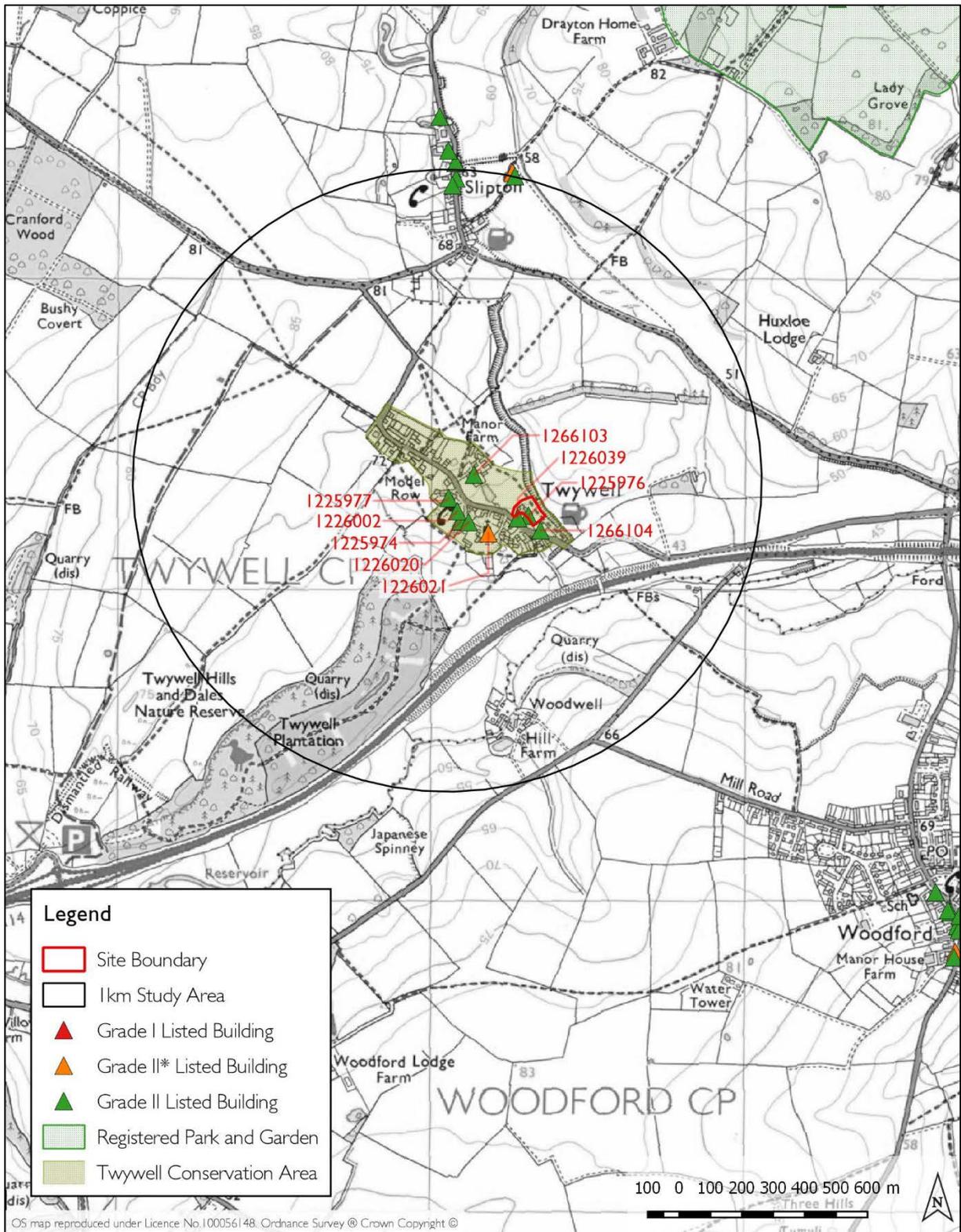


Figure I: Site location plan

1.3. GEOLOGY

1.3.1. The underlying bedrock geology at the site comprises limestone of the Bilsworth Limestone Formation, formed approximately 166 to 168 million years ago in the Jurassic Period (British Geological Survey, 2024).

1.4. DESIGNATION

The site lies within the Twywell Conservation Area. The site includes the Grade II Listed Home Farm Cottages and Attached Barn (NHLE: 1225976) and lies adjacent to the Grade II Listed Home Farmhouse (NHLE: 1226039).

## 2 PLANNING CONTEXT

### 2.1. INTRODUCTION

2.1.1. Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

### 2.2. MAIN LEGISLATIVE FRAMEWORK FOR THE HISTORIC ENVIRONMENT

2.2.1. *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

2.2.2. *Ancient Monuments and Archaeological Areas Act 1979* provides specific protection for monuments of national interest.

2.2.3. *Planning (Listed Buildings and Conservation Areas) Act 1990* provides specific protection for buildings and areas of special architectural or historic interest.

### 2.3. NATIONAL PLANNING POLICY

2.3.1. The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2021). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 199), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 200), and that less than substantial harm is weighed against the public benefits of the proposal (para. 202). For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 203).

### 2.4. LOCAL PLANNING POLICY

The local plan for East Northamptonshire comprises a suite of documents, which for the parish of Twywell comprise the North Northamptonshire Joint Core Strategy (adopted 14 July 2016) and the Rural North, Oundle and Thrapston Plan (adopted July 2011). Policies relevant to the proposal comprise:

**Joint Core Strategy Policy I – Historic Environment which states that the distinctive North Northamptonshire historic environment will be protected, preserved and, where appropriate, enhanced in a manner commensurate to their significance.**

## 3 METHODOLOGY

### 3.1. DESK-BASED RESEARCH

3.1.1. A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section 9** of this report, and include:

- The Northamptonshire Historic Environment Record (October 2023)
- The National Heritage List for England;
- The National Archives;
- Northamptonshire Archives
- The British Newspaper Archive;
- Online sources and relevant publications held by TJC Heritage Ltd.

### 3.2. SITE APPRAISAL

3.2.1. The site was inspected in November and December 2023 by Oliver Jessop MClfA in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains.

### 3.3. ASSESSMENT

3.3.1. This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

3.3.2. This assessment has been undertaken in accordance with the following process and definitions.

### 3.4. ASSESSMENT OF SIGNIFICANCE

3.4.1. The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (DLUHC, 2019):

Heritage Interests	
<b>Archaeological</b>	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<b>Architectural and Artistic</b>	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
<b>Historic</b>	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

*Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.*

3.4.2. In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance	
<b>Very High</b>	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or other heritage assets of demonstrable international heritage interest. Of very high importance and rarity and very limited potential for substitution.
<b>High</b>	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protected Wreck Sites, or non-designated heritage assets of demonstrable national importance due to their heritage interest. Of high importance and rarity, limited potential for substitution.
<b>Medium</b>	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (HEAN 7, 2016). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda. Of medium or high importance and rarity, limited potential for substitution.
<b>Low</b>	Non-designated heritage assets of demonstrably low heritage interest. Of low or medium importance and rarity.
<b>Negligible</b>	Non-designated heritage assets of very low heritage interest, typically due to poor preservation, survival or restricted contextual associations. Very low importance and rarity.
<b>Unknown</b>	The value of the asset has not been ascertained.

### 3.6. ASSESSMENT OF CONTRIBUTION

3.6.1. Aspects of a heritage asset, including their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest embodied in it. Contribution to significance is expressed in line with the following scale:

Contribution to Significance (Sensitivity)	
<b>High</b>	Aspect is fundamental to the key heritage interest/s that define the significance of the asset.
<b>Moderate</b>	Aspect makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.
<b>Limited</b>	Aspect makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an aspect of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.
<b>Neutral</b>	Aspect does not contribute to the significance of the asset.
<b>Negative</b>	Aspect represents an unsympathetic change which detracts from the significance of the asset.
<b>Uncertain</b>	Sensitivity uncertain: more information required.

### 3.7. ASSESSMENT OF EFFECT

3.7.1. The assessment of the effect of a proposal considers the contribution made by the affected aspects to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal	
<b>Positive</b>	Proposals will reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.
<b>Limited Positive</b>	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.
<b>Neutral</b>	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.
<b>Limited Negative</b>	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.
<b>Negative</b>	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.

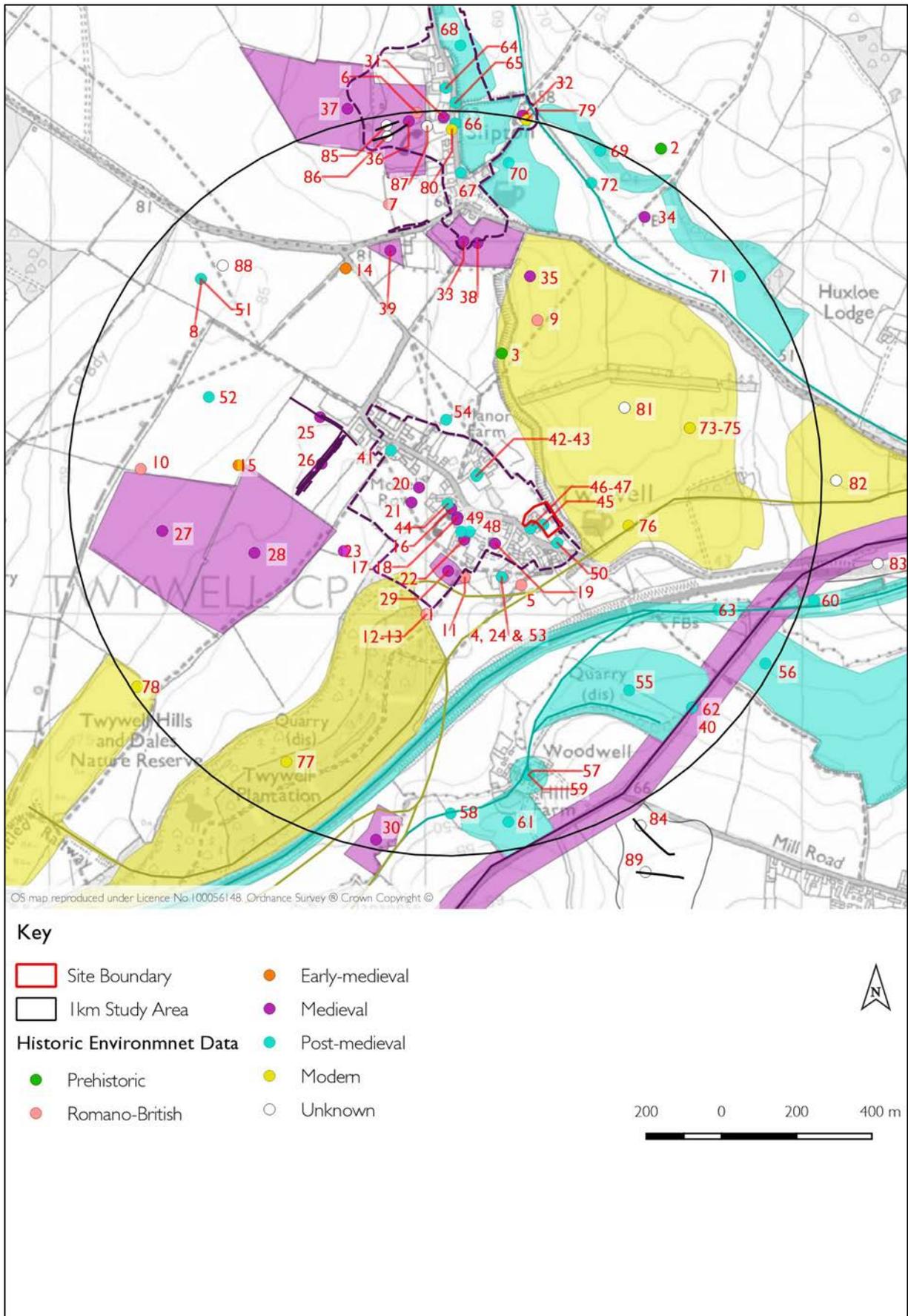


Figure 2: Historic Environment Record data

## 4 HISTORICAL BACKGROUND

### 4.1. BACKGROUND

4.1.1. This section of the report examines the historical context of the site, including a summary history of the development of the surrounding area (after TJC2020.90). Extracts from relevant historical maps are included as **Appendix 1**, and photographs as **Appendix 2**. Previous archaeological discoveries, monuments and findspots are referred to in the text by “HA” numbers, cross referenced to a location plan (**Figure 2**) and gazetteer (**Appendix 4**).

### 4.2. THE TOWNSCAPE

4.2.1. Twywell forms a linear settlement within a largely rural setting. The parish is relatively small, 375 ha in size, encompassing part of the northern side of the Allage Brook valley, with the settlement situated just below a plateau on a small spur of land formed between two small streams. The slope of the land falls more sharply away to the south of the settlement, offering some views towards Twywell Plantation.

4.2.2. There is evidence for continuous human activity in the vicinity of Twywell from the Bronze Age, with the valley forming a focus for settlement activity during the Iron Age and Romano-British period. Evidence included Antiquarian references to Bronze Age barrows while a 1967 excavation revealed an extensive area of ditched enclosures, circular buildings and burials with ceramics and carbon dating of between 300-100BC.

4.2.3. Development of the village from the 16<sup>th</sup> century involved the expansion of the village and redevelopment or infill within the historic core. A number of post-medieval buildings are recorded by the Northamptonshire HER within the settlement, including barns, farms, public houses a slaughter house and outbuildings (**HA 41-50**). Included amongst this number is Home Farm (**HA 45-47**).

4.2.4. A survey of the manor of Twywell produced for the Duke in 1736, although based on a survey of 1735, illustrates the form of the settlement and its hinterland at this period (**Figure 3**). The plan was originally produced in colour, each colour relating to a proprietor, with a separate schedule down the side detailing the ownership of the land in the fields surrounding the settlement. Unfortunately, Northamptonshire Archives only hold black and white copies of the map, and the schedule for the owners of the land within the village itself is not included on the map. Comparison of the landowners adjacent to Home Farm, and the fact that the plot evidently had a solid shade without a different coloured border, suggests the land was held by “Mrs Mulsoe” who owned the manor house at this time (Page, 1930).



**Figure 3:** 1736 Twywell Estate Map  
© Northamptonshire Record Office

4.2.5. The intensification of settlement in the Twywell following the production of the 1736 map is well illustrated on subsequent Ordnance Survey maps of the area (Appendices 1.2-1.5). The principal drivers for this change most likely stemmed from the enclosure of the open fields within the parish by private Act of Parliament in 1765 (East Northamptonshire Council, 2009: 11). This enclosure resulted in the consolidation of landholdings within the parish, enabling the implementation of improved farming methods and unlocking the land for the exploitation of natural resources. It was the latter factor which would ultimately have the largest effect on the landscape around Twywell, with numerous quarries and pits sunk to recover ironstone and limestone recorded in the area (**HA 45-36; & 81-83**), with many more most likely subsumed by the larger operations that developed in the 20<sup>th</sup> century (**HA 73-75**). Parallel to the extraction operations was the development of improved transport infrastructure (**HA 57-58; & 62-63**) and associated industries such as brickworks (**HA 59-60**).

#### 4.3. HOME FARM

4.3.1. Appearing on the 1736 (**Figure 3**) map, the site is shown to encompass part of a number of enclosures adjacent to Lower Street and part of the land within the open field referred to as Furlong above Faggot Way and Hart Piece. A building is shown on the alignment of the existing cottages and barns and a detached linear range along the alignment of, and partially overlying, the site of the present north-west extension.

- 4.3.2. The farmhouse has a datestone reading “H / TA / 1663” providing a likely date for its construction, and although it is uncertain whether the rest of the farm formed part of the original development a late 17<sup>th</sup> century date has been attributed to the long barn.
- 4.3.3. An advertisement for the sale of a freehold estate adjoining the tumpike road at Twywell appeared in the Northampton Mercury on the 9<sup>th</sup> June 1819 comprising “115 acres or arable and pasture land with an excellent Farm House, Stables, Barns, and other Offices complete, now in the Occupation of Mr. Knight, Tenant at Will.” Whilst research has not ascertained that this is Home Farm, the date, location and description could apply to Home Farm or potentially Manor Farm to the north-west.
- 4.3.4. Outbreaks of foot and mouth re documented at a Home Farm in Tywell in 1871 and again in 1874, the owner named both times as Mr Sanders Leete (Northampton Mercury, Saturday 7<sup>th</sup> January 1871). The same Mr Leete appears in the 1871 Census, believed to be the farmer of Manor Farm
- 4.3.5. The 1886 Ordnance Survey (OS) map (**Figure 4**) illustrates Home Farm around this time, depicting buildings on the site of the existing barn and cottages, plus additional ranges that are no longer extant including a perpendicular range from the northern end of the barn and a possible continuation of the north-west range in the location of the existing temporary sheds. The previous gap illustrated in 1736 between the barn and the north-west range was filled by this period. By 1900 (**Figure 5**) a further small square detached building had been erected to the east of the barn.
- 4.3.6. The Abbott family are recorded at Home Farm in the 1901 and 1911 Census. Whilst earlier census returns do not record the name of the farm, the Abbott family appear in the 1881 and 1891 Census several properties from The Old Friar and could presumably be occupying the same property. The Abbots in the 1881 census are recorded as agricultural labourers. The 1901 census records William Abbott as a farmer, and his sons Joseph as a horse keeper and Sanders as a shoe riveter. The 1911 Census records Home Farm as comprising 7 rooms, naming William as a farmer and his daughter Elsie as employed in dairy work.
- 4.3.7. The farm was auctioned in 1910, the Northampton Mercury reporting:

*PROPERTY SALE – At the White Hart Hotel, on Tuesday evening, Mr Bertram Hutchinson, acting on instructions from the executors of the late Mr. George Ward Hunt, of Wadenhoe, sold by auction a valuable freehold estate at Twywell, known as the Home Farm, together with the allotment ground, containing together 99a. 3. 25p. of arable and pastureland, with farmhouse, premises and two cottages, now in the occupation of Mr W. Abbott and the Parish Council at the respective rents of £84 and £8 12s. 6p. per annum. The purchaser was Mr A. W. Bagshaw, Kettering, for Mr. John Young of Glasgow, at £2,800, the bidding commencing at £1,500. There was a good company present. (Friday 29 July 1910).*

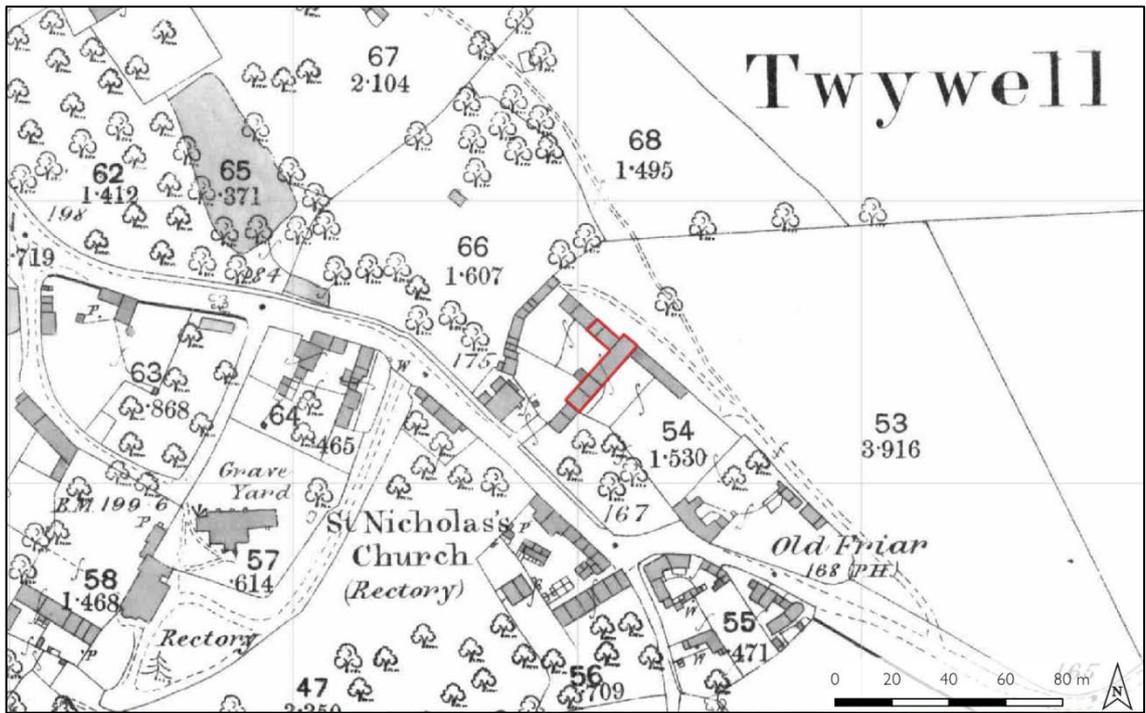


Figure 4: 1886 Ordnance Survey Map

(map reproduced under Licence 100056148 Ordnance Survey © Crown Copyright ©)

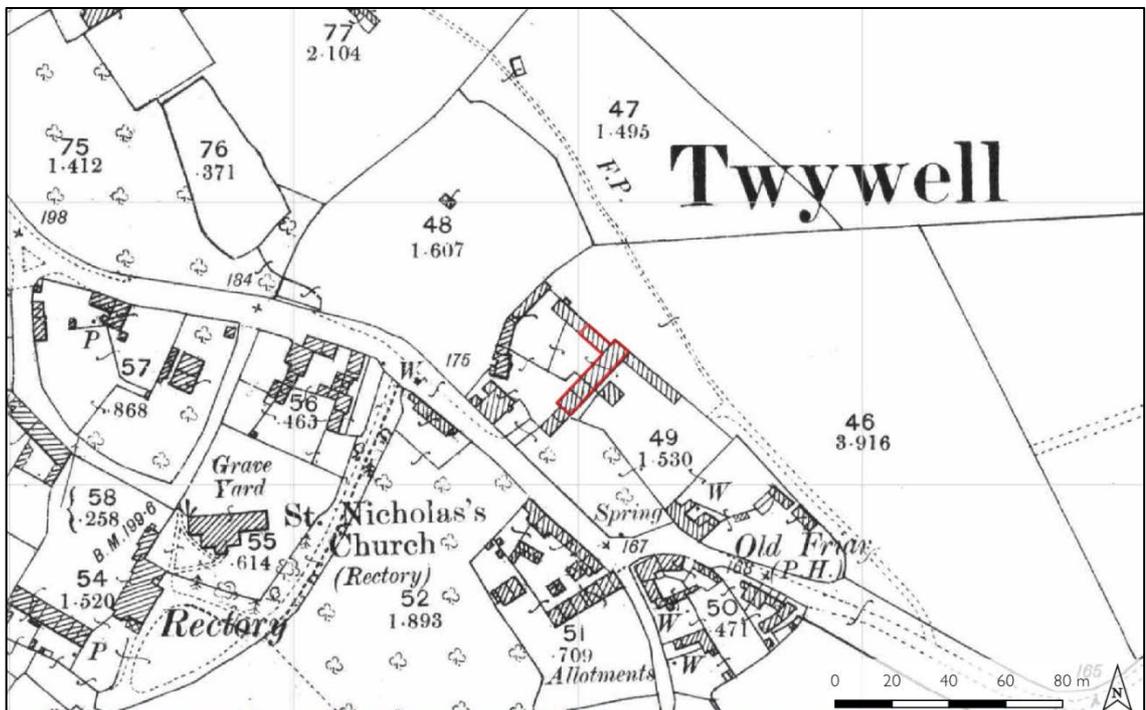
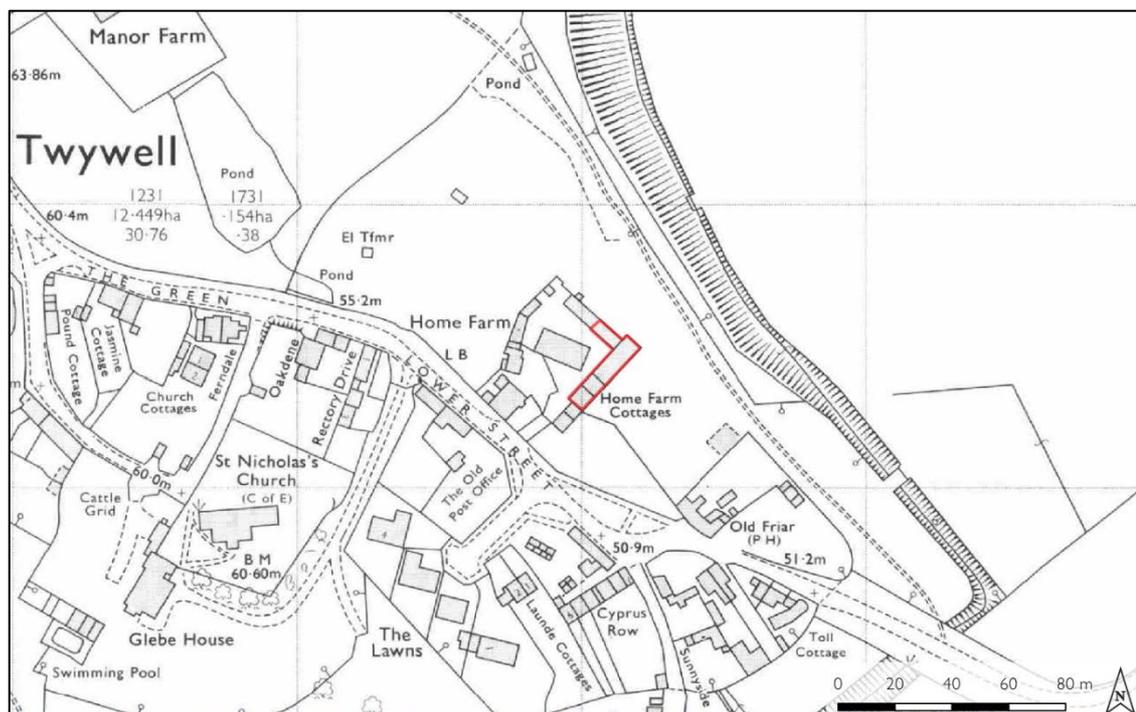


Figure 5: 1900 Ordnance Survey Map

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- 4.3.9. It is possible that the two cottages referred to were those referred to as “Groom’s Yard” from the 1901 Census, listed immediately preceding the entry for the farmhouse and occupied by workers in the ironstone pits, furnaces and brickyards. From 1911 the cottages were occupied by the extended Abbott family, listed as agricultural labourers. By 1931 the electoral register records that one of the properties at Groom’s Yard had become the registered residence of Ronald and Doris Green, the other remaining with the Abbotts.
- 4.3.10. The 1926 electoral register records John Henry Abbott, Sarah Hannah Abbott and Sydney Frank Abbott at Home Farm.
- 4.3.11. Home Farm was put up for auction in 1941 by Mrs S. H. and Mr F. J. Abbott, who were stated to be retiring from farming.
- 4.3.12. The 1972 OS map (**Figure 6**) illustrates a number of changes had occurred at the Home Farm during the 20th century, including the demolition of the eastern range, the partial demolition of a north to south aligned range to the west, and the construction of a large rectangular building within the centre of the yard.



**Figure 6:** 1972 Ordnance Survey Map

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## 5 SITE APPRAISAL

### 5.1. LANDSCAPE SETTING

5.1.1. Home Farm (**Appendices I.1-I.2**) comprises a late 17<sup>th</sup> Century farmstead, shown on maps from 1736. The farm had expanded by the late 19<sup>th</sup> Century, and cottages inserted into what was probably an earlier agricultural building. The site contains the likely remains relating to the use and development of the buildings. Any surviving remains are likely to be of moderate archaeological interest and regional significance in relation to what they can tell us of the development of the settlement.

5.1.2. Due to its scale and mass the **Barn and Cottages** is prominent within the farm, marking the east boundary of the farmstead, with open fields beyond it. From Lower Street the building is partially screened from the east by the Old Friar and presents gable on to the road to its south such that its scale and mass are less legible. The building also lies on the edge of development within Twywell, with fields directly to its north and east preserving a sense of its agricultural origins, and it is from within this setting that the scale and mass of the building is most legible, enhanced by the building's steeply coped gables and the final of its northern elevation.

5.1.3. The north-west extension of the **Barn** defines the northern edge of the Home Farm farmyard and is bounded by a field to the north. The condition of the land and surrounding building detracts from the character and appearance of the building, whilst the division of the central yard has reduced the legibility of its former extent.

### 5.2. BUILDING APPRAISAL

5.2.1. The description of historic fabric in the following section principally considers the existing appearance of the site following the partial collapse of the barn and removal of a section of the roof structure.

5.2.2. A detailed description of the building, prior to collapse, has been compiled from previous visits in 2018 and 2019 (see TJC 2024 for a full historic building record).

### 5.3. COTTAGES 1 & 2

5.3.1. The **Cottages (Appendices I.3 & I.7-I.12)** comprises a linear range, orientated north-east to south-west and perpendicular to Lower Street, that defines the eastern side of a yard to the rear of the Home Farm farmhouse. It forms a contiguous and contemporary structure with the east range of the **Barn**. A substantial part of the building collapsed on the 21<sup>st</sup> December 2022, leaving only the south-western third to its full height, from which half of the roof covering has been removed.

- 5.3.2. The principal envelope of the **Cottages** is built from coursed squared limestone, with a rubble core and irregularly sized ashlar blocks forming quoins. The roof is steeply pitched with a coped gable and clad in blue slate, supported on two raised collar trusses with butt purlins. Four further trusses carried of similar construction and contemporary age carried the roof above the **Barn** but were lost when the building collapsed. The roof has been altered, with new purlins added above the older ones carrying new rafters which form a ridge above the older principal rafters of the trusses (**Appendix I.12**).
- 5.3.3. The surviving north-west and south-east elevations and south-west gable retain the external elevations of the **Cottages** wherein there are inserted doorways and windows, with timber casements, with yellow brick surrounds (**Appendices I.7-8**). Internally, the **Cottages** are of equal size with identical, though reflected, floor plans; each comprising of a kitchen, pantry and living room at ground floor, and two bedrooms and a boxroom/bathroom at first floor. Both have been partly modernised (**Appendix I.9**) but retain mid-19<sup>th</sup> century doors, skirting and staircases. Historic fireplaces survive, comprising an early 19<sup>th</sup> century fire surround in **IG1** of **Cottage 2**; and a mid-18<sup>th</sup> century grate and stone surround in **IF6** of **Cottage 1** (**Appendices I.10-1.11**).
- 5.3.4. BARN
- 5.3.5. The **Barn** (**Appendices I.4-6 & I.13-18**) comprises a linear range (the 'east range') contiguous with the cottages, with a western extension at its northern end (the 'north range'), defining two sides of the farmyard to the rear of Home Farm farmhouse. A substantial part of the building collapsed in 2023 leaving only low sections of wall along its periphery with no roof.
- 5.3.6. A detailed description of the building, prior to collapse, has been compiled from previous visits in 2018 and 2019 (see TJC 2024 for full record).
- 5.3.7. The principal envelope of both ranges of the **Barn** are built from coursed squared limestone, with a rubble core and irregularly sized ashlar blocks forming quoins.
- 5.3.8. The **east range of the Barn** (**Appendices I.4 & I.13-14**), surviving largely unaltered prior to its collapse with opposing large, central threshing doors in each long elevation; a single tier of ventilation slots, and an ornamental finial to its north-east gable. The interior of the barn (**IG9**; **Appendix I.16**) comprises a single open space. Evidence of alterations comprised of an inserted mid- to late 19<sup>th</sup> century doorway in its northern gable, and two low inserted vents of uncertain function in its south-east elevation. A blocked opening in the south-west wall of **IG9** may have been blocked when the structure to the south was converted into cottages.

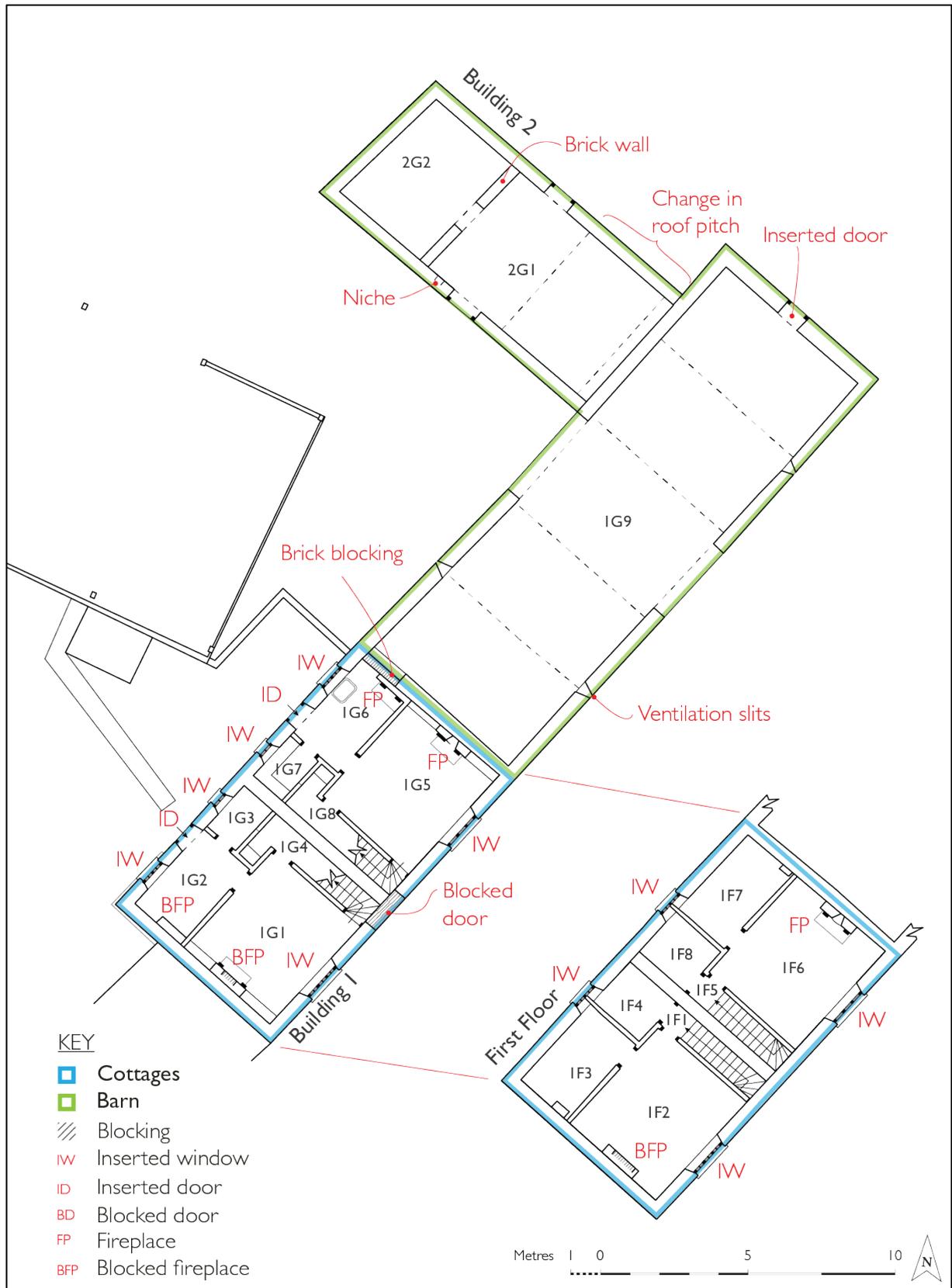


Figure 7: Floor plans of Buildings 1 and 2

- 5.3.9. The roof of the **east range**, now missing, was steeply pitched with a coped gable and clad in blue slate, supported on four raised collar trusses with butt purlins (**Appendix I.17**). The roof had been altered, with new purlins added above the older ones carrying new rafters which form a ridge above the older principal rafters of the trusses.
- 5.3.10. The **north range of the Barn** (**Appendices I.5 & I.15**), prior to its collapse, had opposing doorways in its north-west and south-east elevations with mid- to late 19<sup>th</sup> century doors. The interior was divided into two rooms (**2G1** and **2G2**) by an inserted single brick thick wall with a central doorway (**Appendix I.18**). Room **2G1** had bare stone walls, with a single small niche inset into the south-west wall. The walls of **2G2** were lime plastered.
- 5.3.11. The roof of the **north range**, also now missing, was similarly steeply pitched with a coped gable and clad in blue slate, supported on two raised collar trusses with butt purlins. Whilst the trusses were of similar design to those of **east range**, and may have been of contemporary date, the assembly marks appeared on opposing faces and the pitch of the principal rafters did not exactly match the roofline, suggesting they could have been reused. The eastern end of the southern pitch of the roof had also been raised to accommodate a first-floor window in the south-west elevation with a 20<sup>th</sup> century steel framed casement.

5.4. SUMMARY OF THE DEVELOPMENT OF THE BARN

<b>Phase 1:</b> Late 17 <sup>th</sup> Century to 1736	Construction of <b>east range of the Barn &amp; Cottages</b> , and possibly elements of <b>north range</b> .
<b>Phase 2:</b> 19 <sup>th</sup> Century	Conversion of part of the <b>east range</b> to form two cottages; Alterations to the <b>north range of the Barn</b> ,
<b>Phase 3:</b> 1950-present	Alterations to the <b>north range of the Barn</b> . Modemisation of the <b>Cottages</b> ; Repairs to the roof of the <b>Barn &amp; Cottages</b> .

- 5.4.1. The **east range of the Barn** and **Cottages 1 & 2** were of a single phase of construction most likely dating to the 17<sup>th</sup> century. When built it comprised two principal components: an open plan barn to the north for threshing and storage of crops; and a smaller barn to the south. The function of the latter is uncertain, as the only surviving feature relating to the original use comprised a central blocked doorway in its south-east elevation; although the size of this opening and absence of evidence for windows or ventilation might suggest accommodation for cattle. The conversion of the southern part of the building to cottages most likely took place during the mid-19<sup>th</sup> century.

5.4.2. The **north range of the Barn** was most likely built in the late 19<sup>th</sup> century, although reusing, and potentially incorporating parts of, an earlier structure. It has the appearance of having functioned as a cowhouse, with a central corridor that would have divided stalls in either end. This was evidently converted in the 20<sup>th</sup> Century to accommodate a separate room to the west, and a loft above the stalls to the east including raising part of the roof structure to allow for a window/pitching hole in the south elevation.

## 6 STATEMENT OF SIGNIFICANCE

### 6.1. COTTAGES

6.1.1. The **Cottages** comprise a component of a larger range including the east range of the **Barn**. The building is of regional significance in its present condition, rising to national significance in relation to its group value and where condition is disregarded. The building principally derives significance from its:

- Moderate architectural interest in respect to:
  - a) its age as a much altered 17<sup>th</sup> century building, a period from which few buildings, particularly agricultural buildings, survive; and
  - b) its surviving character, appearance, and embodied fabric, of the building which is illustrative of its age and function, and comprises a representative example of the local vernacular.
- Moderate historical interest in respect to:
  - a) its association with the post-medieval development of Twywell, and its likely association with one of the settlement's manors.
- Low architectural and historical interest in relation to its conversion to a dwelling in the 19<sup>th</sup> century, including:
  - a) The arrangement of external access and circulation;
  - b) Fabric relating to Phase 2: 19<sup>th</sup> Century; and
  - c) The range of fixtures and fittings that relate to the above phase, including:
    - The boarded door and its cast iron hinges;
    - The cast iron fireplace to the first floor
- The positive contribution made by its setting, principally in respect to:
  - a) Its prominence within the entrance to the farmyard;
  - b) The distinction between the active yard-facing elevation and less active outward facing elevation;
  - c) Its spatial, aesthetic and functional relationship with the wider Home Farm;
  - d) The character of the surrounding settlement and agricultural land in better revealing the historic and architectural context of the site.

6.1.2. Negative elements of the building that are considered to detract from its significance, comprise:

- - The later 20<sup>th</sup> Century alterations; and
- - The low legibility of the central yard and its association with the agricultural buildings it.

## 6.2. BARN

6.2.1. The **Barn** comprises two principal components: the **east range** which forms a component of a larger contemporary range including the Cottages; and the **north range** which forms a later extension.

6.2.2. The **east range of the Barn** is of regional significance in its present condition, rising to national significance in relation to its group value and where condition is disregarded. The building principally derives significance from its:

- High architectural interest in respect to:
  - a) Its age as a 17<sup>th</sup> century building, a period from which few buildings, particularly agricultural buildings, survive.
  - b) The surviving character, appearance, and embodied fabric, of the building is highly illustrative of its age and function, and comprises a representative example of the local vernacular.
  - c) Its architectural embellishments that were intended as a mark of social display, reflecting the status of the farm, which are relatively rare within a building of its function.
- Moderate historical interest in respect to:
  - a) Its association with the post-medieval development of Twywell, and its likely association with one of the settlement's manors.
  - b) Its technological interest as an example of a post-medieval agricultural structure.
- The positive contribution made by its setting, principally in respect to:
  - a) Its spatial, aesthetic and functional relationship within the wider Home Farm;
  - b) The character of the surrounding settlement and agricultural land in better revealing the historic and architectural context of the site.

Negative elements of the building that are considered to detract from its significance, comprise:

- The extensive loss of original fabric.
- The low legibility of the original extent of the central yard and its historical association with the domestic building to the south.

6.2.3. The **north range of the Barn** is of regional significance in its present condition, rising to national significance in relation to its group value and where condition is disregarded. The building principally derives significance from its:

- Moderate architectural interest in respect to:
  - a) Its age as 18<sup>th</sup> century building with possible 17<sup>th</sup> century origins to aspects of its structure, periods from which relatively few buildings, particularly agricultural buildings, survive.
  - b) The surviving character, appearance, and embodied fabric, of the building, which is somewhat illustrative of its age and function and comprises a representative example of the local vernacular.
- Moderate historical interest in respect to:
  - a) Its association with the post-medieval development of Twywell, and its likely association with one of the settlement's manors.
  - b) Its technological interest as an example of a post-medieval agricultural structure.
- The positive contribution made by its setting, principally in respect to:
  - a) Its spatial, aesthetic and functional relationship within the wider Home Farm;
  - b) The character of the surrounding settlement and agricultural land in better revealing the historic and architectural context of the site.

6.2.4. Negative elements of the building that are considered to detract from its significance, comprise:

- The extensive loss of original fabric.
- The alterations made in the late 19<sup>th</sup> to 20<sup>th</sup> Century, including the insertion of a brick wall and partial raising of the roof.

## 7 IMPACT ASSESSMENT

### 7.1. PROPOSED DEVELOPMENT

#### *The Cottages*

7.1.1. The **Cottages** are to be repaired, including extensive structural work on a like for like basis using traditional techniques. The principal works comprise:

- The roof is to be removed to replace the wall plates and repair the roof structure where necessary. Original timbers and slates, including those already removed, are to be stored and reused wherever possible;
- The northern gable and party wall between the cottages are to be taken down and rebuilt to provide foundations and to tie them into the external walls. The walls will then be rebuilt;
- Replacement of staircase in **Cottage 2**;
- New double-glazed windows.

7.1.2. In addition to the structural repairs full restoration and upgrading of the interior is to be undertaken, including some reconfiguration of internal walls.

#### *The Barn*

7.1.3. The **Barn** is to be rebuilt along its original footprint using salvaged materials to its form prior to collapse. Material salvaged from the building has been logged, tagged and stacked on site to preserve its context as much as possible. New works will include:

- underpinning of the walls;
- the installation of new ground floor structure;
- new roof lights and limited new external openings for windows;
- new steelwork to support historic roof timbers where required;
- new partitions and first floor structure retaining a central void with bridge.

### 7.2. IMPACT ASSESSMENT

7.2.1. The following assessment considers the impact of the proposal on the significance of heritage assets in relation to its sensitivity to change within the area affected, including:

1. The Cottages (part of the Grade II Listed Home Farm Cottages and Attached Barn);
2. The Barn (part of the Grade II Listed Home Farm Cottages and Attached Barn);;
3. Grade II Listed Manor Farm; and
4. Twywell Conservation Area

### *The Cottages*

- 7.2.2. The proposals will retain the existing use of the building and carry out essential repairs to its fabric. This will positively contribute towards its long-term preservation.
- 7.2.3. Changes to the interior of the building will include reorganisation of elements of its existing planform and replacement of any defective joinery. The alterations proposed are not substantial, and the historic layout and circulation will be largely retained with any changes being sympathetically designed to retain legibility; resulting in no more than limited negative harm to its significance.
- 7.2.4. Structural works to party walls and roof are substantial but necessary given the poor structural condition of the building. All work is proposed to be on a like-for-like basis and is therefore not considered to affect the architectural or historical interest of the building.

### *The Barn*

- 7.2.5. The proposal will rebuild the collapsed Grade II structure in accordance with its former design, and reusing salvaged material. Although the loss of the original structure cannot be wholly offset, the proposed reconstruction of the **Barn** is appropriate given its importance to the wider group of Home Farm and the extent of documentary evidence available to ensure accuracy. The works are not described as a restoration, as they intend to undertake structural improvements and to accommodate a new internal planform supporting its change in use to domestic occupation.
- 7.2.6. In consideration of its present condition, the proposal is deemed to have a positive effect on its heritage significance.

### *Home Farm Farmhouse (Grade II Listed) & Twywell Conservation Area*

- 7.2.7. The proposed scheme will result in the conservation of all historic buildings at the site, reversing a trend of neglect and providing them with a new use which will contribute towards their long-term preservation. The scale of works to convert the buildings to domestic use varies across the site, but they have been sensitively designed with an eye to preserving their character and appearance, including distinctive materials, external openings and fixtures and fittings. Insertions have been minimised to those necessitated to accommodate conversion. The character of the buildings will change from their conversion to domestic use, with the addition of doors and windows to uncased openings and the likely proliferation of domestic ephemera. The buildings themselves, including their plan form, will remain legibly agricultural in origin.

7.2.8. The overall effect of the proposal is deemed to be positive, with the harm caused through loss of character outweighed by the benefit of conserving the buildings and preserving their positive contribution to the setting of Manor Farm farmhouse and the wider Twywell Conservation Area.

## 8 DISCUSSION

### 8.1. SUMMARY OF SIGNIFICANCE

8.1.1. Home Farm comprises an early post-medieval farmstead built originally on a linear plan form and adapted over time to form a courtyard. The principal range (**Cottages 1 & 2** and the east range of the Barn) are the earliest structures within the part of the farm surveyed, comprising of a single phase of construction most likely dating to the 17<sup>th</sup> century. When built they comprised two principal components: an open plan barn to the north for threshing and storage of crops; and a smaller barn to the south. The southern part of the building was converted to cottages during the mid-19<sup>th</sup> century. The majority of the barn collapsed in 2023, and is currently in a ruinous state, whilst emergency works have been carried out to support the cottage structure.

8.1.2. The Cottages and Barn possess architectural and historical interest in relation to their age, high quality vernacular design and local historical associations; and are Grade II Listed. The larger part of the building's significance was embodied in the fabric of the Barn, with the cottage having been more altered, and the loss of its standing fabric has had a detrimental effect on its significance. Although of national significance prior to collapse, considering its current condition the buildings are assessed to be of **regional significance**. The site is also considered to make a **positive contribution** to the significance of Twywell Conservation Area and the Setting of the Grade II Listed Home Farm farmhouse.

8.1.3. The site has the potential to preserve remains relating to the development and function of the buildings at the site. Any such remains are likely to be of **local significance** in relation to what they can tell us of the development of the farm.

### 8.2. SUMMARY OF IMPACT

8.2.1. The proposal sets out a scheme for the repair, alteration, and conversion of the cottages and barn at Home Farm that will enable the preservation of their historic fabric and the contribution they make to the setting of the listed Home Farmhouse and Twywell Conservation Area. Interventions have been developed with an understanding of their significance and designed to avoid or otherwise limit adverse impacts to aspects of key heritage interest. Where impacts have been identified they largely derive from the loss of historic fabric due to improve the structural condition of the building with further limited alterations to internal circulation of the cottages. Although the extent of interventions proposed have the potential to result in substantial harm to the significance of the building, the works have been justified by a structural survey and any affected fabric is to be rebuilt like-for-like using original materials wherever possible.

8.2.2. This harm will to be outweighed by the positive benefits brought to the historic environment in the conservation of the buildings at the site and in securing a viable use that will ensure their long-term preservation.

8.2.3. Ground works will generally be limited to areas of existing development, where there is a corresponding archaeological potential for buried remains relating to the post-medieval development of Home Farm and later phases. The nature of construction excavations is anticipated to be localised in extent and the impacts to the significance of buried remains equating to less than substantial harm.

### 8.3. CONCLUSION

8.3.1. The site contains Grade II Listed Home Farm Cottages and Attached Barn. The proposal will therefore be considered in reference to the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires that planning authorities have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66). Special attention will also be given to the desirability of preserving or enhancing the character or appearance of Twywell Conservation Area (Section 72). In accordance with local planning policy (Policy I) the granting of planning permission will consider the extent to which the scheme conserves the heritage significance and setting of the heritage assets at the site in a manner commensurate to their significance. Any harm will be weighed against the public benefits of the scheme, including securing their optimum viable use, with great weight given to the asset's conservation (National Planning Policy Framework, para. 205).

8.3.2. In appraising the proposals for Home Farm, it has been demonstrated that the scheme has the capacity to both conserve the extant heritage assets at the site, with less-than-substantial harm to their significance arising from interventions outweighed by the positive benefit of securing a viable use that will contribute to their long term preservation. In accordance with relevant legislation and planning policy, this positive outcome should be given great weight in favour of the applications approval.

## 9 REFERENCES

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## APPENDIX I: PHOTOGRAPHY



**Appendix I.1:**

View looking across Home Farm from the west (2018)



**Appendix I.2:**

View of entrance to Home Farm from Lower Street, looking north (2018)



**Appendix I.3:**

View looking north-west along the side of **Cottages 1 & 2** (2018)



**Appendix I.4:**

View across the farm yard to the **Barns**, looking south-east (2018)



**Appendix I.5:**

View of **Cottages 1 & 2 and Barn**, looking north-west (2018)



**Appendix I.6:**

View of **Cottages 1 & 2 and Barn**, looking west (2023)



**Appendix 1.7:**  
View of north-west  
elevation of **Cottage 2**,  
looking south-east (2023)



**Appendix 1.8:**  
View of south-east elevation  
of **Cottage 2**, looking north  
(2023)



**Appendix 1.9:**  
View of room **IG6**, **Cottage 1**,  
looking north (2023)



Appendix I.10:  
Detail of fireplace in room  
**IF6, Cottage 1**, looking  
north-east (2019)



Appendix I.11:  
View of room **IGI Cottage  
2**, looking south-west  
(2023)



Appendix I.12:  
Detail of truss above  
**Cottage 1**, looking south-  
east



**Appendix 1.13:**  
North-east gable of **Barn**,  
looking south-east (2018)



**Appendix 1.14:**  
North-east gable of **Barn**,  
looking south-east (2023)



**Appendix 1.15:**  
View of the north range of  
the **Barn**, looking north-  
west (2023)



Appendix I.16:  
View of room **IG9** of the **Barn**, looking north-east (2018)



Appendix I.17:  
Detail of roof structure of the **Barn** above room **IG9**, looking south-west



Appendix I.18:  
View of room **2G1** of the **Barn**, looking north-west (2018)

## APPENDIX 2: LISTED BUILDING DESCRIPTION

## HOME FARM COTTAGES AND ATTACHED BARN

**Grade:** II

**List Entry Number:** 1225976

**Date first listed:** 17-Jun-1987

### LOCATION

**County:** Northamptonshire

**District:** East Northamptonshire (District Authority)

**Parish:** Twywell

**National Grid Reference:** SP 95308 78239

### DETAILS

Barn, now 2 houses and attached barn. Late C17, part probably converted to house mid C19. Regular coursed and squared coursed limestone with slate roof. Houses each originally one-unit plans. 2 storeys. Together comprising a 2-window range of C19 and C20 casements, some with glazing bars, all under flat brick arches. One-unit barn attached to right has central cart entrance with plank doors taken up to eaves flanked by slit vents. Ashlar gable parapets, that to right has finial. Brick stacks at ridge and end. Interiors not inspected. Rear has 2 C19 plank doors to houses under flat brick arches with flanking casement windows. Included for group value.

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