

Heritage Statement for Proposed Stable

at

Brake Mill Farm, Hagley

February 2024

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1.0 INTRODUCTION.

The Statement.

This statement has been prepared by Jones Chartered Architects to accompany an application for Planning Consent for a new detached stable building

The Application Site.

The application site is an existing paddock located off Stakenbridge Lane in Hagley.

It is proposed to construct a single stable building to provide facilities for horses belonging to the applicant.

2. LOCATION.



Fig 1. Location plan (not to scale).

3. DESCRIPTION & NEED FOR DEVELOPMENT.

Site status.

The application site adjoins the site of The Dairy, a former agricultural barn converted for use as a residential dwelling approximately 20 years ago. The Dairy has been identified by Bromsgrove District Council as a local heritage asset. It is the impact of the proposed development on the heritage asset which must be assessed.

Need for Development.

The proposed building is required due to re-organisation and re-development of some of the surrounding parcel of land. Previously, the paddocks belonging to the applicant had stabling within an existing building located to the north of the application site adjacent to an existing barn building – known as Brakemill Barn. As part of the redevelopment of Brake Mill Barn into a dwelling in 2020 The existing stable building was taken down and the site it occupied was allocated as residential amenity space to Brakemill Barn. As a result, the applicants' paddocks have been left without stabling and the horses have had to be moved to an alternative location. This situation coincided, unfortunately, with the applicant being involved in a serious accident and suffering server injuries. As a result of this, the applicant has been unable to ride or care for their horses over the past two years and they have remained 'off-site' and being cared for by others. The applicant has now sufficiently recovered to begin the process of taking care of the horses and with a view to taking up horse riding in due course. To facilitate this, the new stable building proposed under this application is required.

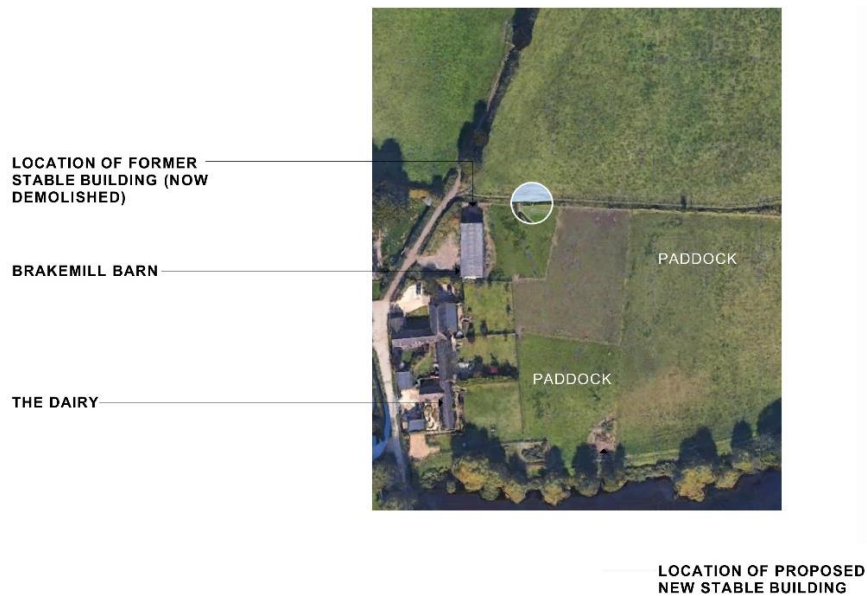


Fig 2. Location of previous barn (not to scale).



Fig 3. Location of previous barn (not to scale).

4. ASSESSMENT OF ASSETS AND SIGNIFICANCE.

In order to assess the impact of the proposals on the relevant heritage assets it is first necessary to establish their significance.

The four principal parameters of value to be considered are:

- Evidential value. This is derived from the potential of the place to yield evidence about past human activity.
- Historical value. This is derived from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value. This is derived from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value. This is derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Evidential value

Evidential value ‘...derives from the physical remains or genetic lines that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.’ (English Heritage 2008, Para 38,p28).

There is limited evidential value in the area surrounding the site. The development patterns are typical of a rural settlement and are not of particular local or national significance.

Historical value

‘Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative’ (English Heritage 2008, Para 39, p28).

The surrounding the application building, along with other surrounding older and listed buildings are of local historic value. Many of the surrounding buildings (particularly those previously or currently used for farming) give a clear and legible representation of the way buildings and their uses have evolved over time.

Aesthetic value

‘Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place’ (English Heritage 2008, Para 46, p30). Aesthetic value might be the result of intended design, or it may have come about more or less fortuitously as a result of the evolution of a place over time.

The application building possesses architectural vernacular which makes a positive aesthetic contribution to the setting.

Communal value

Communal value 'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory' and is therefore perhaps the most subjective of the four values discussed here (English Heritage 2008, Para 54, p31).

The application building is of limited communal value being located on private land.

5. THE EXISTING CONDITION.

Design and layout of the existing heritage asset property is shown in the drawing and photograph below.

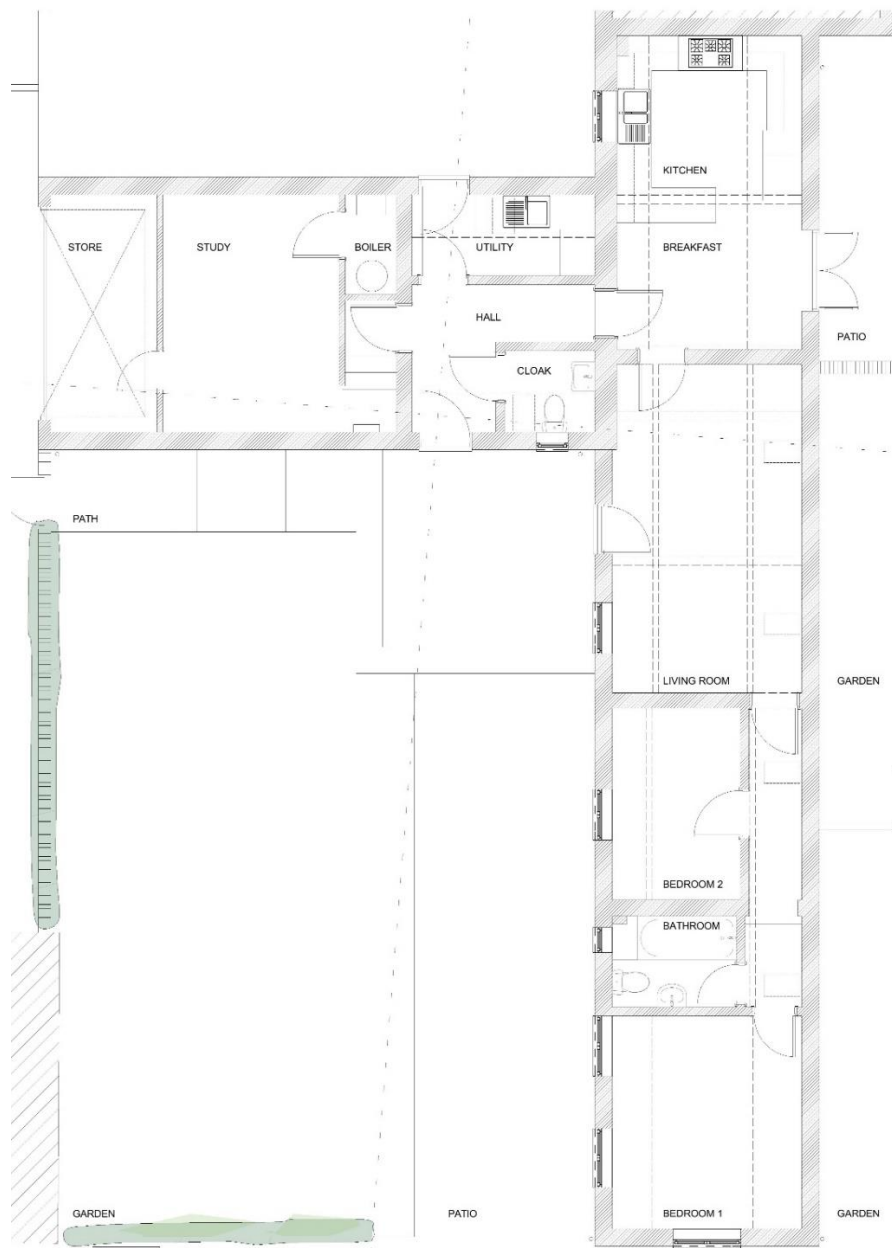


Fig 4. Existing Floor Plan.



Fig 5. View of the building from the south west.



Fig 6. View of the building from the south east.



Fig 7. View of the interior of the building (living room).

The building is laid out utilising sections the original barns and milking shed structures. Accommodation includes two bedrooms, bathroom, living room, kitchen, bathroom and utility. There is also a small garage/storage area and study room. Externally there is a courtyard garden to the west of the building, a narrow garden to the east and a further small garden area to the north of the building. There is a gravel driveway and parking for 3 or 4 vehicles.

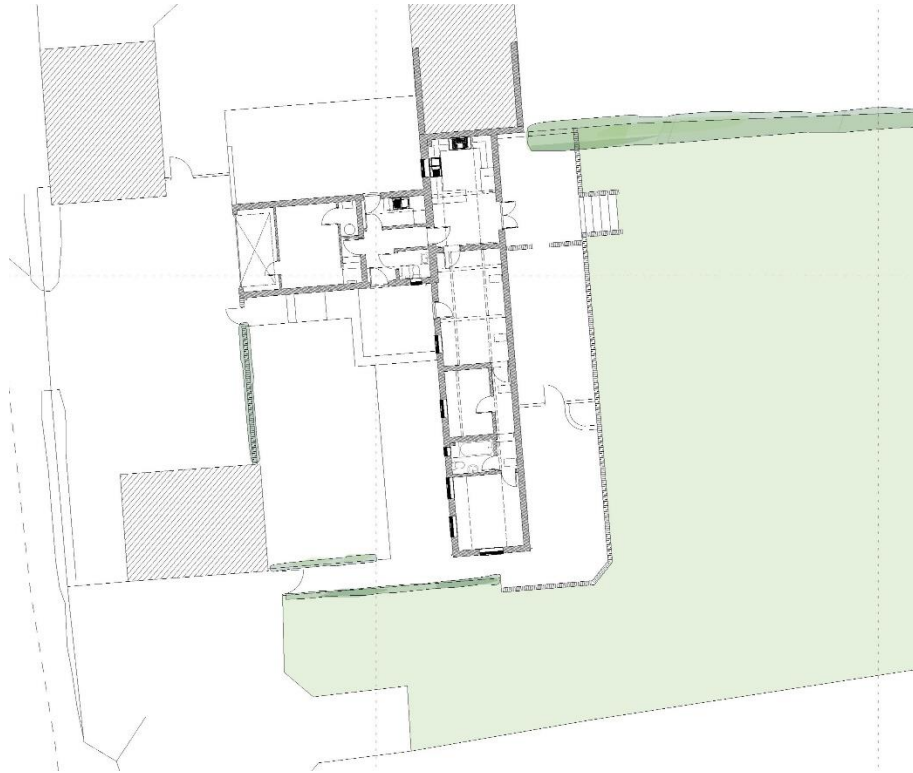


Fig 8. Existing site layout plan.

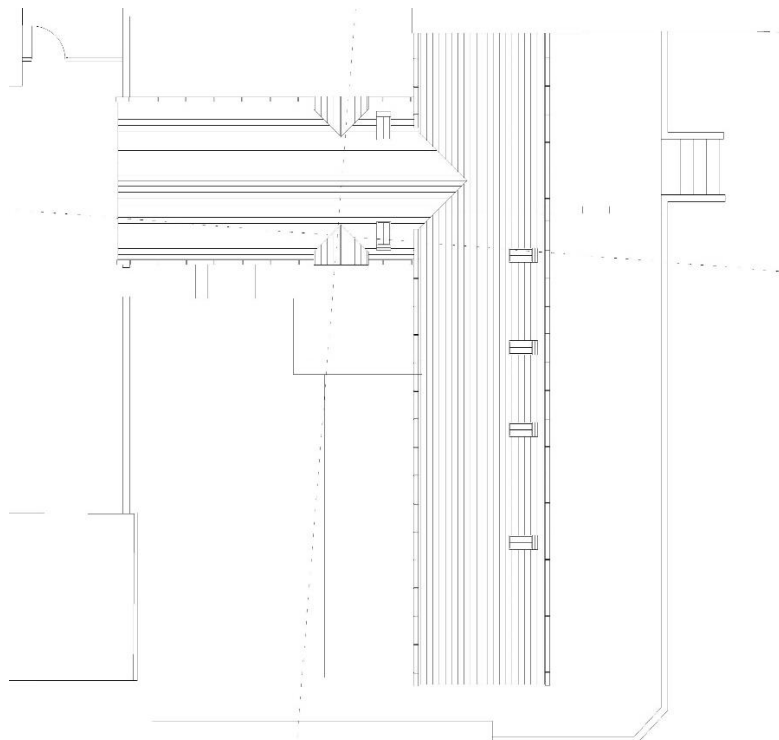
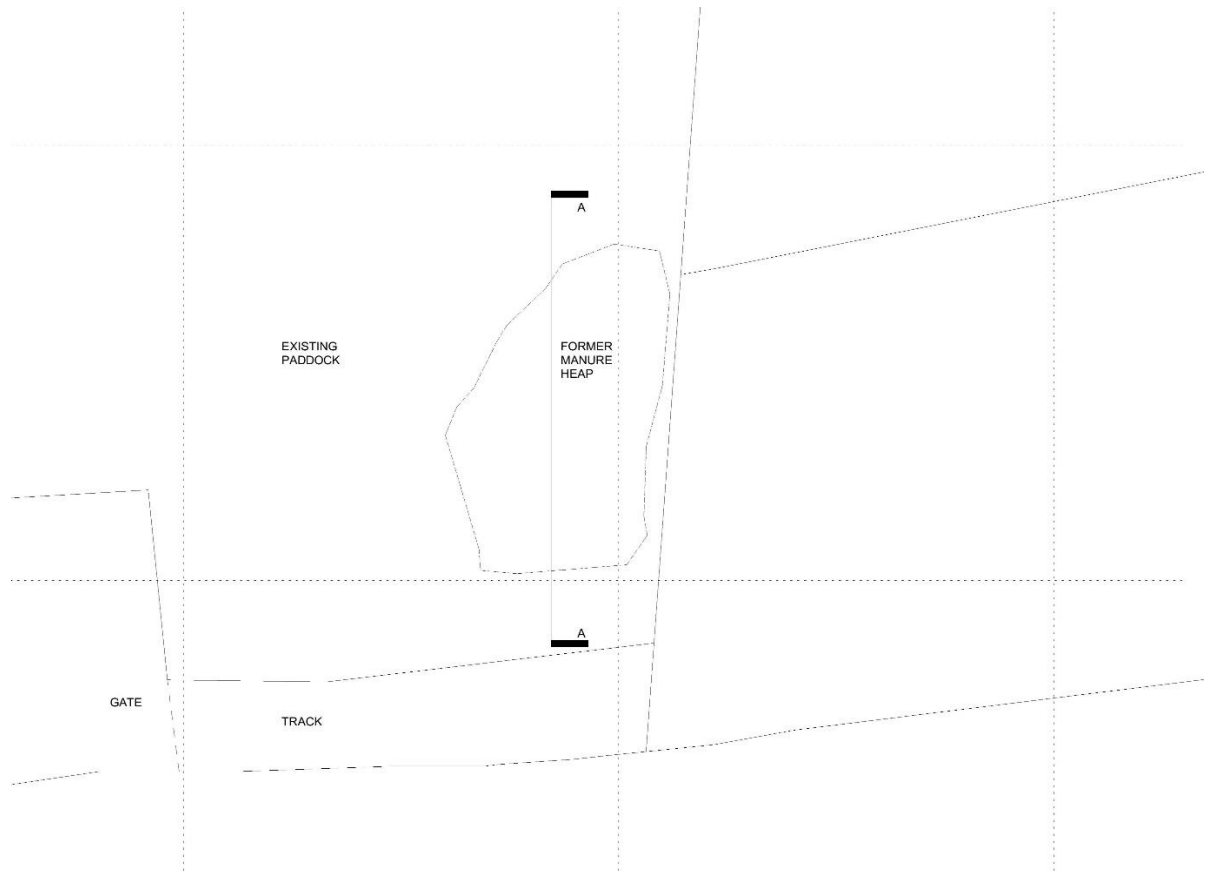
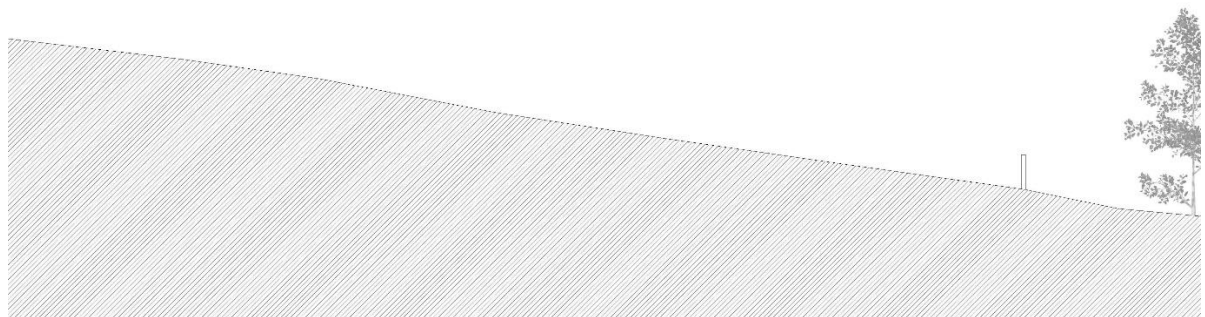


Fig 9. Existing roof plan.

The application site is shown in the drawings below.



SITE PLAN AS EXISTING

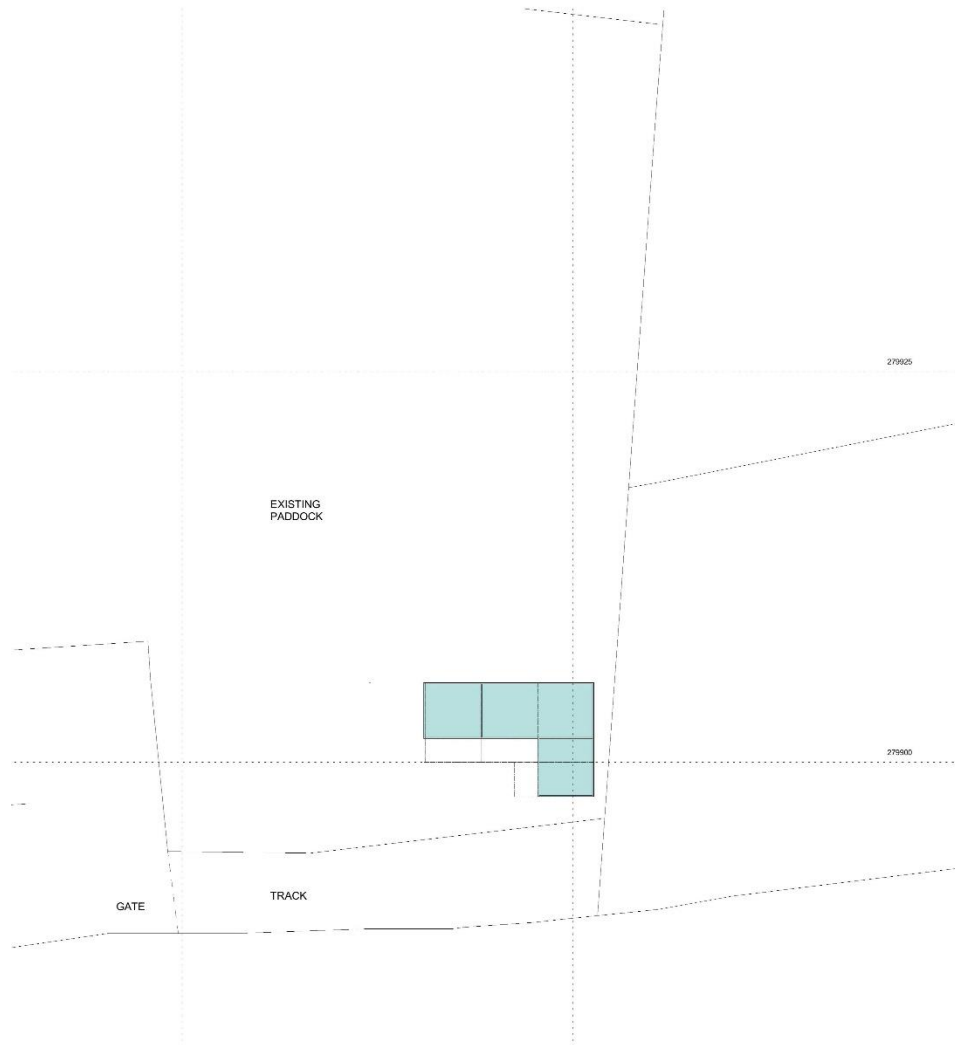


SECTION A-A AS EXISTING

Fig 10. Existing site plan.

6. THE PROPOSED WORKS.

The drawings below indicate the proposed new building.



S I T E P L A N A S P R O P O S E D

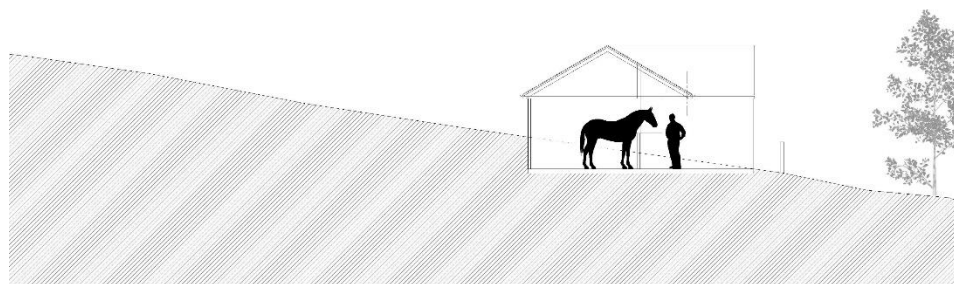
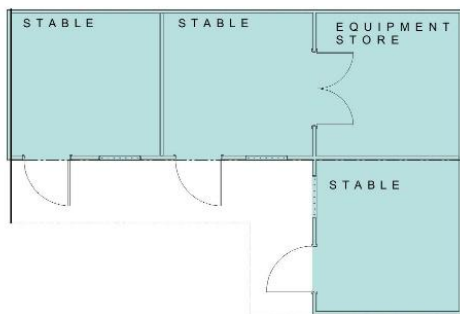
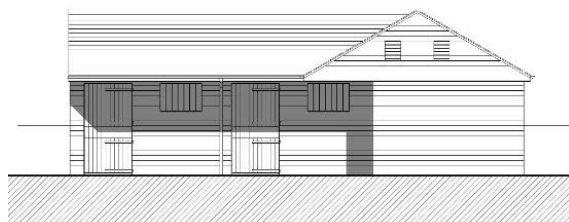


Fig 11. Proposed Site Plan and Cross Section.

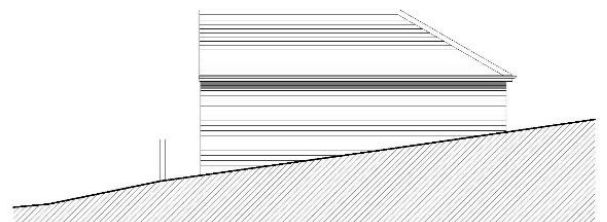
It is proposed to construct a new single storey, timber clad, pitched roof detached stable building. The proposed building will be situated in the south-west corner of an existing paddock approximately 60 meters from The Dairy. The location for the building is a low-lying area of land adjacent to the existing lake. Due to the topography of the surrounding land there will be limited views of the proposed structure from the existing barn buildings and adjoining paddocks. The proposed building will have three stable boxes and an equipment store. The layout of the proposed building is indicated on the drawings below.



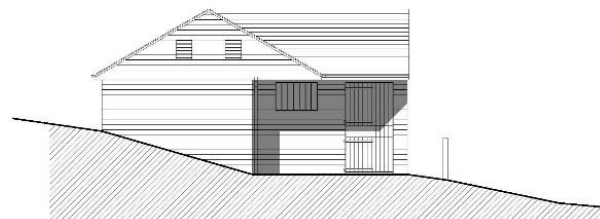
FLOOR PLAN



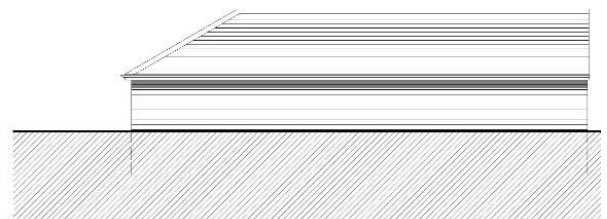
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS

Fig 12. Proposed roof plan.

7. THE IMPACT ON THE ASSET.

The impact of the proposed works can be considered against the Heritage England values criteria as follows:

Evidential value. The proposals will not result in a change to the application building that will adversely impact on its evidential value.

Historical value. The proposals will not result in the loss or alteration to the heritage asset.

Aesthetic value. The application property is not listed but can be considered to be of architectural value and can be considered to be contributing positively to the setting. The proposed stable building will be located some 65 metres from the range of barns. Furthermore, the topography of the land is such that the new building will be set in a small hollow and will be concealed from most of the surrounding land. Given the limited direct views of the proposed building from the heritage asset or the public realm, there will be no significant impact in this respect.

Communal value. The proposals will not impact on the communal value of the locally listed heritage asset.

8. CONCLUSIONS

It can be concluded that the works proposed under this application will not have any significant detrimental impact on the identified locally listed heritage asset.