

Design & Access and Heritage Statement

Newton Farm, Stoke Lacy, Bromyard, HR7 4QY

Repairs and alterations to existing farm buildings

August 2022

1.0 Introduction

This Heritage Statement has been prepared in support of a Listed Building Application to Herefordshire Council to repair and alter a range of existing traditional farm buildings located at Newton Farm near Stoke Lacy, Bromyard, HR7 4QY



General view of the existing farm buildings relevant to this application

2.0 Location and Access

Newtown Farm is located 1.6km (1 mile) to the North East of Stoke Lacy and just to the West of Cricks Green.

The farm sits adjacent to an unclassified lane that leads from Stoke Lacy and links back to the A465 Bromyard road to the north east.

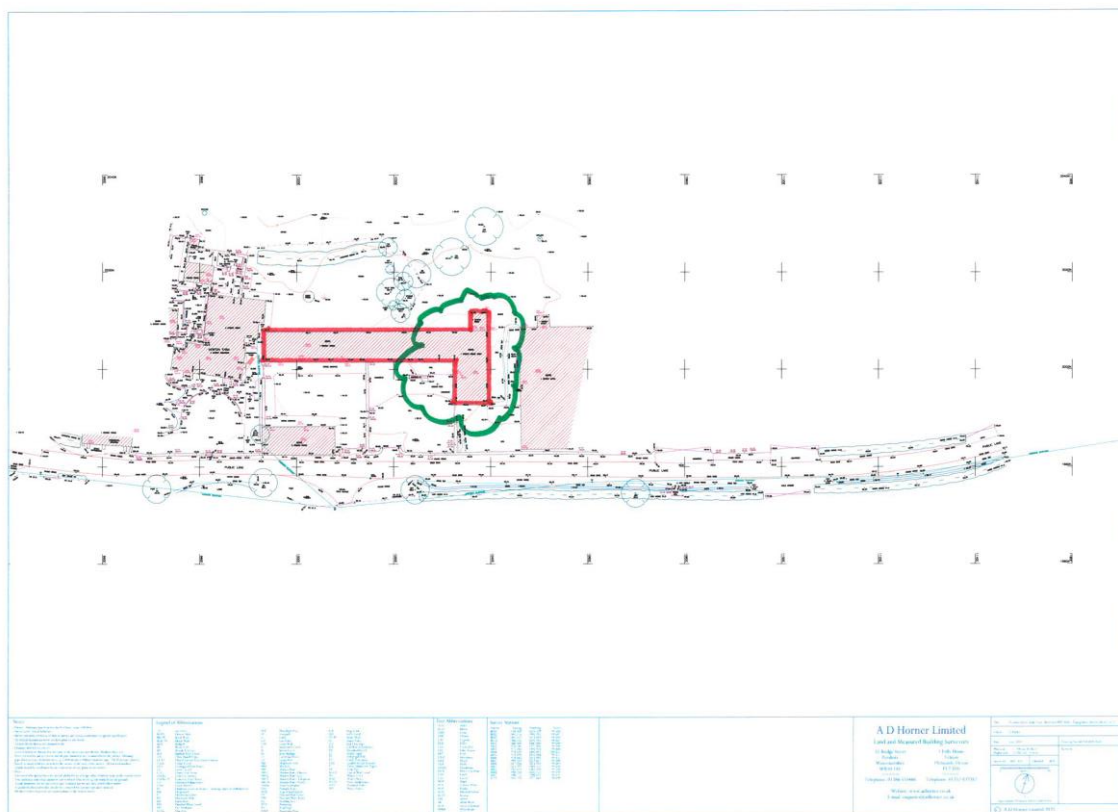
The farmhouse and traditional barns are accessed via a gated entrance off the lane into a courtyard.

Other modern commercial farm buildings associated with the working farm have separate access roads off the lane to the east and west of the farmhouse.

The farm is surrounded by agricultural land amongst a scattered settlement of rural properties.



Google satellite image.



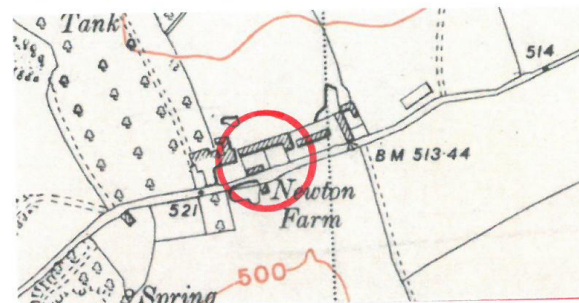
Block Plan showing relationship of barns to surrounding buildings.

3.0 Historical Background & Significance

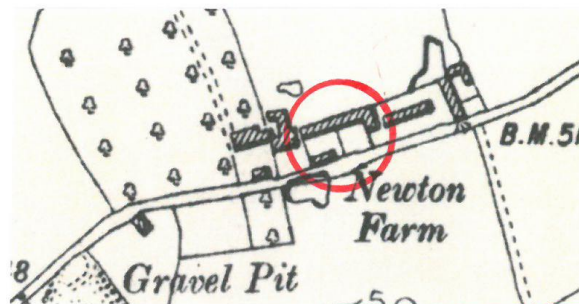
Newton Farm retains its traditional farmhouse and a range of traditional farm buildings set around a fold yard and courtyards to the east and west of the farmhouse.



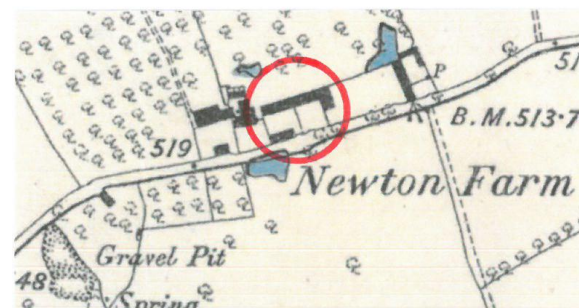
OS MAP - 2021



OS MAP - 1948



OS MAP - 1902



OS MAP - 1885

Historical Ordinance Survey Maps

The buildings are grouped in a linear layout, parallel to the lane. The yards are enclosed with stone walls and gated entrances.

The heritage assets consist of the following traditional buildings:

(Refer to appendix V for the building identification plan)

- a)** The farmhouse is listed Grade II (see appendix I) and dates from the late 15th century with later 16th, 17th and 20th century additions, mostly traditional timber framed construction with clay tiled roofs.



- b)** The barn/granary building to the south-east is listed Grade II (see appendix II) and dates from 18th century, constructed from stone with clay tiled roof.



- c & d)** The barns to the west are not listed and are constructed from stone/timber with slate and tile roofs.



The buildings subject to this application are:

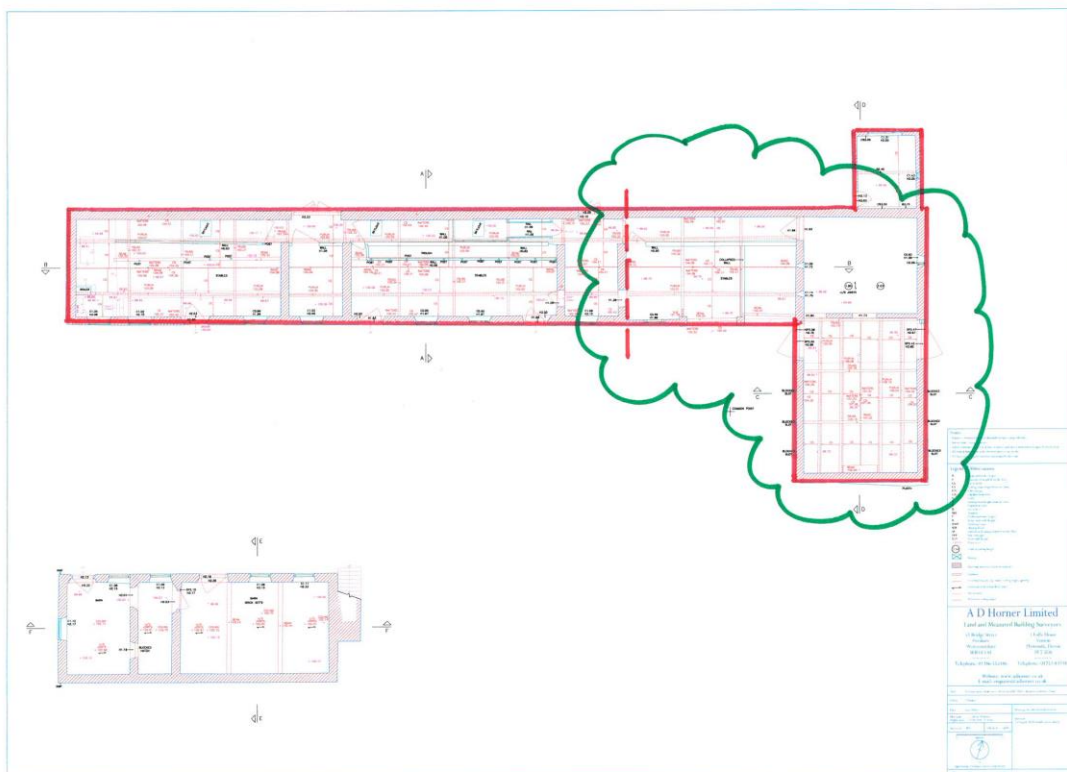
- e)** The single story livestock barn with a shelter end is not in itself listed but joins the combination barn and dates from the 18th Century. Constructed from stone with a slate roof, it consists of 13 bays split into 3 units – the two western units are enclosed livestock pens and the adjoining eastern unit of 3 bays was originally a shelter end, open fronted to the south yard, then partly bricked up in the late 19th/early 20th Century.



- f) the combination barn to the east is listed Grade II (see appendix III) and dates from 18th century, constructed from stone with a clay tiled roof. The part single storey and part two storey combination barn consists of 5 bays with a central through wagon way and thrashing floor. The northern 2 bays have a later inserted first floor (20th century)



These two easterly buildings form an 'L' shape range set around two fold yards fronting the lane to the south.



Floor Plan

4.0 Condition and Use of Buildings

The traditional range of farm buildings are in sound condition overall and well maintained in the current context and usage.

The key issue that is subject to this application relates to significant deterioration of the roof to the combination barn f) and decay in the structural supports to the open fronted livestock barn with a shelter end e) as a result of the later inserted brickwork that encases the original oak support posts and built on top of the original stone post bases.

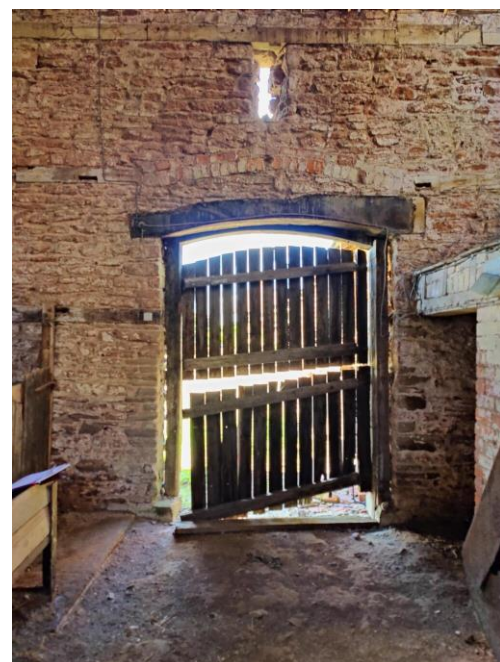
The clay tiles to the combination barn are slipping in large sections as a result of the current batten nails rusting causing the battens to fail under the weight of the tiles. This is now leaving large gaps in the roof covering for the weather to enter and cause further decay.



Tile slippage leaving holes in the roof



The wagon doors are in poor condition and are not secure. The frames can be repaired and new traditional timber doors installed.



Decay in the wagon doors front and rear.

The inserted floor is a later addition (20th century) and is not strong enough for modern agricultural floor loadings. Woodworm has effected much of the structure and floor boards. There is no safe stair access.



Later inserted floor

The barn currently has no guttering and water discharging from the roof is causing further decay to the external walls particularly at low levels.



Lack of guttering causing erosion to wall and ground around the building

The open fronted livestock barn with a shelter end has been partly infilled with brick and the original posts encapsulated in brickwork causing significant decay in the original timber. A section of wall plate is missing with a temporary beam and post put in place to support the roof structure.



Brick infill and brick encapsulation of the original posts



Missing wall plate and temporary repairs

Overall, further general repairs are required to the fabric to maintain the buildings in good order.

The current buildings are in agricultural use, albeit limited in the context of modern farming practices.

The combination barn f) and open fronted livestock barn with a shelter end e) are further limited in use due to their condition.

The restoration and improvement works proposed will enable these two buildings to have an important role to play in the future farming business.

Responding to the need to lower carbon, the farming business wants to plant further woodlands using trees grown from those already on the farm, such as acorns from the 600 year old oak trees. This will reduce cost but most importantly reduce the risk of importing pest and disease, which are already killing Oak trees in the South East. They would like to use the combination barn through the Autumn and winter as a dry, light place in which they can comfortably carry out the delicate works of propagating seeds and potting on. Also as space in which to store the materials and equipment required. Small scale trials have produced impressive plants within 2 years but there is currently no suitable barn space in which to do this work on a larger scale.

Once restored the livestock barn with a shelter end and fold yard would be used to accommodate the sheep during the winter. Currently the sheep have been running out through the narrow north facing back door into the orchard but this gets very muddy during the winter causing sheep lameness. The restoration of the livestock barn with shelter end will enable them to run out into the much drier south facing fold yard, improving sheep health and also reducing the poaching and compacting of the orchard soil.

5.0 Description of Proposed Works

It is the current intention for the livestock barn with shelter end e) and combination barn f) to remain in agricultural use. Therefore, there is no change of use proposed as part of this application.

Listed building consent is sought for the repairs and alterations only to the listed and curtilage listed buildings.

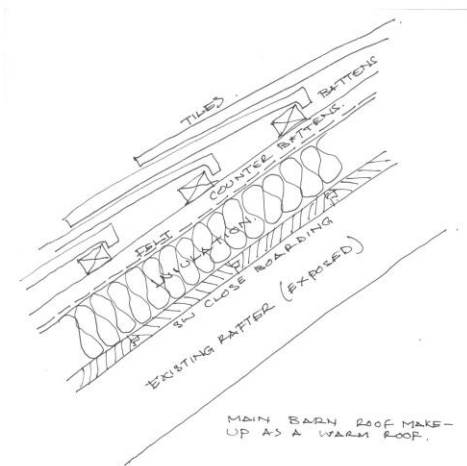
The proposed repairs are required to put the buildings back into good condition and make further sensitive alterations to allow the buildings to be used as an integral part of the farming activities as noted above in item 4.0. Additional enhancements are proposed to future proof the buildings and to make the proposed repairs viable for the long term.

5.1 Combination Barn – f)

The roof coverings will be removed, set aside and any damaged or missing tiles replaced to match.

Basic repairs will be required to the roof structure, although it is in good overall condition.

To improve usability of the barn and to future proof its use, it is proposed to incorporate insulation and roof windows into the roof slopes. The roof will be recovered in the salvaged tiles.



NEWTON FARM - EARNES.

New roof build up.

New gutters and downpipes are proposed to allow effective management of water run-off and protect the walls.

Minor stone repairs and pointing will be required in selected areas using traditional lime mortar.

The southeast and northwest gable openings will be retained and new purpose made heavy frame windows installed to improve light and ventilation.

The wagon door frames will be repaired and the doors replaced with traditional timber joinery.

To improve usability for agricultural use, the existing inserted floor will be replaced and new stairs inserted. For safety, a simple handrail will be installed to protect the open edge of the first floor.

The current earth floor is very uneven and not suitable as a sound working surface. A new concrete floor is proposed to the ground floor area.

5.2 livestock barn with shelter end – e)

With reference to the Farmstead Characterisation Report for Herefordshire, the group is characteristic of the courtyard plans of the Herefordshire Plateau Eastern Area and can be considered as having a higher value of survival. Therefore, the original will be reinstated.

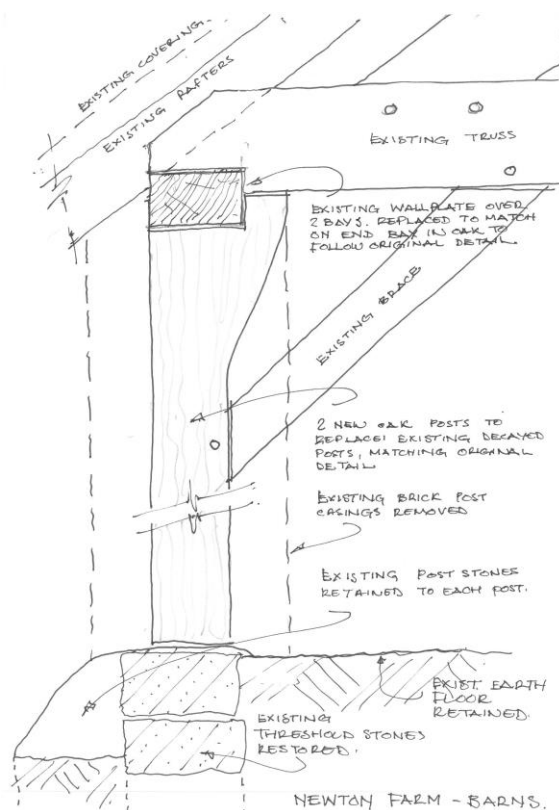


Typical examples of local open fronted shelter sheds

The existing later brick infill and brick casings to the posts will be removed. The rotten oak posts will be replaced in oak to match the original detail.

The stone threshold and post stones will be repaired.

The temporary post and roof support beam will be removed and a new oak wall plate inserted to match the original detail.



Post and truss detail.

6.0 Impact of the Proposed Works on the Heritage Asset

The repairs will be carried out using retained and re-used materials to match existing construction detailing.

Repairs will be limited to those areas of decay that need the most attention in order to retain as much of the historic fabric, i.e. clay tile roof, natural stone wall, lime mortar pointing.

Where new materials are required, such as stone, timber repairs, rainwater goods and joinery, these works will be of a matching type or complementary to the historic fabric.

Overall, the repairs and proposed alterations are considered to have no negative impact on the heritage value and the incorporation of new works allow the continued use of the buildings for agricultural purposes whilst future proofing the works and secure the long term viability of the heritage assets.

With specific reference to the open fronted end of the livestock barn, the morphology of the building is clear and whilst it is accepted that successive changes and adaptations to the building can, in many circumstances, have their own historic merit in giving us a greater understanding of the buildings development, equally, poorer quality changes can distort or detract from the significance of the original building.

In this case, the significance of the much later (and poor quality) brick infill and encasement of the original posts, is low. Indeed, it has a negative impact due to the fact

that the later brickwork is causing a loss of historic fabric and limits our understanding of the important historical relationship between the open fronted end to the fold yard.

7.0 Pre-Application Advice

The applicant has obtained pre-application advice from the Historic Buildings Officer, Andrea Brislane following a site visit to the property on 10th March 2022. These proposals are in line with the overall advice received.

The Historic Buildings Officer highlighted that the old OS maps do not show the open fronted element of the livestock barn and questioned if this could be taken as evidence that it was originally enclosed. The original construction detailing, use of materials and the clear historical evidence shows that this part of the livestock barn was originally constructed with an open front and was not enclosed. Whilst historic OS maps are a useful source of reference, they cannot be conclusive evidence of building types and forms. As shown in 3.0 the Historic OS maps show the farm buildings outline only and so the lack of specific annotation relating to a small section of the livestock barn outline is not deemed significant, especially when set against the physical evidence on site.

8.0 Supplementary Documents

This application is supported by an ecology report prepared on the buildings (see appendix IV)

9.0 Conclusion

The applicant wishes to obtain listed building consent for the essential repairs to the fabric of the buildings in order to bring them back into viable agricultural use whilst minimising the effects of those repairs on the historic fabric and for the alterations to sympathetically enhance the use and the historic character for the longer term.

Hook Mason Consulting

August 2022

Appendices

- I listing description of farmhouse
- II listing description of barn/granary
- III listing description of barns (this application)
- IV Ecology Report
- V Building Identification Plan



NEWTON FARMHOUSE

Listed on the National Heritage List for England [Search over 400,000 listed places \(https://historicengland.org.uk/listing/the-list/\)](https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1234685**

Date first listed: **12-Apr-1973**

Statutory Address 1: **NEWTON FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **NEWTON FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

District: **County of Herefordshire (Unitary Authority)**

Parish: **Stoke Lacy**

National Grid Reference: **SO 62911 51657**

Details

1. 1962 STOKE LACEY Newton Farmhouse

SO 65 SW 12/592

II GV

2. T-shaped plan with cross-wing at south end, which is of late C15 date, otherwise C16/17. Timber frame with roughcast panels. New tile roof. Two storeys. Three windows, casements.

Newton Farmhouse and farm buildings form a group.

Listing NGR: SO6291151657

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 410683

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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BARN SOUTH EAST OF NEWTON FARMHOUSE

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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1275982**

Date first listed: **12-Apr-1973**

Statutory Address 1: **BARN SOUTH EAST OF NEWTON FARMHOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BARN SOUTH EAST OF NEWTON FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

District: **County of Herefordshire (Unitary Authority)**

Parish: **Stoke Lacy**

National Grid Reference: **SO 62935 51645**

Details

1. 1962 STOKE LACEY Barn South-east of Newton Farmhouse

SO 65 SW 12/593

II GV

2. Probably C18. Stone rubble. Tile roof with gable ends. Stone steps up to loft door on gable end. Included for group value.

Newton Farmhouse and farm buildings form a group.

Listing NGR: SO6293551645

Legacy

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Legacy System number: 410684

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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BARN EAST OF NEWTON FARMHOUSE

Listed on the National Heritage List for England [Search over 400,000 listed places \(https://historicengland.org.uk/listing/the-list/\)](https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1234686**

Date first listed: **12-Apr-1973**

Statutory Address 1: **BARN EAST OF NEWTON FARMHOUSE**

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Location

Statutory Address: **BARN EAST OF NEWTON FARMHOUSE**

The building or site itself may lie within the boundary of more than one authority.

District: **County of Herefordshire (Unitary Authority)**

Parish: **Stoke Lacy**

National Grid Reference: **SO 62964 51671**

Details

1. 1962 STOKE LACEY Barn East of Newton Farmhouse

SO 65 SW 12/594

II GV 2. C18 stone rubble barn with narrow vertical lights. Machine tile roof with gable ends. Included for group value.

Newton Farmhouse and farm buildings form a group.

Listing NGR: SO6296451671

Legacy

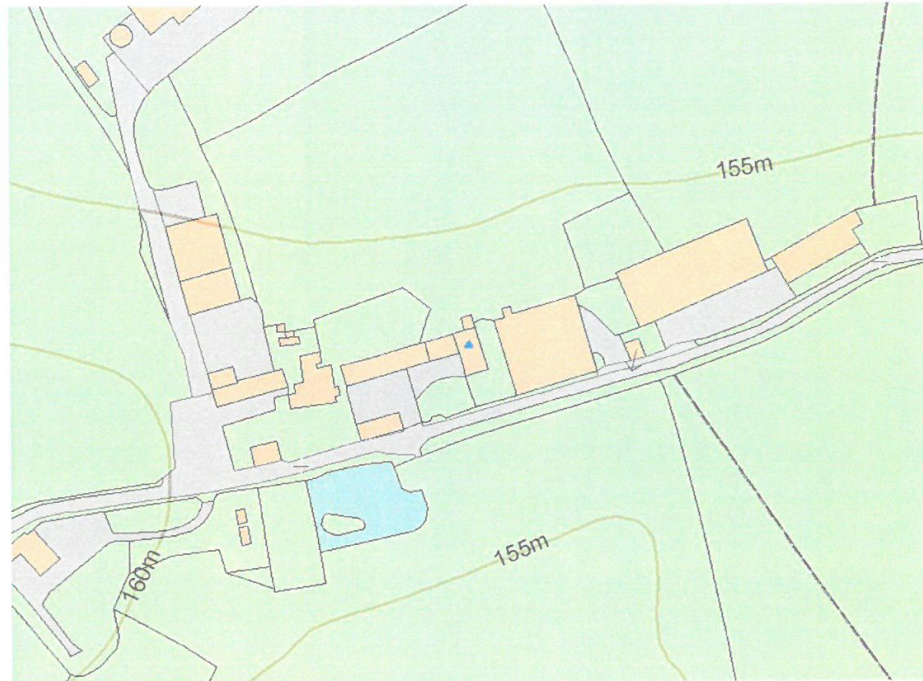
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Legacy System: LBS

Legal

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