

# **Bank End Farm, Kinder Road, Hayfield**

## **Heritage Statement**



**January 2012**

**Bank End Farm, Kinder Road, Hayfield, Derbyshire, SK22 2LE**  
**Heritage Statement**

**Prepared for Mr & Mrs Fraser**  
**by**  
**The Architectural History Practice Ltd**

**January 2012**

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## **EXECUTIVE SUMMARY**

This heritage statement was commissioned from The Architectural History Practice Ltd (AHP) in 2011 by Anne Fraser, the owner of the building. The report has been written to support a revised proposal for an extension and its purpose is to assess the significance of the building and the impact of the proposal. Listed building consent and planning permission was granted for extensions to the house in 2010 (HPK/2010/0398 and 0399).

Bank End Farm is a Grade II listed building, located within the recently extended Hayfield conservation area. It was probably built in the late 18<sup>th</sup> century as a farmhouse with an attached barn/shippon and was refurbished in the late 1980s by previous owners. It has an attractive setting on the lane leading east out of Hayfield towards Kinder, on the edge of the moors.

The farmhouse is of high heritage significance for its historic and architectural value, although the significance of its component parts varies. The front elevation of the former farmhouse towards the west end of the building is the most architecturally significant and least altered aspect of the exterior. The east end, which was built as a barn and shippon probably at the same time as the house, was converted for residential use after 1988; these alterations reduced the external and internal significance of this element of the building.

The current proposals to extend the house by one bay to provide one additional bedroom and a dining room retain the historic character of the building and do not harm its significance. No demolition is proposed apart from some removal of masonry to create a larger internal doorway; most of the changes entail added work rather than removal of historic fabric. The impact of changes on setting has been minimised by siting the addition on the already altered east gable end where it will have least impact on views of the historic farmhouse, particularly on the approach from Hayfield. The addition will have some impact on the landscape setting, but as it will be sited on an existing yard at the east side of the building, it will have a low impact on the openness of the countryside and the character of the conservation area.

The proposals are consistent with advice and policies in PPS5 and AHP is pleased to support the proposed scheme.

*All photographs are by AHP unless otherwise credited*

## **1. INTRODUCTION**

### **1.1. Background to the Report**

This report was commissioned from The Architectural History Practice Ltd (AHP) in 2010 by Anne Fraser, the owner of the site. Listed building consent and planning permission was granted for extensions to the house in 2010 (HPK/2010/0398 and 0399). The Heritage Statement has been written to support a revised proposal for an extension and should be read in conjunction with survey and proposal plans produced by SJ Design Ltd and a Planning, Design and Access Statement produced by Emery Planning.

PPS5 requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance. This report has been produced to comply with this policy framework.

The house is a grade II listed building within Hayfield conservation area (see Appendices 1 and 2).

### **1.2 Purpose of the Report**

The purpose of the report is to assess the significance of the building, and the impact of proposals to extend it. The report will cover the following key issues:

- A summary of the history and development of the building,
- A statement of significance of the interior and exterior of the building,
- An impact assessment of the proposed works, in the context of PPS5.

### **1.3 Author & Copyright**

This report has been written by Marion Barter, BA MA, a Director of the Architectural History Practice Ltd (AHP). Marion Barter is a heritage consultant with over 25 years experience in the public and private sectors, including as a senior adviser at English Heritage. She is based in Glossop, Derbyshire and local projects include St James the Less at New Mills which was recently been awarded a major grant by the Heritage Lottery Fund.

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## **2.0. HISTORICAL DEVELOPMENT & CONTEXT**

### **2.1 Context: vernacular farm buildings in north-west Derbyshire**

Rural Derbyshire is rich in vernacular farm buildings which reflect the geology, building traditions and farming practices of the county. In the north and north-west of the county, carboniferous sandstone or gritstone is the dominant building material, historically used for walling as well as for roofing. In this upland area, sheep farming with some cattle created the agricultural landscape that defines the High Peak countryside. Grain crops such as oats and barley were grown in small quantities as part of small-scale mixed hill farming, but the main crop was hay. This generated buildings such as field barns that were built for storing hay and winter feed, and on the farmstead, small cow houses or shippons for over-wintering a small number of cattle. Sheep were not kept indoors. Instead of the large grain barns found on lowland arable farms, upland farmsteads in High Peak were built with multi-purpose buildings that provided some full-height storage for hay or grain, alongside a shippon, with a loft above. The barn area was often served by a large cart doorway, and the shippon by lower doorways.

On small farms in the High Peak built in the 17<sup>th</sup> and 18<sup>th</sup> century, farmhouses were usually built under the same roof as the multi-purpose farm building. This linear plan-form is known as a laithe house in the Yorkshire and Lancashire Pennines, related to medieval long-house tradition, but usually without an internal connection between house and farm building. The hierarchy between the domestic accommodation and the barn was often expressed by higher quality stone work and regularly arranged fenestration for the house, compared with the farm building which had few windows. Wherever the topography allowed, the buildings were arranged so that front of the house and the shippon faced south, for warmth. The rear, north side of the buildings was often blind or provided with very few openings. The barn or shippon usually faced a small yard laid with stone setts and a drain.

Many of the hill farms built in the 17<sup>th</sup> and 18<sup>th</sup> centuries in High Peak were associated with the piece-meal enclosure of the moors by small freeholders, whose initials were often carved into a datestone or lintel to record the new farm. These families often relied on a dual income, from non-farming activities such as quarrying or mining, as well as the farm.

Most examples of historic vernacular farmhouses with attached barns that survive in anything like their original condition are protected by national listing as good examples of this characteristic building type.

## 2.2. Historic development of Bank End Farm

The form of the building is typical of 18<sup>th</sup> century vernacular farmhouses in north-west Derbyshire, where a barn and shippon for cows is built under the same roof as the domestic accommodation, separated by internal walls. The date of construction is not precisely known, but the appearance and style of the building is consistent with a date in the late 18<sup>th</sup> century.

The area around the farm, at the south-west end of Kinder Bank was historically known as Bank End, a place name on the 1849 tithe map. Hayfield was historically divided into three settlements named Great Hamlet, Phoside and Kinder; Bank End was within the latter. Kinder Road on the north side of the Sett valley leads to Kinder Scout, the high moorland plateau to the east. Small-scale hill farming developed on the lower slopes of the moors from the 17<sup>th</sup> century; the land around Hayfield historically belonged to the Duchy of Lancaster and was earlier part of a royal hunting forest. The land was gradually enclosed by private agreement and Bank End Farm was probably created through this process, but the name of its builder and the date has not been discovered for this study.

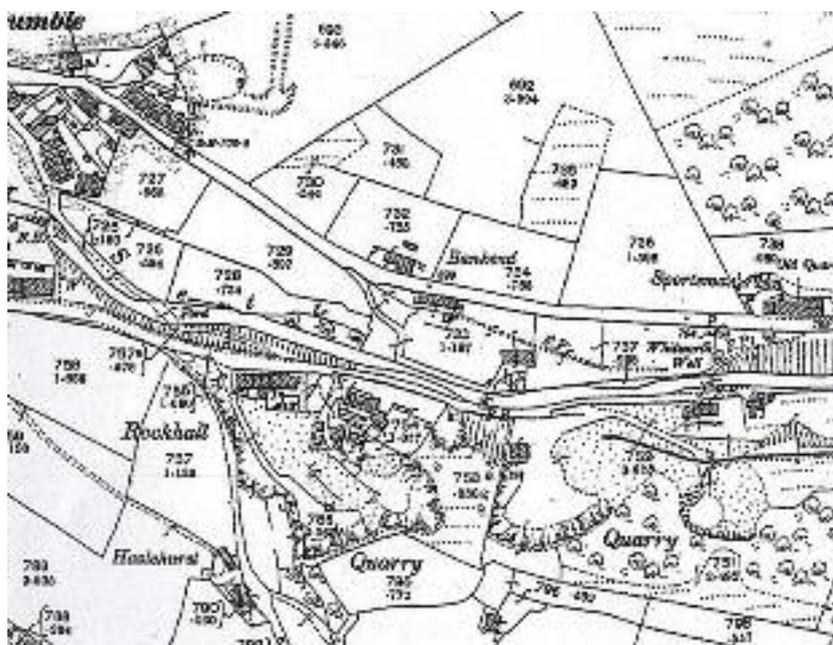
The earliest map of Hayfield is in the Public Records Office, Kew; a map of 1640 by Thomas Hibbert and Samuel Barton records a 'Survey of the Wastes and Commons of the Constabery of Bowden Middlecale'. This does not show Bank End Farm.<sup>1</sup> Burdett's map of Derbyshire (1762-67) shows buildings scattered along Kinder Road, but it is not possible to identify Bank End Farm.



Fig.1: Bank End on the 1849 tithe map (Derbyshire County Council)

<sup>1</sup> This 1640 map is reproduced in the Hayfield Conservation Area Appraisal, ref PRO MR 1/10

Bank End Farm is clearly marked on the 1849 tithe map <sup>2</sup>, shown with the barn/shippon projecting forwards of the house at the east end of the building. It is similarly shown on subsequent Ordnance Survey mapping, such as the OS map revised in 1896 (published 1898, sheet V-16, 1:500 scale). This shows small outbuildings to the north, east and west; one of these was probably an outside privy. In the late 19<sup>th</sup> century Bank End was occupied by John Greenwood, a farmer and 'surveyor of highways' for Hayfield (Kelly's Directory, 1888 and 1891).



*Fig.2: Bank End on the 1:500 1898 OS map (Glossop Library)*

### **3.0 Description of the building and setting**

#### **3.1. External description**

The building is constructed of coursed local gritstone, and roofed in Welsh slates. The fenestration to the house is arranged in two or 3-light mullioned windows with plain stone surrounds. The front door was installed after 1988 by dropping the sill of a window to the right of the elevation. The historic front door was to the left end of the frontage.

The east end of the building, beneath a catslide roof, was historically in agricultural use. Plans submitted by Mr Slack in 1988 to High Peak Council (planning application ref. 026206 and listed building consent ref.026389)

<sup>2</sup> The tithe map for Hayfield is in Derbyshire Records Office, ref D2426a pi/22/2

mark this area as a shippon and barn with a partial loft above. The 1988 planning drawings indicate that the east elevation at one time had a large full-height cart doorway, although this had already been altered and partly in-filled by that date. Some of the jamb stones with hinge pins are still visible but the lintel was removed at an unknown date. The 1988 approved plans enabled the agricultural part of the farmhouse to be converted into two bedrooms and a bathroom on the upper floor with a new kitchen-dining room and utility room to the ground floor. No photographs have been seen that show the building prior to the 1980s conversion.



*Fig.3: the altered east gable-end; all openings date from the 1988 conversion*

### **3.2 Setting**

The house is situated on the south-facing slopes of Kinder Bank overlooking the deeply-cut valley of the river Sett. There are sloping fields either side and behind the house and the farmhouse is not part of a group of other buildings, apart from one house to the south-east, across the road.

The landscape of High Peak has been assessed for the Council<sup>3</sup> and a document adopted that describes each landscape character area and provides guidance for development within each area. The site appears to be on the

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<sup>3</sup> High Peak Council Landscape Character Supplementary Planning Document

junction between 'moorland fringe' and 'settled valley pasture' character areas, where scattered farms and dwellings are the main building type, built in local stone in a vernacular style.

Due to the hilly topography and curving line of the road, the house is partly screened in views along the road; in approaches from the west, the west end of the house is largely hidden. From the east, the lie of the land, the stone boundary wall and planting partly screen the east gable of the building. Once opposite the house, there is a full view of the front elevation.



*Fig.4: view of Bank End from the east*

## 4. SIGNIFICANCE

### 4.1 Assessing significance

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy; PPS5 policies HE6 and 7 (CLG, *PPS5, Planning for the Historic Environment*, 2010). A key objective in the PPS is to ‘conserve England’s heritage assets in a manner appropriate to their significance by ensuring that – decisions are based on the nature, extent and level of that significance...’ (PPS5 para 6). PPS5 advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy HE9). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. Within these categories, significance can be measured in hierarchical levels; the most usual levels are:

- **Exceptional** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II\* listed buildings and World Heritage Sites. PPS5 advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. PPS5 advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and usually not defined as a heritage asset. May include low quality additions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

### 4.2 Significance of Bank End Farm: summary

The farmhouse and former shippon/barn was first listed Grade II in 1984 (see Appendix 1). The building is of high significance for its historic and architectural value, as an example of an 18<sup>th</sup> century vernacular farmhouse and former barn/shippon in the High Peak. The farmhouse is just outside the Peak District National Park boundary and is within the boundary of Hayfield Conservation Area, first designated in 1972 and extended in October 2011.

Due to the alterations that were approved in 1988, the significance of different parts of the building varies; the farmhouse to the west end of the linear building retains most of its external features. Internally, the domestic layout was altered after 1988 and now has less significance. Overall, farmhouse is of high significance for its external form and features, and is a good example of a vernacular farmhouse in the area.

The former farm building at the east end was substantially altered in 1988 and its former agricultural function is now hardly legible. The architectural value and significance of this part of the building is now low. Internally, partitions and new finishes were installed for domestic use and externally, rooflights, new windows and doors were inserted. The architectural and visual quality of the east gable end elevation is now low, although the building envelope as a whole still retains some historic value. Due to the late 1980s changes, the archaeological/evidential value of the east end of the building is low.

### **4.3 Hayfield Conservation Area.**

The 2011 appraisal of the conservation area (by Mel Morris Conservation) recommended several extensions to the conservation area including Area 3, 'Jumble and Cuckoos Nest' which contains Bank End Farm. Public consultation on this took place during summer 2011 and the extended area was formally designated on 5 October 2011.

### **4.4 Impact of recent permissions on significance**

Planning permission and listed building consent has been granted to build extensions to the house, in the form of a glazed addition at the east end of the building and a gabled stone extension to the north, cutting into the bank. These applications were initially granted in 2007 and renewed in 2010 (HPK/2010/0398 and 0399) by High Peak Borough Council. This work has not been implemented. Following a review, it is considered that the form of the gabled north addition would not complement the linear character of the building, which is a key part of its significance. The intervention needed to cut into the bank behind the house also would be damaging to the setting of the listed house and the character of the hillside within the conservation area. The approved glazed addition would not complement the vernacular character of the stone-built farm house and is not an energy efficient form of construction.

## **5.0 IMPACT ASSESSMENT**

### **5.1. Summary of the proposals**

SJ Design has designed an addition that balances the significance of the house with the need for additional family space and complies with current Building Regulations. The previously approved scheme has been reviewed to create a more compact, efficient addition that respects the linear character of the building. This report should be read in conjunction with the current set of proposal plans and drawings. The proposals are a response to two factors:

- The owner requires more space for family life in an energy efficient structure;
- The building is listed and preserving its historic and architectural character and significance is a priority.

The proposals affect the east end of the exterior and the setting.

### **5.2. Exterior and setting**

The west gable end elevation will not be altered. The existing front elevation of the farmhouse will remain as existing.

To the east of the former farm building, an additional stone-built bay is proposed. This will be set-back behind the building line of the front of the former barn (unlike the approved scheme), with a stone-faced front elevation rather than glazing. The ground floor window of the south elevation of the addition will be hidden behind the retained boundary wall. There will be no first floor front window to the addition; the upper floor rooms are proposed to be lit by one rooflight and two small gable end windows. The ridge of the roof will be set below the existing ridge line, to express it as an addition, and will be covered in slates to match.

The proposed east elevation will have a simple wide glazed doorway, in a timber frame to the ground floor and two small first floor windows, arranged irregularly. To the rear, the addition will have one small rooflight to the roof pitch facing the hillside. A new roof light to bedroom 3 is proposed to replace the existing gable end window on the east elevation. It is not proposed to build an addition that projects north into the hill side, as approved in 2010.

A small level patio will be created to the east of the proposed addition, to replace the existing yard. The north retaining wall of the new patio will be of natural stone and on the same plane as the existing retaining wall, continuing the linear form of the buildings and yard. Although this will cut into the existing bank, the form of this outdoor space is consistent with the character of the site.

### **5.3. Existing external fabric**

The main alteration proposed to the existing historic building is the insertion of a wide opening in the existing ground floor east gable wall to connect the existing kitchen area to the extended kitchen/dining area. This will entail removing some masonry in the area of the blocked former cart doorway. A

new lintel will be inserted. At first floor the gable-end wall masonry will remain, with one new doorway inserted at the north end of the east gable end to connect with the new bedroom. The remainder of the farmhouse will not be affected.

#### **5.4. PPS5 policies**

Planning policy statement PPS5 provides a policy framework for making decisions about historic assets. A key principal enshrined in the PPS is the need to balance the significance of heritage assets against the harm caused by, and the public benefits of, the proposals. The relevant policies are covered below.

**Policy HE1** relates to climate change and heritage assets. The new addition will be designed meet current standards for thermal insulation to minimise energy use. It is not proposed to upgrade windows or improve u-values of the historic farmhouse as part of this proposal.

**Policy HE7** relates to proposals that affect all heritage assets and requires assessments of significance and impact to be made as part of application process. HE7.2 states that ‘in considering the impact of a proposal on a heritage asset, the Local Planning Authority (LPA) should take into account the particular nature of the significance of the heritage asset’. The affected heritage assets are the conservation area and the listed building.

The proposal will alter the appearance and setting of the former farm building at the east end of the building, but this will not cause harm to the listed building as a whole, as this an area of relatively low significance due to 1980s alteration. The impact is also considered to be less than the impact that would be caused by the more intrusive 2010 approved scheme, as the current proposal is consistent with the linear, stone-built character of the building. The addition will not affect the farmhouse element to the west, the most significant element of the building, and this will not be altered.

In terms of the conservation area, the addition will not be apparent in the approach from the west but will be seen in views from the east and south from Kinder Road. The impact will be limited to the yard area at the east end of the building. This part of the conservation area is characterised by scattered buildings on the rural edge of Hayfield and this character will not be affected by the addition.

**HE9.** PPS5 policies relate to the level of the asset’s significance and the level of harm that a proposal may cause. As the proposal would not cause ‘substantial harm’, HE9.2 does not apply in this case.

The works will affect some elements of historic fabric such as the masonry of the east gable wall, which will be partly removed or obscured by the addition. The building’s overall volume and footprint will also be extended. However,

the addition is more compact, and no larger in footprint than the 2007/2010 approved additions. The current scheme also respects the traditional stone-built construction and linear plan-form and character of the farmhouse more effectively than the approved scheme. The level of harm is considered to be low.

In relation to the balance of benefits against harm, it is considered that the low level of harm is justifiable by the provision of improved living accommodation for the owner, helping to sustain the existing residential use, and by the enhanced design quality proposed at the east end of the building.

**HE10** relates to setting. Building beyond the historic envelope will affect some views of the building, but the level of harm is low, as the east end has previously been substantially altered, the addition is sensitively designed and it will not affect a high significance part of the building or its setting. The addition will be seen from the east and south in views of the building but the design quality, set-back front wall and use of local materials will ensure it does not harm the setting. The proposal will have less impact on setting than the approved scheme, as it does not cut into the hillside, follows the linear form of the building and builds on an existing yard area.

**HE12.** Policy HE12 of PPS5 states that ‘where the loss of part of a heritage asset’s significance is justified’, recording should be required. This report provides part of this record and if necessary, a measured survey and full photographic record could be taken of the east gable end of the building.

## **6.0. CONCLUSION**

The former farm house and former barn/shippon is a Grade II listed building, is important to the upland landscape character of the Hayfield area and is within the extended Hayfield conservation area. The proposal to extend the house will create a small addition which has been sensitively designed to minimise the visual impact on the setting of the building and will not have a harmful impact on a high significance element of the building. The current proposals will, in overall terms have a lesser impact on the house and its setting than the permission renewed in 2010 for two extensions. The impact on the conservation area is considered to be less than the impact of the latter approved scheme.

The proposals are consistent with advice and policies in PPS5 and AHP is pleased to support the proposed scheme.

## **SOURCES**

### **Published**

Department for Communities & Local Government, *PPS5: Planning for the Historic Environment*, 2010

English Heritage, *Conservation Principles*, 2008

High Peak Borough Council, *Hayfield Conservation Area Appraisal*, 2011 (Mel Morris Conservation)

Lake, J, *Historic Farm Buildings*, 1989

Pevsner, N. & Williamson, E, *The Buildings of England, Derbyshire*, 1978

### **Websites:**

<http://list.english-heritage.org.uk/resultsingle.aspx?uid=1202952>

[http://www.highpeak.gov.uk/planning/conservation/HayfieldCA\\_Appraisal/HayfieldCA10October2011Amended.pdf](http://www.highpeak.gov.uk/planning/conservation/HayfieldCA_Appraisal/HayfieldCA10October2011Amended.pdf)

### **Maps and Plans**

1848 tithe map (Derbyshire Records Office)

1898 OS map (1:500) (Glossop Local Studies Library)

## **Appendix 1: Listed Building Description**

**Name:** BANKEND FARMHOUSE AND BARN

**List entry Number:** 1202952

**IUD:** 82108

**Date first listed:** 12-Apr-1984

SK 04 86

PARISH OF HAYFIELD

KINDER ROAD (North Side)

7/I28

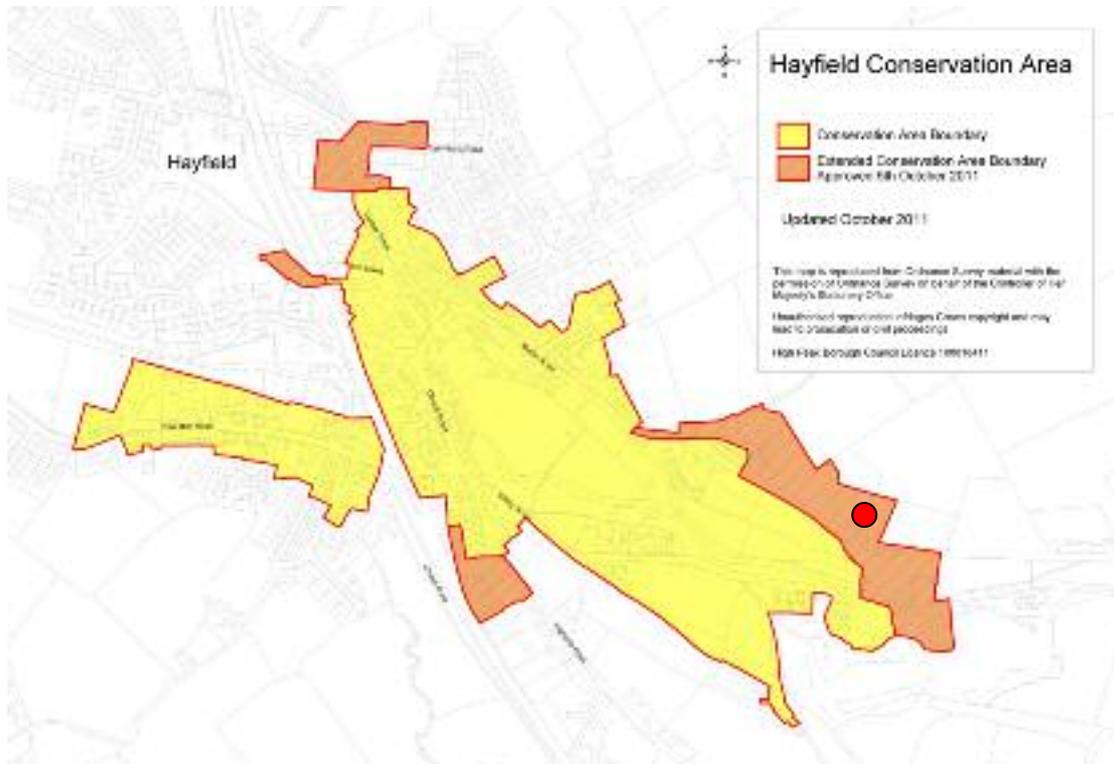
Bankend Farmhouse and barn

II

Farmhouse and barn under continuous roof. Late CI8. Coursed gritstone rubble with quoins. Painted flush dressings. Stone slate roof to house, abestos sheet roof to barn. Stone gable end and ridge stacks. Two storeys, Two bays. South elevation - doorcase with large jambs and C20 door to west. Two three-light flush mullion windows to east. Above one similar window and a two-light mullion window. Further to east barn with advanced bay at east end. Blocked CI8 doorcase to west.

Listing NGR: SK0420786750

## Appendix 2: Hayfield conservation area boundary



High Peak map showing extensions to Hayfield conservation area, the location of Bank End Farm is marked by a red dot

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