

HERITAGE REPORT

Briargrove House, Briargrove Rd, High Peak, Derbyshire, SK22 1AY

Proposed addition of Glazed Barn Door, Two Storey Side Extension and Loft Balcony



Figure 1 – Briargrove House. Existing north facade (rear)

KEY DATA

Asset: Briargrove House, originally outbuildings at Briargrove Farm

Location: Briargrove Rd, High Peak, Derbyshire, SK22 1AY

NGR: SK 00234 88020

Designation: **undesigned** heritage asset

Building type/function: originally farm buildings; now domestic

Date: probably c18 origins, conversion to domestic use in 1990's

Development proposal: addition of glazed barn door, two storey side extension and loft room

Significance: limited architectural and historic interest, as most of the original building had already been lost before it was rebuilt in the 1990s.

This report is being produced as the other three buildings in the group are listed.

EXISTING SITE

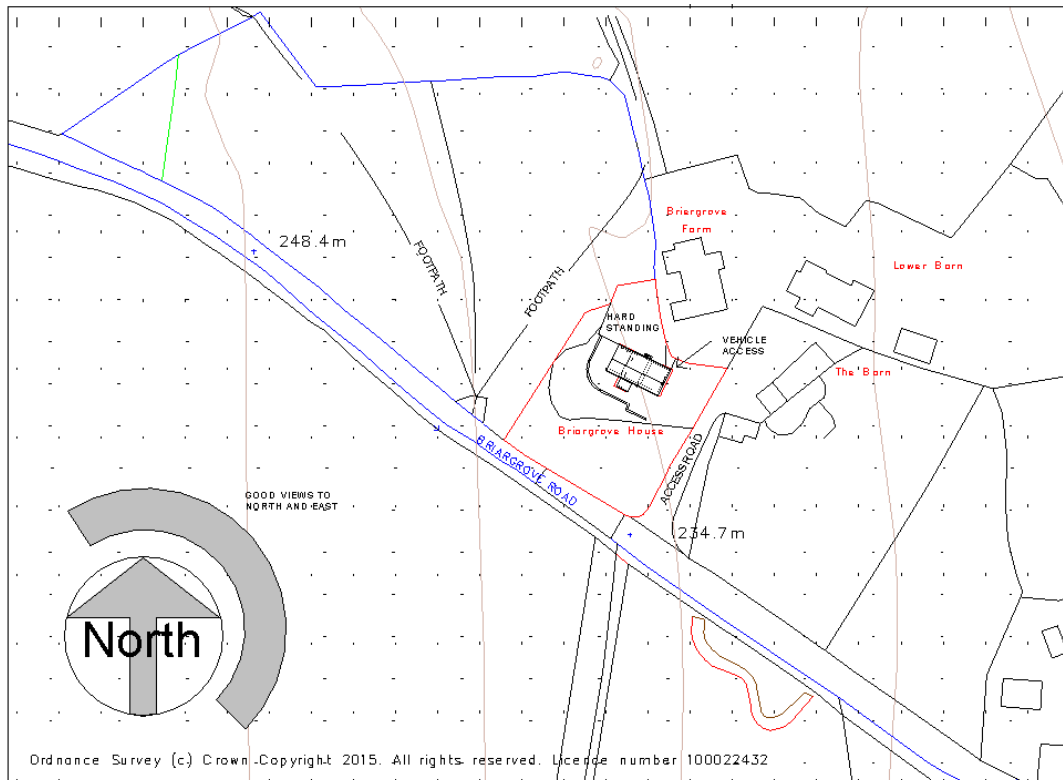


Figure 2 - Existing Location

The Briargrove farm site comprises four principal buildings (described clockwise from Briargrove Farmhouse and shown in Figure 2):

1. **Briargrove Farmhouse** – The main house, positioned to the north-west; see List entry Number: 1039883, detailed below
2. **Lower Barn** – see List entry Number: 1088117 (also detailed below)
3. **The Barn** – covered in the same listing as Lower Barn
4. **Briargrove House** – the property covered in this report. It is not a listed property as the outbuildings had fallen into disrepair by the 1970s.

The site is clear, open countryside sloping down to the east.

All the properties are set into the hillside to some degree and enjoy good views. They are well spaced and enjoy good levels of privacy, with the possible exception of *The Barn* which is passed by the occupants accessing *Lower Barn*.



Figure 3 - Existing Location (Aerial view from Google earth)

SITE HISTORY

<i>Date</i>	<i>Map</i>	<i>Information</i>
1825	J P Greenwood	Shows a property/site at Briargrove, but it is not labelled
1843	J C Walker	Briargrove (Briargrave?) is labelled (see Figure 4)
1896	OS One Inch Sheet 99 Chapel en le Frith	4 buildings are labelled as "Briergrove"
1917	OS Six-inch Derbyshire V	Shows 6 buildings (2 additional outbuildings) at "Briergrove" – The future site of Briargrove House is an inverted L shape
1948	OS Six-inch Derbyshire V	As above (see Figure 5)
1955	OS 1:25,000 SK08	Shows the same 6 buildings – the Briargrove House site is now shown as rectangular



Figure 4 - 1843 map - J.C.Walker

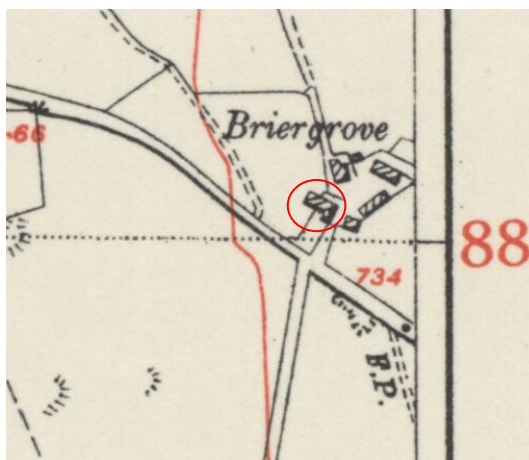


Figure 5 - 1948 OS map showing inverted L shape at the future Briargrove House Site

LISTING: BRIARGROVE FARM

List Entry Summary

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

Name: BRIARGROVE FARM

List entry Number: 1039883

Location

BRIARGROVE FARM, BRIARGROVE ROAD

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

County: Derbyshire

District: High Peak

District Type: District Authority

Parish: New Mills

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-Sep-1977

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 81837

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

This list entry was subject to a Minor Amendment on 08/06/2015
SK 08 NW 4/106 5172

NEW MILLS, BRIARGROVE ROAD, Briargrove Farm
(Formerly listed as Briergrove Farmhouse, LADYGATE ROAD (North Side))

II GV

C18 farmhouse of 2 storeys in stone with stone slate roof, 3 builds. Stacks at gable ends. 2 windows, now of 3 lights, originally of 5 mullion lights. Modern door. Blocked doorway in stone surround to right. Modern extension of 1 storey. Modern work to rear.

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SK 00244 88042

This copy shows the entry on 02-Mar-2016 at 12:38:55.



Figure 6 - Briargrove Farmhouse (April 2015, Dave Dunford, [CC BY-SA 4.0](#))

LISTING: FARM BUILDINGS TO BRIARGROVE FARM

List Entry Summary

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

Name: FARM BUILDINGS TO BRIARGROVE FARM

List entry Number: 1088117

Location

FARM BUILDINGS TO BRIARGROVE FARM, BRIARGROVE ROAD

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

County: Derbyshire

District: High Peak

District Type: District Authority

Parish: New Mills

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 19-Sep-1977

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 81838

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

This list entry was subject to a Minor Amendment on 08/06/2015

SK 08 NW 4/106A 5172

NEW MILLS, BRIARGROVE ROAD, Farm buildings to Briargrove Farm

(Formerly listed as Farm buildings to Briergrove Farmhouse, LADYGATE ROAD (North Side))

II GV

C18 farm buildings in coursed stone with stone slate roofs, 1 of 2 storeys retains mullion windows. Includes stable block. These buildings form part of a visual unit with the farmhouse to which they are similar in style and materials. Both barns were converted in the early 1980s to residential use.

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SK 00274 88043

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Figure 7 – Lower Barn at Briargrove Farm (April 2015, Dave Dunford [CC BY-SA 4.0](#))

DESCRIPTION: Briargrove House

Exterior

Most of the exterior walls were substantially rebuilt late last century. Figure 8, Figure 9 and Figure 10 indicate (red circles) the likely extent of the period walls.

The rest of the exterior appears to be 1990's, though probably using much of the original stone, and done well in a complimentary style (Figure 10).

All the doors, windows and stone surrounds are recent additions (1990's).



Figure 8 - Briargrove House (north). Old wall highlighted



Figure 9 - Briargrove House (west). Old wall highlighted



Figure 10 - Briargrove House (east). Possible old wall highlighted



Figure 11 - Briargrove House (south). No old wall visible

Interior

The original buildings were farm outbuildings, and all the roof is believed to have collapsed, so very few interior features remain.

The existing roof structure is largely modern where visible (see Figure 12) but the main roof truss is thought to be original (Figure 13).

The roof above the lounge is not accessible but is expected to be similar. There are two semi exposed period beams in the ceiling (see Figure 14). It is not known if these are in their original position, or even if they are from the original building, but the plans do not require them to be moved unless structural reasons dictate.



Figure 12 – Briargrove House. Conventional 1990's roof over kitchen



Figure 13 – Briargrove House. Original truss over dining hall



Figure 14 – Briargrove House. Period roof beam

Relevant Approved Planning Applications

HPK/0002/6005	15/10/1987	Briargrove Road Barn Adj. Briargrove Farm Birch Vale	Mr & Mrs C R Potts	CONVERSION OF REDUNDANT BARN TO DWELLING
HPK/0003/0980	20/09/1991	Briargrove Farm Barn Briargrove Lane New Mills	Mr & Mrs Potts	CONVERSION OF BARN TO DWELLING
HPK/0003/1072	23/10/1991	Briargrove Farm Briargrove Road Birch Vale	Mr & Mrs Potts	PORCH EXTENSION AND ALTERATION TO WINDOWS

STATEMENT OF SIGNIFICANCE & IMPACT: ASSESSMENT TABLE

Proposed Works (item by item):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
Proposed Two Storey Side Extension	<p>There is very little of the historic fabric remaining on Briargrove House (unlisted), and it is of no particular significance. There are few genuine period architectural features remaining, only two sections of period wall are visible.</p> <p>The design and modifications will be sympathetic to the general design and feel of the whole site. As most of the work to Briargrove house was done in the 1990's, the additional work will be able to fit well and avoid creating a pastiche.</p> <p>The work will enclose the gable wall (shown in Figure 9) and will cut into the hillside to produce a new gable rather like the existing gable on Lower Barn (Figure 7).</p>	<p>The work to the gable wall will be to make a larger opening in it at first floor level (approximately in the position of the existing first floor window ie in the 1990's work).</p> <p>The existing ground floor window will also be opened up to produce a doorway.</p> <p>The small area of original wall will remain intact and may be left exposed internally to produce a feature wall.</p> <p>The similarity in design of the new gable to that on Lower Barn (Figure 7), will help to unite the group.</p> <p>The foundations will be built into the hillside and are unlikely to encounter anything of heritage value.</p>
Creation of new glazed barn door	<p>The barn door will replace the porch that was added to the south elevation.</p> <p>The porch was not an original feature, it was constructed in the 1990s. Approval was obtained after the approval for the barn conversion.</p>	<p>The house wall does not appear to be original wall in this location (Figure 11), in which case there will be no detrimental impact.</p> <p>There is likely to have been a similar barn door opening in the past.</p>
Opening Balcony space over lounge	<p>It is possible that there may be some period roof structure in the currently closed off space above the lounge.</p>	<p>Opening this area up would help to preserve the timbers and may also enhance the heritage value of Briargrove House.</p> <p>Adding roof lights would be very much in keeping with the style of build at the other farm buildings.</p>

CONCLUSION

By careful planning and design the proposed alterations and extension works extremely well as a discrete improvement.

In accordance with national planning policies concerning the historic environment, this assessment has been produced to provide the design and planning process with an account of the significance of this building and the impact of the proposal upon that significance.

The detail of the design respects the character of the structure and the features from which this character is derived.



13 July 2016