

STATEMENT OF SIGNIFICANCE & IMPACT: *Shaw Farm*

Proposed Works (<i>item by item</i>):	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>The partial demolition of an un-listed single story stone outbuilding to make room for a new single story extension.</i>	<i>The property is un-listed and is not recorded on the HER. It does lie within Brookbottom conservation area but this does not have article 4 direction or a character appraisal.</i> <i>Experts from the Mellor Archaeological Trust inspected the farmhouse at Shaw Farm in 2016 and advised that the oldest part is the eastern end which was originally a cross passage farmhouse dating from the 16th century. However it has undergone significant alterations with the entire southern wall being rebuilt in a different style including new windows, facing stonework and roof. The south west end of the original cross passage farmhouse has been demolished and rebuilt at some time in the 19th century to create the western end of the building. Stonework from the Tudor period has been used in the construction of an internal doorway but it is not known if this is original to Shaw Farm or has been salvaged from elsewhere. If there was a Tudor age building it has been demolished and the stonework reused in the 19th century rebuild.</i> <i>The outbuilding which we propose to partially demolish is an add on to the 19th century west end of the farmhouse. It is butted up against the west gable wall and does not tie into it, this shows it must have been built at a later date. It is of a random course stone construction. The roof consists of ¾ steel tin sheets and ¼ grey slate. The part of the building we propose to demolish is in poor condition. The main roof timber has completely rotten through and is now supported by a temporary prop. The grey roof slates have perished and now leak badly. We have made repeated temporary repairs to it since the 1960's to stop the worst of the leaks but it is now beyond repair.</i> <i>Refurbishment was carried out to the northern end of the outbuilding with the stone walls repaired and the tin roof dating from the 1960's replaced with new in 2020.</i>	The development will result in the loss of the southern end of the existing outbuilding however it is in a poor state of repair and as the roof has partially collapsed it is unsafe to use. The stone walls are in poor condition with very little mortar used in their construction and as they are not tied into the 19th century part of farmhouse the partial demolition will cause no damage to the rest of the structure. The stone will be salvaged and used to build the new proposed development. This will be built in a similar style to the existing building and as much as possible of the northern end of the outbuilding will be preserved and repaired. We propose to clad the new roof in dark blue slates to match the profile of the existing blue slate roof which will improve the appearance of the entire western side of the farmhouse. We want to use glazing to create a light and airy space and have offset the new extension from the front of the existing farmhouse to make it clear where the modern and previous phases of construction meet so future generations will be able to easily understand and read the history of the site. The area of garden where the extension will be constructed has already undergone significant disturbance. In the early 1980's modern sewerage and clean water drainage systems were installed. These will not be affected by the proposed development but during this time no sign of building foundations or other archaeological features in this area were found. The area has been used as a vegetable plot and garden so the topsoil has been used to form raised beds. During all these excavations we found virgin boulder clay under the topsoil with bedrock at around 1.5m deep. The new extension will require strip trenches for the foundations 600mm wide and 1000mm deep but these will not affect the existing services or damage any known historical features. There are no windows or features on the 19th century portion of the farmhouse which will be affected by the new development. The gable end of the farmhouse is of dressed stone construction which will be retained in its current form as a feature wall on the inside of the proposed development. A doorway between the outbuilding and inside of the farmhouse already exists so no new internal access will need to be made.