

HERITAGE STATEMENT

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Statement of Significance in relation to proposed windows to roof space at Perry Mill Barn (adj Mutton Hall), Astwood Lane, Astwood Bank, B96 6HJ



Rear wing of Perry Mill Barn



Mutton Hall

INTRODUCTION - Requirement for Heritage Statement

This statement is submitted to comply with the requirement set out in section 16 of the NPPF 2018 'Conserving and enhancing the historic environment'. At Para. 189 it states that

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

The English Heritage website, Local authority website and other local sources have provided the necessary background information.

The purpose of this report is to undertake an assessment of the significance of Perry Mill Barn and the setting of Mutton Hall.

1.0. Site Description

1.1 The site which is the subject of this application is shown outlined in red on the application drawings. Perry Mill Barn is located on the south side of Astwood Lane between Astwood Bank and Feckenham in a rural area. It was formerly an agricultural out building being part of Mutton Hall Farm.

1.2 Mutton Hall is a grade II listed building and the original farmstead included the farmhouse and several brick barns. Formerly there was also a Dutch barn. The farmhouse is the oldest feature being a 3 bay timber framed dwelling with 3 gabled dormers within a clay tile roof. The building is C17 with mid-C19 alterations and has been further extended (circa 2018). The timber framing is a prominent feature being painted black timber with white painted brick infill panels.

1.3 The application site Perry Mill Barn has been redeveloped as a dwelling following the grant of permission for a barn conversion (including a new section) which now severs the barns and main farmyard from the original farmhouse.

2.0 PROPOSAL

2.1 The roof void of the lower rear wing of Perry Mill Barn is to be used for residential accommodation and a roof light and five hipped dormer windows are proposed as shown below. The existing roof is also tiled and hipped.



3.0 Identifying the heritage assets affected –

3.1 Listed Buildings



Listed Building marked by blue triangle

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Mutton Farm is listed as Grade II

Listing details are

Farmhouse. C17 with mid-C19 alterations. Timber-framed with painted brick infill, plinth and replacement walling; plain tiled roof. Three framed bays aligned east/west with probable through-passageway to east of central bay and large external chimney with tiled offsets to rear of central bay. Single storey and attic with dormers. Framing: three and four panels from sill to wall-plate; collar and tie-beam truss with four struts to collar and V-strut in apex at east gable end. North front elevation: ground floor has two 3-light C19 casements and a 2-light C20 casement, all with plank weatherings; three gabled dormers with 2-light casement; C19 ledged and battened door. Interior noted as having retained its winder staircase. C19 lean-to addition at rear encloses chimney base.

In addition to the house a water pump is also listed.

GV II Water pumps. Mid-C19. Cast iron. Fluted upper section; domical capping; handle missing. The name of the foundry "H INSTON" is written down the west side. A smaller simpler version of the pump is situated immediately to the west of the main pump. Both pumps stand at the south end of a sandstone trough. The pumps are prominently situated adjacent to the main entrance elevation of Mutton Hall (qv). Included for group value.

3.2. Although Perry Mill Barn is not listed in its own right as shown by the Historic England plan and listing details it was formerly part of the curtilage of Mutton Hall, although is now a separate dwelling.

3.3 Worcestershire Historic Environment Record

HER lists four WSM references, WSM43754, WSM00098, WSM62484 and WSM31717

These references duplicate the listing rather than adding much additional information apart from details of the outbuildings prior to conversion.

Name: 19th century farm buildings at Mutton Hall, Astwood Lane, Astwood Bank

HER Reference: WSM43754

Type of record: Building

- FARM BUILDING (19TH CENTURY AD to 21ST CENTURY AD - 1850 AD to 2050 AD)
- Historic Building Assessment at Mutton Hall Farm, Astwood Lane, Astwood Bank (Ref: WSM49620)

Unlisted mid 19th century farm buildings. Red brick, dentilated eaves cornice, tiled gable roofs.

Threshing barn, east building, has diamond shaped brick piercings on east elevation. North range of building has dentilated eaves cornice and tiled gable roof. Segmental arched window on west gable.

Frontage faces away from road. Possibly a shelter shed.

Outbuildings at Mutton Hall, Redditch. Extant 17th century listed farmstead with unconverted buildings. Regular courtyard of L-plan. Additional, prominent detached elements to the main plan. The farmhouse is detached with side on to the yard. Isolated location. Large modern sheds are located on the site.

Name: Mutton Hall, Redditch

HER Reference: WSM62484

Type of record: Landscape Component

Name: Mutton Hall, Astwood Lane, Redditch

HER Reference: WSM00098

Type of record: Building

Name: Water Pumps, Mutton Hall, Astwood Lane, Redditch

HER Reference: WSM31717

Type of record: Building

3.4 There is also reference in the HER to Sale particulars from 1835

Particulars of sale of Mutton Hall Farm and Astwood Farm in Feckenham [in Redditch].

With plan. Scale [c.1":6 miles].

3.5 Other heritage assets

No Conservation Area or Schedules Ancient Monument is identified and further no additional archaeological interest is identified from the HER.

3.6 Extract from OS six inch series Worcestershire XXX. NE published 1884



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This map shows that the element of the building proposed to be altered is a new addition not shown on this map and was not part of the original barn. The current wing is partly on the site of a demolished Dutch barn and this portion of the barn is completely new, built on a new slab following the demolition of the Dutch barn. Therefore there is no historic fabric in the part of the building to be altered. (See photo at 4.3). Any interest is mainly in any surviving historic fabric within the walls of the converted building showing the previous agricultural use. The roof structure has been replaced and the rear portion is new build.

4.0 Significance of the Heritage Asset site and setting (inc Historical, Cultural and Aesthetic Significance)

4.1 NPPG Annex 2: Glossary defines setting and significance

Setting of a heritage asset:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy):

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

4.2 The main listed farmhouse is considered to be of interest because of its age and timber framed construction (which also makes it a visually attractive building). It is the age and construction which is considered the main significance. The purpose for which historic buildings were /are used is also of relevance to their significance and as a farmstead the group of buildings were originally related to its farming function.

4.3 Perry Mill Barn is of interest mainly in relation to the former farming use of the whole site but this rear lower element has no historic fabric. The main barn at right angles to the road has however retained some historic fabric and features, including the ventilation pattern and cart entrance.



New wing at Perry Mill Barn when under construction



Perry Mill Barn-completed conversion

5.0 Impact of the proposed development on the significance of the asset(s)

5.1 Historical Significance

The historical significance of the Listed Building relates primarily to the age of the farmhouse and form of the farmstead and ancillary farm buildings.

The proposal to make better use of the roof void has no further impact on historic fabric over that already granted permission and the inclusion of the dormer windows results in a visually recessive appearance due to the matching of materials with the existing roof.

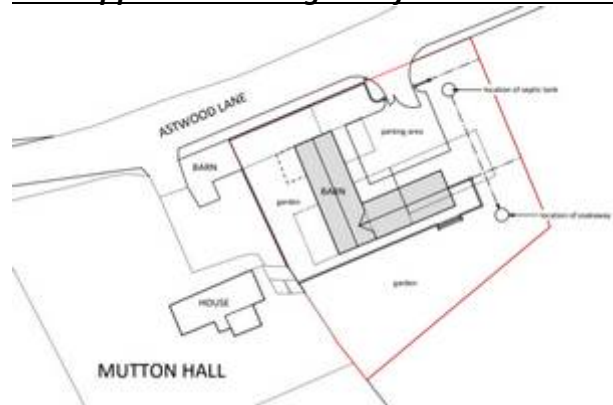
5.2 Cultural Significance

The pattern of farmsteads have been studied in Worcestershire and the remaining traditional buildings here have now been converted to residential use in order to find a viable use to preserve these buildings.

5.3 Aesthetic Significance

The timber framed dwelling is attractive as is the converted barn. However, the further changes to the roof will not detract from the conversion already taken place, but rather reflect the traditional use of dormers as on Mutton Hall itself.

2016 approval as being built for the barn conversion



5.4 Setting of Mutton Hall

The setting of Mutton Hall is unaffected by the additional dormer windows as the windows are relatively small, of matching materials to the roof and face to front and rear rather than towards Mutton Hall.

6.0 Conclusion

6.1. The proposal is for 5 dormer windows and rooflight and involves no loss of historic fabric. This will make the roof space useable with minimal external visual impact.

6.2 No harm to heritage assets from the present proposal for additional fenestration is thus identified.