

# CHURCH FARM

Oxton, Nottinghamshire



## Heritage Statement

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## NON-TECHNICAL SUMMARY

*This report comprises a heritage statement prepared to inform proposed renovations to Church Farm, Oxton, Nottinghamshire, located at National Grid Reference SK 62987 51318.*

*The proposals are to rebuilt modern extensions to the west of the house, refurbish the house, and convert former agricultural buildings to accommodation.*

*Church Farm comprises an altered 17<sup>th</sup> century house with attached 19<sup>th</sup> century farmstead. The farm was developed as part of a wider phase of development within the manor of Oxton, and replaced an area of earlier domestic, commercial and industrial buildings. The farm ceased agricultural activity in the late 20<sup>th</sup> century, since when the farm buildings have been used as ancillary space to the main farmhouse.*

*The farmhouse is identified to be a heritage asset of national significance, with the associated farm buildings forming part of its curtilage possessing a regional intrinsic significance. In particular, it is considered to be the principal form and appearance of the pre-19<sup>th</sup> century fabric of the building that is key to the significance of the structure. The interior of the farmhouse has changed through time, with its present form and appearance dating principally to the 19<sup>th</sup> and 20<sup>th</sup> centuries, such that its contribution to the significance of the overall building is reduced.*

*It is considered that the proposed scheme of works at Church Farm will lead to the conservation of the existing structure, its overall enhancement, and the enhancement of the building's contribution to the Conservation Area. The overarching design philosophy has sought to avoid and minimise harm and seeks to balance residual harm against securing a use that is appropriate to the building's long-term conservation.*

# I INTRODUCTION

## BACKGROUND

This report comprises a heritage statement prepared to inform proposed renovations to Church Farm, Oxton, Nottinghamshire (**Figure 1**), located at National Grid Reference SK 62987 51318.

The scope of this report has been formed through the assessment process to provide a proportionate level of assessment to the various elements of the site. As such more detail is presented on Buildings 1-4, which encompass the more significant elements of the site and which contribute more prominently to the character of the surrounding area.

## AIMS

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

## DISSEMINATION

Copies of this report will be distributed to the Client, and the Nottinghamshire Historic Environment Record. In addition, a digital copy will be uploaded to the OASIS (Online Access to the Index of archaeological investigationS) with the reference number: **thejesso I-327330**.

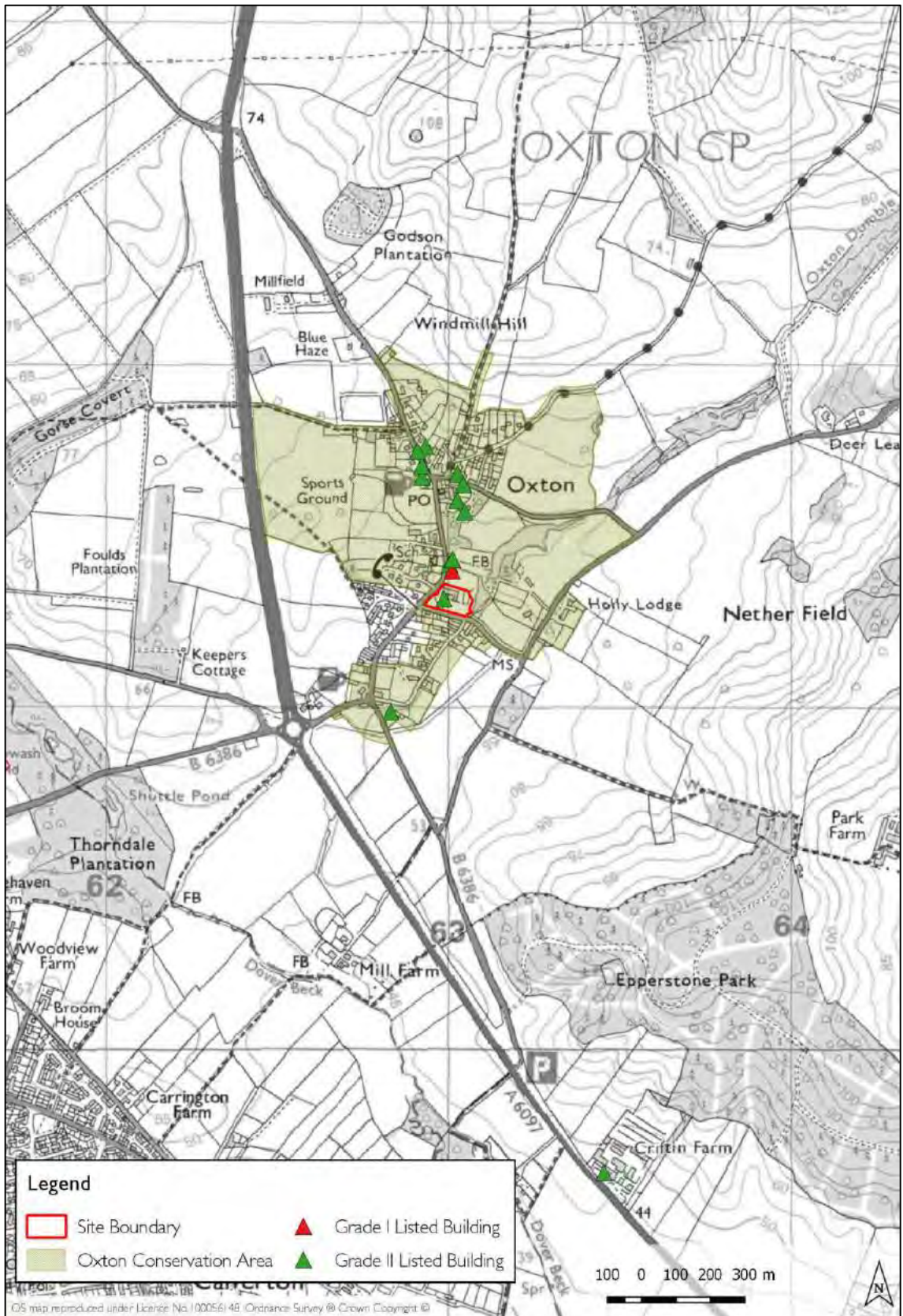


Figure I: Site location showing designations

## 2 SITE LOCATION AND BASELINE CONDITION

### LOCATION OF SITE AND SETTING

The site (**Figure 1**) is located within the centre of the village of Oxton, to the east of Main Street, north of New Road, south of the Church of St Perter and St Paul, and west of a pond formed along the course of Dover Beck (known locally as Oxton Dumble).

The buildings within the site (**Figure 2**) essentially form three sides of a regular courtyard plan. The western side of the courtyard is bounded by the three-storey house (**Building 1**), two storey northern wing of the house (**Building 2**), a single storey bay (**Building 3**) and a two-storey agricultural range (**Building 4**). To the north is a single storey long linear range (**Building 5**), which extends south to form the eastern side of the courtyard (**Building 6**). Extending east from the southern end of Building 6 is single bay open sided cart shed (**Building 7**).

### GEOLOGY

The site overlies pebbly sandstone of the Chester Formation laid down 247 to 250 million years ago (BGS, 2018). No superficial deposits are recorded.

### DESIGNATION(S)

Church Farmhouse (**Building 1**) is Grade II Listed and the list entry is reproduced as **Appendix 3**. It is anticipated that the agricultural buildings within the site form curtilage structures.

The whole site lies within the Oxton Conservation Area.



Figure 2: Site layout outlining stages of proposed works



## 3 METHODOLOGY

### INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2014), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF – revised July 2018).

### LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

### WALKOVER INSPECTION

The Site was inspected on the 26<sup>th</sup> July by James Thomson MCIFA in order to assess its character, identify visible historic features and assess possible factors that may affect the survival or condition of known or potential assets.

### DOCUMENTARY AND ARCHIVE RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the full historic character of the site and study area is understood.

Direct consultation was made with:

- Nottinghamshire Archives.

In addition, the following archaeological databases and archive repositories were consulted online:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Heritage Gateway;
- Historic mapping including relevant Ordnance Survey Maps;

- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- The Historic England Red Boxes Archive;
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England;

#### TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

## 4 PLANNING POLICY

### LEGISLATIVE CONTEXT

The principle legislation in relation to the protection and management of the historic environment comprises:

**Historic Buildings and Ancient Monuments Act 1953** – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II\* Registered Parks and Gardens.

**Ancient Monuments and Archaeological Areas Act 1979** – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

**Planning (Listed Buildings and Conservation Areas) Act 1990** – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II\* Listed Buildings.

### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) (revised 24<sup>th</sup> July 2018) sets out the Government's planning policies for England and how these should be applied by local planning authorities in plan-making and decision-taking. A presumption in favour of sustainable development is placed at the heart of the framework (para. 11). To achieve this, the NPPF identifies three overarching objectives (economic, social and environmental) that are to be pursued in mutually supportive ways, and which include contributing to the protection and enhancement of the historic environment (para. 8).

NPPF encourages local planning authorities to ensure that developments establish or maintain a strong sense of place and are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (para. 127). NPPF states great weight should be given to outstanding and innovative designs that raise the standard of design in an area whilst fitting with the overall form and layout of their surroundings (para. 131) and recommends that permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area (para. 130).

Section 16 of the NPPF, 'Conserving and enhancing the historic environment' states that local planning authorities should require an applicant to describe the significance of any heritage assets affected to a level proportionate to their importance (para. 189). Where a site includes or has the potential to include heritage assets of archaeological interest, this should include an appropriate desk-based assessment and, where necessary, a field evaluation (para. 189).

When considering the impact of a proposed development on the significance of a designated heritage asset, NPPF states that local planning authorities should give great weight to the asset's conservation. The more important the asset the greater this weight should be. Any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification (para. 194).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made having regard to the scale of harm, or loss, and the significance of the heritage asset (para. 197).

NPPF also recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance (para. 200).

#### LOCAL PLAN

The development plan for Newark and Sherwood District Council comprises a suite of documents including the Core Strategy Development Plan Document (adopted March 2011), the Allocation & Development Management Development Plan Document, Supplementary Planning Documents and the Southwell Neighbourhood plan.

Policies pertinent to the proposed scheme comprise:

- Core Policy 14: Historic Environment
- Conversion of Traditional Rural Buildings: Supplementary Planning Document

## 5 UNDERSTANDING THE SITE - BACKGROUND

### INTRODUCTION

This section of the report examines the historical context of the site, including a summary history of the development of the surrounding area. Extracts from relevant historical maps are included as **Appendix 1**, and photographs as **Appendix 2**.

### HISTORIC TOWNSCAPE ASSESSMENT

Oxton is principally structured around Main Street which follows a gently curving route through the village (**Appendices 2.1-2**). The generally flat topography of the village, coupled with the many mature trees that lie within the area, serve to provide a sense of enclosure and an intimate setting. The centre of the village is defined by the Grade I Listed Church of St Peter and St Paul (NHLE No.: 1285622) which lies at a corner in the road such that it is prominent when approaching from the north and south (**Appendices 2.4**). Its tower, whilst relatively short, is prominent within its setting. The development surrounding this core is loose grained, typically set back from the roadside but predominantly aligned on it and comprising a mixture of planned post-medieval farmsteads and large houses. Some 20<sup>th</sup> century infill has occurred within the grounds of these buildings, although of a scale and design that sets them apart from the larger areas of post-war housing that developed at the fringes of the historic core.

Interspersed within the centre of Oxton are occasional streets aligned perpendicular to Main Street, principally New Road (**Appendix 2.3**) and Blind Lane, where there are short runs of historic terraced housing. The boundaries within the historic core of the area comprise brick walling, often to around 1.5m in height, obscuring views of the buildings beyond. There are a large number of mature, and semi-mature trees through the conservation area which serve to break up views, screen inter-visibility between buildings and emphasise historic property boundaries.

Church Farm is situated towards the core of the village of Oxton, positioned directly to the south of the church and occupying a plot set in the angle between Main Street (**Appendices 2.6-7**) and New Road (**Appendix 2.3**). The plot backs on to a series of ponds formed along Dover Beck, known locally as Oxton Dumble. The boundaries of the plot are formed by c. 1.5m tall walls along Main Street, built of brick laid to a Flemish bond and with segmental concrete coping evidently replacing earlier segmental brick. The wall continues between the site and the graveyard of the Church of St Peter and Paul (**Appendix 2.5**), although the coping has become damaged along large stretches.

An entrance is set within this wall defined by square piers with ball finials and sweeping wing walls with a bridle gate. Along New Road the boundary is formed by a 2m modern panelled fence set behind a hedge with regularly spaced semi-mature trees. Views across the western boundary focus on the northwest barn which is angled towards the boundary wall and has relatively little vegetation screening. The farmhouse is more obscured, both by vegetation and the mass of the other buildings, providing a greater sense of privacy.

Within all these views the mass of the building is well articulated, with changes in scale indicating breaks between domestic, ancillary domestic, and agricultural use: preserving legibility of the division of the property. Modern extension to the east of the historic buildings are prominent when looking south along Main Street (the roof of the conservatory) and through the entrance gate (the 1970s garage extension) and are seen to detract from the character of the property and the wider Conservation Area.

#### HISTORICAL BASELINE

Oxton is recorded in the Domesday Survey of 1086, where it appears as *Ostone*. The etymology of this place name suggests it derives from the Old English *oxa* and *tun*, which were in common use between the 5<sup>th</sup> and 12<sup>th</sup> centuries and translate as “farmstead where oxen are kept” (Mills, 2011). In 1086 the manor of Oxton was held by Roger of Bully, subsequently passing through a number of hands before being acquired by the Shirebrook family in the early 17<sup>th</sup> century, and with whose descendants it still resides.

Robert Thoroton, writing in 1796 recorded that in addition to the hall there was “another more ancient house belonging to the Shirebrook family, in this village, [that] was occupied formerly by Sir William Molineux, father to the Gentleman of that name, usher of the Black Rod” (1796: 48). It is not known which property Thoroton was describing.

The earliest detailed record we have of the site is from a tithe survey of Oxton Parish produced in 1842 (**Appendix I.1**). The site was shown to be divided between 9 plots, occupied under three principal tenants:

**Table 1:** Occupiers and Owners of the site in 1842 (plan reproduced as **Appendix I.1**)

No. on Plan	Owner	Tenant	Description
5	Joseph Thurman	In hand	Fold Yard and Buildings
6	Joseph Thurman	In hand	Garden
7	Ann Sherbrooke	John Paulson	Garden
8	Ann Sherbrooke	John Paulson	House Yard and Wood Yard
9	Ann Sherbrooke	Samuel Simpson	Fold Yard and Buildings
10	Ann Sherbrooke	Samuel Simpson	Orchard

No. on Plan	Owner	Tenant	Description
11	Ann Sherbrooke	Samuel Simpson	Garden
12	Ann Sherbrooke	Samuel Simpson	House Yard and Garden
13	Ann Sherbrooke	Samuel Simpson	Orchard

The plan illustrates that **Building 1 and 2** were in existence by this period. Whilst an L-shaped range is also shown on the approximate site of **Building 4** and the existing adjoining north range, the physical evidence (see section 6) indicates this structure dates from the later 19<sup>th</sup> century. A significant number of other buildings are shown across the northern part of the site, none of which now survive.

White's Directory of 1844 lists Oxton as "a pleasant village and parish, five miles W by S of Southwell, under the hills, on the either side of the Dover Beck it has within its parish 841 inhabitants, and 3579 acres of land of which upwards of 600 acres are in the open forest of Sherwood, and 391 acres in a rabbit warren, occupied by Jonathan Bell and 118 woods and plantations". Mrs Ann Sherbrooke, lady of the manor and its principal owner, was listed as residing at the "Hall", comprising a "large mansion with a projecting centre, and a handsome pediment". The directory also lists the occupation of the occupants identified in the 1842 tithe survey, including:

- John Paulson – wheelwright
- Samuel Simpson - farmer
- Joseph Thurman – shopkeeper

The street running to the west of the site at this time appears to have been named "Back Lane", with the 1841 Census recording Samuel Simpson as a farmer at an un-named property on that street, living with his wife, two sons, four agricultural laborers and two servants. Joseph Thurman, is also recorded on Back Lane, possibly listed as a Draper. John Paulson was listed under Water Lane, presumably the road shown parallel to the stream on the east of the site, as a wheelwright.

The enclosure of commons in Oxton in 1850 included the realignment of Main Street, with a plan produced at the time illustrating the original alignment as shown in 1842, and the proposed alignment as it lies today (**Appendix I.2**). Also shown is the addition of New Street. These road realignments extended the western boundary and truncated the southern boundary of the earlier plots within the site.

By the time of the 1851 Census, the farm was still un-named making identification difficult. The identification of named individuals from the tithe survey shows us that John Paulson was still listed as a wheelwright, and whilst Joseph Thurman is named he is recorded as a farmer of 240 acres employing 10 men. These families are no longer named on the 1861 Census, and it has not been

possible to identify the occupiers of the farm until the production of the 1901 Census when the site is first listed as Church Farm. At this time Thomas George Bowstead is listed as occupier, recorded as a farmer and employer and sole occupant of the property. Mr Bowstead was still resident at the property in 1911.

It is possible that the departure of Paulson and Thurman from the site in the 1850s coincided a period of reconfiguration within the area surrounding the site. This is illustrated on the 1885 Ordnance Survey map (**Appendix 1.3**) which shows the merger of the land between the church and New Road into one estate, involving the likely demolition of all previous buildings with the exception of **Building 1**. The new farm depicted on the 1885 OS shows Church Farm to have taken the form of a regular courtyard plan, with ranges forming three sides of yard, and the farmhouse adjoining the end of the western range. A large building is also shown within the centre of the yard. Divisions within the buildings suggest the presence of a narrow-covered passage between **Buildings 2 and 3**, whilst a wider car passage is shown towards the centre of the north range. A dashed circle north of the north range is interesting and may represent the site of a horse-gin.

The subsequent OS map of 1900 (**Appendix 1.4**) shows the site to have remained largely unchanged, although the building within the centre of the yard has gone, replaced by an open-sided building across the northern half of the yard. This remains the case on later OS of 1915 and 1958 (**Appendix 1.5-6**). By 1991 a small extension had been made to the west side of the farm (**Appendix 1.7**).



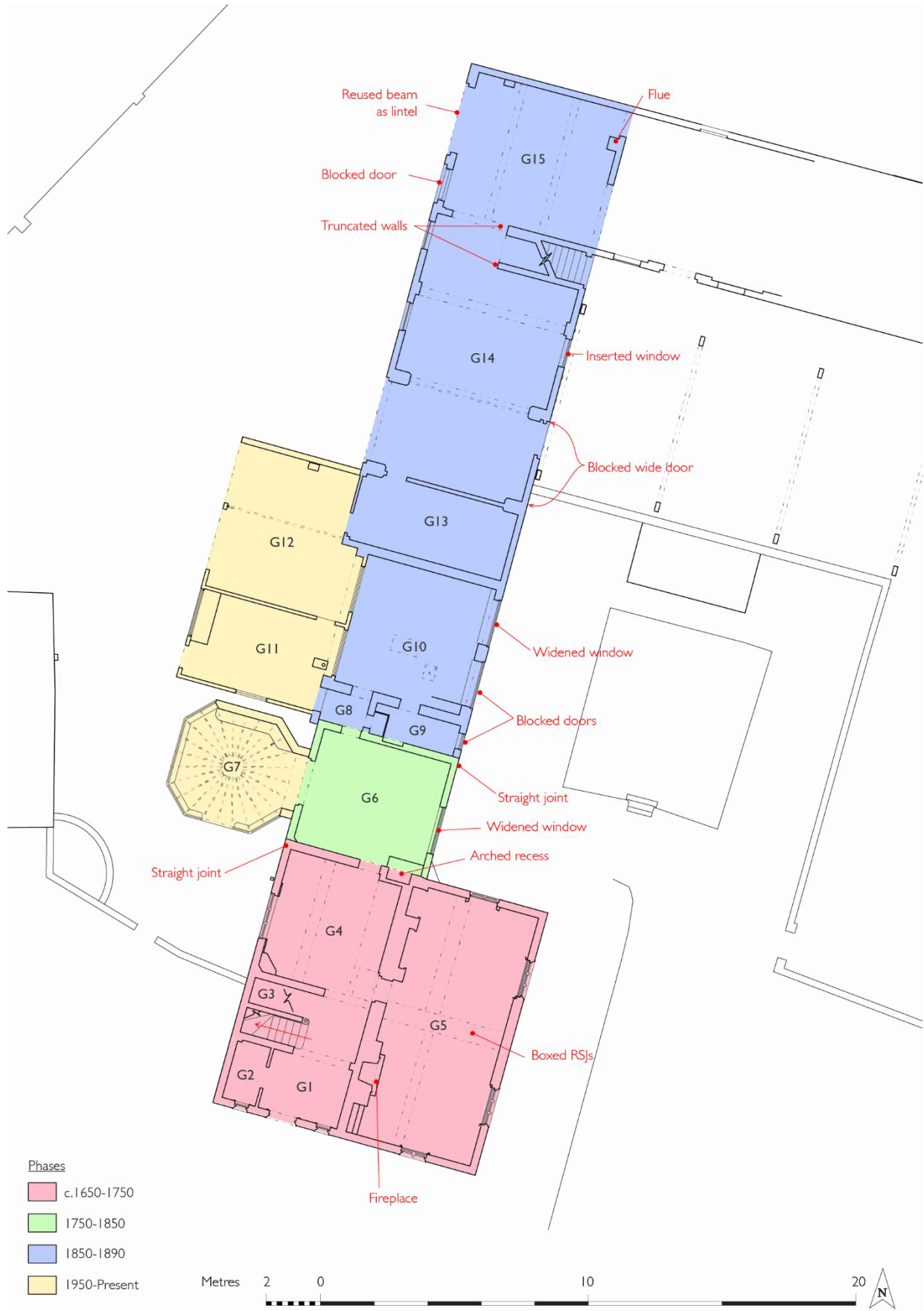


Figure 4: Ground floor plan with block phasing (Buildings 1-4)



Figure 5: First and second floor plans with block phasing (Buildings 1-4)

## 6 UNDERSTANDING THE SITE: BUILDING APPRAISAL

### INTRODUCTION

The following section presents the results of the appraisal of Church Farm. Floor plans showing the development of the buildings (Buildings 1-4 only) is presented as **Figures 3-4**. Rooms are referred to by an applied numbering scheme for ease of reference.

### PHASED DEVELOPMENT

The building appraisal identified four principal phases of alteration at Church Farm which have been attributed to the following periods:

<b>Phase 1: c.1650-1750</b>	Construction of Building 1
<b>Phase 2: 1750-1850</b>	Construction of Building 2 and renovation of Building 1
<b>Phase 3: 1850-1890</b>	Construction of Buildings 3-7 as part of wider farm improvements.
<b>Phase 4: 1950-2000</b>	Refurbishment.

#### *Phase 1: c.1650-1750*

The probable date of construction of Building 1 is given by Historic England as late 17<sup>th</sup>, and no evidence has been identified to further define that date. Beyond the exterior surviving internal detail of this date appear to be limited to the mouldings on first floor ceiling timbers, with the building evidently having been significantly refurbished, possibly several times during the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries.

#### *Phase 2: 1750-1850*

Building 2 forms a distinct addition to the northern elevation of Building 1. The original function of this building is unknown, but it could have provided additional space for domestic services. It is also possible that this structure originally comprised a single storey, with the present first floor windows both comprising later insertions.

The addition of Building 2 most likely coincided with a period of renovation, with surviving historical fixtures and fittings within the building suggesting it was refurbished around this period.

#### *Phase 3: 1850-1890*

The land within the vicinity of Church Farmhouse was reorganised during the second half of the 19<sup>th</sup> century, involving the clearance and amalgamation of land north of the house into a single plot and the construction of a planned, regular courtyard plan farm.

Buildings 3-7 were erected as part of this phase of works. Due to the degree of alteration to Building 3, it is no longer readily apparent what its original function comprised, and its proximity to the house could suggest both domestic and agricultural uses. The form of Building 4 is more diagnostic, originally having possessed large through doors, with an emphasis on ventilation that suggests it served as a threshing barn with hay storage loft over. The floor within the structure appears original but sits uncomfortably alongside the two-storey height doors in the east range suggesting a degree of alteration has taken place at this end of the building. Building 4 and 5 have been heavily altered internally, although there is sufficient evidence to suggest they facilitated a number of uses including accommodation for cows and horses, whilst Building 7 was an open-sided cart shed.

#### *Phase 4: 1950-2000*

The end of agricultural activities at the site resulted in a period of change, with the addition of two extensions to the west elevation of the building, the conservatory and garage, and the refurbishment of the interior of Building 1. The addition of the conservatory potentially involved alterations to the west elevation of Building 2 to create an entrance. The garage involved the insertion of new walls openings in the west elevation of Building 3 and Building 4. The degree of change to the interior of Building 1 during this period is obscured behind modern surface finishes, although the presence of RSJs and potential blocked doors suggest a comprehensive reorganisation of the internal plan form and circulation of the structure. Extensive alterations are evidence throughout Buildings 3-6 evidencing its change in use from agricultural functions to storage and family rooms.

#### DESCRIPTION

##### *Building 1: Farmhouse*

Building 1 comprises a red brick-built double depth plan structure of two storeys with part basement and garret. The western and eastern elevation are divided into two gabled bays, with diamond pattern diaper brickwork within the apex of each gable. The eastern, northern and southern elevations are well ordered, with centred windows in each bay which diminish in size up the elevation. On the eastern elevation (**Appendix 2.8**) there are three light sash windows on ground floor, cross casement windows on first, and narrow row of three casements on second. This scheme is essentially 17<sup>th</sup> century in character with potentially 18<sup>th</sup> century alterations. Cut bricks around the edges of some windows supports the suggestion that the window scheme has been in part altered. The west elevation is less ordered and the windows within it plainer (**Appendix 2.10**), reflecting the fact that historically the main road through Oxton was parallel to the stream, with Main Street known as Back Lane until the late 19<sup>th</sup> century.

The principal entrance into the building is through the south elevation (**Appendix 2.9**) where there is a six panelled door with moulded doorcase, rectangular over-door light, and porch. This door leads into **G1**.

**G1** (**Appendix 2.11**) comprises a lobby, with wide depressed 3-centre arch opening into a small hall with staircase. The staircase (**Appendix 2.15**) is a open string winder, with curtail step, turned newel post, moulded tread returns, square balusters and plain curved handrail that are indicative of a 19<sup>th</sup> century date.

Located off of **G1** are **G2** (a toilet), **G3** (cupboard and cellar access), and **G4-G5** (rooms). Throughout these areas skirting, door frames and cornices are a mixture of periods, the majority appearing to date to the 19<sup>th</sup> century or later (**Appendix 2.19**). **Room G5** (**Appendix 2.12**) possibly formed of two previous rooms, with boxed in RSJs supporting the ceiling. A fireplace in the southern end of **G5** possesses a classically influenced surround with freestanding cast iron fire back with the date 1588 (**Appendix 2.13**). This fireplace appears to be a Victorian alteration, and the fire back is may not be in situ.

On first floor the staircase from **G1** opens into **F1**, which forms a north-south aligned corridor within the centre of the building. **F2, F4 and F5** comprise bedrooms, and **F3** an *en suite* bathroom. The ceilings in **F2** and **F4** have exposed timber beam and floor joists, all heavily painted (**Appendices 2.16-17**). The beams feature a chamfered edge with moulded stops (**Appendix 2.18**), and a beaded edge is also apparent along the edge of some joists. The inconsistency of finish between joists is indicative of previous partial replacements. The ends of the joists are supported on a projecting beam set in the eastern wall, which is braced with iron pattress plates. A faint scar within the wall between these rooms indicates the location of a former interconnecting doorway (**Appendix 2.17**). As with the ground floor, joinery throughout this floor is of a mixture of dates, principally 19<sup>th</sup> century or later.

The staircase from **F1** continues up to the second floor to **S1** which forms a small landing connecting the adjacent bathroom **S2** and bedrooms **S3, S4** and **S5** (**Appendices 2.20-21**). These rooms have all been refurbished, and contained no features considered to pre-date the 20<sup>th</sup> century. Of interest is a timber within the floor of **S3** (**Appendix 2.20**) which appears to comprise the upper side of the floor beam exposed in **F2** below and incorporates a vertical post which appears to have been carved from the same piece of wood. This has three square headed bolts, although these may be secondary. The form of this beam is very unusual and if *in-situ* may suggest substantial changes to the structure of the building.

### *Building 2: Farmhouse Annex*

Building 2 comprises a two-storey building situated on the northern side of Building 1 (**Appendices 2.24-25**). A vertical structural joint is evident where Building 2 abuts Building 1, indicating that it was a later addition. Building 2 is built of red brick laid to irregular English Garden Wall bond, with dentil brick cornice and pitched plain tile roof.

The eastern elevation has a three-light window on the ground floor that has been widened from an earlier opening, and an inserted central two light casement window at first floor. The first-floor window within the west elevation is similarly inserted, with narrow trimmed bricks preserved within its jambs. Whilst it is not possible to determine the phasing of the ground floor doorway in the west elevation that communicates with the modern conservatory, it is likely to be an alteration.

Internally the building forms a single room at ground floor level, **G6**, with modern furnishings throughout although preserving an arched recess in its southeast corner (**Appendix 2.22**). At first floor, there are two rooms each furnished as a bathroom, and accessed via a stepped doorway from Building 1 (**Appendix 2.23**).

### *Building 3*

Building 3 comprises a single storey brick-built structure adjoining the northern elevation of Building 2 and the southern elevation off Building 4 (**Appendices 2.24-25**). The building has a pitched pantile roof. The western elevation has been obscured and altered during the addition of a garage extension, although the main part of the wall had evidently been removed prior to the construction of the garage to make it open sided (**Appendices 2.27**). This opening is now blocked with two three-light casements inserted.

The eastern elevation also shows signs of alterations, with a southern single light casement window inserted in a blocked doorway, and the adjacent three light windows both possessing altered brickwork within their jambs indicating they are insertions or widened original openings. A blocking under the central window suggests that it may have been inserted through an earlier door.

Internally the building comprises a single large room, **G10** (**Appendices 2.26**) and two smaller spaces, **G8** and **G9**, which have been formed within an earlier corridor to create a lobby and pantry. The rooms have modern furnishings throughout.

#### *Building 4*

Building 4 (**Appendices 2.29-32**) comprises a two-storey structure built in red brick laid to a Flemish bond. The eaves of the building are corbelled out with a chamfered brick, and the roof is hipped and covered in pantiles.

The western elevation is partially covered by ivy, which potentially obscures some evidence of phasing. At the northern end of the elevation is a double door (**Appendix 2.30**), with a flat timber lintel (clad on the exterior in wooden boards) comprising a reused floor beam. To the south of the door are three windows, the first possessing a vented timber frame, and the other two iron multi-paned frames that appeared to be replacements. The window to the south of the northern door has a blocking beneath the sill indicating it has been formed in a former doorway.

Across first floor level are a further three vented timber framed windows, and an area of hit-and-miss brickwork forming ventilation beneath the southern-most window.

At the southern end of the west elevation is a two-storey height opening with panelled doors, with a substantial timber lintel internally. This aligns with a wide blocked opening in the eastern elevation, identified from a surviving depressed three-centre arch, within which a narrower doorway had been formed (**Appendix 2.32**). Other areas of hit-and-miss brickwork are present on the east elevation.

The ground floor of the building is divided into three rooms, comprising **G13** and **G14** (**Appendix 2.33**) which takes up two thirds of the buildings footprint, and **G15** (**Appendix 2.34**) which takes up the northern third. The floor throughout these areas is concrete and the walls is painted brickwork. Substantial brick piers flank either side of the wide doorways within the southern end of the building, potentially bracing the wall around the entrances. The ceilings throughout comprise machine sawn softwood, with beams and joists exposed. The interface where the joists join with the external walls is obscured by later paint, but there is a suggestion that the floor may be inserted or at least altered. A brick enclosed stone staircase divides **G14** and **G15**, accessed from a doorway in the east elevation. This arrangement appears original, although the enclosing walls have been altered.

A small brick flue is incorporated within the eastern wall of **G15** which continues through to first floor but no longer extends above the roofline.

The first floor is similarly arranged to the ground floor, with **F8** (**Appendix 2.35**) to the south and **F9** (**Appendix 2.38**) to the north. The floor throughout is tongue and groove boards. The roof over **F8** is carried on joggled king post trusses with raking struts and through purlins (**Appendix 2.37**).

### *Buildings 5 & 6*

Buildings 5 and 6 comprise a single storey structure built in red brick laid to an irregular Flemish bond. The eaves of the building are corbelled out with a chamfered brick, and the roof is hipped and covered in pantiles. These buildings are contemporary with Building 4.

The exterior of the buildings has received relatively little alteration, with the exception of the insertion of several large double doors where altered brickwork in their jambs indicates they are not original. The absence of sills to some of the windows in the north elevation of Building 5 suggests some alteration to the fenestration, although the jambs of all windows appear original.

Internally the building retains no original fixtures or fittings relating to its agricultural use. Scars in the floor of parts of Building 5 do indicate where stalls may have been located, although the full evidence is obscured by stored materials. Other rooms, towards the eastern half of Building 5 and within Building 6 have been wholly refurbished.



## 7 UNDERSTANDING THE SITE – SIGNIFICANCE

### INTRODUCTION

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in NPPF). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance.

Significance is expressed in this report on a four-point scale of negligible, local, regional or national.

### CHURCH FARM

#### *Historical and Archaeological Interest*

Church Farm is of early post-medieval origins, with Church Farmhouse representing a late 17<sup>th</sup> century high status house with subsequent substantial additions in the 19<sup>th</sup> century. The origin and early ownership of the farmhouse has not been uncovered, although further research into family records may uncover more information. The farmhouse remained as a detached building within generous grounds until the mid-19<sup>th</sup> century when the surrounding land was reorganised, and the house became attached to a regular courtyard farm. The development of planned farms was widespread nationally during this period, reflecting the rapid improvements underway in land management and agricultural activities. The relatively modest scale and design of the farm suggests a decline in status, and no records have been identified to indicate it was occupied by anyone other than tenant farmers during the years of the farms operation.

The age of the property, and the degree of change to its internal organisation, suggest that its fabric may preserve evidence of its original form and function and how this was changed by subsequent alterations to adapt to new owners and changing fashions and household technologies. Any such evidence would be of archaeological interest. There is also further archaeological interest represented by the documented presence of a range of domestic, commercial and industrial properties that occupied the northern portion of the site prior to the changes of the 19<sup>th</sup> century. These buildings represented part of the central core of Oxton, and their remains may include evidence of some of the earliest phases of the villages development.

#### *Architectural and Artistic Interest*

The level of architectural interest varies across the building. At its highest there is the form, fabric and external detailing of the farmhouse which comprises a carefully proportioned and well detailed

example of early 17<sup>th</sup> century architecture. This is particularly represented in the symmetry of design, form of window cases and use of decorative brickwork. Subsequent alterations to the exterior of the building were undertaken with care, preserving the character of the building. Comparatively, however, alterations to the interior of the building appears to have been more thorough and there is little identified surviving evidence of the earliest phase of the buildings internal circulation and division of functions. As such, it the interior of measurably less importance than the exterior of the building, although it still retains a low level of interest relating to the adoption of developing fashions of the 19<sup>th</sup> century.

The adjacent farm buildings are of a functional design that is reflected in the character and detailing of other farmsteads built throughout the manor during the mid-19<sup>th</sup> century (namely, Fallows Farm and Beanford Farm). This common architectural pallet suggests a single guiding influence in their formation, most likely that of the lord of the manor, and bestows a group interest that enhances the architectural interest of the farm. Subsequent changes to the farm buildings illustrate that its function changed through time, many of which are of limited interest of adversely affect the character of the original buildings.

#### *Summary of Significance*

Church farm represents a complex of buildings that originated as a high-status house in the late 17<sup>th</sup> century and developed into an improved farmstead in the mid-19<sup>th</sup> century. The farmhouse (Buildings 1 and 2), representing the earliest element of the complex, is of national significance on account of its age, rarity and architectural interest. The significance of the building principally derives from its external appearance, with the interior of the building having been significantly altered through the 18<sup>th</sup>, 19<sup>th</sup> and 20<sup>th</sup> centuries.

The adjoining farm buildings (Buildings 3-7) date from, and are consistent with, the wider movement of establishing improved farms during the 19<sup>th</sup> century. The buildings are not early, notable or influential examples of their type. The design of the buildings, whilst affected by later changes, reflects a style that was adopted across a number of farms within the manor, suggesting they formed part of a wider programme of farm building in the area. In addition, the essential agricultural character has value in defining local distinctiveness. The interior of these buildings is not considered to retain very limited heritage interest, having been altered and, particularly in the case of Buildings 5-6, largely refurbished.

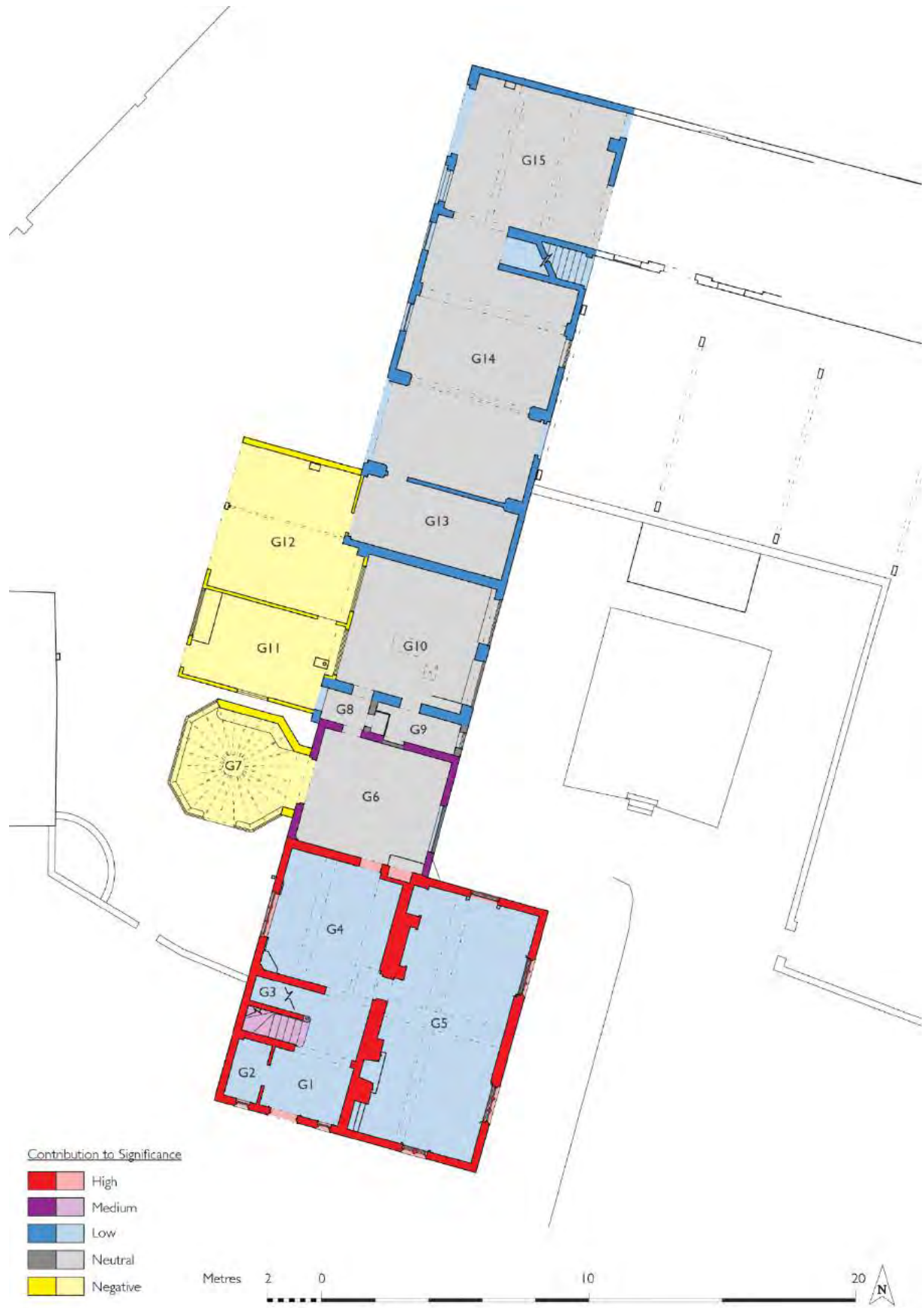


Figure 6: Ground floor plan showing contribution to significance (Buildings 1-4)



Contribution to Significance

-  High
-  Medium
-  Low
-  Neutral
-  Negative



Figure 7: First and second floor plans showing contribution to significance (Buildings 1-4)

The intrinsic significance of these buildings is therefore considered to be local, but it is also recognised that they form an important part of the history of the farmhouse and contribute positively towards its significance.

A plan illustrating the comparable contribution of the parts of the buildings to the significance of the whole complex is illustrated on **Figures 6-7**.

## OXTON CONSERVATION AREA

### *Historical and Archaeological Interest*

Oxton is a settlement of potentially early-medieval origins and whilst retaining some legibility of its later medieval development its character is principally derived from developments of the post-medieval period.

The historic settlement has two centres one comprising the junction of Main Street and Blind Lane where the manor house located (now demolished), and the second comprising the Church of St Peter and St Paul. The church represents the oldest remaining structure, its earliest fabric dated to the 12<sup>th</sup> century. Lands throughout the settlement was divided into regular narrow strips indicative of planned burgage plots. The main street once wound through the settlement, turning north of the church to the stream before continuing south. This road layout was reorganised in the 19<sup>th</sup> century when the former back lane was straightened and widened to form a new main street.

Much of the lower grade housing that was still present in the beginning of the 19<sup>th</sup> century has gone, and whilst the narrow plots are still partially legible within the settlement it has been eroded by amalgamation and infill. Despite these changes, the settlement retains legibility of its historic development which establishes a strong sense of local character and distinctiveness.

The origins of the settlement, historically evidenced phases of reorganisation leading to the demolition of areas of early development, all coupled with a relatively low intensity of modern suggest the settlement has a high potential for retaining archaeological evidence. Any such evidence would be of interest in increasing our understanding of how the settlement developed.

### *Architectural and Artistic Interest*

A number of larger buildings of post-medieval date survive within the village, including several listed buildings. These buildings possess positive characteristic in relation to design, materials, scale and layout which are of architectural interest and which reflect the origin and development of the settlement, positively contributing to its special character. The predominant positive characteristics of development in the settlement are:

- One to two storey buildings often set back behind short forecourts, although with occasional agricultural or service buildings built hard up against the pavements edge;
- Dominance of brick as a building material with painted stone dressings and clay tile roofs;
- Loose and irregular grain of development;
- Curving roads reflecting historic alignments;
- Mixture of timber multi-paned sashes and casements
- Moderately tall brick-built boundary walls; and
- Large number of mature trees lining boundaries

#### *Summary of Significance*

Oxton Conservation Area preserves the historic core of the village which is of national significance for its architectural and historical interest.

The site is located in a prominent location to the south of the church, situated at a bend in the road such that it appears in views looking south past the church. The site has seen significant change within the 19<sup>th</sup> century, essentially being reversed when main street was realigned to the west of the plot in c.1850, and then being formed soon after through the amalgamation and clearance of a number of smaller plots. The present character of the site combines elements of early post-medieval and 19<sup>th</sup> century changes and reads as a former farmstead. Views into the property from Main Street are secondary in nature, appearing to look in on the rear elevation of the site which reflects the origination of the house essentially preserving the original alignment of the main road to the east. The privacy of this area is also emphasised by the c. 1.5m high wall that screens the property. The contribution made by the building to the character of the conservation area is overall positive. Negative elements comprise the modern garage and conservatory situated on the western side of the building. These buildings are visible at points within the conservation area, and are of a scale, design and materials which is out of keeping with its historic character.

## 8 IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the extension and alterations to Church Farm comprise:

- Alterations and renovation of Building 1, including:
  - refurbishment;
  - widening of doorway to form archway in northern wall of **G4**;
  - insertion of a door between **F2** and **F4**;
  - blocking of door between **F1** and **F3**;
  - blocking of door between **F1** and **F4**; and
  - alterations to partition wall between **F1** and **F5**.
- Alterations and renovation of Building 2, including:
  - demolition of conservatory;
  - refurbishment;
  - raising of the first-floor level;
  - creation of double glazed doors in place of window in east elevation of **G6**; and
  - alterations to internal partition wall between **F6-F7**.
- Alterations and extension of Building 3, including:
  - demolition of garage;
  - construction of new extension;
  - refurbishment;
  - alterations to **G8** and **G9**; and
  - insertion of new door between **G10** and **G13**.
- Alterations and extension of Building 4, including:
  - refurbishment and subdivision of **G13**;
  - installation of new glazed doors behind existing barn doors into **G14**;
  - demolition of existing staircase and erection of new staircase in south end of **G14**;
  - blocking of door between **G14** and **G15** and insertion of new door to east;
  - installation of new glazed doors behind existing barn doors into **G15**;
  - blocking of doors west from **G15**;
  - removal of areas of flooring adjacent new staircase in south of **G14**;
  - subdivision of **F8** through insertion of partition walls;
  - blocking of door between **F8** and **F9** and insertion of new door to west;
  - installation of stove in **G14** with creation of new flue and chimney;
  - insertion of new windows at first floor level in the north and west elevation; and
  - the insertion of roof lights in the north, east and west pitches of the roof.

- Alterations and renovation of Buildings 5-6, including:
  - refurbishment and minor subdivision;
  - insertion of door within existing window in north elevation of Building 5;
  - insertion of new doors in south elevation of Building 5 with existing doors pinned back;
  - installation of new roof lights on south facing pitch of Building 5; and
  - alterations to southern room of Building 6 including blocking of altered opening and reopening of blocked internal door.

#### IMPACT ASSESSMENT

An assessment of the effect of the proposed works has been undertaken, considering the contribution made by the affected fabric to the significance of the building, and the nature of any residual effect (both negative and positive). For ease of reference this has been tabulated below (Table 2), with references linking to proposal drawings.

**Table 1:** Levels of significance and effect referred to in Table 2

Contribution of Affected Element to Significance of Heritage Asset		Effect	
High	H	Very positive	++
Medium	M	Positive	+
Low	L	Neutral	o
Neutral	N	Negative	-
Negative	Neg	Very negative	--
Works do not affect historic fabric	n/a	More information required	?

**Table 2:** Assessment of impact of proposed works to the significance of Church Farm.

Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
<b>CHURCH FARM</b>			
<b>Building 1</b>			
Refurbishment	L	+	The interior of Building 1 primarily dates to the 20 <sup>th</sup> century, with some survival of 19 <sup>th</sup> century joinery, and potential rare survival of 18 <sup>th</sup> century joinery. No historic surface treatments (wall paper, limewash etc) were observed. The current condition of the interior, and the



Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
			<p>strong influence of the 20<sup>th</sup> century detailing has negatively affected the character of the interior of the building.</p> <p>The refurbishment will result in the sympathetic and high-quality redecorating of the building.</p>
Widening of doorway to form archway in northern wall of <b>G4</b>	M	-	<p>The wall between <b>G4</b> and <b>G6</b> comprises the original northern elevation of Building 1 and may have been an external wall prior to the addition of Building 2. This forms part of the core historic fabric of the building and may preserve evidence of the original form of this elevation or any previous functions of rooms to either side.</p> <p>The proposal involves the widening of an existing doorway. The scale of harm is reduced by the presence of the existing opening but will still result in the loss of phase I fabric and the potential loss of archaeological information. This harm should be weighed against the benefits of the wider scheme.</p>
Insertion of a door between F2 and F4	N	o	<p>The wall between <b>F2</b> and <b>F4</b> is considered to most likely represent a Phase I internal partition wall. The proposed doorway will be inserted at the location of former blocked doorway. Whether the door was original to the wall, or a later insertion is unknown, although the fabric of the blocking is not considered to contribute to the significance of the building. Any loss of phase I fabric is likely to be highly limited and any significant fabric identified during the course of the insertion could be retained in situ.</p> <p>The insertion of the doorway will alter circulation, although this has been previously altered throughout the building and its contribution to significance of the building is limited. Further change will slightly affect the legibility of the previous circulation pattern established in the 19<sup>th</sup> century but reinstate an earlier doorway of Phase I or Phase 2 origin.</p>
Blocking of door between F1 and F3	L	-	<p>The door between <b>F1</b> and <b>F3</b> has already been blocked on the inside of <b>F3</b> with a fitted cupboard. The door is a plain four panelled design with moulded doorcase, both of probable 19<sup>th</sup> century date. It is unknown whether the door replaced an earlier doorway.</p> <p>The loss of the door will alter circulation, although this has been previously altered throughout the building and its contribution to significance of the building is limited. Further change will slightly affect the legibility of the previous circulation pattern established in the 19<sup>th</sup> century. This harm should be weighed against the benefits of the wider scheme.</p>
Blocking of door between F1 and F4	L	-	<p>The door between <b>F1</b> and <b>F4</b> is a plain four panelled design with moulded doorcase, both of probable 19<sup>th</sup> century date. It is unknown whether the door replaced an earlier doorway.</p> <p>The loss of the door will alter circulation, although this has been previously altered throughout the building and its</p>

Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
			contribution to significance of the building is limited. Further change will slightly affect the legibility of the previous circulation pattern established in the 19 <sup>th</sup> century. This harm should be weighed against the benefits of the wider scheme.
Alterations to partition wall between F1 and F5	N	o	The partition wall between <b>F1</b> and <b>F5</b> is of uncertain date but is considered to most likely be an insertion added when the first floor of Building 2 was converted to enable access. Changes to this partition are not considered to affect the significance of the building.
<b>Building 2</b>			
Demolition of conservatory	Neg	++	The conservatory represents a modern addition to the building that is out of keeping with its early post-medieval character. The conservatory is also prominent within views into the site from within the conservation area. The removal of this structure will enhance the historic character of the building, and its contribution to the character of the surrounding area.
Refurbishment	N	+	The interior of Building 2 primarily dates to the 20 <sup>th</sup> century. No historic surface treatments (wall paper, limewash etc) were observed. The current condition of the interior, and the strong influence of the 20 <sup>th</sup> century detailing has negatively affected the character of the interior of the building. The refurbishment will result in the sympathetic and high-quality redecorating of the building that will enhance its character.
Raising of the first-floor level	N	o	There is evidence to suggest that the first floor within Building 2 is an insertion (inserted first floor windows and awkward structural link into Building 1). The proposed raising of the floor will improve circulation and is not considered to affect the significance of the building.
Creation of double glazed doors in place of window in east elevation of <b>G6</b>	N	o	The proposed alterations will involve the dropping of a sill of a window which already demonstrates evidence of having been inserted through an earlier doorway. This historic change is not considered to contribute to the significance of the building, and further changes will not result in any additional harm.
Alterations to internal partition wall between <b>F6-F7</b>	N	o	The partition wall between <b>F6</b> and <b>F7</b> is of uncertain date but is considered to most likely be an insertion added when the first floor of Building 2 was converted. Changes to this partition are not considered to affect the significance of the building.
<b>Building 3</b>			
Demolition of garage	Neg	++	The garage represents a modern addition to the building that is out of keeping with its early post-medieval character. The garage is also prominent within views

Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
			looking into the site from Main Street. The removal of this structure will enhance the historic character of the building, and its contribution to the character of the surrounding area.
Construction of new extension	n/a	o	The proposed new extension will be located on the site of the former garages. The design of the range will take influence from the detached outbuilding to the west of the farmhouse and will take the form of a short east-west wing. The positioning of the building is situated along the line between the previous farmhouse and farm, and it will thus reinforce this division that has been lost through loss of use and 20 <sup>th</sup> century extensions. This extension will not affect the significance of the building.
Refurbishment	N	+	The interior of Building 3 primarily dates to the 20 <sup>th</sup> century. No historic surface treatments (wall paper, limewash etc) were observed. The current condition of the interior, and the strong influence of the 20 <sup>th</sup> century detailing has negatively affected the character of the interior of the building. The refurbishment will result in the sympathetic and high-quality redecorating of the building that will enhance its character.
Alterations to <b>G8</b> and <b>G9</b>	L	o	Rooms <b>G8</b> and <b>G9</b> represent a former covered passage that ran east-west through the building. Subsequent changes subdivided the passage, blocked the eastern door, and rearrange access. The proposals will block the western door, and widen entrances through the northern wall with <b>G10</b> , and between <b>G8</b> and <b>G9</b> . Whilst these changes will result in both ends of this passage being blocked, they will also reinstate access between both of its halves.
Insertion of new door between <b>G10</b> and <b>G13</b>	L	o	The wall between <b>G10</b> and <b>G13</b> represents a Phase 3 wall contemporary with the construction of Buildings 2 and 3. The absence of a door between these buildings illustrates that these buildings accommodated separate functions, and that they were accessed externally. The insertion of the doorway will alter circulation, although this has been previously altered through the additions and changes associated with the addition of the garage and the change in the buildings function. Its contribution to significance of the building is therefore considered to be limited and no harm is considered to derive from the proposal.
<b>Building 4</b>			
Refurbishment	L	o	The interior of Building 4 is undecorated, with the exception of surface paint comprising a modern emulsion. The undecorated character of the building is reflective of its former functional use.

Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
			Whilst refurbishment will change the character of the building, proposals to retain areas of exposed fabric will retain legibility of the original interior of the building sufficiently that it is considered that its refurbishment will not affect its contribution to the significance of the building.
Subdivision of <b>G13</b>	n/a	o	<b>G13</b> is an inserted room within <b>G14</b> and is of no heritage interest. Further subdivision of this space is not anticipated to result in any change to the contribution of the room to the significance of the building.
Installation of new glazed doors behind existing barn doors into <b>G14</b>	L	o	The proposal will retain the existing doors and aperture, inserting a new glazed wall and doors that will not affect the legibility or contribution of the door to the character of the building.
Demolition of existing staircase and erection of new staircase in southern end of <b>G14</b>	L	-	The stairs within Building 4 appear to be original to the construction of the building. The walls enclosing the staircase have been altered, although this does not detract from the contribution the staircase makes to understanding the original access and circulation of the internal spaces of the building. The removal of the staircase will result in the loss of this contribution. This harm should be weighed against the benefits of the wider scheme and securing an appropriate use that will support its long-term conservation.
Blocking of door between <b>G14</b> and <b>G15</b> and insertion of new door to east	L	o	The origin of the present door between <b>G14</b> and <b>G15</b> is uncertain, although the truncated brickwork in its eastern jamb suggests it has been inserted. The proposal will result in the loss of an area of wall that is most likely contemporary to the construction of the building, although the impact is not sufficient to result in harm to its overall contribution to the significance of the building.
Installation of new glazed doors behind existing barn doors into <b>G14</b>	L	o	The proposal will retain the existing doors and aperture, inserting a new glazed wall and doors that will not affect the legibility or contribution of the door to the character of the building.
Blocking of doors west from <b>G15</b>	L	o	Communication between <b>G15</b> and the north range has been previously altered, with the existing southern door appearing to be an insertion. The blocking of the doorways will alter circulation, although this has been previously and its contribution to significance of the building is therefore limited. Whilst proposals will result in further change, it is not considered that this would affect the significance of the building.
Removal of areas of flooring adjacent new staircase in south of <b>G14</b>	L	+	An area of tongue and groove floor boards are to be removed within the southern end of <b>G14</b> to accommodate a stairwell. It is unclear whether the room would have originally been double height at this point, although the present double height doors in the west elevation suggest it had. The installation of this void will,

Description	Contribution of element to sig.	Effect	Heritage Impact Assessment
			nether the less help demonstrate the volume of the structure and is considered to be a positive alteration.
Subdivision of <b>F8</b> through insertion of partition walls	L	-	Enclosure of the first floor of Building 4 will reduce the legibility of the original scale and volume of the space intended in its design. This has been mitigated to some degree through incorporating a wide corridor down the west side of the floor providing views along the full length of the building. This harm should be weighed against the benefits of the wider scheme and securing an appropriate use that will support its long-term conservation.
Blocking of door between <b>F8</b> and <b>F9</b> and insertion of new door to west	L	o	The proposal will slightly affect the legibility of the original circulation pattern within the building. This change is not considered to be harmful to the significance of the building.
Installation of stove in <b>G14</b> with creation of new flue and chimney	L	o	The installation of a new stove will involve the creation of a new flue through the roof of the building. Evidence suggests that there was historically a chimney rising above <b>F9</b> , which sets a historic precedence for a single flue within the roof of Building 4. It is therefore considered that no harm would arise from this proposal.
Insertion of two new windows in north elevation at first floor level	L	-	The proposal will affect the character of this elevation of Building 4, which is relatively prominent from the southern entrance of the Grade I Listed Church of St Peter and St Paul, changing it from a blind agricultural elevation towards a more residential character. The effect arising from this is limited due to the appropriate scale and positioning of the windows, which is in keeping with the rest of the building.
Insertion of new windows in west elevation at first floor level	L	-	The proposal will affect the character of this elevation of Building 4, which is a prominent elevation of the building from within the Conservation Area, altering the degree and rhythm of fenestration. The effect arising from this is limited due to the presence of existing windows at this level in the elevation, and the appropriate scale and positioning of the windows, which is in keeping with the rest of the building.
Installation of rooflights in the west, east, and north pitches of the roof.	L	-	The proposal will affect the character of the roof of Building 4 which is relatively prominent within the conservation area, potentially increasing its prominence and reducing the contribution of its existing form makes to the special character of the area.
<b>Buildings 5-6</b>			
Refurbishment	L	o	The interior of Buildings 5-6 retains no original fixtures or fittings and has been partially refurbished in modern times. Due to the degree of existing change, it is not considered that refurbishment will change the character of the buildings or their contribution to the significance of the overall site.

OXTON CONSERVATION AREA		
<p>Potential effect to the character of the Oxton Conservation area through the demolition of modern additions to the west of Church Farm and the construction of a new extension.</p>	<p>H</p>	<p>++</p> <p>The garage is lies across the western elevation of Buildings 3 and 4, comprising a single storey structure gently pitched corrugated roof, wide garage doors and dark timber cladding. The building is not overly prominent when viewed on the approach to the site along Main Street but dominates the view into the site through the entrance gate. This structure is not in keeping with the historic mass, scale or materials of the conservation area, detracts from the character of Church Farm and is considered a negative feature within the conservation area.</p> <p>The conservatory is situated within a small courtyard to the rear (west) of Church Farmhouse but is of a sufficient height and prominent design that it is visible on the approach to the site from the north. The form of the structure is out of keeping with the character of the area and detracts from views into the site.</p> <p>The demolition of these modern structures will enhance the contribution of the site to the historic character of the conservation area.</p> <p>The proposed extension will be situated over the footprint of the existing garage. It will of a single storey with a pitched roof and gable end, taking reference from the detached outbuilding to the west of the farmhouse and will take the form of a short east-west wing. This design is intended to complement the historic characteristics of buildings within the site and will not harm the contribution of the site to the conservation area.</p>

## 9 DISCUSSION AND CONCLUSION

### DISCUSSION

Church Farm comprises an altered 17<sup>th</sup> century house with attached 19<sup>th</sup> century farmstead. The farm was developed as part of a wider phase of development within the manor of Oxton, and replaced an area of earlier domestic, commercial and industrial buildings. The farm ceased agricultural activity in the late 20<sup>th</sup> century, since when the farm buildings have been used as ancillary space to the main farmhouse.

The farmhouse is identified to be a heritage asset of national significance, with the associated farm buildings forming part of its curtilage possessing a regional intrinsic significance. In particular, it is considered to be the principal form and appearance of the pre-19<sup>th</sup> century fabric of the building that is key to the significance of the structure. The interior of the farmhouse has changed through time, with its present form and appearance dating principally to the 19<sup>th</sup> and 20<sup>th</sup> centuries, such that its contribution to the significance of the overall building is reduced.

The proposals seek to refurbish the farmhouse and convert the immediately adjoining former agricultural buildings to their north. Also proposed is the demolition of the existing modern extensions (garage and conservatory) to the west of the buildings which are considered to form negative features within the Oxton Conservation Area and setting of the house. It is proposed to erect a new, sensitively designed, extension over the footprint of the garage.

The identified negative impacts relating to alterations to internal doorways within Building 1 result from the loss of legibility of the 19<sup>th</sup> century circulation pattern within the farmhouse, a feature which makes a low contribution to its significance. The widening of the doorway between G4 and G6 has also been deemed to potentially result in a negative impact through the potential loss of historic fabric. These interventions are required to improve the internal communication between the rooms of the building, and none of the impacts identified in Building 1 are considered to affect the key components of its interest.

Further negative impacts result from alteration to Building 4, including the relocation of the staircase, the subdivision of first floor, the insertion of new windows and the installation of new rooflights. Previous historical alterations are apparent to the stairs and first floor structure, and it is considered that whilst the floor is in part original, there may have been an open double height area adjacent to the large double doors in the west elevation. Whilst the proposals will affect the existing circulation and sense of volume at first floor, this will be offset by the new void and staircase opposite the main doors, and the retention of a wide corridor at first floor which will retain a sense of scale and volume within the building. The insertion of new windows within the first floor and roof of the building will

result in the loss of historic fabric, and a change to the character of the building which will affect its contribution to the character of the Oxton Conservation Area and the setting of the Grade I Listed Church of St Peter and St Paul. The nature of these changes will be limited through design, in adopting scale, position and materials that reflect the character of the historic structure such that any negative change to significance of affected heritage assets will be very limited. These alterations are required to improve the standard of natural light within the building as part of its conversion to domestic use.

The character of the works affecting the exterior of the building, primarily the demolition of existing modern garage and conservatory, and erection of a single sensitively designed extension will enhance the character of the building and its contribution to the Oxton Conservation Area.

#### CONCLUSION

It is considered that the proposed scheme of works at Church Farm will lead to the conservation of the existing structure, its overall enhancement, and the enhancement of the building's contribution to the Conservation Area. The overarching design philosophy has sought to avoid and minimise harm and seeks to balance residual harm against securing a use that is appropriate to the building's long-term conservation.



## 10 SUPPORTING INFORMATION

### AUTHORSHIP

This report has been researched and prepared by James Thomson MCIfA. Editing has been provided by Oliver Jessop MCIfA.

### ACKNOWLEDGEMENTS

James O'Donnell and Alex McIntyre are thanked for commissioning the report, for the provision of information and for their help with accessing the site.

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APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



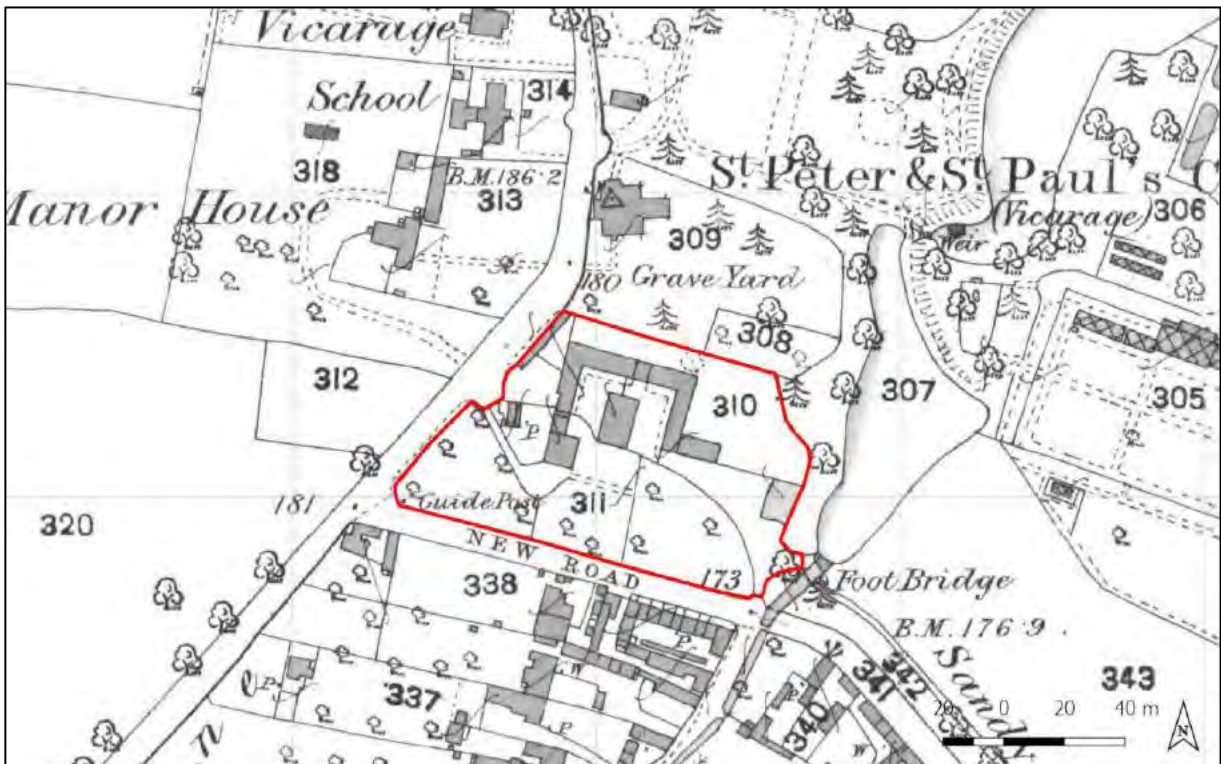
Appendix I.I: 1842 Oxton Parish tithe map

© Nottinghamshire Record Office

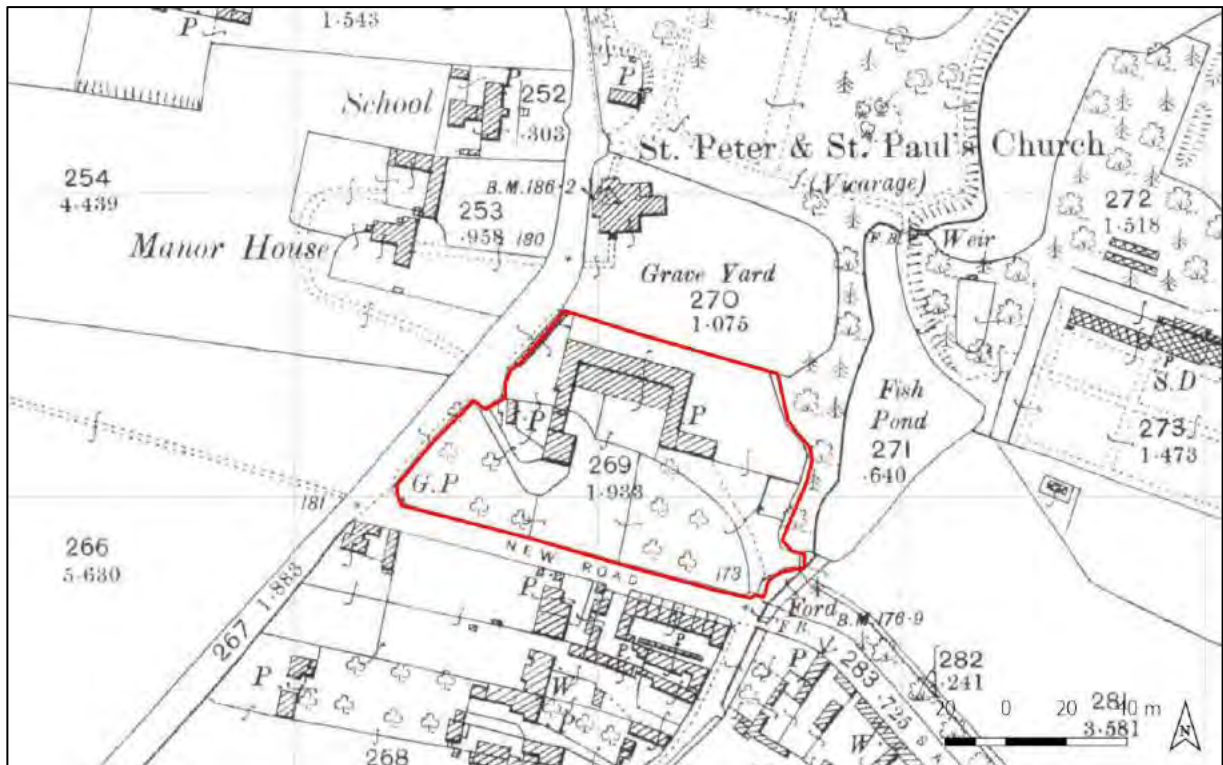


Appendix I.2: 1850 Oxton enclosure map showing road realignment at the site

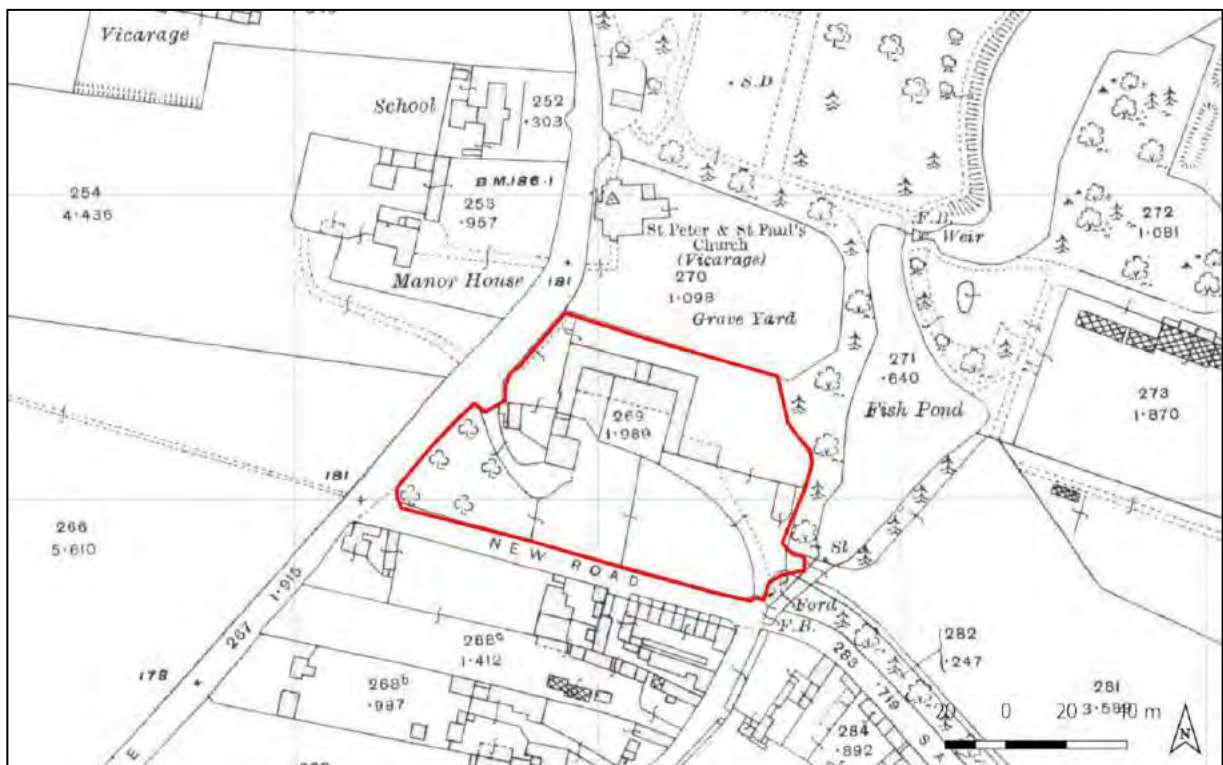
© Nottinghamshire Record Office



Appendix I.3: 1885 Ordnance Survey Map



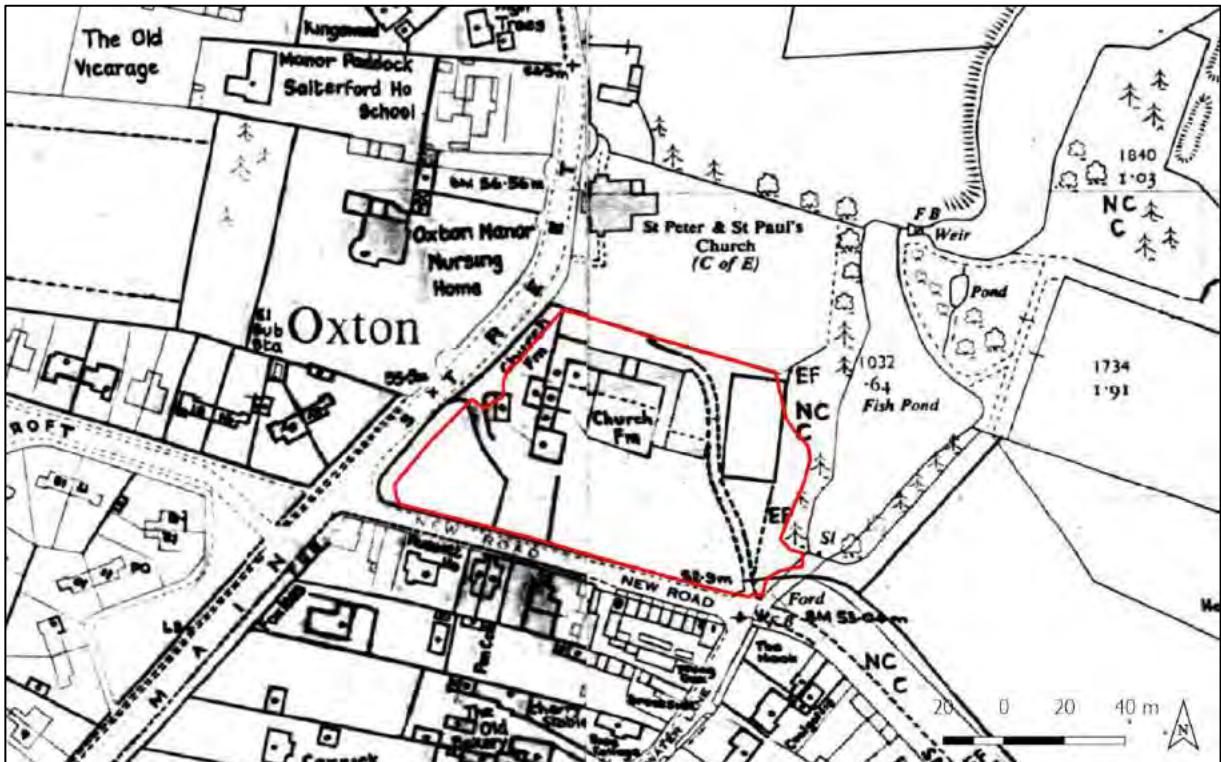
Appendix I.4: 1900 Ordnance Survey Map



Appendix I.5: 1915 Ordnance Survey Map



Appendix I.6: 1958 Ordnance Survey Map



Appendix I.7: 1991 Ordnance Survey Map