

Heritage Statement – Goddenwick Farm

Introduction

The requirement for a Heritage Statement is set out at paragraph 207 of the NPPF:

'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.'

This Heritage Statement includes the Listing Description of Goddenwick Farmhouse and reviews the significance of the application site and building within the context of the Grade II Listed Farmhouse.

Listing Description (taken from Historic England):

II Farmhouse. Early C16 or earlier, formerly an open hall, ceiled over and with chimneystacks added in late C16, refronted, reroofed and lean to addition of C18, small early C19 addition to rear and refenestrated in C20. Timber framed on brick and stone plinth, with late C15 or early C16 bay with curved windbraces to rear, the front hung with plain tiles to the ground floor and curved tiles to the first floor. Steeply pitched tiled roof with gablet to west and brick and stone external stacks added to north and east. Two storeys. South or entrance front has four: two windows, all C20 casements. C20 gabled tiled porch on wooden piers. East front has large external C16 brick and stone chimneystack.

Rear elevation has exposed timber framed bay to right, central massive external C16 chimneystack with sandstone base and C19 outshot built on and to the left an early C19 addition of stone and brick to ground floor and tile hung to first floor with half-hipped tiled roof and external brick chimneystack. Irregularly spaced C20 casements.

Interior contains a very fine C16 oak plank and muntin screen to former open hall and inserted ceiling with spine beam with three inch chamfer. Oak solid tread stair on first floor of C16 date. Roof of through purlins and collar beam is an C18

replacement. There is a series of fine plank doors and a six panelled door with quatrefoil carvings. Early C19 stick staircase with columned newel post.

Proposal

The proposal is for the change of use of an existing residential annexe in to a farm café and the retrospective construction of a deck.

Assessment of Significance

Historic England guidance describes three elements which make up the significance/special interest of buildings and their settings. These are discussed below.

Archaeological Interest

There is considered to be archaeological interest in Goddenwick Farmhouse owing the age of the building and the potential for below ground remains of features which may be significant in understanding farming practices.

The planning application is for the change of use of a modern building constructed within the curtilage of Goddenwick Farmhouse in 2001. The change of use of the building which will not involve any excavation. The deck has been placed on the land and also does not involve any excavation.

Architectural and Artistic Interest e.g Design and General Aesthetics

Goddenwick Farmhouse has architectural interest as a farmhouse which was constructed in the early 16th Century. The building that is the subject of this planning application was constructed following planning permission in 2001 and has no historic architectural interest.

Historic Interest e.g Past Lives and Events

There is considered to be historic interest in the Farmhouse derived from its age and in providing an example of a Farmhouse from the 16th Century. The building that is the subject of this planning application has no historic interest, other than to demonstrate the evolution of the farmstead.

Summary of Significance

While Goddenwick Farmhouse and the surroundings have significance derived from the age of the building and the potential for evidence of farming practices from the

16th Century, there is no historic, architectural or archaeological significance derived from the application building, other than to demonstrate the evolution of the farmstead over time.

Impact on the Significance

There will be no impact on the significance of Grade II Listed Goddenwick Farmhouse.

The proposals relate to the change of use of the building only and involve no external changes. The deck has been placed on the land and has involved no below ground excavation. The materials complement the character and appearance of the existing building which was granted planning permission in 2001. The use of the building as a farm café demonstrates the evolution and diversification of the farmstead in a manner which is sympathetic to the historic significance of the building and the setting of the farmhouse.

There will be no 'harm' resulting from the proposal. The setting of the Listed Building will be sustained and enhanced, consistent with planning policy.