

Grove Farm

Heritage Setting Assessment
January 2025



Introduction

Grove Farm House
Grade II English Heritage reference
1245461
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Graduate Diploma in Building
Conservation AA

Description of the Listed Building

A two storey house, formerly farmhouse, C16 or earlier. Two bay building extended by one bay to the east C18. Timber framed, mainly clad in weather boarding on sandstone plinth but east bay has red brick ground floor in flemish bond with some grey headers and tiled first floor. Half hipped tiled roof with one off centre brick chimney stack.

Inspection of the building suggests inaccuracies in the Historic England listing : the additional later bay is actually to the south and appears to have been substantially rebuilt with in the recent past using cement mortar.

Grove Farm House, Grove Farm, and the ancillary buildings form a coherent collection and are partially visible to the public from the footpath/bridleway to the west and at a distance from Cansiron Lane to the south. The lane has a documented 5000 year old history

and runs along the ridgeway between Dry Hill and Wych Cross amidst evidence of an Iron Age track. Farms in the area became more productive after 1500AD and this led to the building of some substantial farmhouses.

The Barn at Grove Farm was subject to Listed Building consents GR/199/97 and GR/151/97 and granted consent to be an independent dwelling on 25th June 2007. A recent application DM/221393 was approved on 1st September 2022 to allow the outbuilding that is the subject of this application to be used as a garage and machinery store and involved repair work to the roof and cladding. One condition was the use of handmade clay tiles on the roof which would not be possible without increasing the pitch to at least 35 degrees, not something shown on the approved drawings but noted in the conservation officers list of conditions.



1.View of Grove Farm House



View 1



View 2



View 3



View 4

Understanding the Heritage Setting

The site is a relatively steep East facing slope. The cluster of buildings, including the listed Farmhouse and its curtilage listed barn, are partially visible from the footpath off Cansiron Lane. There are distant views of the buildings from the eastern extreme of Cansiron Lane to the south before it also becomes a track along the ridge. From this vantage point, the buildings can be seen to be in a valley at the bottom of which is a fairly dense wood. There is ribbon development along Cansiron Lane all the way from Ashurst Wood to the S bends by the access to Grove Farm and Grove Farm House. At this location neither is visible nor any of the outbuildings and there is a transition between the village and the more open rural landscape.



2. Drone view of Grove farm looking west

Elements Contributing to the Heritage Significance of the Setting

The building that is the subject of this application first appears on available historic maps in the 1960's but inspection suggests it may be older. It is of timber construction on a brick plinth and machine cut t&g weatherboarded walls. The shallow pitched profiled cement sheet roof is in contrast to the other buildings on the site, which have clay tiles and hipped gable ends. They also predominantly have lapped traditional weatherboarding. Seen either close up or at a distance there is a consistent palette of materials in the cluster apart from the application building. More positively, as part of the cluster, its siting is relatively sensitive being oriented along the contours of the hill.



3. View of existing outbuilding



Existing 3D view

- 1 Grove Farm House
- 2 Grove Farm
- 3 Stable / Feed Room
- 4 Outbuilding



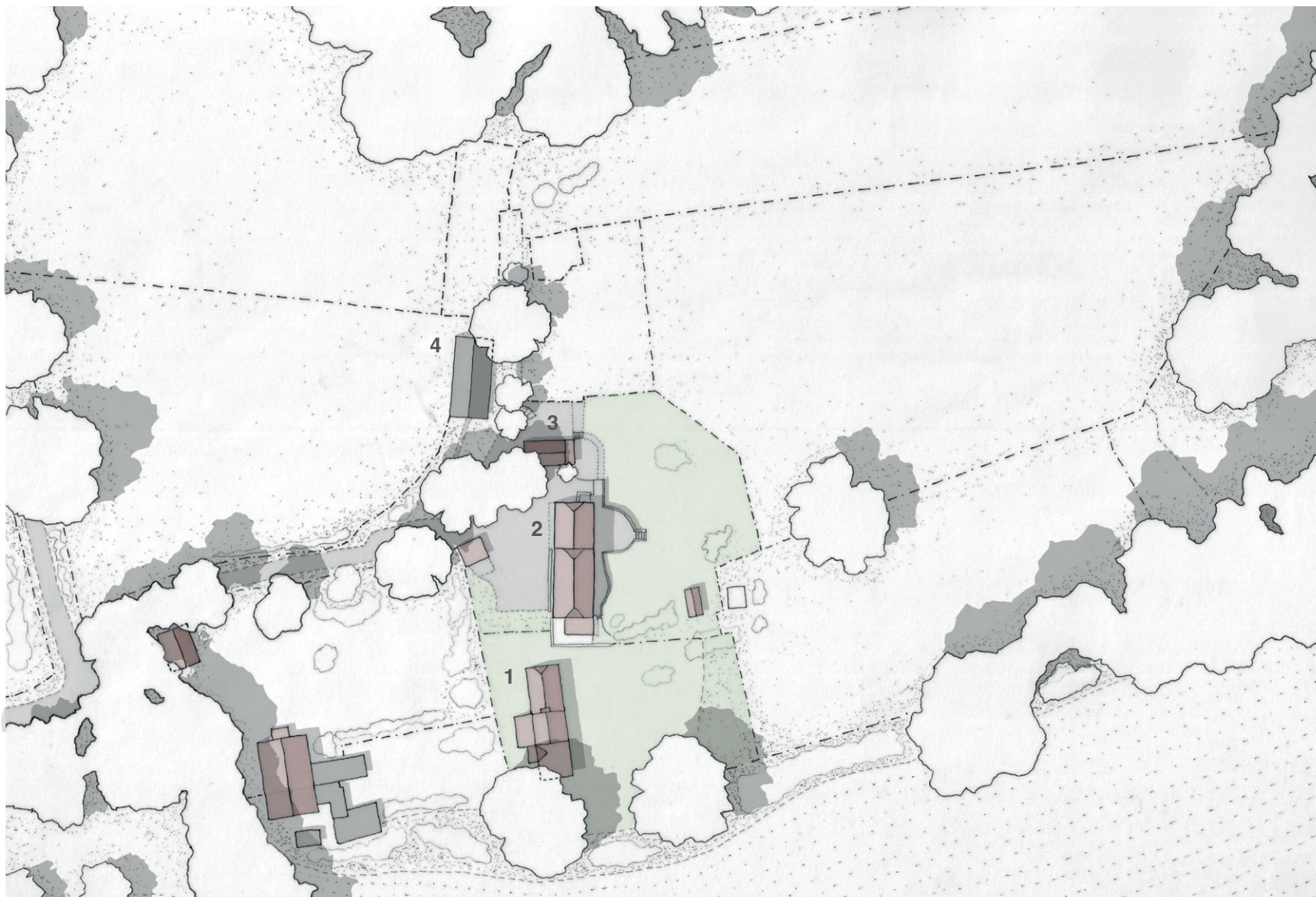
Proposed 3D view

1 Grove Farm House

2 Grove Farm

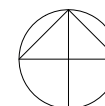
3 Stable / Feed Room

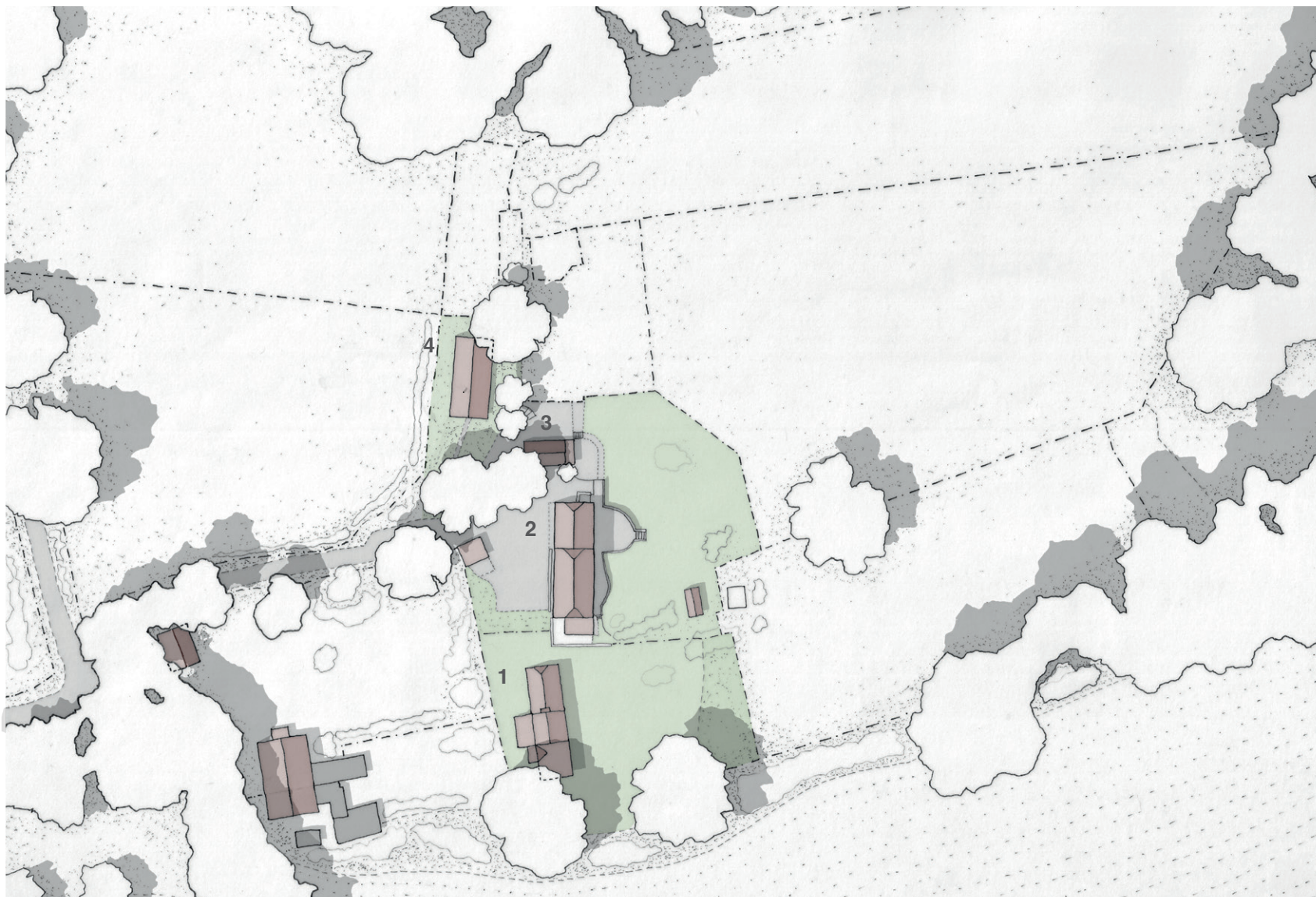
4 Proposed Annex



Existing Site Plan

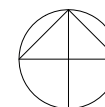
- 1 Grove Farm House
- 2 Grove Farm
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Proposed Site Plan

- 1 Grove Farm House
- 2 Grove Farm
- 3 Stable / Feed Room
- 4 Proposed Annex



Impact Assessment: Potential Changes to the Setting

The proposal for works to the application building does not change the figure ground – the footprint of the existing and the proposal are identical with the basic structure retained on the brick plinth. The only significant change is the replacement clay tile roof, as conditioned by MSDC conservation officer Emile Wade in 2022. The new roof pitch of 35 degrees will result in a modest increase in ridge height. The west facing elevation will only be altered with the introduction of an indented entrance door screened by a new mixed hedge against the existing fence line. As an annex it is no longer necessary to enact the existing consent to build a separate drive or turning space. The existing provision, with two spaces at the top of the drive, is adequate and reduces the environmental impact of the work considerably.

At present, any domestication of the immediate environment is restricted, and this scheme maintains this and protects the current position from a planning perspective. The still valid consent, if enacted, would not improve the visual heritage significance of the site.



4. Drone view of Grove farm looking east

Conclusions

This proposal will harmonise the outbuilding with those in the cluster, will reduce the potential amount of hard landscaping, and will allow for a hedge to marginally increase biodiversity and soften the west elevation. The existing trees would be protected and kept. The written comments from the Pre App focus almost exclusively on the heritage setting and this is what this proposal addresses.



5. Drone view of Grove farm looking north

References

Links:

<https://historicengland.org.uk/listing/the-list/list-entry/1245461>

Planning applications:

GR/199/97

GR/151/97

DM/221393

Other:

Appendix A - Site visits log

11th April 2024
7th March 2024
5th Febuary 2025

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