

# ASHLEY FARM GRAFTON

Heritage Statement August 2022

Prepared for :

Hereford Community  
Farm

Issued :  
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Site Address:

Ashley Farm  
Grafton Road  
Hereford  
HR2 8BL



# Introduction



This Built Heritage Statement has been prepared by Montez Architecture on behalf of Hereford Community Farm in relation to Ashley Farm, hereafter referred to as 'the Site'. The intention of this report is to identify and assess the significance of the built heritage assets both within the Site and the surrounding area that have the potential to be affected by the development.

This National Planning Policy Framework Section 16 Paragraph 189 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”. This heritage impact assessment has been produced to address this planning requirement. This report makes reference to relevant legislation within the Planning Act 1990 as well as national and local planning policy. Additional guidance, such as GPA3: The Setting of Heritage Assets by Historic England, has also been consulted. This statement provides sufficient information to support a planning application. The findings of this report are based on the known conditions at the time of writing and are informed by a walkover survey of the Site and publicly accessible surrounds, cartographic study and the application of professional judgement.

A search radius of 500m around the farmyard has been utilised to identify built heritage assets affected by the proposals as a result of change within their settings. Two dwellings in Grafton, Grafton Lodge and Grafton Bank, have been identified with the 500m radius. The site visit and desktop research has been used to identify any relationship of these assets with the Site. Due to intervening built form and vegetation, there is no intervisibility between the Site and the identified assets, nor is there any specific historic or functional relationship between the two. It is therefore considered that the development will have no impact on the significance of these assets.

There are no designated heritage assets within the bounds of the Site nor does it lie within a Conservation Area. The Site was identified as a 'Historic Farm' as part of the Herefordshire Historic Farmsteads Characterisation Project as 'Court Farm'. As a result of its identification on the HER, the significance of Ashley Farm as a non-designated heritage asset will be considered and the potential impacts that the proposals would have on its significance.

## SITE DESCRIPTION

The Site is located within Grafton, in Herefordshire. It is located to the south-south-west of Hereford city and is accessed off the Ross Road running south out of Hereford. The village is a dispersed along Grafton Lane but Ashley Farm is located at the main focal point of the village, alongside Graftonbury Court and Grafton Court.

The built form on the Site is centred at approximately NGR SO49624 37097, on the west edge of the built form in Grafton. The built form on the site is contained within a largely rectangular plot accessed off Grafton Lane and is accompanied by agricultural land to its north and west. The north-west boundary of the wider site is the railway line. To the south, the land is bounded by a hedgerow and a lane running east-west off Grafton Lane. To the north, the Site is bounded by neighbouring properties, largely Ashley Farmhouse and Grafton Court. The east of the site is bounded by Grafton Lane itself.

The Site is very peaceful in nature and has been a working farm until relatively recently. It is currently unoccupied.





## CURRENT FORM

At present the Site consists of a farmstead. This is formed from several component parts of varying ages.

The traditional farmstead is formed from a large stone barn on Grafton Lane, which is accompanied by some small lean-to spaces to the north-west and open sheds to the north-east.





The south-west of the farmstead is mostly formed by the brick cowshed, which is accessed via doors off the courtyard as well as livestock entrance at the south. Adjacent the cow shed, there is a large animal barn, modern in form.





Within the courtyard, there is a twentieth century milking parlour with associated pump rooms.



There is also a brick built stable barn on a stone plinth with adjacent tack rooms.







Further north on the Site, there are more modern barns and sheds, as well as a traditional cart shed/wainshouse.





# Historic Development

Grafton was in the Middle Ages most likely found within the large Hay of Hereford or Haywood Forest, as suggested by the 1577 Map of Herefordshire by Saxton. This was a royal forest (or kingswood) that was set aside in the twelfth century for the purpose of hunting by the aristocracy. Beyond the Site to the south-west there is crop mark and earthwork evidence for a large enclosure with double ditch. There is evidence here of an eroded mound with ditch around and a silted pool. It is recorded on HER [10467] as being the site of a probable timber castle (motte with bailey). The combination of the Hay of Hereford and this castle within close proximity to the Site suggests that there was activity in this area at the time.

As per the 1665 Hearth Tax entries for the Webtree Hundred, Grafton had 9 total houses and by 1801, the census highlights that there were 6 inhabited houses within Grafton. Over the nineteenth century, Grafton faced a marked increase in inhabitants. By 1876, there were 15 inhabited houses. These figures suggest that Grafton remained small for several centuries but grew over the nineteenth century likely as a result of its close proximity to the city.

In 1810 a conveyance by numerous parties including the late Sir Hungerford Hoskyns to a Mr James Johnson Esq was undertaken. This transfer was of Grafton Manor Farm for the sum of £5,000. Leases over the following years held at HARC suggest that the lease included, alongside many parcels of land, the 'capital messuage or tenement and the barns, stables, homestead





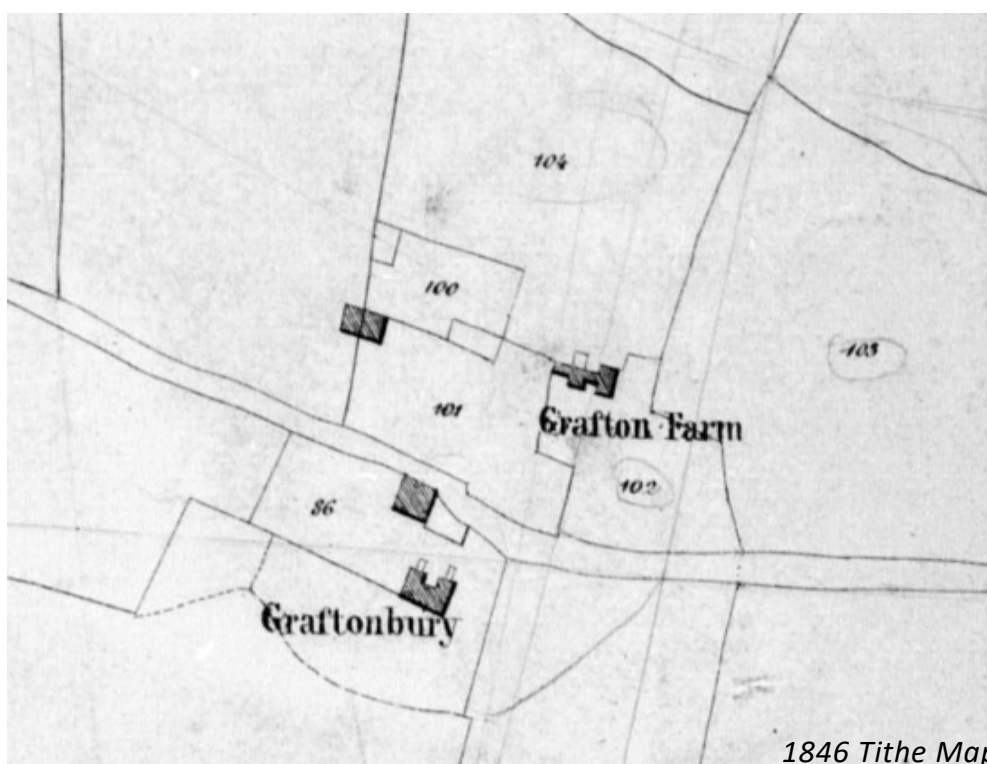
and other outbuildings...inclosed ground and premises'. It also highlights that c.1812 the farm was in the occupation of Thomas Tulley and Christopher Powell.

Alongside this conveyancing document, a plan was provided showing the Grafton Estate (outlined blue). We can see from this plan that there was a large farmhouse on the right hand side, a barn immediately adjacent to the left, then two smaller outbuildings. On the roadside to the south, a barn is demarcated. This shows a clear traditional farmstead. From this we can ascertain that the farm was in existence from at least the beginning of the nineteenth century.

As per the 1841 Census, we can see that the population of Grafton was largely formed by those with agricultural occupations, such as farmer or labourer, or then there were also a number of brick makers. This census highlights that a Mr John Biggs, farmer, occupied Grafton Farm.

From the tithe map and apportionment of 1846/7, John Biggs is noted to be occupier of land owned by The Late Reverend Dr Richard Prosser. The Reverend Prosser appears to have purchased the Lordship of Grafton and Haywood as well as farms in the area in around 1826-7, off the back of the death of Col. John Matthews.

In terms of the farmstead itself, the Biggs family were occupying the farmhouse, known today as Grafton Court, in Plot 102. Whilst Plot 101 is described as 'Buildings and Yard' and 100 as 'Rickyard'. Despite this, there is a limited number of buildings shown on plan. The unshaded rectangle between Plots 100 and 101 and also one in the top left hand corner of 100 do correspond with those in the 1810 estate plan. Tithe maps do often show farm buildings less clearly than dwellings. It is conceivable that the two shaded buildings marked at the border of Plots 100 and 101 could be worker's cottages, as cottages are referenced within the estate in 1912. The farmhouse has a different footprint to that in 1810 and Grafton Court as found today, which suggests there has been a clear evolution to the farmhouse. Interestingly there is no visual evidence on the tithe map of the large barn on the roadside. Plot 104 'Wainhouse Plock' contains today the remnants of a wainhouse/carhouse but there is no clear evidence of this on plan.



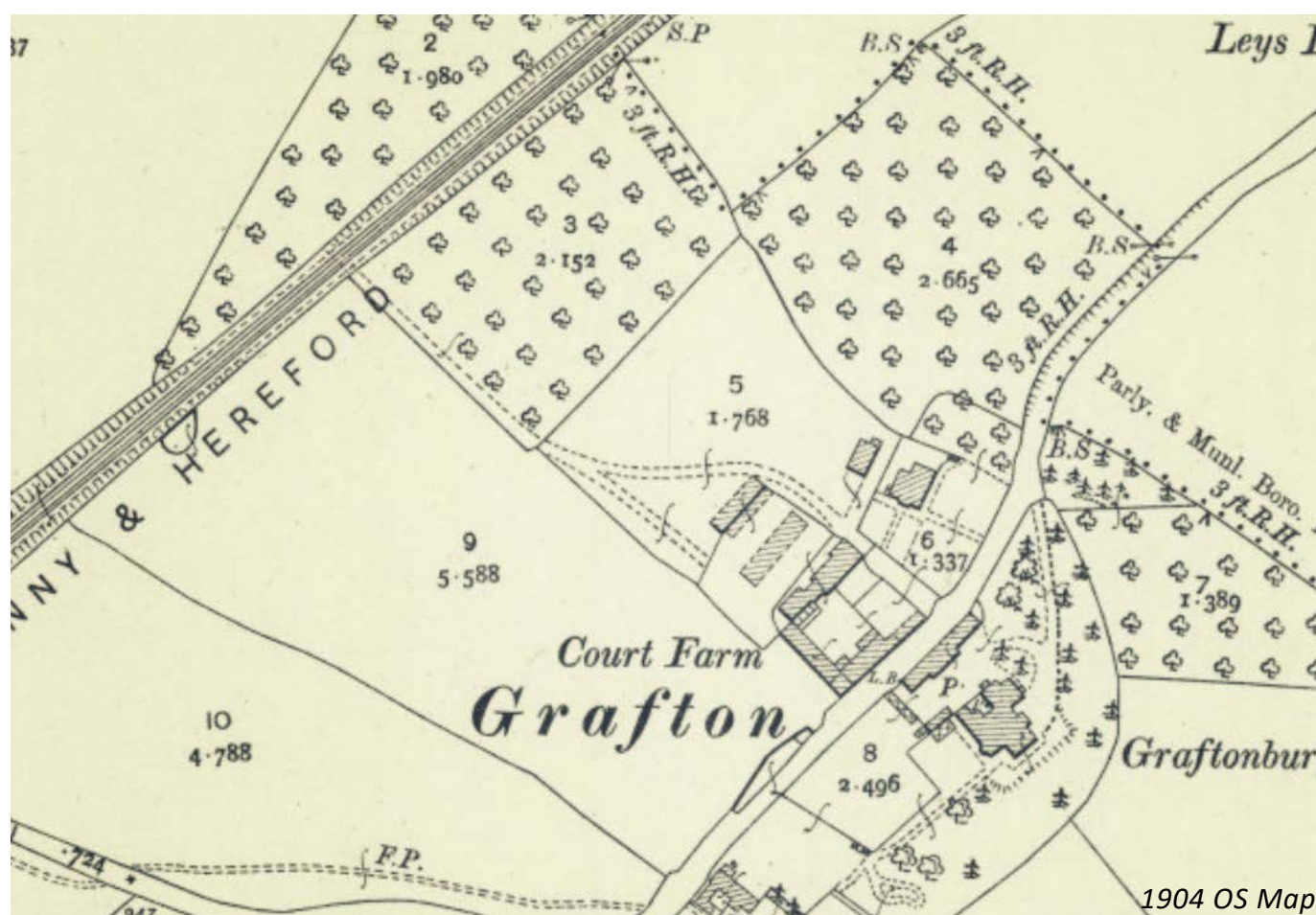


As per the field names of those under the Biggs family, it is clear that the farm was diverse, with both crops and livestock, as well as orchards. In the 1851 Census, John Biggs appears to have died, with the site occupied by Anne Biggs 'widow'. She oversaw the farming of 153 acres with the assistance of 3 labourers. Sitting at over 150 acres, Grafton Farm was certainly considered to be large mixed farm and required a built infrastructure to support this. Such large prosperous mixed farming sites would have likely consisted of a number of timber-framed or stone farms from at least the sixteenth century. The wider farmland was subdivided by the Newport, Abergavenny & Hereford Railway line in the mid nineteenth century, and it is not inconceivable that funds from any land sale may have been redirected into farm infrastructure.

By the 1861 Census, Thomas Birch was farming the site. He was living in what was called the Manor House with his wife, two young children and four servants. He was 39 years old and a farmer of 153 acres, employing 5 men and 2 boys on his farm. By this point, the Site was well-established within the Belmont Estate, with Wegg-Prosser as lord of the manor.

In 1865 Grafton Court Farm was up for let. The farm comprised of '111 Acres of Arable and 55 Acres of Pasture and Orchard Ground, the whole being thoroughly Underdrained. The Dwelling House and Farm Buildings are in good condition, and form a very superior Homestead.' Thomas Birch is noted in 1871 to be farming 120 acres in Broomy Hill so obviously relocated successfully.

Littlebury's Directory of 1876-7 shows the site being farmed by Thomas Blissett whilst the Census records also show that by 1881 the farm was under Roger Jones, farmer of 165 acres em-





playing 2 labourers and 1 boy lived at Grafton Court. Whilst from 1891 it moved into the hands of Roger and Elizabeth Powell who farmed the land. Elizabeth Powell appears to have still lived on site up to 1st May 1913.

From the 1904 OS Map we can see that the Site had developed from the mapping of 1810 and 1846. The main barn has obtained its lean-tos and open shed, the cowshed built and the area between the stable barn and the cowshed had been infilled, with what appears to be some small pens, potentially for pigs. The wainhouse is also shown, as well as a large barn.

The 1908 Small Holdings and Allotments Act gave local councils the means to obtain land to tenant out for farming purposes. It effectively gave the council compulsory purchase powers over farmland, and therefore the ability to negotiate more efficiently in private agreements. It appears from archival records that the Major John Francis Wegg Prosser sold the land in January 1912 to Herefordshire County Council for £5,878. This included 'all that farm known as Grafton Court with the Farm House Buildings Cottages and Pieces or Parcels of arable pasture and woodland belonging thereto containing in the whole 176a 3r 25p (more or less)'. The house was then sold off separately, as superfluous in the eyes of the Council, to a private citizen Robert John Hamilton from Southport, Merseyside for £1,150. At the point of sale, the farm appears to be in a similar format as found on the 1904 OS map.

The farm has been retained within as a Council owned asset to the present day. The working farm has altered over the past century to accommodate modern farming practices, with buildings on the site coming and going however the earlier layouts of the farmstead can still be read.



1910 Conveyancing Plan



# Assessment

Ashley Farm, as known today, is considered for the purpose of this report as a non-designated heritage asset by way of its inclusion on HER as a historic farmstead.

Ashley Farm is a farm that contributes to local character as it still retains traditional farm buildings and in a form that is still legible as a farmstead. There has been significant change, with some losses and degradation, as well as the retention of historic buildings.

There are a number of phases to the farmstead and thus built form reflects changing needs and practices of a working farm. The great majority of surviving traditional farm buildings across the country do not fulfil the criteria for listing, but this does not mean that they do not possess interest in their own right.

At Ashley Farm there are four main buildings of historic interest:

- Main barn with lean-to and adjacent open sheds
- Cowshed
- Wainhouse
- Stable barn with hay loft.

As per standard practice, the largest building in the farmyard is the barn. The main barn at Ashley Farm is five bays wide with a threshing floor in the central bay, which is also accessed by outward opening doors. The height of the barn and its door facilitate flailing but also the movement of a loaded cart in and out of the barn. The barn has ventilation slits in the stone work to prevent crop from overheating or becoming mouldy. The remaining bays were for storage. There is evidence that there was once a partial inserted floor, due to the high level access on the road-side elevation and mortices to tie beams. Constructed from stone, it is conceivable that the barn is of some age and its stone construction. There are some nicely dressed quoins within the walling.

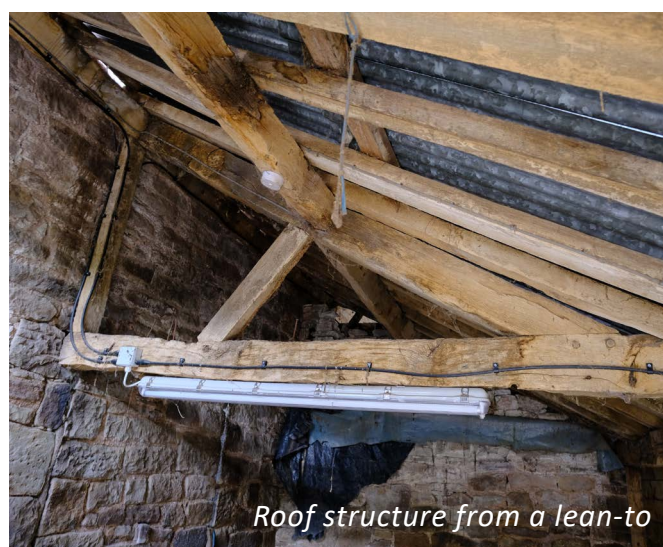
We can see from the 1810 estate plan that the barn was in existence at this point, however it is not shown on the 1846 Tithe Map. From fabric evidence, we can determine that the barn underwent an extensive rebuild in the nineteenth century. It may be that the barn was derelict at the point of the Tithe, supporting the later need for rebuilding. This rework can be ascertained by the built in bricks and timbers on the gable ends. Furthermore there is a slate damp proof course built into the wall. The stone cheeks adjacent each pair of doors are not tied in as they would if contemporary to the main build. The queen post trusses have a combination of reused and later sawn timbers, as well as tie bars. The barn has been reroofed relatively recently and has a clay tile roof. There is a combination of earth mortar and lime mortar used, with the odd patch of modern cement as well. Although reworked and its original construction date unknown, the main barn is a good example of a large traditional stone barn. Its simplicity adds to its charm, as there are no additions suggesting machine or horse-powered threshing, suggesting this barn has always been worked manually. It would be misleading without further study to label this as a tithe barn.



*Main barn**Ledged door out to livestock entrance**External door at higher level, to access  
now lost inserted floor*



The lean-to structures on the north elevation and adjacent open shelter to the east are of different phases but are again stone built. They do not appear on the earlier mapping but are visible as being in existence by 1904. The longer shelter shed was an addition to the main barn, likely providing cover for cattle. This shed still retains a traditional hay-rack and parts of a timber stall showing this historic function. Like the main barn this has been reroofed and there is a combination of sawn timber and reused timbers to form the king post trusses. Open fronted shelter sheds opening onto a yard were often place but messier to muck out than cowhouses. The small lean-tos either side of the main barn doors, were added after the main barn, as the side rubble walls are not tied in and the ventilation slits to the main barn are visible. The lean-tos are weatherboarded, integrating some reused timbers, and may well have been used as looseboxes for calves. These are still substantial and traditional in their form being stone-built, potentially reusing material from elsewhere on the Site, and are less refined than the later brick built farm buildings.

*Open shelter shed**Hayrack against east elevation of main barn**Roof structure from a lean-to*



At the south-west of the main barn, there is a doorway in the gable end into a livestock entrance. This is part stone, park brick, with large weatherboarded gable end complete with modern farm gate door. The roof contains nineteenth century trusses reinforced with tie-rods to help accommodate the wide span of the room. This room has a twentieth century timber hayrack installed to the south wall. This room retains its historic ledged boarded doors to the barn and the cowshed. The door to the cowshed ramp, retains some historic graffiti.

*Livestock entrance**Door to ramp to cow shed**Hayrack*



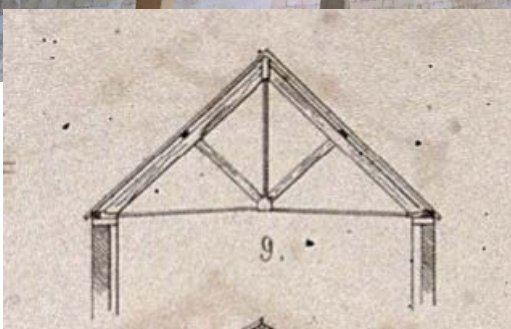
There is a small antechamber between the livestock entrance and the cowshed that has a small dwarf wall separating it from the access ramp. There are very few architectural details within this room but is clearly a part of the cow-shed.

*Ante-chamber*

The cowshed is a characteristically Victorian build, as per its brick built design and its hybrid timber and iron trusses with cast king post and tie rod and raking strut shoe, with timber principals and timber raking struts. The roof is full height, which supports a mid-nineteenth century date or later due to agricultural theorists of the time recommending airy cow houses rather than having a hay loft above. A brick floor surface is retained to the ramp, but the remainder of the floor area has been replaced with a modern concrete pad. There is no evidence of any feed runs or stalls. However, ledged and braced boarded stable doors do survive in varying conditions to the east elevation that would have provided access out onto the fold yard.

*Ramp up to cow-shed*





*Diagram from Whiteman and Bass, Roofs for Farm Buildings, 1866*

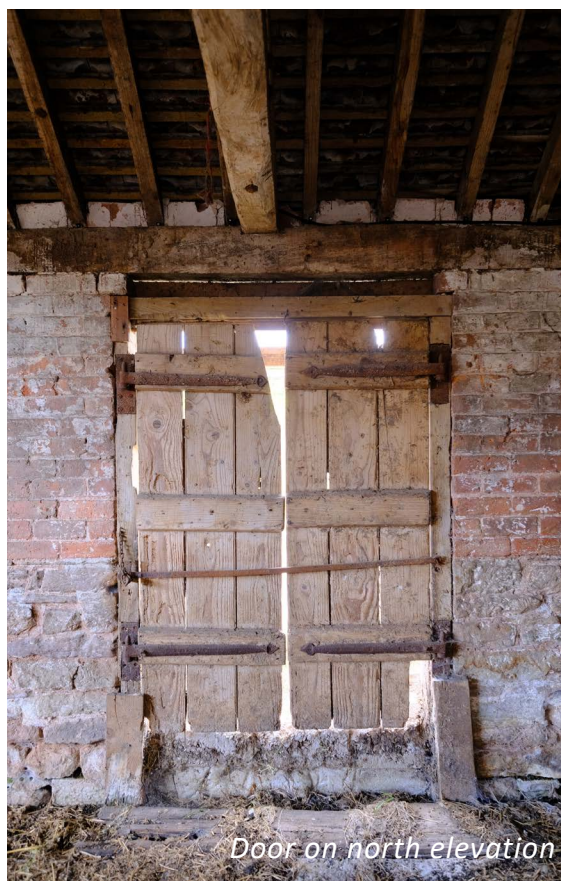




Near to the centre of the site, there is a brick built barn on a stone plinth. It is considered that the stone plinth once supported a timber frame structure which was later replaced with a brick counterpart. The stonework is of good quality and has some considerable sized pieces. To the larger barn, there is considerable number of reused timbers in the king post roof structure. The roof covering is a combination of modern sheeting and traditional clay tiles. The larger barn area retains historic simple window openings with sliding shutters as well as one pair of ledged boarded doors with historic pintles and ironmongery attributed to F. Wilcox. The two-storey part of the structure adjacent was likely a stables with tack room and then hay loft or granary above.





*Stable barn**Door on north elevation**Sliding window*



The wainhouse has to the south a good quality red sandstone wall with external putlock holes. The trusses are of varying ages and quality but there a number of reused timbers of considerable ages within the build up. To the west a small length of low level stone plinth is found with framing sat above but this is in a poor condition and clearly has been reworked several times as well as being charred.



*Wainhouse*

The other structures on the site are largely twentieth century in date, including a small pigsty. As a working farm there has been quite an extent of historic change to the whole site, including where traditional buildings have been lost or reworked.

The architectural patterning present in building styles, materials and details are important for maintaining or enhancing the character of the farmstead. Through assessment of the surviving historic structures on the site, it is clear that the buildings do possess some historic and illustrative value in relation to their composition and design to facilitate historic farming practices. Their rebuilding and alterations over time, particularly to the stables and the main barn, limit an understanding of the original buildings but an appreciation can be had nonetheless.

We also see clear evidence of the evolution of farming practice over generations, as well as a movement from stone and timber frame to purpose built brick structures. That said it is unlikely that further examination of fabric will reveal any additional information regarding historic farming techniques or building practices that are not already commonly understood.

Ashley Farm, although associated with the Belmont Estate, is not considered to be a site within historic parkland, common land or in an area with particular archaeological importance, nor a model farm. The buildings are not considered to have been designed or built by notable land agents or architects, with no features of particular innovation. No significant historic associations have been discovered during the research, other than names of owners and occupiers which are likely to be of local interest only.



Aesthetically, the buildings were designed with function in mind, architectural features of interest are limited and have been compromised by later alterations. The elevations are very plain and simply constructed. Surviving internal details are scarce, due to the functional nature of the spaces, but there are some notable historic fittings that highlight the age of the site, including joinery, hayracks and sliding shutter windows. As a working site there are no areas of the buildings that display a high decorative quality.

The building's use means it may be valued by those who have worked here, however it has been designed and used as a farm for its history, so the building has limited communal value.

The setting of the asset makes a large contribution to its significance, as the agricultural land helps to understand the historic function of the farm. The adjacent Grafton Court has a close historic functional relationship with the Site also, as the farmhouse. There are hard standings and overgrown hedgerows that do compromise the immediate setting of the buildings due to their unkempt nature but in general the immediate and wider setting provides a clear context to the farmstead.

The farm buildings do have historic and illustrative value derived from surviving historic fabric, however the farmstead's significance has been compromised by later alterations, modern structures within the farmstead and its current vacant condition. Overall it can be considered as a non-designated heritage asset of low to moderate significance.



*View of site from entrance on Grafton Lane*



# Proposals

The full suite of documents provided to support the application should be referred to for a full understanding of the proposals.

The proposals are for the adaptation of the working farm into a community farm, complete with educational and community space.

The proposals have been the result of an iterative process considering different designs and layouts for the Site. The design process has focused on how to make this project come to fruition in the most sustainable and lowest impact way possible. This approach and the constraints of the site has produced a proposed scheme that is functional and viable.

The stable block (stone plinth with brick above) is proposed to be very lightly touched, with the barn being used as a temporary classroom and the existing tack and stable being used for storage. Proposals for this area at this point revolve around light repairs to existing openings without limiting ventilation.

The large modern agricultural barn will be retained as a storage area.

The twentieth century milking parlour will be partially demolished, with the existing concrete slab reused as an outside seating area and for a pergola. This will remove some massing from the centre of the original farmyard. The existing store/pump rooms and adjacent pig sty on the north east for the dairy will be retained and repurposed.

The open shelter shed adjacent the main barn will face light repairs but effectively will remain unchanged as an open space which can provide shelter to those on site doing green wood working.

The main barn with its lean-tos will be retained as is, with limited fabric repairs where required. Repair works and provisional replacement to the main doors into the barn will need to be undertaken for site security purposes.

The majority of the proposed works focus around the cow-shed and livestock entrance. The livestock entrance will be renewed. The existing low level gate will be removed and replaced with a pair of outward opening doors flanked by two large windows, provided within a new inserted timber framed wall. There will be a purlin and ridge extension westwards to create a canopy over the new entrance point.

This area will be used as a reception area with two existing roof lights over. Access off this room would be via an existing doorway into the main barn, a kitchen and the livestock access ramp.

The adjacent antechamber will be converted into a kitchen but retain the existing area. Access out onto the fold yard will be retained as will access via a sliding barn door into the new classroom. The south-west wall will be built up to include two windows overlooking the circulation ramp.







The circulation ramp up from the reception into the classroom will utilise the existing livestock access ramp. This will be repaired and refinished in order to provide level access up into the large classroom space. It is proposed to insert square windows across the west elevation in proportions not dissimilar to the single existing window opening. At the northernmost end of the elevation, a window that is shorter in height is proposed to light the toilet cubicle. These new windows across the west elevation will be spaced to correspond with the stall entrances on the east elevation. These stall entrances will be replaced with new doors and windows, reusing the existing openings. The existing roof lights on the west elevation will be removed and new roof lights will be installed, fewer in number.

A partition is proposed for insertion at the northern end of the classroom. This will facilitate the provision of a Changing Place and standard WC cubicle, accessible via both the classroom and the farmyard.

In terms of the setting, it is proposed that the existing hard standing to the west is repurposed as a carpark accessed from an existing roadside gate on Grafton Lane. This hard standing will be seen in combination with the existing soak away and the proposed bin store location.

More widely there are agricultural plans across the associated land. A vegetable garden is proposed to the direct south-west, with a number of temporary garden structures erected, such as field shelter and potting shed. This garden will have its south and west boundary treatments evaluated and renewed to be suitable species that enhance the habitat offering of the Site. Furthermore a wildlife corridor is proposed to the north boundary of the site, adjacent the railway track. It is also proposed to reinstate and enhance the heritage orchard to the north of the site, following the traditional function of these parcels. The farming setting will be largely retained and its offering improved.





# Impact Assessment

The proposals have been developed to be as minimally intrusive as possible whilst providing a space with a viable community use. In general, the proposals respect the historic fabric across the Site.

The proposals to the stable block, open shelter shed, main barn and its lean-tos are imperceptible and are largely small repairs to fabric. The wainhouse structure to the top of the site is in a poor state of repair and it is proposed that like-for-like repair is undertaken in the future to secure the future of this structure.

Where new materials are proposed, complimentary materials are to be specified that are sympathetic to existing form and fabric. Historic features will be retained as much as possible and sympathetically refurbished where needed.

The proposals that have the greatest potential to impact Ashley Farm are those proposed for the new reception area/classroom/WC facilities in the nineteenth century livestock entrance pen and cow shed. The proposals look to elevate the western elevation which has traditionally been very simple. Historically the site has been inwardly facing onto the courtyard with only cattle intended to experience this elevation. The insertion of windows across the west elevation to let light into the classroom will make for a more pleasant space internally. It will also develop a visual relationship from the cowshed westwards which may help to forge stronger visual ties with the farm's setting and landscape. Although this is a change, it is not inherently harmful and may help to reinforce to visitors the relationship of the farmstead with its agricultural landscape.

The proposed windows are simple in their form and reflect the proportions of the one existing window but not form or materiality. They will be clearly read as a modern intervention and therefore are an honest element of the design. There is no intention to over domesticate the Site either.

The insertion of a timber framed wall and a pedestrian entrance into the building, in place of a livestock entrance, will be a visual alteration to this gable end as will the extension of the roof to provide a canopy. However at current there is weatherboarding on this gable end and the low level is visually marred by the agricultural gate that has been crudely clad. This area, although not traditionally the 'human' entrance into the farm, which would likely be from the gate to the east of the site, this has long been an entrance for cattle and there is an access point off the road and the obvious location for car parking already in existence. Investing in and improving this elevation will enhance the experience of the asset. The door and windows at low level on this elevation will be largely screened in sequential views from Grafton Lane due to the hedgerows.

From the east elevation, the loss of the stable doors to the cow-shed will make this traditional function of the building less legible from within the fold yard, however the openings are being retained and reused as full size windows and also access doors so the fenestration pattern is retained.



Internally, the treatment of the reception area is very minimal as is the reuse of the existing cattle ramp to provide accessible circulation. The new kitchen proposed the insertion of a new partition wall to the south, on the line where there is a dwarf wall at the moment so will have a limited change to the floorplan, and the light across this area will be retained by inserting windows in this new wall. Within the main classroom the insertion of a full-height partition at the north end will have minimal impact as to how the room is experienced as there is still considerable length to the room retained. The inclusion of a Changing Place is very beneficial for the accessibility of the site.

The removal of the milking parlour will also offer an enhancement. At the centre of the traditional farmyard, its partial demolition will allow for the reinstatement of traditional sight lines between the stable barn and the main barn. This reinstatement of the open nature of the yard will be beneficial in understanding the original farmstead layout and the historic function of this space, as well as providing a good social space.

The improvements to the setting by creating a rich habitat will enhance the understanding of the historic landscape and its relationship with the built heritage on the site. Restoration of features, such as boundary hedgerows with more suitable varieties as well as orchard area, will help with reading the historic farmstead and will be an improvement to the currently uncultivated area.

The proposals do look to make some upgrades and alterations to one of the older buildings on the site, but this is just the next evolutionary phase of the farm, which has seen multiple users over the centuries change the Site to suit. The majority of the Site is being retained with little change with only one historic building proposed to face any perceptible change, however this



*Main barn from Grafton Lane*



has been designed to be in keeping with the existing and to be as sustainable as possible. The loss of the modern milking parlour will help to reinstate the openness of the fold yard.

The impact of the proposed scheme will allow for a marked improvement to the currently vacant farmstead. Buildings across the Site will be given viable uses, which would be sustainable and safeguard the farm's long term future. These benefits come at the cost of a limited loss of historic fabric, with this limited to the loss of some nineteenth century brickwork and agricultural joinery.

The proposals would result in both harmful and beneficial impacts upon the significance of Ashley Farm as a result of change to the farmstead itself and its setting. The proposals have sought to minimise harm as far as possible and isolate it to just one historic building on the Site. On balance, it is considered that the proposals would cause a negligible level of harm to the non-designated heritage asset.

In deciding any planning permission that affects a non-designated heritage asset or its setting, the NPPF requires that authorities should take into account the desirability of sustaining and enhancing assets, and putting them to viable uses consistent with their conservation.

It is considered that the proposed alterations to Ashley Farm are proportionate to the significance of the non-designated heritage asset. They seek to preserve and enhance the elements which make the highest contribution to significance in order to allow a positive change which will give the building a new sustainable and viable future. On balance, the proposals would cause a negligible level of harm to the non-designated heritage asset, but also bring heritage benefit amongst other benefits socially and ecologically.



*View across fold yard from north*





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