HAMMERTON HALL FARM, LITTON, DERBYSHIRE

Significance & Heritage Impact Statement

March 2019

Marion Barter Associates Ltd
HISTORIC BUILDINGS ADVICE

Hammerton Hall Farm, Litton, Derbyshire, SK17 8QP

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SUMMARY

The farm house at Hammerton Hall farm was built in 1768, as dated on rainwater hoppers. This was just four years after the enclosure award for Litton approved in 1764, which may have provided the impetus for investment in the farm. By that date, the farm was part of the Curzon estate (of Kedleston Hall). The farm house is a Grade II listed building, and the farmbuildings are also regarded as listed because they are attached to or within the curtilage of the house.

The recent suite of guidance on traditional farmsteads in the Peak District provides a context for understanding the farm buildings at Hammerton Hall Farm, produced by Historic England. This part of the Peak District is characterised by small-scale village farmsteads, built for cattle-raising and dairy. The farmstead is arranged on an L-plan, with a linear 2-storey cow house range built at right angles to the farm house. This range appears to be of two phases; the earlier northern part consists of a little altered 'cross-shippon' which was probably built in the early 19th century, at a time when large numbers of new cow houses were being built. The south part of the range contains a former stable and hay barn, built by 1847 when the whole range is shown on the Litton tithe map. The single-storey cow house to the south-west was built later in the 19th century, probably initially as a cart-shed, adapted as a shippon. In 1918 the Curzon estate sold the farm; the present owners have farmed here since 1970. Portal frame sheds were added to the south in the late 20th century; dairy farming ceased in 1998 and the traditional buildings have not been used since then.

The traditional farm buildings at Hammerton Hall Farm have high significance as a typical example of a White Peak village farmstead, attached to an attractive late 18th century farmhouse. Cow houses are the most characteristic type of farm building in the White Peak and the linear range here is a good, little altered example; the north end of the range (a former cross-shippon) has high significance. The single-storey cow house to the south-west is a later 19th century building, of medium significance. The modern sheds have no heritage value. The whole farmstead is part of Litton conservation area and the older buildings are important to the setting of the listed farmhouse.

The fabric of the redundant buildings is now in poor condition; the stone roofs are liable to collapse and the front (east) wall of the linear range has structural defects. A new use is now needed to bring in funding for repairs. Without this, the buildings will continue to deteriorate and become 'at risk'. The form, location and character of the buildings lend themselves to domestic use; a scheme for the buildings has been designed by Allen Newby of PME Planning Services to provide a total of three units: the single-storey Unit 1 is proposed to be ancillary to the farmhouse, Unit 2 at the south end of the 2-storey main range is proposed for holiday accommodation and Unit 3 to the north end is proposed for a market dwelling. The proposal takes account of good practice in farm building conversion as set out in the Peak District Farmsteads Assessment Framework and Historic England national guidance. No extensions or external changes are proposed apart from re-opening one or two blocked openings, with new glazing to existing openings and three small conservation rooflights. Internally, changes include new first floors and staircases, wall and roof insulation, building services, and three doorways cut through existing cross walls. The buildings will be carefully repaired and re-roofed to ensure their long-term future as part of the historic farmstead and the conservation area; the details are set out in the Design and Access Statement or can be agreed by condition.

1 INTRODUCTION

1.1 Background to the Report

The heritage statement was commissioned from Marion Barter Associates Ltd by Robert and Tracey Hall, the owners of the farm. The farm buildings are redundant for agricultural use, and in a deteriorating condition; the buildings all now need a viable new use to enable their repair and to secure their future. Hammerton Hall Farmhouse is a Grade II listed building; the farm buildings are either attached to the farmhouse or in its curtilage, so are also regarded as listed buildings. The farmstead is also in Litton conservation area. Pre-application consultation was undertaken early in 2019 with the Peak District National Park and an email from Adam Maxwell provided in response, dated 14 March 2019 (Enquiry No.34138).

1.2 Purpose of the Report

The report is designed to provide:

- A summary of the context, history and development of Hammerton Hall Farm;
- A statement of significance of the buildings, individual spaces and features;
- Commentary on the impact of proposals for residential conversion, on significance.

The report has been used to inform the design of alterations to the farm buildings. It is also intended to be used in support of applications for listed building consent and planning permission.

1.3 Methodology

The report was compiled following documentary research using published and unpublished sources in Derbyshire Record Office. The Derbyshire Historic Environment record was consulted, along with Litton Conservation Area Appraisal (2008), the Peak District National Park Farmstead Character Statement (2017) and the Peak District National Park Farmsteads Assessment Framework (2017). The site and buildings were assessed in August 2018 and reviewed in 2019.

1.4 Location

Hammerton Hall Farm is in Litton, a village in the White Peak, about 1.5 km east of Tideswell, Derbyshire. Litton is at about 300 metres above sea level, and lies on elevated ground north of the River Wye, surrounded by walled fields largely used for grazing. Litton is within the Peak District National Park, which is the planning authority.

The postal address is Hammerton Hall farm, Litton, Derbyshire, SK17 8QP. The National Grid Reference is SK1640 7508.

1.5 Copyright

1.6 Acknowledgements

This report was prepared with the help of the owners, who arranged access to the building. This report was written by Marion Barter BA MA IHBC, of Marion Barter Associates Ltd. All

photographs are by the author unless otherwise stated. The author is grateful to Dana Campbell of the Derbyshire HER. Derbyshire Record Office in Matlock assisted with research and gave permission for copies of historic maps to be used in the report.

2 HISTORY & CONTEXT

2.1 Summary History of Litton

There is a summary of the history of the village in the 2008 conservation area appraisal, but some of the details differ from the account given in a history of Derbyshire by Turbutt (4 volumes published in 1999).

The place name Litton was first recorded in the Domesday Book in 1086, as *Litun;* according to Cameron (quoted in the conservation area appraisal, p11) this is likely to mean a 'farm on a hillside'. The conservation area appraisal states that the village was part of land belonging to William Peveril, a significant Norman knight who held castles at Castleton and Bolsover, although the historian Turbutt writes that as Litton was in the south-east corner of the 'Hopedale' part of Peak Forest it belonged to the Crown, which was managed by a constable or bailiff to whom villagers paid rent. The Peak Forest was officially disafforested in 1640, after which agreements were made with tenants and freeholders (Turbutt, p1159). The Lyttons were a significant medieval family here, and the Bagshawes are said to have held the manor for much of the post-medieval period, from 1606. The next important landowner was the Curzon family, Earls of Scarsdale of Kedleston Hall, who acquired the manor and most of the village in the 18th century; the 1764 enclosure map records Lord Scarsdale as the owner of 520 acres, over half the 1127 acres allotted by the enclosure award (see below).

Fig.1: Litton village on the 1764 Enclosure map (Derbyshire Record Office Q/RI 67)

Litton initially developed as a farming community; the linear form of the village and distinctive field pattern of narrow walled fields on the south side of the village have medieval origins; the field pattern relates to a medieval strip field system that was gradually enclosed under individual agreements from the 16th to the 18th century (Hey, p251). Each strip was a standard size of one rood, and according to David Hey the strips were enclosed in blocks of three or four to create the narrow fields or closes that remain today, 'fossilising' the medieval field

system. Some of these early walled fields are marked as 'Townside Closes' on the Enclosure Map of c1764, including a linear close in the vicinity of Hammerton Hall Farm (marked P on the plan and associated with Thomas Eyre Esq). Under the Enclosure Award of 1764, other areas of unenclosed common land surrounding the village were allotted to land owners and enclosed by new walls. As existing landowners and their tenants benefitted the most from the enclosure award and were able to farm more effectively, some built new farmsteads and houses after the award; Hammerton Hall Farmhouse (dated 1768) was probably part of this pattern. Most of the buildings in the village date from the 18th or 19th centuries.

Alongside farming, industrial activities were important to Litton's economy, including lead-mining, quarrying and textile manufacturing. Hand loom weaving, frame knitting and domestic spinning of wool (worsted was spun for the local hosiery industry) provided a supplement to farming incomes. From the late 18th century, there was work in the large water-powered cotton mills built in the Wye valley at Cressbrook Mill and Litton Mill; 19th century trade directories and census returns record that many of the villagers were employed in the mills. The 1848 Post office Directory lists ten farmers in Litton and at Lane End, the 1891 census records six farmers and the 1925 Kelly's Directory lists nine. Unfortunately, the directories do not name individual farms, but by cross-referencing with other records it is possible to identify the names of some farmers and tenants at Hammerton Hall Farm.

2.2 Summary History of Hammerton Hall Farm

In common with most farmsteads built before the beginning of the 19th century, documentary sources are fairly scant. The farmstead was broadly assessed as part of the Peak District Farmsteads Character Statement (published 2017), but no previous detailed study appears to have been made of farm buildings at Hammerton Hall Farm.

It is not known when Hammerton Hall Farm was first created as a farming unit; while the present house dates from the 1760s and the buildings are later, the site may have medieval origins, associated with strip fields on the edge of the village. The earliest map to show the village in any detail is the enclosure map, of c1764; the Enclosure Award for Litton was made in 1764 and there are two similar maps made around this date showing how the common land was allotted to the landowners. Some outbuildings on the site seem to be shown on the 1764 enclosure map, but not the present house; the architectural style of the house and the rainwater hoppers dated 1768 indicate that the farmhouse was built or rebuilt shortly after the enclosure award. The enclosure map seems to show outbuildings on the farmstead site, but as the map scale is small it is not certain what they were.

The first map to clearly show the existing farmhouse and farm buildings is the tithe map dated 1847; this shows the whole of the linear farm building to the south-east of the house but not the detached building to the south. By this date, all of the farm was part of the Curzon Estate (Earl Scarsdale) who owned it until the sale in 1918. In 1847 the occupant of the farm's 'outbuildings and stack yard' (394 on the map), 'lesser yard' (395) and 'farmyard' to the east (391) was John Baker, but the farm house and garden (393) were tenanted by Hannah Newton and the east part of the house (392) was separately occupied by Mary Penman. It is not known why the domestic and farm buildings were in separate tenancies at this date; it may have been because John Baker had another house or perhaps Hannah Newton was a farmer's widow and not able to manage the farm.

Fig.2: detail from 1847 tithe map (Derbyshire Record Office D1494 A/PI 337)

The 1st edition OS map for 1880 (Fig.3) shows that the farmstead expanded between 1847 and c.1878-79 when the OS map was surveyed; the OS map shows the detached outbuilding to the south of the yard behind the house and another detached building further south. A narrow structure is shown against the south gable end of the linear shippon (this was a pig sty, demolished in the late 20th century). The map also shows a small extension to the eastern part of the house, infilling the space to the north-east end of the linear shippon. A small outbuilding with a small yard on its east side is shown in the south part of the large yard, possibly a privy or a hen house.

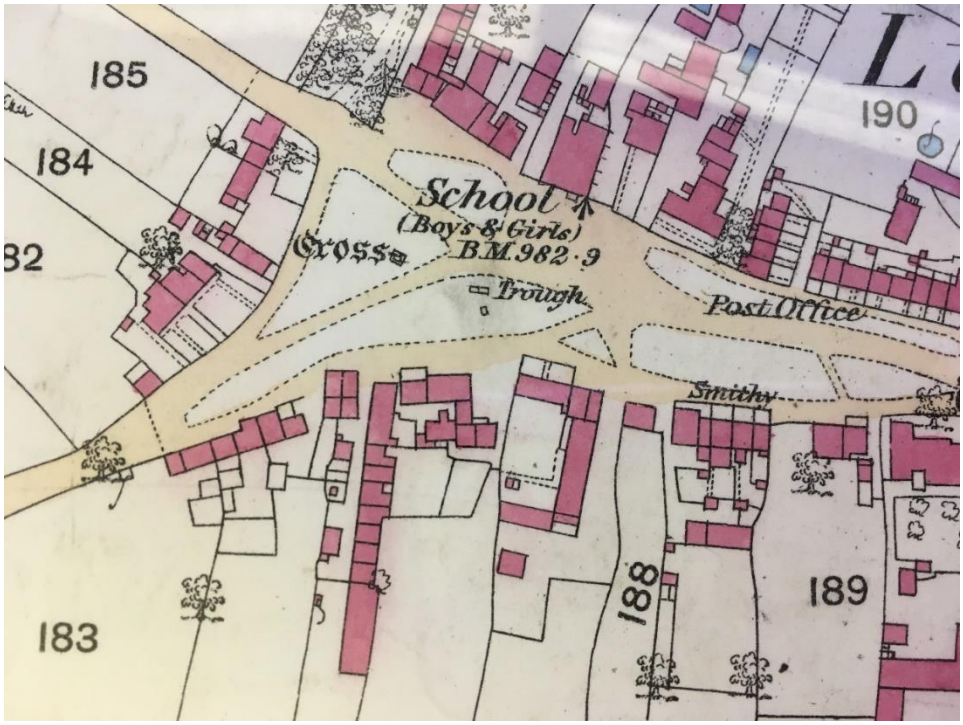

Fig.3: 1880 OS map surveyed in 1878-9 (1:2500)
(Derbyshire Record Office)

The land tax returns have not been researched for this report, but from the middle of the 19th century, some information relating to the estate's tenant farmers occurs in official records such as the census returns. In 1891, the census lists farmers by name but unfortunately does not name their farms; one of the farmers recorded in the 1891 census was James Furniss who is also referred to in a 1907 newspaper advertisement, for the sale of 'dairy utensils and household furniture', the property of James Furnish (sic) at Hammerton Hall Farm, who is 'giving up house-keeping' (Sheffield Telegraph 12 March 1907). Furniss is also listed in Kelly's Directory of Derbyshire for 1881; 19th and 20th century trade directories such as Kelly's give the names of Litton's farmers but do not specify the name of their farm.

2.3 Curzon Estate Sale, 1918

Hammerton Hall Farm was one of several farms sold by the Curzon estate in 1918, as part of a large estate sale of 787 acres of freehold land and buildings. Many estates sold land during the depressed years of the inter-war years, a process which resulted in a substantial transfer of farm land from large estates to smaller farmers. A sale catalogue with a plan was produced for the auction held on 9 December 1918 in the George Hotel, Tideswell. Hammerton Hall Farm was sold as Lot 16 (coloured green); the catalogue names the tenant of the 55 acre farm as Charles Tym. The coloured sale plan (Fig.4) shows the same general arrangement of farm buildings as on the 1880 OS map, and also shows that the farm unit then included a cowhouse, barn and other buildings on the north side of the village, behind the Clergy House, and fields that were scattered around the edge of the village. Sale particulars for Lot 16 describe the 'most substantially built' farmhouse with 'entrance hall, sitting room, houseplace, kitchen, dairy, cellar and 5 bedrooms', several farm buildings and land.

In the 1918 description of the holding the linear farm building is described as a 'range comprising cowhouse for 5, fodder house, cowhouse for 5, stable for 2 with loft over, 2 hay barns, 2 pigsties'. This description seems to list the separate bays or building elements from north to south, making it possible to identify the separate uses for each bay at the time of the sale. Also listed were 'another range comprising cowhouse for 5, cowhouse for 9, closed cart shed, open cart shed, a stirk shed with tying for 24'. The term 'tying for' refers to the number of cows that a shippon could house in stalls. A 'stirk shed' is a building for heifers or bullocks.

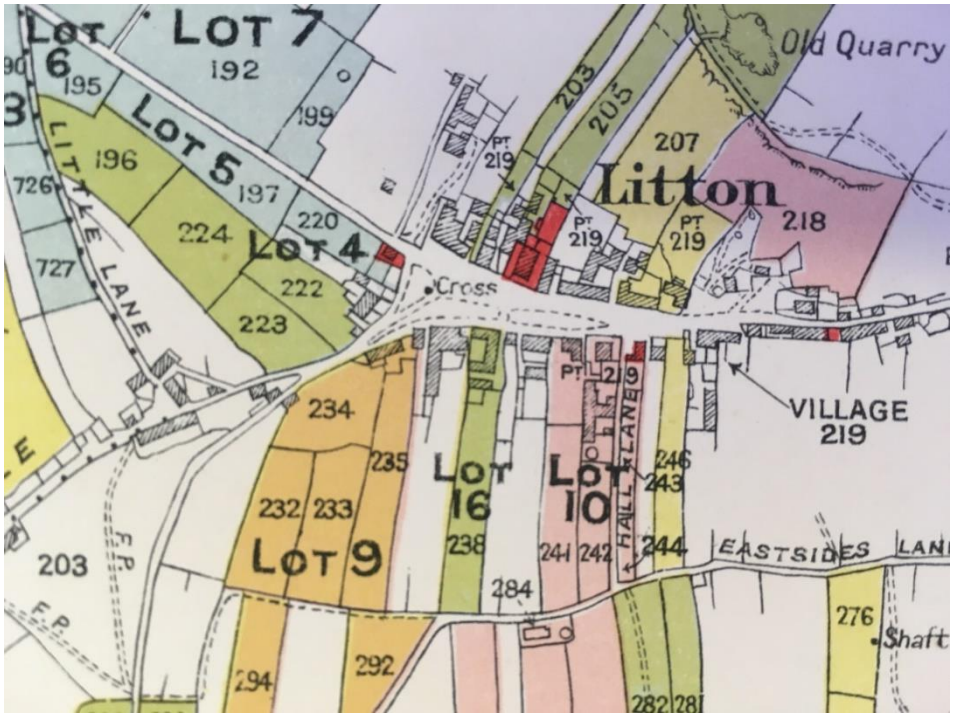

Fig.4: 1918 sale plan (Derbyshire Record Office)

The buildings and fields listed in the 1918 sale catalogue show that it operated as a small cattle-raising and dairy farm with most of the fields used for grass and only 5 acres of the 55 acres used for arable crops. This is typical of Derbyshire farms where by the mid 19th century there had been a shift away from mixed arable farming to concentrate on dairy and cattle raising. The grassland was for summer grazing and for making hay for winter feed. The arable land was probably used to grow oats or barley and fodder crops such as swedes and turnips.

It was reported that the farm sold for £1525 at the estate auction in 1918 (Derbyshire Advertiser and Journal, 13 December 1918, p9). Charles Tym, the previous tenant, did not continue to farm here; in September 1918 and in March 1919, stock, implements and produce at Hammerton Hall Farm were advertised for sale (Sheffield Telegraph 29 September 1918 and 15 March February 1919) on behalf of the owner Charles Tym who was 'giving up farming'. The list of stock and implements for sale show that the farm used working horses, that oats were grown, and cows, sheep and pigs raised. Up to the 1930s the Litton family farmed here. From the 1930s until 1970, the farm was occupied by a succession of tenants; one of these was Mr J Hartley, who in 1951 sold farm equipment, stock and furniture at a farm sale (Staffordshire Advertiser 16 March 1951). By this date, tractors had taken over from horses on the farm. In 1970, the Hall family acquired the farm; they raise cattle but the dairy operation ceased in 1998. During the second half of the 20th century the farm expanded to the south with large portal frame buildings; the traditional stone buildings have not been used since 1998 and are now redundant.

2.4 Context: Traditional Farm Buildings in the Peak District

In 2017, a character statement for traditional farmsteads in the Peak District was compiled, part-funded by Historic England and written by national farm buildings experts Jeremy Lake and Bob Edwards. The document describes the main types of farmstead in the national park, and how the buildings relate to factors such as traditional farming practices, geology and location. The study also relates farmsteads to national landscape character areas; Litton is in the White Peak landscape character area (NCA 52). Traditional farmsteads on the limestone plateau were small in scale, mainly built in the villages, as at Litton, and the buildings were largely used for raising cattle and storing fodder.

White Peak farm buildings are often built in a linear plan-form attached to the farmhouse at one end, or at right angles to it with yards on one or more sides, as at Hammerton Hall Farm. Cow houses (shippons) and feed stores were often built under one roof in linear form, with a continuous ridge-line. Other buildings such as cart sheds and hay barns may be grouped around the yard closer to the fields. Where possible, the front of the farm buildings faced south or west, to make the most of the sun, with the doorways facing onto a working yard, although at Hammerton Hall farm the linear range faces east and the house faces north into the village green. There were usually fewer openings on the rear walls of the farm buildings.

2-storey cow houses with lofts above for hay and fodder are the most common farm building type in the Peak District, most built in the 19th century. This accords with the national picture; 17th or 18th century cow houses are rare, and later cow houses with 19th century fittings are also unusual as on most farms internal changes were made in the 20th century to comply with dairy hygiene regulations (PDNP Farmsteads Character Statement pp 49-50). Sometimes, stabling for farm horses was in the same range, and part of the upper floor could be used for seasonal farm workers' accommodation. These types of buildings are domestic in scale and character, in contrast to to the large barns used for storing and processing arable crops in the Midlands and east of England. Combination barns with a large cart opening on one side are also common in the Peak District, part of the barn was used for storing hay rather than arable crops and part was used as a cow house with loft over. This type of barn is not present at Hammerton Hall Farm.

Early buildings were partly timber-framed in Derbyshire, but by the late 17th century, farm buildings in the White Peak area were being built or rebuilt using the local limestone. Riven sandstone was used for roofing slates, although this was sometimes later replaced with Welsh slate in the 19th century or corrugated sheeting in the 20th century. Doors on farm buildings are usually plain vertically-boarded doors, traditionally painted, sometimes with 'stable' doors. Ground floor shippon openings used unglazed 'hit and miss' ventilators, or windows with inward opening 'hopper' lights for ventilation, the latter sometimes later features. First floor openings used for loading hay into the lofts were usually not glazed, but closed with a timber external shutter hung on iron hinges or sometimes horizontal sliding shutters, fitted to runners on the internal wall face.

There is a high survival rate for traditional farmsteads in the Peak District; over 2500 farmsteads have been recorded, and 87% of these have 'heritage potential as traditional farmsteads because they have retained some or all of their historic form' (PDNP Farmsteads Character Statement p6). It is recognised that most traditional farm buildings in the Peak District are now redundant for farming, and without appropriate viable new uses they will deteriorate and eventually disappear from the landscape.

3 DESCRIPTION OF HAMMERTON HALL FARM BUILDINGS

The fabric of the farm buildings provides some evidence for their phasing, although it is not possible to precisely date them. The Farmhouse, however, is a single-phase house built in the 1760s, as recorded on the rainwater hoppers to the front elevation. These are dated 1768, shortly after the Enclosure Award of 1764. The lower domestic range to its east may be slightly later but was partly extant by 1847 (tithe map). An assessment of the farmhouse is outside the scope of this report, as it is not directly affected by the proposals for the farm buildings.

The farmstead is a variation of the 'Linear Plan Type' identified in the PDNP Farmstead Character Statement (p19). The house and main linear range form an L-plan, with later detached buildings added to the south, later in the 19th century. The main range is probably early 19th century in date and the detached single-storey building to the south-west is later, first shown on the 1880 OS map.

Fig.5: north front of the farmhouse

3.1 Phasing, Plan form, Past Use and Exterior: Linear Range

The linear 2-storey main range is of two main construction phases, divided by a straight joint in the masonry (visible on the west elevation); the northern half is the earlier. The whole range is shown on the 1847 tithe map; although it is not possible to firmly date the two elements as there are no easily dateable features, the general character of the building suggests that both parts were built in the early 19th century. Cow houses are rare before the early 19th century, which saw a great increase in cattle raising and improvements in husbandry.

Fig.6: west elevation of south part of linear range, with straight joint visible to left

The main range is aligned north-south with most of the doors and windows/shuttered openings facing east. It is divided into six unequal bays. The west elevation is largely blind, although there are at least two blocked doorways to the south range and one extant doorway to the north range (serving a through passage). The whole range is built of random rubble limestone with some dressed sandstone used for heads, sills and jambs. The roof is stone slate, with stone ridges. Rainwater goods include some timber troughing and cast-iron downpipes, although there are none to most of the west elevation. The south gable end is blind but there is evidence for a missing single-storey building here, a former pig sty.

Fig.7: south gable and east elevation from the south-east

The 2-storey 6-bay building is divided into two main parts by a full-height cross wall. Each part is of three unequal bays, the north part divided by two stone cross walls into a central through passage/former fodder store flanked by cow houses (formerly each for 5 cows). The south part of the range has a full-height cross wall which separates the north bay (former stable) from the 2-bay southern section which was described as a hay barn in the 1918 sale particulars, but later used as a cow house.

The north part of the range is a type of cow house known as a 'cross shippon' as the stalls for each part of the cow house face a cross passage (Barnwell and Giles, 1997, p134). This results in this part of the east elevation being almost symmetrical, with a central passage door flanked by two doorways to the cow houses and on the first floor, two loft openings. The inserted hopper window to the north cow house is later. The two doorways to the north have segmental heads, but the south doorway has a stone lintel which is probably a replacement as there are signs the wall above has been rebuilt. The two north doors open outwards and are of plain boarded timber with strap hinges; the south of the three is a stable door. The first floor has two matching openings serving the lofts over the cow houses, each with an inward opening timber shutter in a plain frame. This wall has visible structural defects; the wall leans out towards eaves and there is an apparent lack of bonding between the front wall and inner cross walls. Iron ties have been used to reinforce the walls.

Fig.8: cowhouse in north part of the range, from the east, with central passage doorway

A clear straight joint on the west wall separates the masonry of the north cow house from the south part, but the joint is less visible on the front east wall. The south part of the range also has a rough joint in the masonry towards the south end of the east wall which may indicate the south bay was added as a third phase, but as this is not evident on the rear (west) wall it may relate to a repair (Fig.9). The south bay has one inward-opening stable door with stone lintel. The next bay north has a doorway and shuttered loft opening, directly aligned, both with neat sandstone quoins. The boarded door open outwards, with strap hinges and the plain

timber shutter is inward opening. The bay at the north end of this southern range has a timber stable door to the north and a 2-light casement to the loft, both with stone quoins to the jambs. The timber hopper window below a timber lintel to the left (south) of the door is probably inserted.

Fig.9: south part of linear range, from east

Fig.10: rear of north cowhouse, from the west with central doorway to passage

The north part of the west elevation had a small window towards the north end, which relates to the northern shippon. The wall area between the doorway and this window is pale as a former dairy was removed here.

3.2 Interior: Linear Range (north)

The interior layout of the north part of the range is still legible although there have been alterations. The 3-bay range was built as a cowhouse for a total of 10 cows, which were housed in two cow houses, each originally with timber boskins that faced towards the wide central through passage. This feed passage has five narrow rectangular openings to each side wall which provided direct access to feed troughs or racks. The 1918 sale catalogue refers to this area as a 'fodder store'. The walls are white-washed and the floor is laid with rough stone flags. The space is open to the roof; in the walls above the feed openings are high level doorways to access the lofts above the cow houses.

Fig.11: south side wall to passage, with feed openings and tie-rod, from the NW

The north cow house retains some timber boskins, probably replacements for the originals, but none survive in the south cow house. The floors are concrete, laid in the 20th century, with a stone kerb or heel to the raised area of the stalls or bosses/boosts. The loft floor joists appear to be pine and in poor condition, the walls, joists and the underside of floor boards are white-washed.

Fig.12: feed holes and loft floor joists in the south cow house, from the SW.

Fig.13: north cow house with timber boskins and feed holes, from the north

The lofts over the north and shippons have not been assessed in detail as the floors are unsafe or missing, but the purlin roof structure is visible from below (Fig.14). There are tall doorways into the lofts over the shippons from the through passage (Fig.14), as well as shuttered pitching holes on the east elevation for loading hay and other fodder. The roof of the north part of the range has no trusses as the purlins are carried on the full-height cross walls. The rafters and purlins are mainly pine with some hardwood. The roof is in very poor condition, with slipped slates and failed battens.

Fig.14: roof to through passage, and access doorway to the north loft from the passage

3.3 interior: Linear Range (south)

The 3-bay south part of the main range is divided into a 2-bay former hay barn at the south end which is open to the roof. There is one hardwood tie-beam truss with a high collar and short raking struts carrying the purlins, which are mixture of hardwood and later pine. Rafters to the west pitch are mainly pine with some hardwood to the east. There is a blocked first floor doorway in the cross wall to the north, and walls are white-washed. The bays are divided at ground floor level by a rubble wall that may have supported a partial loft in the past. The block-work corn bin in the north-west corner is modern.

Fig.15: south bays with partial cross wall and roof truss, from the east

Fig. 16: roof truss in two south bays, from the north.

The third bay from the south was formerly used as a stable (according to the 1918 sale particulars), but no stable fittings remain. This bay is defined by full-height cross walls, which support the purlins, and the walls are white-washed. The presence of a pitching hole opening on the east elevation suggests there was a loft floor, but this is missing. The space was re-fitted as a cow house for four beasts in the 20th century with cement part-way up the walls, ceramic feed troughs and a concrete stall partition against the west wall.

Fig.17: cow house in third bay from the south

3.4 South-West Cow House: plan form and exterior

Aligned east-west at the south end of the yard behind the farm house is a single-storey 4-bay fam building, facing south. It may have been built as an open-fronted cart-shed as there are straight joints to the south wall, suggesting a central pier. The building is first shown on the 1880 OS map. The exterior and interior was altered at an unknown date to create the 'cowhouse for 9' referred to in the 1918 sale catalogue. It is built of random rubble limestone, with sandstone dressings, a stone slate roof and stone ridges.

The main south elevation has two similar doorways with boarded doors, dressed stone quoins to the jambs and two windows with stone heads and sills. There are two windows of different proportions on the north wall, each with 'hit and miss' vents, and a blocked doorway towards the east end of the wall.

Fig.18: south cow house, from the south-east

Fig.19: cow house, north elevation from the garden

3.5 South-West Cow House: interior

The building is divided into two unequal spaces by a cross wall, with a blocked doorway at the north end of the cross wall. Each space has a pine king post truss carrying purlins, which have been reinforced with inserted part-trusses in the west bay (Fig.21); originally there would have been just one king post truss in the west bay. The smaller east part of the building has stalls for 5 cows facing north with stone slab boskins, partly built of re-used paving slabs (they are rough on one side), with an east-west feed passage along the north side. The larger west half has been altered and no stalls remain. The roof is in very poor condition and the building is not safe to enter.

Fig.20: interior of east cow house from the south-east

Fig.21: west cow house interior from the south-east, with inserted partial truss to left

3.6 Setting

The farmstead has a traditional village setting, with fields to the south and the village green to the north. Views of the farm buildings behind the house are limited to glimpses along the linear yard from the main street. The entrance to the yard is aligned with an access road that crosses the village green at this point, giving views south down the yard. The village shop, also popular with visitors, is immediately to the east of the yard entrance.

Fig.22: view of the farmhouse and farm buildings from the green

The farm buildings are an important part of the setting of the Grade II listed farm house; they are important in visual terms and in enabling an understanding of the history and function of the house. The farm yards are hard-surfaced in concrete (Fig.23).

Fig.23: view of farm buildings and yard, from the north

To the east of the linear range is a linear yard/access enclosed to the east by a rectangular walled close or paddock. The close is under grass, enclosed by drystone walls and has gated access to the south and west sides.

Fig.24: close on east side of yard, from the north-west

To the south of the single-storey south-west cow house, and facing it across a small yard, is a larger stone-built single-storey cow house. Like the former building it dates from the second half of the 19th century (Fig.25). Against the east gable end of the larger single-storey cow house is a former dairy of c1970, built of concrete blocks with a lean-to roof.

South and south-east of this is a group of three large portal frame farm buildings, representing the late 20th century and early 21st century expansion of the farmstead (see Figs.26 and 27).

Fig.25: concrete yard to south-west of farmstead with a late C19 cow house and 1970 dairy to the left and small cow house to the right, from the east (photo: Robert Hall).

Fig.26: aerial view (Google Maps)

Fig.27: the farmstead from the south, with recent sheds screening views of the older buildings (photo: Robert Hall)

3 HERITAGE SIGNIFICANCE

3.1 The concept of significance

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy. The National Planning Policy Framework (NPPF revised 2018) defines significance as the 'the value of a heritage asset to this and future generations because of its heritage interest' (NPPF, p71). Heritage assets include listed and unlisted buildings, conservation areas and archaeology. The NPPF expects applicants to describe the significance of heritage assets (paragraph 128) and requires local authorities to take account of significance and available evidence when considering the impact of a proposal on a heritage asset (paragraph 190). Local authorities should take account of 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation …' (NPPF paragraph 192). This applies to proposals for adapting redundant farm buildings to new uses. It is important to understand how significance may vary within an asset, as this relates to the scope for alteration. The more significant a feature or asset, the more weight should be given to its conservation. Less significant features offer more scope for change.

Historic England (now Historic England) issued *Conservation Principles* in 2008 to explain the theoretical framework for understanding significance to inform conservation and decisions on change. The 2008 document identified four heritage values or interests: evidential, historical, aesthetic and communal. The revised NPPF defines four heritage interests: archaeological, architectural, artistic or historic Within these different heritage values or interests, significance can be measured in levels:

- **Highest/exceptional** – an asset important at national to international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm or loss should be wholly exceptional.
- **High** – a designated asset important at a national and regional level, including Grade II listed buildings and some conservation areas. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings. May include less significant parts of listed buildings and conservation areas. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3.2 Significance of the Farm Buildings

Hammerton Hall Farm is a traditional farmstead of overall high heritage significance for architectural, historic and archaeological values; it is significant as a good example of an intact traditional farmstead in the White Peak, attached to a late 18th century farmhouse that is Grade II listed. The farmstead also makes a positive contribution to Litton conservation area.

The significance of the farm buildings varies; the most significant farm building is the 2-storey linear range and within this the north part (a 'cross-shippon') is more significant than the south part. The north cross-shippon has high significance as a little altered cow house, probably built in the early 19th century and retaining an original plan form and some fittings. The south part, a former stable and hay barn is more altered and has an interior of medium to high significance.

The small cow house to the south of the yard/garden behind the farmhouse has medium significance, as an altered example of a cartshed converted to a cowhouse, dating from the second half of the 19th century.

Other buildings on the farm have lower significance: the stone cow house on the south side of the yard has medium significance and the portal frame sheds have no heritage value (in visual terms they have a negative impact).

Architectural and aesthetic values: The traditional farm buildings have overall high significance for architectural value as a typical example of a White Peak farmstead, vernacular in style and associated with an attractive farm house built in 1768. The structural fabric of the buildings, including the stone roofs and external walls has high significance. The pattern of doors and windows have high significance, including blocked openings, although later inserted openings are less significant. Where external joinery survives, such as timber doors, shutters and frames, these have high significance although they are in poor condition and will generally need renewal. The interiors have a functional character related to past uses; exposed purlins, floor joists and other features such as feed holes and boskins in the cow house have high significance. 20th century concrete cow stalls and concrete floors have low heritage value.

Historical value: The farmstead as a whole has high significance for historical value as part of a traditional farm that developed within Litton, after the late 18th century enclosure award. The buildings express their historic function which was related to dairy and cattle raising. The farmstead has historic value as part of the Curzon's Litton Estate until 1918, when the function of the buildings was recorded in the sale particulars. The in situ stone and timber features have historic value, but later concrete features and later additions have low heritage value.

Archaeological and evidential value: The structural fabric of the buildings, including external stone walls, structural timbers, internal features and blocked openings have high significance, as the fabric provides evidence of different construction and function phases, including evidence for missing features. More information may come to light during repairs and refurbishment. As Litton is a medieval village there is scope for below-ground archaeology in the yards and spaces around the buildings.

Setting: The village setting of Hammerton Hall Farm contributes to its significance, particularly the village green to the north. In contrast, the south part of the farmstead's immediate setting has been altered by the building of portal frame sheds which have blocked views from the farmstead towards the fields to the south. The walled fields or closes to the south of the farm buildings represent fossilised medieval fields, enclosed before the 1764 enclosures, and are of high importance to the historic setting of the farm.

3.3 Designations

Listing: Hammerton Hall Farmhouse was first listed grade II in 1967 (List entry number: 1158861). The description (see Appendix 1) does not mention any of the farm buildings which suggests that these were not considered to have special interest as historic buildings at the time. However, under the 1990 Planning Act, a structure is listed if it is 'attached' to a listed building or has been within its 'curtilage' since before July 1948, so the farm buildings are also listed and listed building controls apply.

Litton Conservation Area and the Peak District National Park: Litton is in the Peak District National Park. Hammerton Hall Farm is one of eleven listed buildings within Litton conservation area, the subject of a recent Conservation Area Appraisal adopted by the Peak District National Park Authority in 2008. The conservation area boundary includes the stone-walled closes and fields to the south of the village as well as the traditional and modern farm buildings at Hammerton Hall farm. Buildings were assessed for the contribution they make to the conservation area as part of the conservation area appraisal; a map on page 25 of the appraisal shows listed buildings and 'important listed buildings or structures', but does not identify the farm buildings in the latter category. The map depicting views within Litton (page 26) does not include the farm buildings or a view along the access lane from the village green in any 'long-ranging views'. However, the impact of alterations to the farmstead on the conservation area will be a matter to be considered by the Peak District National Park, alongside the impact on the listed building.

4 IMPACT ASSESSMENT

4.1 Introduction

Listed buildings are protected by sections in the 1990 Planning (Listed Buildings and Conservation Areas) Act; this law requires consent to be sought prior to works being carried out to listed buildings. The Peak District National Park a statutory duty to pay special regard to preserving listed buildings and their settings, when determining applications for alteration. The revised National Planning Policy Framework (NPPF) provides policies to enable planning authorities to protect heritage assets and promotes a sustainable approach to development, including

> 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation' (paragraph 192)

The NPPF expects the planning authority to 'take account of available evidence and necessary expertise' in assessing the significance of assets affected by proposals (para 190). This report provides a proportionate level of evidence and significance assessment for the proposals at Hammerton Hall Farm. The NPPF requires that great weight should be given to the conservation of designated heritage assets such as listed buildings, when considering the impact of proposed development (and the more important the asset, the greater the weight should be) (para 193). This proportionate approach means that where parts of a heritage asset have lower significance, there is more scope for change. The NPPF is not intended to prevent change to listed buildings, but to manage change appropriately.

Any harm to a heritage asset should be always avoided, particularly 'substantial harm' such as demolition or substantial alteration, which requires a very robust justification. In the case of the current proposals, substantial harm is not anticipated. Where the level of harm is slight or moderate, it is defined as 'less than substantial' (including some aspects of the proposed alterations and conversion); the NPPF expects the local authority to balance this level of harm against the public benefits of the proposal, including securing the building's 'optimum viable use' (paragraph 196). The benefits should outweigh the harm.

Each aspect of the proposals is reviewed in section 4.4 below, to assess the impact on heritage values and significance. The justification for each proposal is also provided, along with mitigation where relevant.

4.2 Adapting Farm Buildings – National Guidance

Historic England has recently published revised national guidelines on converting and adapting traditional farm buildings (2017), to advise local authorities, owners and applicants. The guidance explain why farm buildings are important to landscape character and local distinctiveness and recognises that 'without appropriate uses to fund their long-term maintenance and repair, they will disappear from the landscape' (page 1). Historic England notes that once farm buildings are redundant the options include total loss through demolition or eventual collapse; it is also recognised that 'in the majority of cases adaptation, or an appropriate use within a sympathetic development scheme, will be the only means of funding maintenance and repair...' (p 4).

4.3 Peak District National Park Farmsteads Assessment Framework

The framework is a set of step-by-step guidelines for adapting farm buildings in the National Park to new uses, produced by Jeremy Lake of Historic England and Bob Edwards of Forum Heritage Services in 2017. The framework document is part of a suite of related guidance documents on farmsteads in the Peak District which also includes a farmsteads character statement and landscape and farmstead statements. Section 2 of this report on the farm buildings at Hammerton Hall Farm takes account of the Framework, including the landscape and village context of the farmstead and Section 3 provides a proportionate level of significance assessment as required by stage 2 of the framework.

Stage 3 of the framework relates to the need and potential for change; at Hammerton Hall Farm the traditional farm buildings are now redundant for farming use and in need of major repair, so they are 'at risk'. The layout and character of the buildings makes them suited to domestic use and holiday accommodation; it is clear that conversion is the 'best way of securing a future' for these farm buildings (p24). The framework's two key objectives are to:

> 1. Maintain and strengthen the character and significance of farmsteads in the landscape.
>
> 2. Encourage change, adaptation and development that secures a long-term sustainable future for farm buildings but avoids the introduction of non-rural features into the farming landscape.

To achieve these, the framework provides more detail on landscape issues such as views to and from the site, access, boundaries, parking and maintaining spaces between buildings, and also on work to existing buildings such as minimising alterations to elevations, windows and door design, external lighting, paint colours and interiors.

4.4 Summary of the Proposals and Impacts

The scheme proposes to bring the buildings into a good state of repair, as part of a scheme to create three units (an annexe to the farmhouse Unit 1, a holiday unit (Unit 2) and one market dwelling (Unit 3). Some alterations will be required to enable residential use, but the changes have been kept to a minimum. The following sections summarise each key element of change and provide a summary of the heritage impact and any mitigation.

1. Repairs to solid stone walls, repointing and stabilisation as referred to in the accompanying structural report by Allen Newby. Taking down masonry and rebuilding is not proposed; instead a low-intervention approach will be taken, for example using stainless steel concealed reinforcement, particularly to the east wall.

   Impact: the repair works will have a positive impact, preventing the further loss of fabric to preserve the building and its significance.

   Mitigation: The details, such as a sample of lime mortar repointing and structural repairs, can be controlled by condition.

2. Re-roofing using salvaged stone slates (diminishing courses) and stone ridges, over insulation. The roof will be re-laid on new battens, with insulation fitted so that the existing trusses and purlins are exposed. Rafters will be retained or replaced to match,

if they require renewal. The new lining will follow the slope of the roof. Cast-iron rainwater goods will be provided, on rise and fall brackets.

In the south-west cow house, the roof is structurally defective and it is proposed to insert a steel ridge to reinforce the roof, retaining primary truss and purlins, but removing the later additional trusses (see Fig.21).

Impact: the re-roofing work will have a positive impact, preventing the further loss of the roof to preserve the building and its significance. The height and profile of the roof will not be altered, externally. The insertion of insulation will enable the buildings to be used for domestic purposes. The rafters will be hidden from view, but as secondary elements, this is an acceptable change.

The changes to the roof structure of the south-west cow house have a slight impact; this building has medium not high significance and the trusses proposed for removal are not primary phase. Providing insulation that conceals the rafters is standard practice and will have a slight affect on the character of the roof, but is an acceptable approach to insulating the roof for a new use.

Mitigation: A bat survey will be submitted as part of the application, and the roofing details can be controlled by condition. Recording may be required before the roof works.

Fig.28: typical roof - centre bay of north shippon

3. New timber windows are proposed in existing openings, to provide weather-proofing, natural light and ventilation. The windows will have simple painted timber hardwood frames with double-glazed units (without glazing bars). Ground floor windows will generally be 'hopper' pattern. The window details and sections are shown on drawing No.6 Rev A, by PME Planning. Insulation and a DPC are needed to all openings. Shutters are not proposed to first floor openings, as the existing shutters are hung internally (Fig.29), and it is not feasible to retain these features whilst also fitting

glazing in new frames. The new frames will be fitted in place of the existing shutter frames, with similar reveal and joinery dimensions.

Fig.29: shutter above doorway, south end of main range (east elevation)

Impact: Re-using existing openings will minimise change to the exterior, protecting its aesthetic significance and enabling the historic use to still be legible; this has a neutral impact. It is considered that double–glazing can be fitted without causing visual harm and is justified for energy efficiency. The loss of the first floor internal-opening shutters causes some harm to character, but is justified to enable the new use.

Mitigation: details and recording to be agreed by condition.

4. Existing door openings will be retained and previously blocked doorways will be re-opened (to the west elevation of the main range and the north elevation of the south-west shippon). Five doors will be adapted to form windows using fixed boarded to lower part of the opening and glazing above, as shown on Drawing No.6. New frames and doors are proposed in place of all existing joinery. Existing joinery is of painted softwood to a simple pattern, and there are no significant historic doors and frames. Insulation and a DPC are needed to all openings.

   Impact: Re-using existing doorway openings and reinstating blocked openings respects the character of the farmbuildings, and enables historic significance to be protected, a positive impact. There is a slight impact on aesthetic character due to the introduction of all new joinery, but this will not harm overall views of the farmstead or the conservation area. It is considered that double–glazing can be fitted without causing visual harm and is justified for energy efficiency. The choice of a neutral grey/green paint colour is appropriate. The new door and window joinery is justified to enable a viable new use.

   Mitigation: The details of new joinery and glazing can be controlled by condition.

5. A small number of small conservation rooflights are proposed for the farmbuildings; one to the east pitch of the main range and two to the west pitch. These are proposed

to provide natural light and ventilation into one bedroom and two bathrooms, which would otherwise not be naturally-lit and ventilated.

Impact: new rooflights have a slight negative impact on aesthetic values but will not cause harm to historic fabric; they will be fitted between retained historic rafters and purlins as part of the re-roofing. They will have a minor visual impact on the roofscape, but will not harm overall views of the farmstead or the conservation area.

6. Floors. All the floors are laid with concrete apart from the through passage in the north end of the main range; this has stone paving in poor condition. It is proposed to lift and relay the paving (with new to match where broken), above breathable insulation. Internal floor levels will be adjusted to avoid lower floors be lower than external ground levels.

   Impact: Surviving stone floors are to be retained, a positive impact. Lifting and relaying paving on an insulated layer is justified to protect the stone floors in the long term, which are currently damp, and provides a dry, insulated floor for domestic use. The aesthetic and historical impact of alterations to concrete floors will be neutral.

   Mitigation: The floor details can be controlled by condition.

   Internal doorways will be inserted in three locations, in cross walls, to connect rooms within each unit. Linking rooms is critical to the proposed use. In the north shippon of the main range, the two proposed doorways will entail the loss of one feeding hole on each of the walls that flank the through passage (Unit 3), at the east end of the cross walls. At the south end of the range, one doorway is proposed at the east end of the cross wall in Unit 2.

Fig.30: proposed doorway locations in unit 1 (north wall LH and south wall RH)

Impact: creating new doorways affects historic masonry and has a moderate impact on the historic, aesthetic and archaeological significance of the building. The two doorways in Unit 3 entail the loss of two features of some significance, but the south doorway in Unit 2 affects an area of unremarkable masonry with no features and here the impact is low.

It is recognised that the proposed doorways alter the plan-form and the way the internal spaces relate, but the historic plan-form and functions of the different buildings will still be clearly legible internally due to the retention of most of the

historic features. Externally, the openings will have no visual impact on the buildings or the conservation area.

Mitigation: Recording will be required where features are to be removed.

7. Construct new first floor structures in bays where none exist, including in the through passage to the north shippon. Retain existing loft floors, retaining historic joists where possible, and reinforcing the floor structure with new hardwood joists and beams.

Impact: Inserting a new floor in part of the through passage and at the south end of the range causes slight harm to significance as it affects spatial character and the plan form, but this is justified to enable the new use and the impact is reduced by retaining a void at the west side of the space (next to the staircase), to enable a view of the roof from ground floor level. In Unit 2, a small void area will afford a view to the roof from the ground floor, also next to a new staircase. Retaining historic joists will help retain aesthetic and historic values.

Mitigation: The details can be controlled by condition.

8. Install two new staircases to access the first floor in Units 2 and 3. The two staircases will be built of timber, simply detailed. In unit 3 the staircase is proposed at the west side of the through passage, an area currenly open to the roof without a first floor; there would have been ladder access to the lofts from here in the past. In Unit 2, the staircase has been desiged to enable access to north and south rooms, without conflicting with the retained roof truss; the staircase is in an area that was part of a former hay barn.

Impact: In Unit 3, the through passage is considered the best location for a staircase as this is historically an open bay and a full-height space will be retained at one end of the space. The staircase will be legible as a modern structure; although it is an intervention it does not entail loss of fabric and will not be harmful to overall significance. Similarly in Unit 2, the staircase in a former hay barn will read as a new feature and does not entail loss of fabric.

Mitigation: The details can be controlled by condition.

9. Insert stud partitions for bedrooms and bathrooms. Three bays in the main range will remain un-subdivided at first floor, retaining their spatial character as lofts open to the roof. Two bays will be altered with partitions, above the through passage in Unit 3 and over the former hay barn in unit 2. The new work is light-weight and reversible.

Impact: the partitions have some impact on spatial character, having a slight impact on significance, but they are essential for domestic use and wholly reversible.

Mitigation: The details can be controlled by condition.

10. Inner faces of external walls will be insulated using a vapour barrier and insulation boards, to improve thermal performance an avoid condensation. On internal cross walls, the masonry will be lime-plastered to follow the contours of the wall.

Impact: Whilst lining masonry walls that are currently fair-faced will change the character of the barn interior, the masonry will remain intact below the new linings, so archaeological and historic significance will not be affected. The impact is largely on aesthetic significance, the changes to the internal faces of external walls are offset by a lighter treatment to masonry on internal cross walls and can be mitigated by recording. The Care will be taken around windows and doors to avoid creating sharp arises, using appropriate beading.

Mitigation: The details can be controlled by condition.

11. The boskins are to be removed in the north cowhouse bay of the main range and in the south-west cowhouse, to create useable spaces.

    Impact: the removal of the boskins causes some harm to significance, but these are fragmentary and not notable examples, compared with other better preserved farm buildings in the Peak District.

    Mitigation: Recording prior to removal can be arranged, by condition.

12. Building services will be introduced; a hot water heating system, plumbing and drainage for bathrooms and kitchens, electric heating and electrical wiring circuits. External meter boxes will not be used. Plastic mechanical extract vents will be avoided, using simple rectangular vent holes instead. Bins will be stored in the unconverted south bay of the main range.

    Impact: building services can be discreetly installed without harming significance. They will have a neutral impact and details can be controlled by condition.

13. Landscaping and parking. The yards will be laid with tarmacadam, with a natural paved strip along the perimeter next to the main range. There is room to park two cars out of sight at the south end of the main range (Unit 2) and in front of the south-west cow house for Unit 1. Access into the paddock or close east of the yard will be via the existing gateway, to enable two parking places and some private amenity space for Unit 3 at the north end. This is justified to facilitate a single market dwelling, a relatively small change to the use of the close, which keeps cars away from the frontage and the village green. Cellular grass paving (Bodpave ®) will be used to retain the grassed appearance of the walled area.

    Impact: the landscaping will have an overall neutral impact; replacing the concrete is an enhancement, but it is recognised that introducing cars into the paddock will affect the openness and character of this green space. The wider setting of the village green and fields to the south will not be affected.

    Mitigation: the details of the landscaping can be agreed by condition.

5 CONCLUSION

The Peak District National Park guidance on farmsteads has been taken into account in devising the scheme and compiling this report; it is considered that the proposal is consistent with the guidance and meets the key objectives:

1. Maintain and strengthen the character and significance of farmsteads in the landscape.

2. Encourage change, adaptation and development that secures a long-term sustainable future for farm buildings but avoids the introduction of non-rural features into the farming landscape.

The traditional farm buildings at Hammerton Hall Farm have high significance as a typical example of a White Peak village farmstead, attached to an attractive Grade II listed farmhouse. The farmstead is a positive part of Litton conservation area and important to the setting of the listed farmhouse.

The construction date of the linear range is not precisely known, but it was probably built in two phases in the early 19th century at a time when new cow houses were being built in large numbers across the area. This is the most important element of the farm buildings, and has high significance. The single-storey cow house to the south-west is a later 19th century building and has medium significance. The modern sheds have no heritage value.

The farm buildings have been redundant since 1998, and the fabric of the buildings is now in poor condition; the stone roofs are liable to collapse and the front (east) wall of the linear range has structural defects. Without a new use the buildings will continue to deteriorate and become 'at risk'. The continuing farm operation is now focused on the modern sheds to the south of the historic farmstead.

The domestic character, location and form of the 2-storey main range and south-west cow-house are compatible with residential use, alongside the continuing operation of the family-run farm. A scheme has been designed by Allen Newby for one ancillary dwelling, one unit of holiday accommodation and one market dwelling, a combination that is considered to be viable. As the two traditional farm buildings are significant for their interior planform, as well as the exterior walls and roofs, the proposed scheme retains cross walls, primary roof trusses, and the overall pattern of door and window openings. No new external openings are proposed, although some blocked openings are to be re-opened. No demolition is proposed and no new buildings or extensions; the scheme works with the existing buildings of the farmstead. The stone roofs are in poor condition, and will be repaired using salvaged stone slates.

The details of internal changes are shown on the proposal plans; the key areas of change are the insertion of new doorways in three cross walls to connect the spaces internally, the insertion of staircases and new first floor structures and changes connected with insulation and managing damp in solid walls. These changes cause slight harm to the character of the buildings but are justified by the public benefit of securing a long-term viable use for these vulnerable historic farm buildings. The proposal includes details of thermal insulation, timber doors and windows and the colour of paint finishes, but other details can be agreed by condition such as building services.

The changes to the setting are limited to new yard surfaces and to the provision of car parking and amenity space for the market dwelling in the close on the east side of the yard. Although it is recognised that this will have some visual impact on this walled enclosure, this is a relatively small change that can be contained at the north end of the space, and agreed to ensure the long-term impact is minimised.

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APPENDIX 1 - LISTED BUILDING DESCRIPTION

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: HAMMERTON HALL FARMHOUSE

List entry Number: 1158861

Grade: II

Date first listed: 12-July-1967

List Entry Description

SK 17 NE PARISH OF LITTON THE GREEN 1/62 (South Side) 12.7.67 Hammerton Hall Farmhouse GV II

Farmhouse. Dated 1768. Coursed limestone with gritstone dressings and quoins. Moulded eaves band. Stone slate roof and stone coped gables with moulded kneelers. Two stone gable end stacks. Two storeys. North elevation of three bays, plus an extension to east. Central doorway with moulded stone surround and bracketed segmental pediment. Flanked on each side by 3-light square section flush mullion windows. First floor has central round-headed window with impost blocks and keystone, flanked on each side by 3-light square section flush mullion windows. Two cast iron rainwater heads dated 1768. C19 extension to east with rustication to north elevation, rock-faced to ground floor. Doorway with plank door and window with single bar sash.

Listing NGR: SK1637775132

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