



Heritage Statement

45 Main Street

Carlton

Leicestershire



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1 Introduction

- 1.1 This Heritage Assessment has been prepared by Groundworks Archaeology to support an application for Listed Building Consent at 45 Main Street, Carlton, Leicestershire.
- 1.2 A Heritage Assessment is an assessment of the significance of heritage assets and/or their settings and the impacts of a development upon them.
- 1.3 This Heritage Statement should be read alongside architectural plans, and any other supporting documents submitted with the planning application.

2 Planning Policies

National Planning Policy Framework (2023)

- 2.1 The NPPF sets out the Government's planning policies for England and how these are to be applied. The guiding principle of the document is a presumption in favour of sustainable development. The protection and enhancement of the historic environment is embedded in this approach.
- 2.2 Sustainable development is defined as meeting the needs of the present without compromising the needs of the future. Paragraph 8 of the NPPF breaks down this definition into three objectives: economic, social and environmental. Within the environmental objective, sustainable development needs to contribute to 'protecting and enhancing our natural, built and historic environment'.
- 2.3 Paragraph 20 of the NPPF contains Strategic Policies, which provide an overall strategy for the pattern, scale and quality of development and make sufficient provision for the conservation and enhancement of the natural, built and historic environment.
- 2.4 Section 16 of the NPPF contains policies relating to conserving and enhancing the historic environment. Within this section (paragraph 189), the Local Planning Authority requires the applicant to describe the significance of any affected heritage asset including any contribution made by their setting as part of an application.
- 2.5 Significance is defined in Annex 2 of the NPPF, as the value of a heritage asset to this and future generations because of its archaeological, architectural, artistic or historical interest. Significance also derives not only from the asset's physical presence but also from its setting. Setting of a heritage asset is the surroundings in which the heritage asset is experienced, the extent of which is not fixed and can change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset.
- 2.6 Impact from a proposed development to the significance of a designated heritage asset needs to be evaluated. NPPF paragraph 193, states, '*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance*'. NPPF paragraph 194 identifies that alteration, destruction or

development within the setting of a designated heritage asset can result in harm to, or loss of, the significance of the asset and that such loss requires a clear and convincing justification. Substantial harm to or loss of a Grade II listed building should be exceptional and substantial harm or loss of Grade I and Grade II* listed buildings should be wholly exceptional.

- 2.7 NPPF Paragraphs 195 and 196 provides a definition of substantial or less than substantial harm. The National Planning Practice Guidance (NPPG) provides useful guidance on assessing harm in relation to these definitions and gives the following example, *'In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'*.
- 2.8 The NPPG quantifies substantial harm (NPPF paragraph 195) as total destruction while partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all. Anything less than total destruction needs to be evaluated on its own merits, for example, the removal of elements to an asset which themselves impact on its significance may therefore not be harmful to the asset. The NPPG advises works that *'are moderate or minor in scale are likely to cause less than substantial harm (NPPF paragraph 196) or no harm at all'*. However, it is important to consider each development in its own context as the NPPG also identifies that minor works have the potential to cause substantial harm to the significance of an asset.
- 2.9 Paragraphs 195 and 196 refer to 'public benefit' as a means to outweigh the loss of or harm to a designated heritage asset. The NPPG identifies that public benefit may follow many developments and as such this benefit could be anything that delivers economic, social or environmental progress which are the dimensions to sustainable development defined by NPPF Paragraph 8. The NPPG states, *'Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefit'*. Public benefits may include heritage benefits such as:
- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.
 - Reducing or removing risk to heritage asset.
 - Securing the optimum viable use of a heritage asset in support of its long-term conservation.
- 2.10 NPPF paragraph 192 requires the Local Planning Authority to consider the above points when determining applications. Although, there is no defined list of public benefits, examples of public benefit for a designated heritage asset may include:
- The restoration of a listed building.
 - The improved setting of a listed building.

- The enhancement of a conservation area.

Local Planning Policy

- 2.11 Local Planning Policies relating to the historic environment and relevant for this application are contained in The Hinckley and Bosworth Local Plan (2006 to 2026).
- 2.12 The Core Strategy document (adopted 2009) states in Spatial Objective 11 that: *Built Environment and Townscape Character. To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.*
- 2.13 The Draft Local Plan (2020-2039) contains the future strategy for protection of the historic environment and should be considered in any future planning proposal.

HE01 Conserving and Enhancing the Historic Environment

The historic environment will be conserved, enhanced, sensitively managed and enjoyed for its contribution to quality of life, to the distinctive local character of places and spaces, and to sustainable development within the borough by:

1. Giving significant weight to the conservation or enhancement of designated heritage assets and their settings in accordance with national policy and the Planning (Listed Buildings and Conservation Areas) Act 1990. significant weight shall be applied irrespective of the level of potential harm to the asset;
2. Requiring the submission of a Heritage Statement to accompany all proposals that may affect a heritage asset. A Statement should be proportionate to the asset(s) significance and the complexity of the proposal, identify all assets likely to be affected, the significance of those assets and the level of impact with explanation provided to demonstrate how any harm to significance has been avoided, minimised, or mitigated;
3. Supporting development which makes a positive contribution to the character and local distinctiveness of the historic environment;
4. Ensuring the historic landscape of Bosworth Battlefield and its setting is positively conserved or enhanced and supporting efforts to better reveal its significance;
5. Seeking to preserve the positive contribution that heritage assets can make to sustainable communities including their economic vitality;
6. Supporting and developing innovative initiatives that identify, conserve, sustain or return to beneficial use designated or non-designated heritage assets;
7. Capitalising on in an appropriate and sensitive manner the regeneration, tourism and energy efficiency potential of heritage assets;
8. Taking a positive and proactive approach to securing the conservation and re use of heritage assets 'at risk', including working with owners and partner

organisations to develop measures and schemes that will address the 'at risk' status of the assets and exploring opportunities for grant-funding to deliver viable schemes;

9. Reviewing existing local heritage designations, such as conservation areas, and making new designations to protect and conserve heritage assets, where justified by appropriate surveys and evidence;
10. Identifying non-designated heritage assets and adopting a List of Local Heritage Assets;
11. Supporting the use of pro-active enforcement measures, including Article 4 Directions, where appropriate, to preserve and where possible enhance the historic environment; and
12. Improving understanding, awareness, promotion, and enjoyment of the historic environment where appropriate, by supporting proposals that retain, create, or facilitate public access to heritage assets and increase an understanding of their significance.

HE02 Heritage Assets

Development proposals affecting heritage assets (both designated and non-designated) and their settings should recognise and respond to their significance and demonstrate how they conserve or enhance the significance of the asset(s), including any contribution made by their setting where appropriate.

All development proposals must accord with in particular Policy PMD01: High Quality Design. Development affecting archaeology must accord with Policy HE03: Preserving the Borough's Archaeology.

Designated Heritage Assets

1. Proposals affecting designated heritage assets and/or their settings should:

- a) Be sympathetic and complementary to local context, distinctiveness, and character, in terms of the pattern of development and urban grain, building form, siting and layout, building technique(s) and materials, and landscape character;
- b) Complement or enhance the historic character of the area through its design with matters including scale, height, density, massing, siting, layout, form, architectural detailing, and high-quality materials;
- c) Use landscaping, boundary treatments and surfacing appropriate to the historic setting;
- d) Ensure significant views and vistas away from, through, towards and associated with the heritage asset(s) are preserved or enhanced;
- e) Consider any further defining characteristics and elements of significance as identified in relevant documents including, but not limited to, the National

Heritage List for England (NHLE), Conservation Area Appraisals and Management Plans, Heritage Statements, Landscape Character Assessments, and Characterisation Studies.

2. Any harm to, or loss of, the significance of a designated heritage asset, including from development within its setting, will require clear and compelling justification.
3. Proposals that result in substantial harm to or loss of grade II listed buildings should be exceptional and proposals that result in substantial harm to or loss of grade I and II* listed buildings, scheduled monuments, and the Bosworth Battlefield (these being assets of the highest significance) should be wholly exceptional.
4. For proposals that result in substantial harm to (or total loss of) the significance a designated heritage asset, planning permission will only be granted where it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of the following apply:
 - a) The nature of the heritage asset prevents all reasonable uses of the site;
 - b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
 - c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) The harm or loss is outweighed by the benefit of bringing the site back into use.
5. Proposals that result in less than substantial harm to the significance of a designated heritage asset will only be supported where it is demonstrated that the public benefits of the proposal including, where appropriate, securing its optimum viable use, will outweigh any harm identified.

3. Assessing Significance

- 3.1 The significance of a heritage asset as defined by the NPPF is set out at 2.5 above. In comparison, Historic England's Conservation Principles (2008) uses evidential, aesthetic, historical and communal values to define significance. These different sets of values have been combined for the purpose of this report.
- 3.2 Part 4 of British Standard 7913:2013 Guide to Conservation of Historic Buildings provides information on heritage values and significance. In context, this document states, *"A wide range of factors can contribute to the significance of a historic building. As well as physical components, significance includes factors such as immediate and wider setting, use and association (e.g. with a particular event, family, community or artist and those involved in design and construction)"*.
- 3.3 Identifying the values of an asset allows us to understand the degree of significance and inform us of the potential impact the proposed works will have on the heritage asset and its setting. These values may be tangible, for example the physical fabric of the building capable of being touched, or a view such as its landscape. Or, the

value may be intangible through a past event or an association with a person; for example:

- Evidential (archaeological) value relates to physical aspects of the site which provide evidence from the past. This can be with built form or below ground archaeology.
- Historical value is the extent to which the asset is associated with or illustrative of historic events or people.
- Aesthetic (architectural/artistic) value includes design, visual, landscape and architectural qualities.
- Communal value includes social, commemorative or spiritual value, local identity and the meaning of place for people.

3.4 The assessment of significance considers the importance of each heritage asset and the magnitude of impact in order to appraise the potential impact of the proposed development. The importance of a heritage asset is determined by its statutory designation and is the sum of its evidential, historical, aesthetic and communal values as identified above. The asset's setting also forms an integral part of its significance. Taking these criteria into account, each identified asset can be assigned a level of importance in accordance with a four-point scale (see Table 1).

Level of Significance	Definition of Heritage Asset
High	Remains of inscribed international importance, such as World Heritage Sites Grade I and II* listed buildings Grade I and II* Registered Parks and Gardens Registered Battlefields Scheduled Monuments Non-designated archaeological assets of schedulable quality and importance
Medium	Grade II listed buildings Grade II listed Registered Parks and Gardens Conservation Areas Non-designated buildings which contribute to regional importance
Low	Locally listed buildings Parks and gardens of some local interest Non-designated buildings, monuments or sites of local importance or of modest quality including those historic townscapes with historic integrity
No Significance	Assets identified as being of no archaeological, architectural, artistic, or historic value. Assets whose values are compromised by poor preservation or survival or of contextual associations to justify inclusion into a higher grade

Table 1: Establishing the level of significance of a heritage asset. Source: Seeing the History in the View (2011)

Assessing Setting

- 3.5 The primary guidance for assessing setting is *The Setting of Heritage Assets*: Historic Environment Good Practice Advice in Planning 3 (2017), produced by Historic England.
- 3.6 Setting varies from asset to asset and cannot be generically defined. It is likely that the setting of an asset will change over time owing to the dynamics of human activity and natural occurrences such as weather. Changes to the setting of heritage assets may be positive such as replacing poor development which has compromised the assets setting.
- 3.7 The importance setting makes to the contribution to the significance of the heritage asset is often related to how the heritage asset is seen in views. This can include views looking towards the heritage asset or from the heritage asset looking outwards and may include relationships between the asset and other heritage assets, natural or topographical features. Assets may also be intended to be seen from one another in designed landscapes for aesthetic reasons.
- 3.8 The guidance notes a staged approach to proportionate decision-taking, having regard to relevant NPPF paragraphs and the National Planning Practice Guidance (NPPG) for their implementation. The resultant framework provides for the consideration of changes affecting the setting of heritage assets which should be assessed proportionately and be based on the nature, extent and level of the heritage asset's significance.
- 3.9 The guidance also recommends a five-step approach to the assessment of the effect of development on the setting of heritage assets as follows:
- Step 1: identify which heritage assets and their settings are affected.
 - Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
 - Step 3: assess the effects of the proposed development whether beneficial or harmful, on that significance.
 - Step 4: explore ways of maximising enhancement and avoiding or minimising harm.
 - Step 5: make and document the decision and monitor outcomes.
- 3.10 In order to assess and quantify the level of harm to the significance of a heritage asset in context with the relevant paragraphs in the NPPF, the NPPG provides up-to-date guidance on NPPF policies, specifically useful guidance on assessing harm in relation to Paragraphs 193 and 194 of the NPPF. The NPPG states, '*in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting*'.

- 3.11 The NPPG advises works that *'are moderate or minor in scale are likely to cause less than substantial harm or no harm at all'*. However, it is important to consider each development in its own context as the NPPG identifies that minor works have the potential to cause substantial harm to the significance of an asset. This would be so if for example the works removed an element which contributed to the asset's special architectural or historic interest.
- 3.12 Table 1 above identifies the significance level of a heritage asset. The next stage is to assess the level of impact the proposed development will have on the heritage asset. Table 2 provides a descriptive context of the level of change on the heritage asset in terms of its character, fabric or setting.

Change Rating	Description of Impact
High	Change to key elements affecting the significance of the asset's special architectural or historic interest are lost or destroyed, or the significance of the asset's setting is extensively changed
Medium	Change too many key elements affecting the significance of the asset's special architectural or historic interest are significantly modified or the significance of the asset's setting is noticeably different
Low	Change to key elements are slightly altered affecting the significance of the asset's special architectural or historic interest, or the asset's setting is slightly altered
Minimal	Change to key elements hardly affect the significance of the asset's special architectural or historic interest, or the asset's setting is hardly affected
No Change	The development does not affect asset's special architectural or historic interest or change the asset's setting

Table 2: Factors for assessing the level of change on a heritage asset.

- 3.13 By establishing the asset's significance (Table 1) and the level of change (Table 2) to the asset from the proposed development, the impact on the significance of each asset from the proposed development can be identified (Table 3). This can be Negligible, Minor, Moderate or Major. Impact from the development to an asset is considered to be significant if it is Major or Moderate.

Significance of Asset	Level of Change				
	No Change	Minimal	Low	Medium	High
High	Negligible	Minor	Moderate	Major	Major
Medium	Negligible	Minor	Minor	Moderate	Major
Low	Negligible	Negligible	Minor	Minor	Moderate
Not Significant	Negligible	Negligible	Negligible	Negligible	Negligible

Table 3: Matrix for establishing level of impact against the asset's significance. Source: *Seeing the History in the View* (2011).

4. Site Overview and Context

- 4.1 45 Main Street, Carlton, known as Manor House Farm, fronts onto the north side of the High Street with ancillary farm buildings to the north and east and a mature garden to the west. The church of St Andrew lies opposite the site to the south of Main Street. Carlton is located approximately 18km west of Leicester and Manor House Farm is centred on NGR SK 39655 05049 at an approximate height of 113m AOD (figure 1).

Historical Context

- 4.2 Carlton is a small rural parish located east of the River Sence in Leicestershire, England, around 2.2 miles north of Market Bosworth. The village is not recorded in Domesday and was likely founded post 1086. Carlton is first recorded in 1209 as Karlintone in Episcopal Registers. The name appears to be derived from the Old English 'ceorl', a churl, freeman or peasant, and 'tun', a farmstead, village. This is probably a settlement of free peasants that would have been part of a large estate around Market Bosworth (Bourne 2003).
- 4.3 The church of St Andrew is thought to have been founded in 1220, although the present building was constructed in 1764 following destruction of the Medieval church by fire. Manor House Farm which lies opposite the church sits within the historic core of the village. The original building was constructed in Carlton Stone, a locally quarried material from the north-west of the present village.
- 4.4 The original design of Manor House Farm was a two-unit, two storey dwelling in squared stone (Brunskill 1999). A date stone located on what would have been the exterior eastern elevation gives a construction date of 1634 (plate 2). This is further supported by the presence of typical 17th century mullioned windows on the eastern elevation. The surviving elements of the original structure are depicted in green on figures 4 and 5.
- 4.5 The building has been systematically extended in red brick to both the north, east and south, the majority of which is likely to date from the late 18th and 19th centuries. The house sits within an historic farmyard setting with two ranges forming a loose courtyard (as defined by EH 2006:40) to the east which were later connected at roof level. This courtyard fronts onto Main Street with modern farm buildings behind the historic structures to the north. Manor House Farm is a good example of the distinctive and important regional feature whereby many farms remained based in the centre of villages post enclosure rather than being moved out into the newly enclosed fields (EH 2006:44).
- 4.6 An extensive search of the Leicestershire Archive failed to identify any relevant material related to Manor House Farm. However, documentation held by the owner revealed a series of title deeds and leases dating from the early 19th century. Although some of the early documents are difficult to decipher it appears that the farm was owned by John Grundy in 1820 and leased to John Barbour. By 1836 the farm had been purchased by John Barbour who is recorded on the Carlton Tithe map and apportionments as both owner and occupier. The Tithe map (figure 2) shows the farmhouse sitting within a farmyard with extensive outbuildings (designated as plot 89 and described as "house, buildings, yard, garden and orchard").
- 4.7 At some point in the late 1840's the farm and associated land was sold to Sir Willoughby Wolston Dixie who presumably leased to a tenant farmer. The death of

Sir Willoughby in 1850 saw a wholesale auction of his property and Manor House Farm was purchased as lot 9 by William Winterton (a timber merchant) for £2920. The property was described as a “messuage or tenement and several closes or parcels of land”. The Ordnance Survey 25” map of 1896 (figure 3) shows the fully developed farm as it stands today.

- 4.8 The property remained in the Winterton family until 1919 when his daughters Emily and Elizabeth sell the house to Edgar Hopkins who apparently almost immediately sold it on to William Moore (a licenced victualler). An abstract of the title describes the property as a “messuage as garden, stable, cowhouse barn and other outbuildings with homestead, orchard and croft”. By 1921 William’s son Robert is shown in a trading partnership with his sister’s (Gertrude) husband Robert Jesson who are running the farm. The death of William Moore in 1936 appears to leave the farm in the sole ownership Robert and Gertrude Jesson (it is unknown what happened to Robert Moore). In 1946 the farm was sold to Albert Edgar Bannister who was recorded as a member of the fire service.
- 4.9 In 1946 the farm was again sold to Edith Edmunds. Her accounts show that in 1954 the farm was operating with 35 horses, 520 cattle, 210 pigs and 56 poultry plus arable crop. Edith’s death in 1975 saw the farm left to her sons John and Marston Edwards. In 1978 John sold his interest in the farm to his brother Marston. Marston Edwards died in 2010 and in 2012 the title is recorded as Jane Elizabeth Smith (daughter and executor of Marston).

5. Identified Heritage Assets and their Significance

- 5.1 The only designated heritage assets within 400m of the proposed development area (aside from Manor House Farm itself which is Grade II Listed; 1361285) are the Grade II listed church of St Andrew (1074289) and the Grade II Listed Stone House Farm (1307473). However, given that the majority of the proposals are for internal work, the impact is limited to Manor House Farm itself (Grade II Listed, 1361285) and thus this assessment will focus on the farm and internal alterations alone.
- 5.2 Manor House Farm (see Appendix 3 for listing description) is a good example of a 17th century dwelling within the core of the village, in a prominent position opposite the church. The significance is further enhanced by the survival of its later 18th -19th century outbuildings which contribute to its setting. As demonstrated in 4.5 above Manor House Farm is a good example of the distinctive and important regional feature whereby many farms remained based in the centre of villages post enclosure rather than being moved out into the newly enclosed fields.

6. Proposed Development

- 6.1 The proposed development comprises of renovation and conversion work to both stabilise the existing structure and modernise the interior space. This work is essential as elements of the structure are in a near state of collapse with some floors lacking support due to splaying walls. Rotting timber has also been identified which is in urgent need of replacement. Without the renovation work being undertaken the building is at risk of further deterioration and ultimately partial collapse.

- 6.2 The identified works subject to assessment have been supplied by the architect and are as follows, individual rooms are identified as RO1 (room 1), RO2 (room 2) etc and are shown on figures 7-9:

Ground Floor (Figure 7)

- New timber stud wall added in R05 to create full height cupboard
- External walls insulated throughout
- Window reinstated on eastern elevation (R04)
- Sanitary ware replaced with new (R10)
- New ensuite created for proposed bedroom (R09)
- New Timber stud wall inserted to create larder and utility (R02/3)
- Door re-hung to face into room (R07)
- New 2 way log burner installed (R04/5)
- New French doors to connect patio with garden (R05)
- Open new door from store (R08) into proposed occasional guest bedroom (R07)
- Removal of timber partition and stairs (R05)
- Demolition of north-west extension

First Floor (Figure 8)

- Insert timber stud wall for built in floor to ceiling wardrobe (R11)
- Insert timber stud wall for storeroom (R13/14)
- Insert new windows (R15)
- Insert timber stud wall and sanitary ware to create ensuite (R18)
- External walls insulated throughout
- New SVP installed externally

Attic Floor (Figure 9)

- Insert timber stud walls to perimeter at 1.5m high (R19 and R20)
- Install sanitary ware for new ensuite bathroom (R20)
- Insert stud wall with hatch door to rear of existing truss (R19)
- Insert new conservation style rooflights to roof

7. Assessment of Impact

- 7.1 Table 1 demonstrates that as a Grade II listed building Manor House Farm is of medium significance. The change rating is directly related to the level of impact (table 2), and it is thus necessary to assess each proposed change individually. This will allow the level of impact against the asset's significance to be assessed according to table 3.
- 7.2 The primary visual impact on the building is the proposed demolition of the north-western outbuilding (plate 3) that abuts the western elevation (marked in red on figure 7). This extension post-dates 1849 as it is not shown on the Tithe Map (figure 2) but is present by 1886 (figure 3). This late addition to Manor House Farm is in poor condition and not integral to the building's significance. Its removal would more likely enhance the western elevation. This demolition work would also coincide with the removal of the secondary staircase and timber partitioning that links the ground floor to the first floor in RO5 (plate 4) to allow the installation of the new French window.

This staircase is of 19th century origin and is not a component of the 17th century layout. Its removal and insertion of the French window would allow considerably more light into what is a very dark room. Table 2 would suggest a low to medium impact giving minor to moderate impact from the proposal according to Table 3.

- 7.3 It is proposed to re-locate the kitchen into R04, this would reflect the original purpose of this room in the 17th century. This would also involve opening up the fireplace between R04 and R05 to allow the installation of a 2 way log burner (plate 5). This would directly impact the 17th century structure but not alter its purpose. This could be interpreted as a low to medium level of change according to Table 2 giving a minor to moderate level of impact according to Table 3.
- 7.4 The proposed works involve adding internal insulation to all external walls (as shown on figures 7-9). This would not affect the setting of the building as it would essentially be invisible. Table 2 gives a result of no change which on Table 3 indicates a negligible impact on the significance of the asset.
- 7.5 There are a number of proposals such as replacement of sanitary ware in R10 and creation of a new ensuite in R09 which have no impact given that these rooms are already essentially serving such a function and could therefore be considered a replacement (plates 6 and 7).
- 7.6 It is proposed to reinstate a former window on the eastern elevation of R04. This window is partially extant and forms a component of the original 17th century structure. The reinstatement would enhance the significance of the building and therefore falls into the no change category on Table 2, resulting in a negligible level of impact according to Table 3.
- 7.7 The external store R08 appears to have originally been connected to R07. It is proposed to open up a door between the two rooms to provide a new entrance. This would have no impact on the significance of the building as it is within the later extension and likely as originally designed.
- 7.8 There are a number of minor changes proposed such as the installation of a timber stud wall in R05 to create a new cupboard, the re-hanging of the door between R06 and R07 to open in the opposite direction. Table 2 gives a result of no change which on Table 3 indicates a negligible impact on the significance of the asset.
- 7.9 A new timber partition is proposed for insertion in R02/3 which would divide the space into two rooms (plate 8). This is one of the original chambers of the 17th century dwelling which would likely have been a sitting room/parlour. The division of this room would be of medium significance according to Table 2, as it would be a substantial change to the original layout. This would give a moderate level of impact according to Table 3.
- 7.10 There are a number of relatively minor alterations proposed on the first floor which include installing a stud wall for a floor to ceiling wardrobe (R13) in R014 (plate 9) and the creation of an ensuite (R18) in R17 (plate 10). These both fall within the later extensions to the original dwelling and according to Table 3 would be of negligible to minor impact on the significance of the asset.

- 7.11 The insertion of a partition in R014 (plate 11), as with that in R02/3, falls within the original 17th century structure. However, given its relatively small size and the fact that it would not particularly detract from the original aesthetic of the room it could be considered to be a medium level of change according to Table 2. This would give an overall moderate impact on the asset's significance.
- 7.12 The insertion of a new window in R15 (plate 12) falls within a later extension to the building. Table 2 gives a result of no change which on Table 3 indicates a negligible impact on the significance of the asset.
- 7.13 The second floor (attic) will be divided to create a new master dressing room (R19) and a master ensuite (R20). This will entail the insertion of timber stud walls around the perimeter and a stud wall to separate R19 from the unconverted attic. Velux style windows will be inserted into the roof to provide light. None of these proposals will affect the original roof timbers and will largely maintain the divisions that are already present (plates 14 and 15). This would be considered a low change rating on Table 2 giving a negligible impact against the asset's significance.

8. Conclusion

- 8.1 Much of the structural renovation is being undertaken under emergency work plans to prevent further deterioration of the structure (such as removal of floors where they are no longer supported by splayed walls) and thus fall outside the scope of this assessment.
- 8.2 Many of the proposed works will have a minor to moderate impact on the significance of the heritage asset while reinstatement of an original window in R04 would effectively enhance its significance.
- 8.3 The demolition of an abutting outbuilding, removal of a secondary staircase, installation of new French doors and opening up of the fireplace between R04 and R05 could be considered to be the most significant impacts. However, this is tempered by the overall enhancement to the liveability of the building and overall circulation within the space representing a new chapter in its evolution.
- 8.4 Ultimately these works represent a sympathetic re-interpretation of the internal space while retaining and in some cases enhancing the historic features of the building.

9. Bibliography

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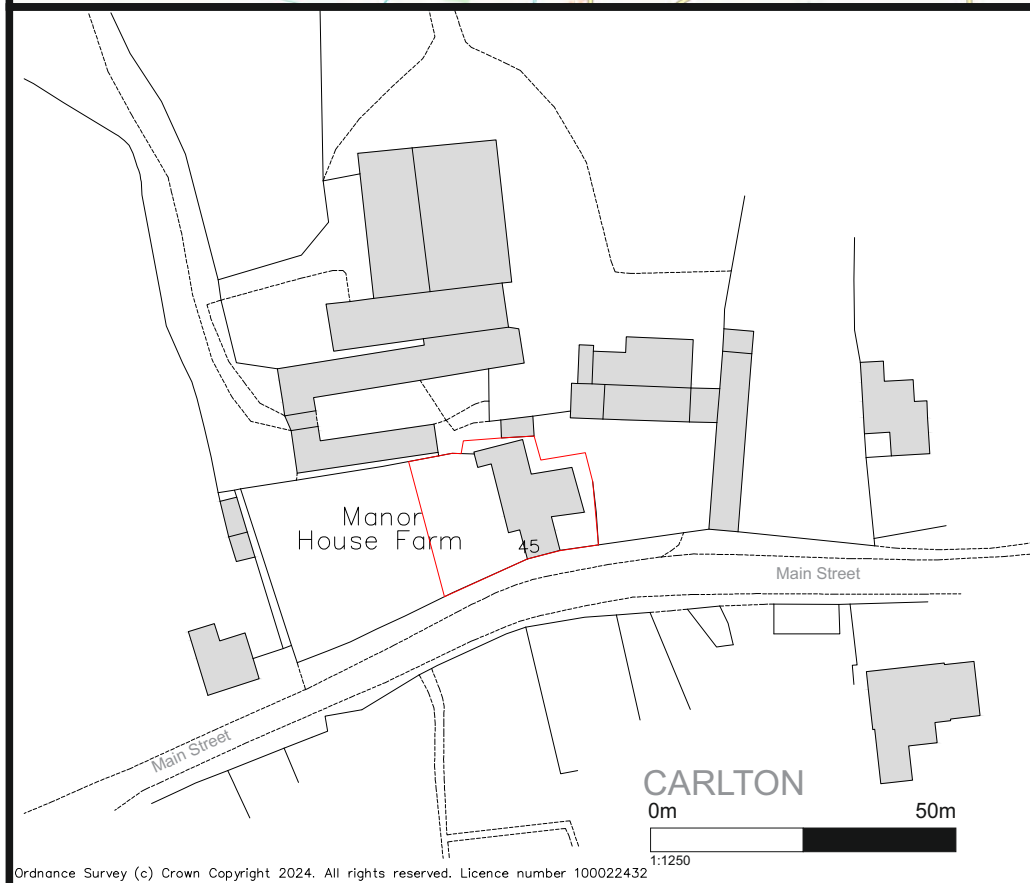
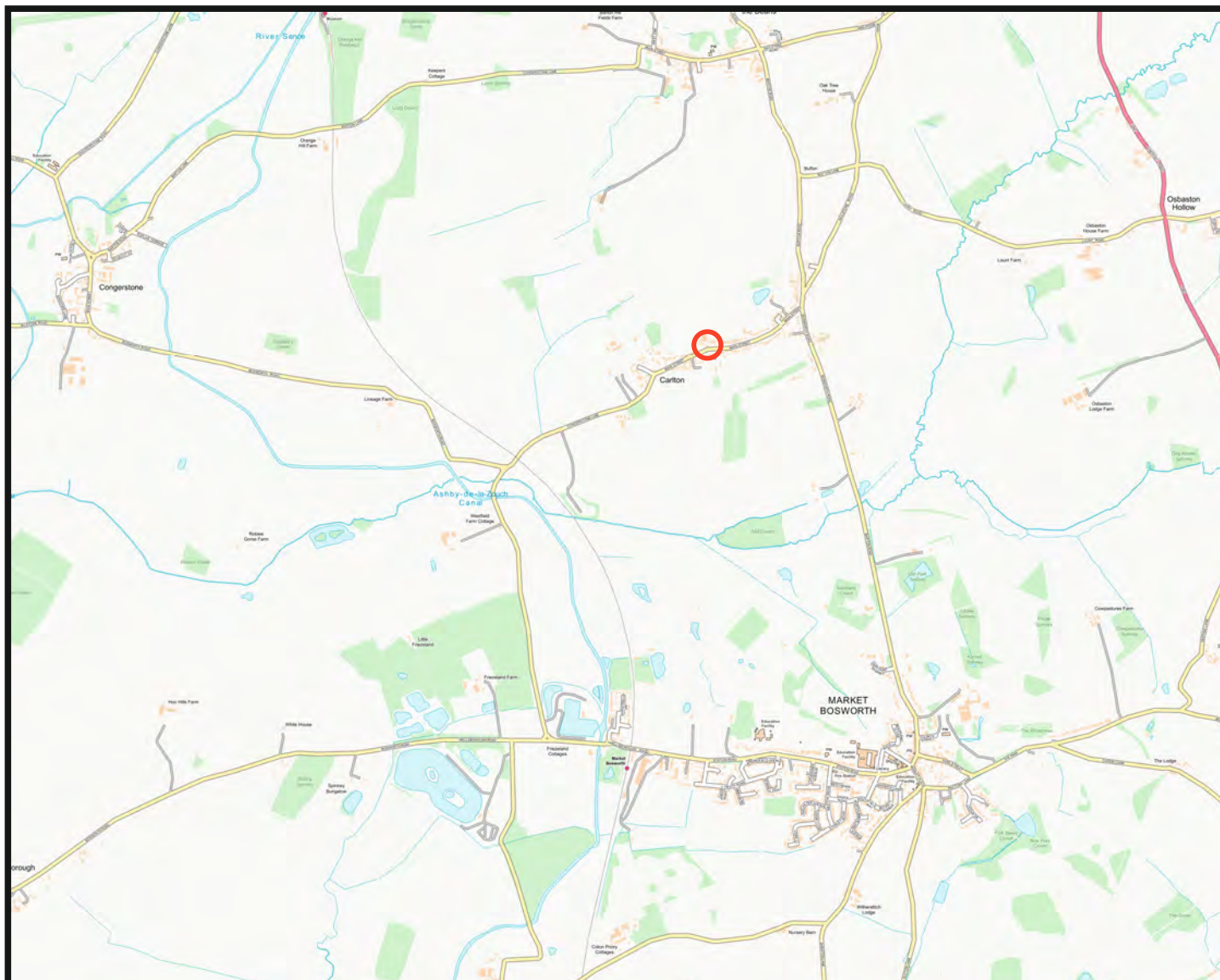
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Planning (Listed Buildings and Conservation Area) Act 1990.



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Figure 1: Site Location



Figure 2: Carlton Tithe Map, 1849

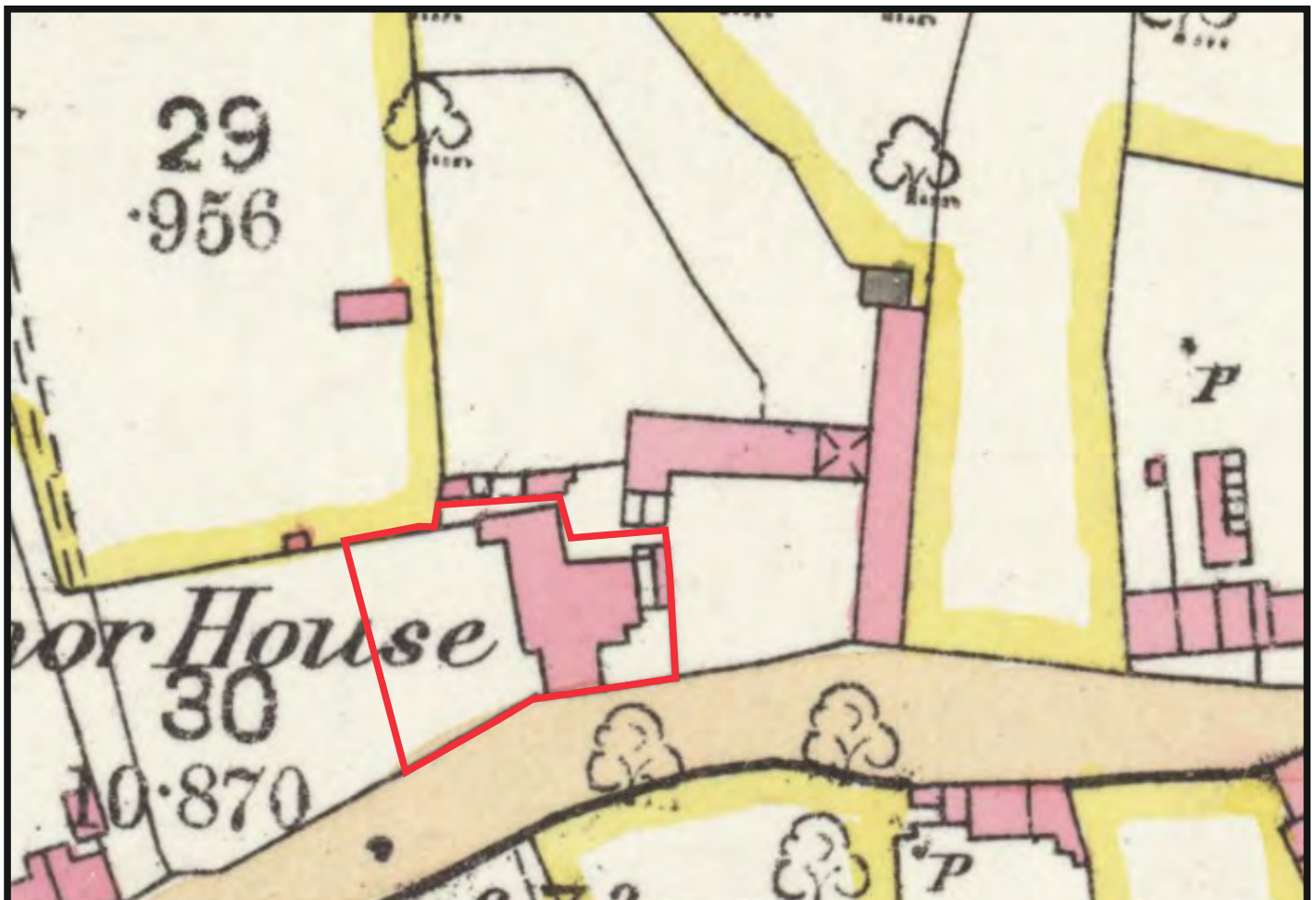


Figure 3: Ordnance Survey 1st edition 25" map, 1886, sheet XXIX.10

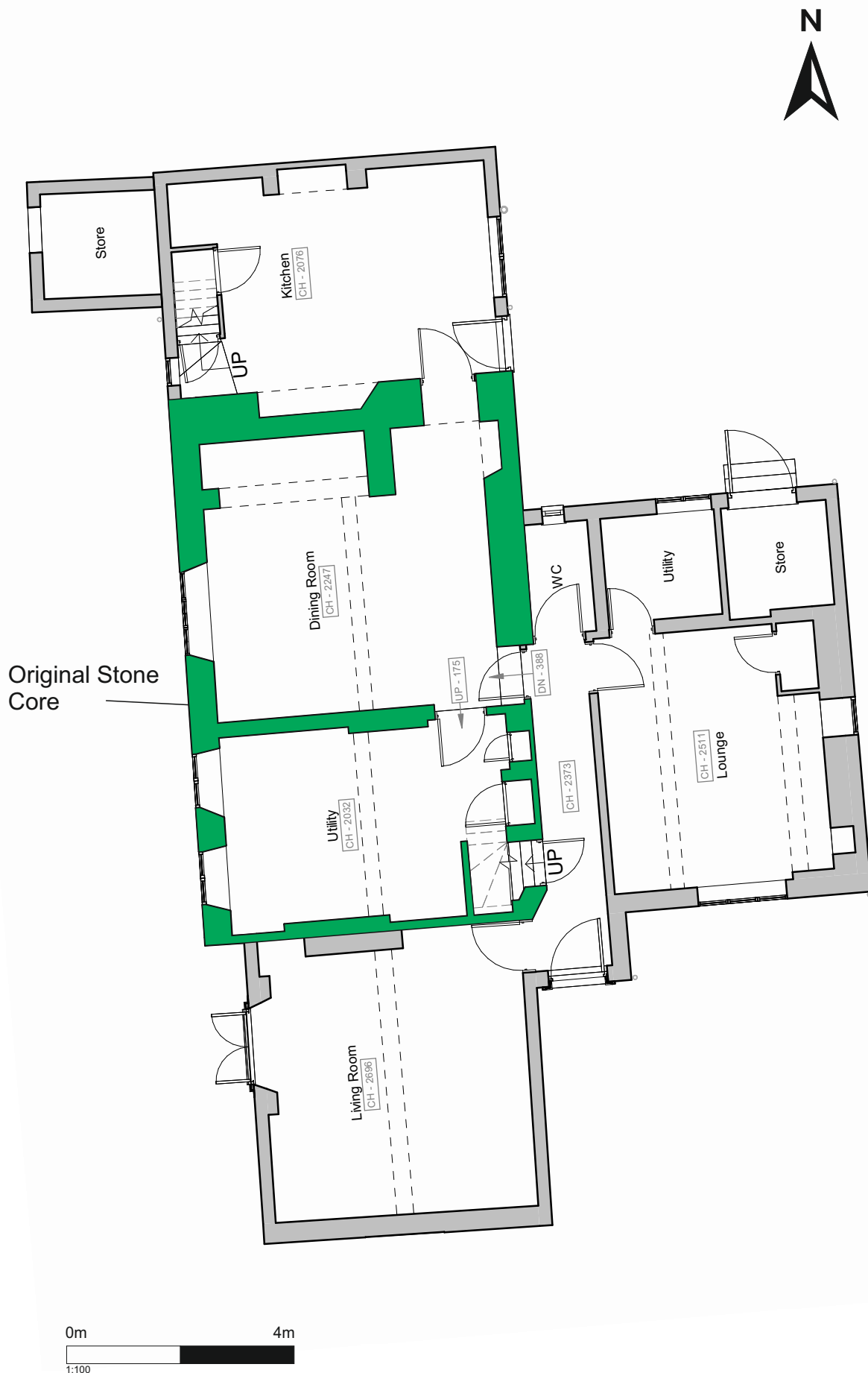


Figure 4: Ground Floor Existing

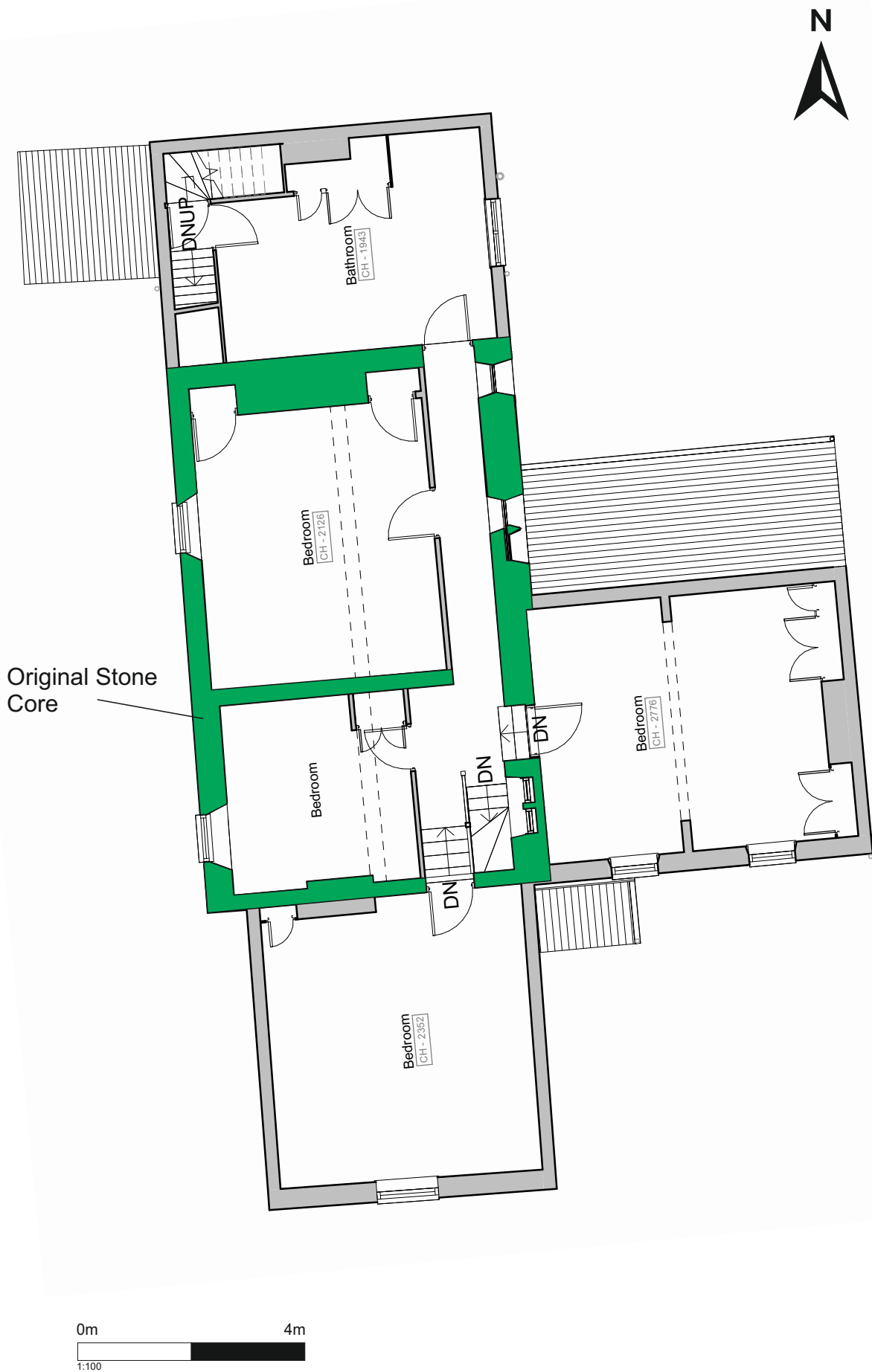
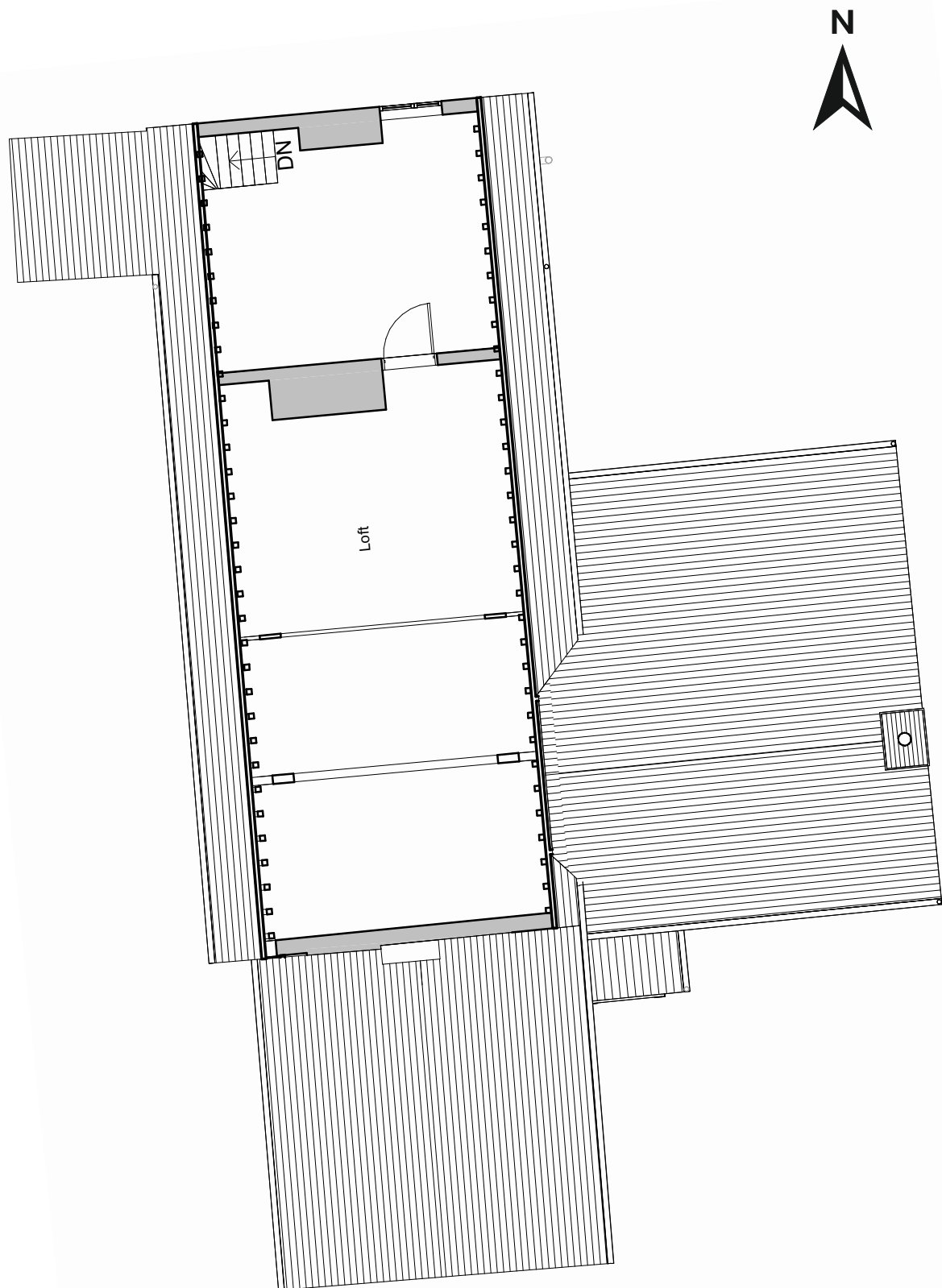


Figure 5: First Floor Existing



0m 4m
1:100

Figure 6: Attic Floor Existing

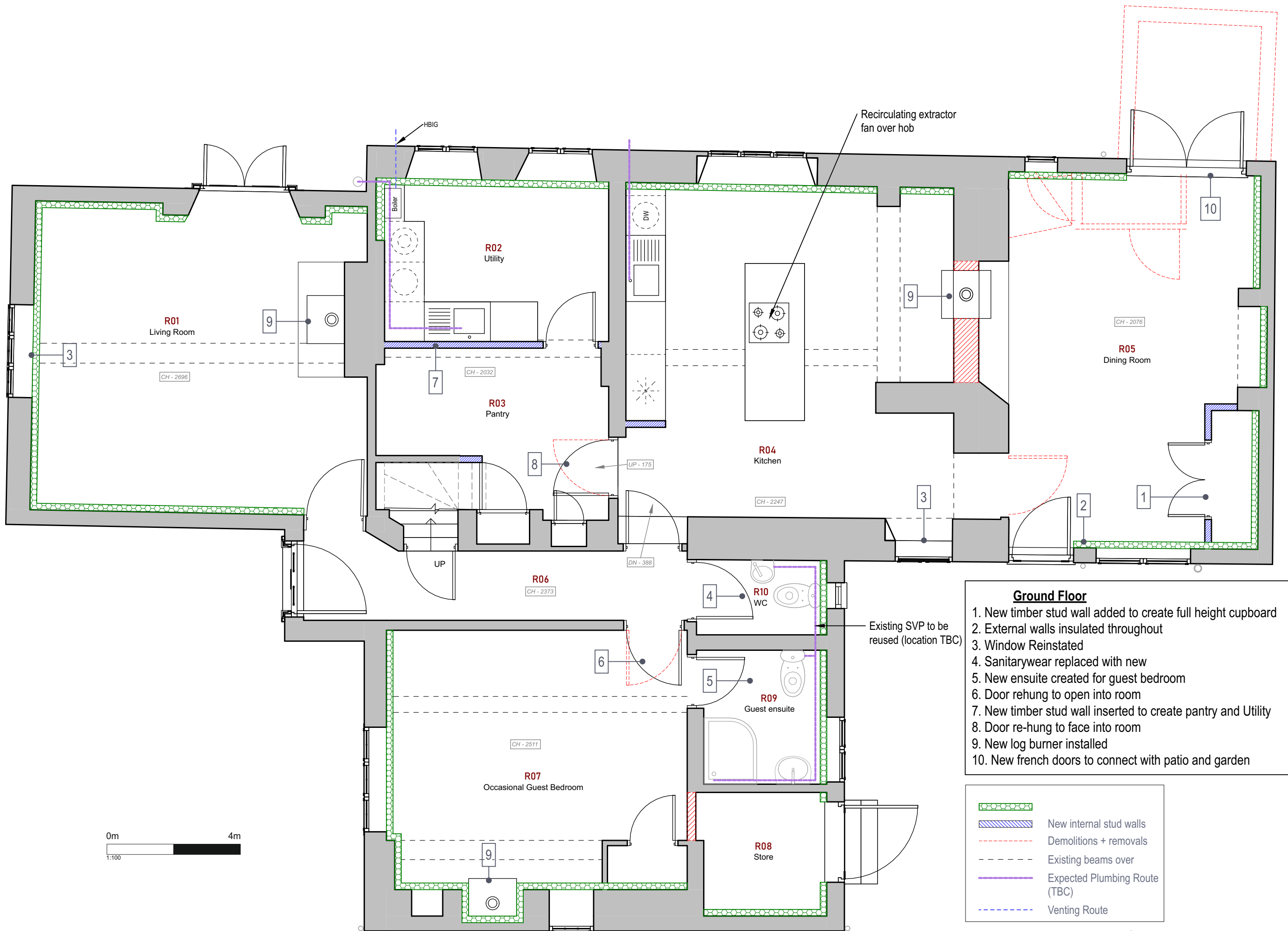
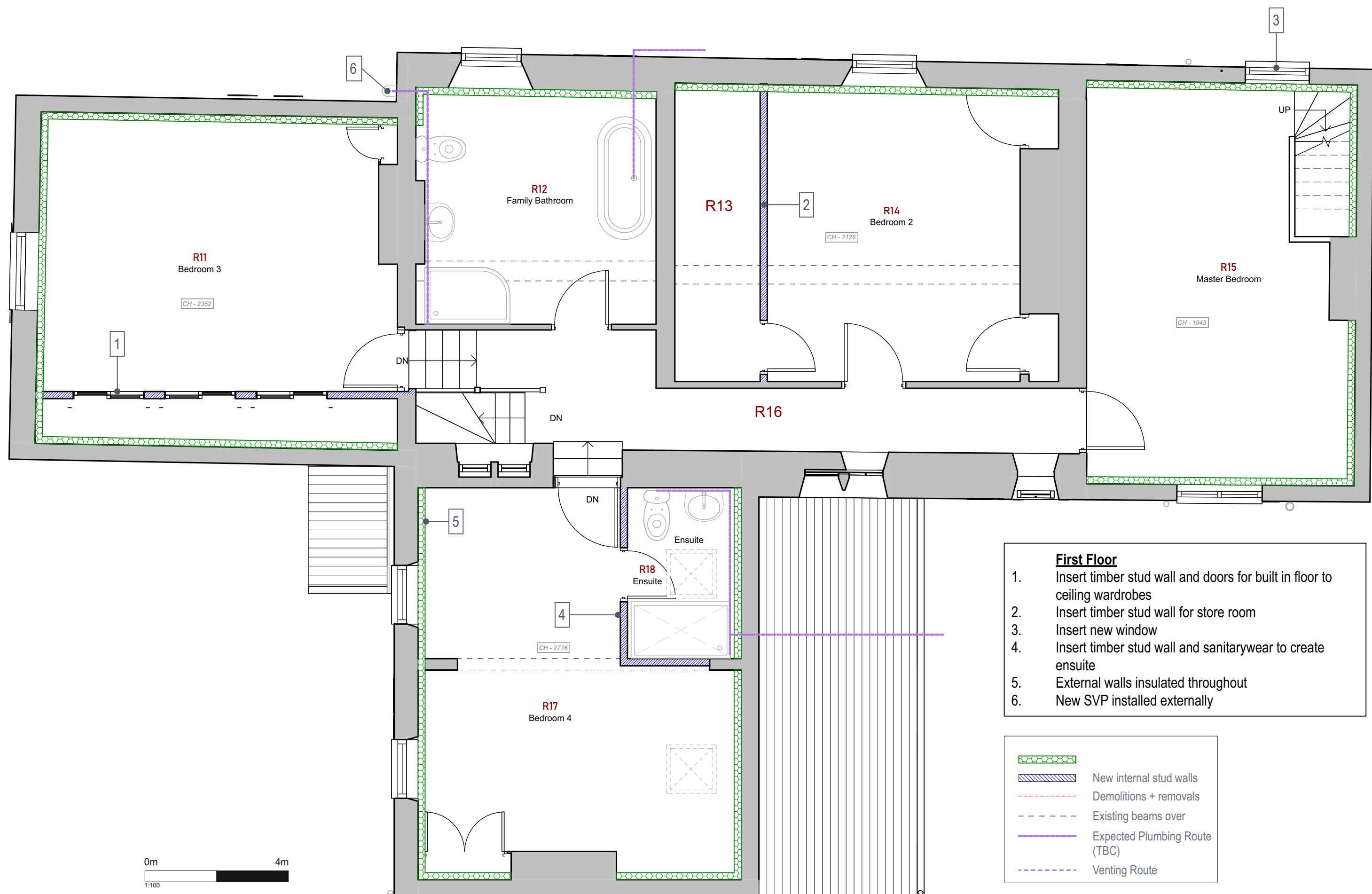
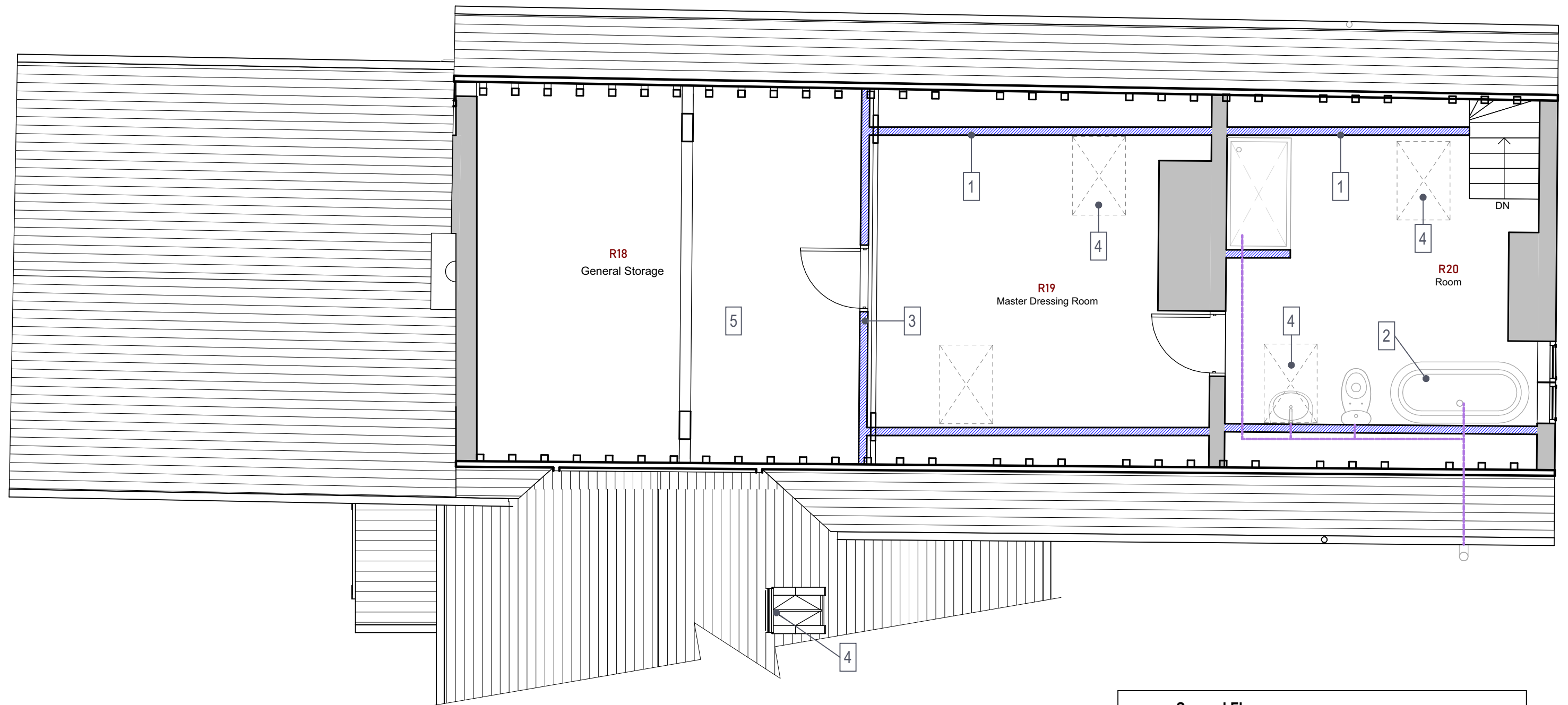


Figure 7: Ground Floor as Proposed



- First Floor**
1. Insert timber stud wall and doors for built in floor to ceiling wardrobes
 2. Insert timber stud wall for store room
 3. Insert new window
 4. Insert timber stud wall and sanitarywear to create ensuite
 5. External walls insulated throughout
 6. New SVP installed externally

Figure 8: First Floor as Proposed



- Second Floor**
1. Insert timber stud walls to perimeter at 1.5m high
 2. Install sanitaryware for new ensuite bathroom
 3. Insert new stud wall with hatch door to rear of existing truss
 4. Insert new conservation style rooflights to roof
 5. Loft space retained for storage
- | | |
|--|-------------------------------|
| | New internal stud walls |
| | Demolitions + removals |
| | Existing beams over |
| | Expected Plumbing Route (TBC) |
| | Venting Route |

Figure 9: Attic Floor as Proposed

Appendix 1: Plates



Plate 1: Manor House Farm looking north-west

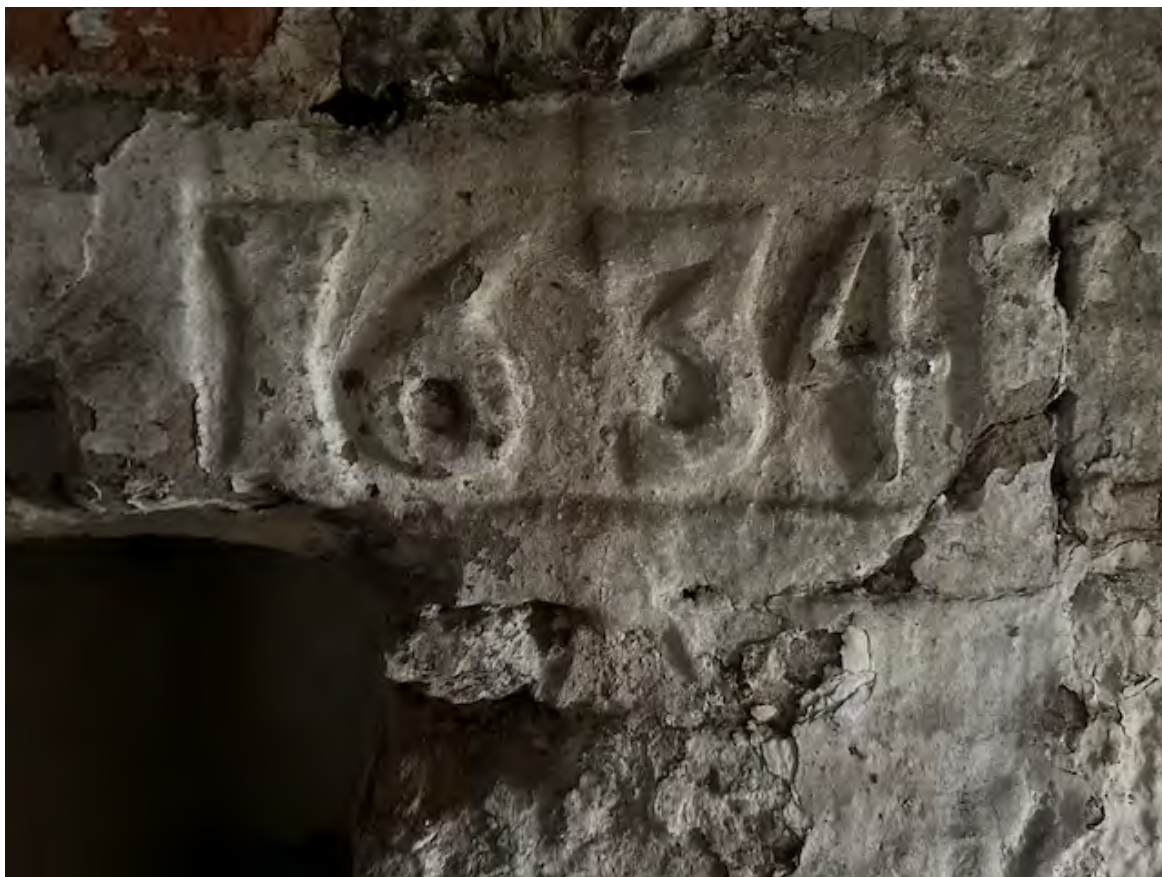


Plate 2: Date stone

Appendix 1: Plates



Plate 3: Western elevation looking north-east



Plate 4: RO5 looking south-west

Appendix 1: Plates



Plate 5: RO4 looking north-west

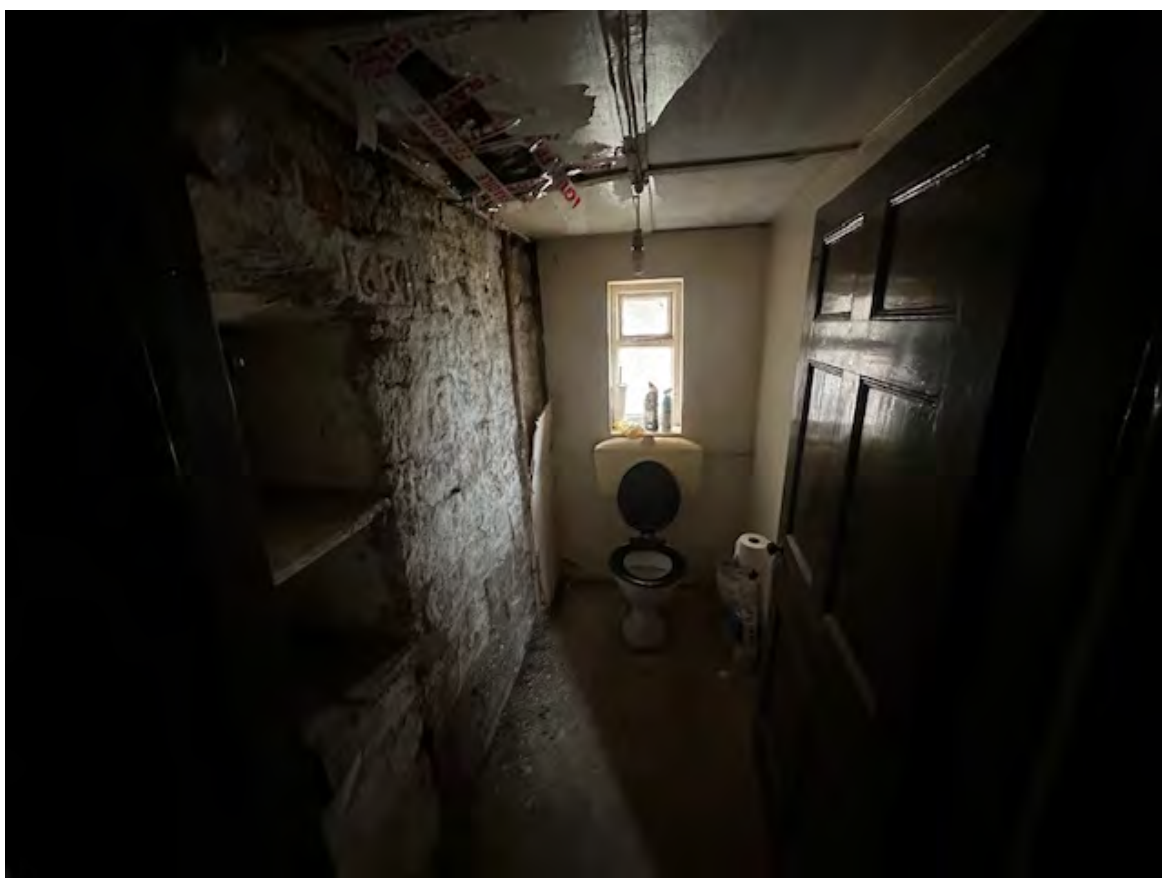


Plate 6: R10 looking north

Appendix 1: Plates



Plate 7: R09 looking north-east



Plate 8: R02 looking east into proposed RO3

Appendix 1: Plates

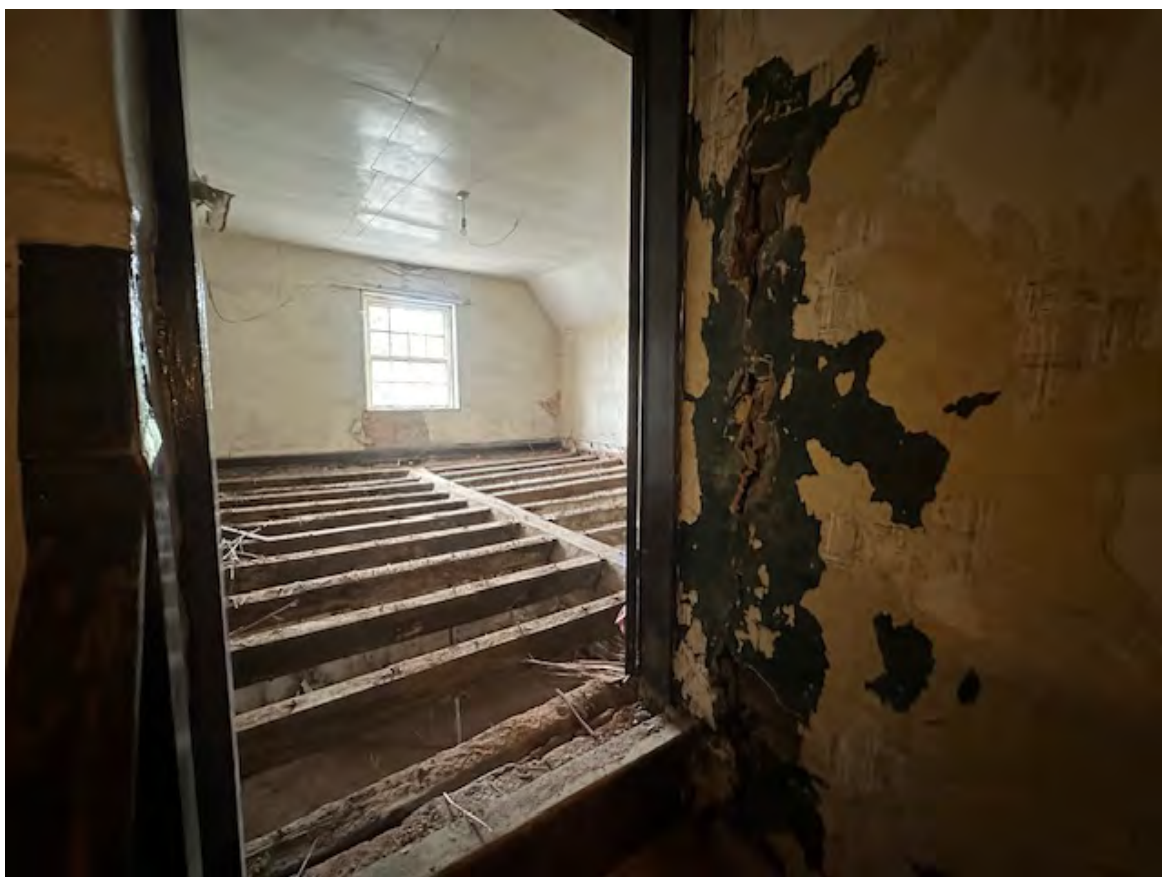


Plate 9: R11 looking south



Plate 10: R17 looking east

Appendix 1: Plates



Plate 11: R14 looking south-west



Plate 12: R15 looking east

Appendix 1: Plates



Plate 13: R20 looking south-east



Plate 14: R19 looking north-north-west

Appendix 2: Listing Description

Manor House Farm, 45 Main Street, Carlton

Grade: II

List Entry Number: **1361285**

Date first listed: **13-Oct-1986**

List Entry Name **MANOR HOUSE FARM**

Statutory Address 1: **MANOR HOUSE FARM, 45, MAIN STREET**

National Grid Reference: **SK3965305046**

CARLTON, MAIN STREET (north side), No. 45 (Manor House Farm)

(Formerly listed as Church Farmhouse)

GV II

Farmhouse. Late C18. Partially limestone rubble though extended in brick, with plain tiled roofs. Two storeyed, gable onto street, but lower rear wing parallel to it, containing doorway in small lean-to. Main block of two units with 3-light casement and 4-light sash windows, with one bay to left added in brick. Lower section towards street with the doorway and 16-light sash window to first floor in gable. Partial cambered heads of blocked window openings visible. Rear wing has blocked window and 3-light casements to ground floor, 16 pane sash windows above. Gable and axial stacks.