

HERITAGE STATEMENT

Far Broad Oak Farmhouse

The Building.

The *Historic England* Grade II listing No.1315030 for Far Broad Oak Farmhouse [see box below] details the external features of significance but it is of interest to note that internally, two large fireplaces are believed to be also of importance to the listing. Additional research indicates the dwelling was originally two properties and that part of the structure dates back to circa 1650.

There is evidence that the building has undergone a number of modifications throughout its lifetime, for example a door 'bricked up' many years ago to form a window and then reinstated at a later date, however, the features as described in the listing are very much as originally built.

The Grounds.

The grounds in which the building sits are landscaped with mature trees, hedges, bushes and lawns. The original dry stone walls within the grounds are very largely intact and will not be affected by the proposed development.

Proposed development

The summerhouse is to be sited at the side and rear of the listed building and therefore neither detracts nor interferes with its visual impact - all external features relevant to the listing are fully evident from any visual perspective, either on or beyond the property.

The summer house will be 'in sympathy' with and sensitive to the character of the listed building and will blend in with it and its surroundings. For this reason a classic design rather than a modern / contemporary design is proposed [see Document C - Design].

Far Broad Oak Farmhouse

Grade II Listed

OS Grid Reference: SE2475206638

Farmhouse. Mid C18. Squared, coursed rubble, Welsh slate roof. L-shaped plan. Two storeys, 3 bays with wing to rear left. Symmetrical facade: chamfered plinth; quoins; central doorway with chamfered surround; one 3-light, flat-faced recessed mullion window to left and right, both floors, and one similar central 2-light window to 1st floor. Band between floors. Square-cut gable copings on moulded kneelers. Good ashlar stack with moulded cornice to right gable. Rear: 3- and 2-light windows as before. To right the wing has a good entrance as front and 2 good ashlar stacks as before.