

Proposed Agricultural Building

Woolgreaves Hall, South Lane, Cawthorne

Planning and Heritage Statement



Introduction

1. This planning and heritage statement is to support a planning application for an Agricultural Building close to Woolgreaves Hall, South Lane, Cawthorne.
2. This will be a building located approximately 250 metres away from the primary building which is Grade II* Listed.

Summary

3. Wool Greaves Hall is located on South Lane, close to the village of Cawthorne.

4. The residential part of Wool Greaves Hall sits close to the roadside and comprises several elements including a Grade II listed building and a Grade II* listed building. The two buildings are excellent examples of vernacular farmhouse architecture and enclose an open sided courtyard sheltered from the highway.
5. The site for the Agricultural building is located 250 metres away from the property and a similar distance from South Lane making it not visible to the property or roadside.
6. The Agricultural building will be steel framed, clad with blockwork and timber and composite panels with composite panels to the roof. The land slopes away such that the building will be hidden behind an existing tractor shed and not visible to the property or road.
7. The site for the proposed building is a clearing behind a tractor shed, as shown below.



8. The site is located in the Green Belt but is within the domestic curtilage of Wool Greaves Hall.

Aspiration for the Scheme

9. The building is to provide for storage of agricultural equipment and feed. It is to have no visual impact from the road and will ensure such equipment is kept from the close curtailage of Woolgreaves Hall providing less impact on the current setting and use of immediate access roads and land.

The Proposal

12. The building is to be constructed using reclaimed stone and stone slate externally, and will appear from the road as a traditional low level barn or outbuilding, recently converted with a high level oak screen to the east gable.
13. When viewed from within the property, the building will not be visible, the view below shows the view from the proposed location towards the property which is totally blocked by the tractor shed.



14. Existing trees will be unaffected, with the building placed in an existing clearing.

Planning Appraisal

15 This is an outbuilding located some distance from Woolgreaves Hall and sits further away from a previous tractor shed building constructed which did not require listed building consent nor a heritage statement.

16. Even though the building complies with permitted development guidelines and is some distance from Woolgreaves Hall it has been requested that a Heritage Statement be prepared.

Heritage Statement

17 This part of the statement has been prepared to assess the significance of the existing buildings, and assess the effect of the proposals to convert them on that heritage significance. It has been designed to satisfy the requirements of the National Planning Policy Framework, especially paragraphs 128-141.

18 Wool Greaves Hall consists of two listed buildings, a Grade 2 listed building and a Grade 2* listed building. The grade 2* listed building will be unaffected by the proposed scheme, and so this document will only consider the impact on the Grade 2 listed building.

19. This building dates from the 17th Century. Its listed building reference is NGR: SE2672506122.

20. This statement document first assesses the significance of the heritage asset, setting out the nature of the significance, the extent of the fabric which holds that interest, and the level of importance of this interest. The heritage asset consists of the premises at Wool Greaves Hall.

21. Potential impacts relating to these development proposals are measured against the significance of the heritage asset as presented in this document.
22. For the purpose of this Heritage Statement the existing building will be referred to throughout as 'the asset'. The asset is considered as a whole, and components which contribute towards its importance are considered within this context rather than as separate items.

23. The listing text for the building is as follows:

SE 20 NE CAWTHORNE SOUTH LANE (south sides 3/72 Barn and 18.3.68 adjoining range at 90° at Wool Greaves Farm

GV II

Barn and adjoining range at 90°. C17, adjoining range altered. Thinly- coursed rubble with quoins. Stone slate roof. Adjoining range is 2 storeys. Barn: 4 internal bays. Central square- headed cart entry with quoined jambs and oak lintel above which is a gabled 2-tier dovecot. Harr-hung oak doors are set back and mistal doors are set in the side walls of this porch. Continuous outshut to each side. Rear: outshut to left. Opposed square-headed cart entry.

The adjoining range is much altered with various openings including a central cart entrance and 2 double-chamfered pitching holes or windows to upper floor. 4 stone stair leads to a doorway at right end. The rear is also very altered but has a plocked opposed cart entry and various altered or later openings.

Interior of barn: 3 large king post trusses with struts, straight braced to ridge, and with massive tie-beams. The trusses at each side of the door have additional brick supports at front. The left truss is supported on an arcade post with an aisle tie in the outshut which contains. 2 house stalls and 2 cattle stalls.

Interior of adjoining range has 4 large principal rafter trusses with struts, one in the centre having particularly large struts. Two have been infilled later with studs and wattle.

24 No areas of the existing building will be impacted by the proposal.

25 The potential impact of this proposal upon the significance of the asset have been measured using matrices for each type of significance. The potential impacts of each proposal are then summarised below. The impact assessment uses terminology laid out in the table below

Factors in the Assessment of Magnitude of Impacts	
Major	Change to most or all key materials, such that the resource is totally altered. Comprehensive changes to setting.
Moderate	Changes to many key materials, such that the resource is clearly modified. Considerable changes to setting that affect the character of the asset.
Minor	Changes to key materials, such that the asset is slightly altered. Slight changes to setting.
Negligible	Very minor changes to materials, or setting.
No Change	No change.

34. Archaeological, Architectural and Artistic Interest are defined as 'interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture'.
35. Historical Interest is defined as 'All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora. Those elements of the historic environment that hold significance are called heritage assets.'

36. The following paragraphs summarise the Impact Significances of each proposal on the architectural and historic interest.

37. Proposal 1 – Create an Agricultural Building

Archaeological - Architectural - Artistic- Historical -

Negligible Negligible No change No change

This proposal will affect the asset in a No Change Way.

Conclusions

38 Wool Greaves Hall is a fine example of vernacular farmhouse architecture. It is in very good condition having been recently restored to a high standard.

39. Statutory protection need not preclude development if it can be shown that the heritage significance of the asset has been understood and that care has been taken to avoid or mitigate damage to the components that contribute towards heritage significance.

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40 The development proposals have NO effect on the significant elements of the building. Care has been taken however to reduce the impact as much as possible, and only make major alterations to areas of lesser or no significance.

41. The proposals also accord with planning policy, and are permitted development.

42. For these reasons we believe planning and listed building

consent should be granted.