

PLANNING & HERITAGE STATEMENT

Proposed Installation of Solar PV

Woolgreaves Hall,

South Lane

Cawthorne

S75 4EF

May 2022

Planning and Heritage Statement

Introduction

This planning and heritage statement is to support a planning application for two areas of Solar PV to support the energy requirements of Woolgreaves Hall, South Lane, Cawthorne.



(Picture of main house)

Woolgreaves Hall is 350 years old and comprise main house, additional recreational accommodation and c85 acres of connected land.

Extensive renovations have taken place over the last 10 years which has also included a biomass system to provide the full heat and hot water requirements in a sustainable way. To further evolve the sustainability of the site it is proposed to introduce Solar PV.

Discussions have taken place and agreement reached with Northern Power Grid to introduce a total of 24KW of Solar PV across three MPANS on site.

Detailed investigations have taken place with regard to the locations of the Solar PV taking in to account:

- The listed nature of the property
- Proximity to South Lane

- Visual impact from the above locations and any aspect visible across open fields etc
- Containment and connection works and impact or alterations to existing buildings.

The proposal is based on locating the Solar PV in two locations which eliminates the needs for any penetrations to the listed building and provides discreet locations that do not create an adverse visual impact on any parties.

The proposal can be summarised as the installation of two 12KW solutions with panels mounted on ground brackets with a maximum elevation of 1.2m.

Summary

Woolgreaves Hall is located on South Lane, close to the village of Cawthorne.

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.

The sites for the Solar PV are located 200 metres and 400 metres away from the property ensuring that neither installation is visible to the property or roadside.

The floor mount solutions are proposed as a roof mounted system is not appropriate based on the listed nature of the buildings

The sites for the proposed installations are shown below:

1) An area of redundant land between the main orchard and a field being restored for agricultural purposes



View towards orchard with proposed location behind the trees and wall



Proposed location at rear of orchard facing towards South Lane which is obscured by trees and vegetation

2) An area has been traditionally used to store wrapped hay bales but a newer process avoiding the use of plastic wrap will see such bales removed from site following harvest allowing this space to be redeployed.



View of proposed location from Gardens to the West of the property with installation beyond the wall



Proposed location to the left of remaining hay bales with South Lane behind the tree land making it obscured from the lane.

Aspiration for the Scheme

The scheme is designed to further reduce the need for energy from fossil fuels will generate c40% of the electricity consumed on site and provide additional capacity to introduce electricity charging for own vehicles at home.

The solution will also provide resilience to the property because of its location and the local infrastructure giving rise to a high level of power cuts that cause disruption including a localised pumping station to remove excess surface water from around the curtilage of the listed building

The Proposal

The will comprise of grassed area with concrete mounting channels for brackets holding the panels to be installed

When viewed from within the property, the Scheme will not be visible, the view below shows the view from the proposed location towards the property which is totally blocked by dry stone walls.

Existing trees will be unaffected, with the scheme placed in an existing clearing in both locations

Planning Appraisal

This is two ground mounted areas of Solar PV some distance from Woolgreaves Hall and sits further away from previous buildings constructed which did not require listed building consent nor a heritage statement.

16. Even though the schemes comply with permitted development guidelines and is some distance from Woolgreaves Hall a Heritage Statement has been prepared due to the listed nature of the site

Heritage Statement

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 been

designed to satisfy the requirements of the National Planning Policy Framework, especially paragraphs 128-141.

Woolgreaves 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.

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 Woolgreaves Hall.

Potential impacts relating to these development proposals are measured against the significance of the heritage asset as presented in this document.

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.

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.

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

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

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'.

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.'

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

Proposal 1 – Create an installation of Solar PV panels

Archaeological - Architectural - Artistic- Historical - Negligible
Negligible No change No change

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

Conclusions

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

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.

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.

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

For these reasons we believe planning and listed building consent should be granted.