



Heritage Statement

Upper Maythorne Lane

12/04/2017





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1. INTRODUCTION

DESCRIPTION OF THE DEVELOPMENT

Development Description

- 1.1. Neo Environmental Ltd has been appointed by Ged Parker (the “Applicant”) to prepare a Heritage Statement for the relocation and erection of one Bergey 10kW wind turbine at Upper Maythorne Lane, Holmfirth, HD9 7TF (the “Development”). The turbine itself measures 15m to hub and 18.495m to blade tip and is being relocated to NGR E418809 N405838.
- 1.2. The Heritage Statement is being submitted in support of the Planning Application to Barnsley Metropolitan Borough Council (hereinafter referred to as “Barnsley Council”) for the proposed wind energy development. It has been prepared in response to a request from Barnsley Council to assess the potential impacts on two Listed Buildings located to the south of the Development (Figure 1). As such, it should be read in combination with the original Supporting Statement submitted for the application.

Site Description

- 1.3. The area of the proposed Development (the “Application Site”) comprises the western boundary of a large agricultural field, c. 350m by 250m in size. The land within the field is relatively flat with a gentle slope from south-southwest to north-northeast and an elevation of c. 348 – 331m AOD. The land is largely bound by low-lying hedgerows, post-and-wire fencing and a drystone wall along the western boundary which is adjacent to the proposed turbine location.

SCOPE OF THE ASSESSMENT

- 1.4. The Heritage Statement assesses the significance of the two Listed Buildings and their settings, as well as the potential impacts upon these assets as a result of the proposed Development. This is in response to a request from Barnsley Council to assess these buildings in particular.

STATEMENT OF AUTHORITY

- 1.5. The assessment has been conducted by registered archaeologists with the Chartered Institute for Archaeologists (“CIfA”), of Associate (“ACIfA”) level or above and/or full members of the

Institute of Archaeologists of Ireland ("IAI"). The assessment has been conducted in accordance with the appropriate professional guidance outlined in the Codes of Professional Conduct, Institute of Archaeologists of Ireland (adopted April 2006)¹.

- 1.6. Michael Briggs BSc (Hons) MSc ACIfA, has undertaken a large number of cultural heritage and archaeological impact assessments for developments across the UK and Ireland, with a particular focus on renewable and residential projects. This experience has included the initial stages of feasibility and heritage impact assessments through to any final mitigation measures required for each site, such as geophysical surveys and trial trenching.

CONSULTATION

- 1.7. Consultation with the planning department at Barnsley Council, primarily Matthew Smith, identified that extra information was required as part of the planning process. One of the extra requirements was that the submission:

"Needs to provide a heritage statement assessing impact on listed buildings that are to South of site (Lower Maythorne Farm and Barn)."

- 1.8. Further consultation with Matthew Smith via email identified that:

"As there are listed buildings in close vicinity of the site we would need a heritage statement to assess the impact of the scheme. A couple of paragraphs should suffice though as you will be moving the turbine further away from the listed buildings so the impact should be less than the current situation."

¹ IAI (2006) IAI Code of Professional Conduct. IAI

2. METHODOLOGY

2.1. The magnitude of the visual impacts upon these assets **will** be determined by the views and intervisibility shared with the proposed Development, as well as the nature, character, date, extent and setting of the buildings where relevant. The significance of the buildings will also be assessed using the DMRB criteria listed in **Table 1**. Impacts will be assigned on the following scale:

- Major
- Major to moderate
- Moderate
- Moderate to low
- Low
- Low to negligible
- Negligible

2.2. Indirect impacts of 'moderate' or above is considered to be a significant impact and would require mitigation in order to lower the potential impact. The production of a Zone of Theoretical Visibility for the new turbine helps to identify what areas and assets lie within the predicted areas that may share views of the Development (**Figure 2**).

Table 1: Grading of the Significance of Cultural Heritage Resources Based on DMRB 2009²

Significance	Assessment Considerations		
	Archaeological Remains	Historic Buildings	Historic Landscapes
Very High	- World Heritage Sites - Assets inscribed as of universal importance - Assets that can contribute substantial knowledge to international research	- World Heritage Sites - Structures of recognised international importance	- World Heritage Sites - Historic landscapes of international historic value

² Highways Agency (2009) *Design Manual for Roads and Bridges*. Highways Agency.

High	- Scheduled Ancient Monuments (SAMs) - Monuments or places of clear national importance - Heritage assets that contribute to national research objectives	- SAMs which incorporate standing remains - Some Listed Buildings that have exceptional historic or architectural qualities or associations not adequately reflected in their listing - Some Conservation Areas containing very important buildings	- Historic Gardens and Designed Landscapes (HGDL) of outstanding interest - Historic landscapes of demonstrable national value
Medium	- Monuments or places that contribute to regional research objectives - SAMs compromised by poor preservation or poor survival of contextual associations	- Listed Buildings of regional importance - Buildings containing exceptional qualities in their fabric or historical associations - Conservation Areas containing buildings important to its historic character - Historic townscapes with important historic integrity in their buildings or settings	- Historic landscapes or HGDL of particular interest - Undesignated historic landscapes showing quality justifying designation
Low	- Monuments or places of local importance - Assets compromised by very poor preservation or survival of contextual associations - Assets with potential to contribute to local research objectives	- Listed Buildings of local importance - Historic buildings of modest fabric or historical association - Historic townscapes of limited integrity features within urban areas	- Historic landscapes or HGDL of local interest - Historic landscapes whose value is limited by poor preservation or survival of contextual associations
Negligible	Assets with little or no surviving evidence	Buildings of no architectural or historical note	Landscapes with little or no historic interest

THE IMPORTANCE OF SETTING

- 2.3. Setting can be important to the way in which historic assets or places are understood, appreciated and experienced.
- 2.4. Where development is proposed it is important to identify and define the setting of the heritage asset and to assess how development might impact upon this resource. Setting often extends beyond the property boundary, or 'curtilage', of an individual historic asset into a broader landscape context. Less tangible elements can also be important in understanding the setting. These may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes. In the light of this guidance, development proposals should seek to avoid or mitigate detrimental impacts on the settings of historic assets.

3. IMPACT ASSESSMENT

LOWER MAYTHORNE FARMHOUSE (LIST ENTRY NUMBER 1151140)

- 3.1. Lower Maythorne Farmhouse is a Grade II Listed Building located c. 260m to the south of the proposed turbine location. The two-storey house was originally constructed in the late 17th century but has been significantly altered in the 19th and 20th centuries. The building is considered to be of **medium to low** importance using the DMRB criteria (Table 1) and its main heritage value is derived from its architectural features, which are described within the Historic Environment Record as follows:

“Deeply-coursed, dressed stone to early part, the rest squared, coursed rubble. Stone slate roof. L-shape plan. Two storeys. C17 gabled, projecting, single-bay wing to right. This has a 4-light (now 2-light) double-chamfered window to each floor each with hood-mould with square decorative stops. Small single-light with hood-mould in gable apex. Moulded gable copings on moulded kneelers. Ornamental finial at apex. In the left return of the projecting bay is a 2-light double-chamfered window to each floor. The rest of the front has C19 and C20 features of no special interest apart from the remains of a possible former doorway and 1st-floor hood-mould stops at the right end. Ashlar stack with moulded cornice and cap to right wing. The rear elevation has 4 early-C19 single lights to each floor. Right return has 2 small double-chamfered openings, one with hood-mould. Interior not inspected.”

- 3.2. Although the primary significance of the asset is its architecture, it benefits from being situated within an aesthetic setting including its adjacent contemporary barn and walled curtilage. The wider landscape is largely agricultural and is compromised by the presence of two groups of large agricultural buildings located 150m to the northwest and 200m to the southeast.
- 3.3. The presence of a substantial ridge adjacent to the north of the building prevents views in this direction from the farmhouse and its immediate setting. This is further compounded by the low-lying nature of the building which, despite its two stories, is set low down beneath the road running along its north. The ZTV produced for the new turbine location confirmed that it would not be visible from the building (Figure 2). As a result, no views of the turbine from the farmhouse or its setting will be possible.
- 3.4. Main views from the Listed Building are also orientated southwards, where the land drops into lower elevations and allows clear and distant views of the landscape. These main views will not be affected by the proposed Development in the opposite direction. The proposed relocation also results in the farmhouse being located further away from the turbine than the current situation (c. 260m away compared to c. 100m away, see Figure 1), further reducing the effects of any possible intervisibility from points in the wider landscape. Any such intervisibility is not considered to be harmful to the heritage value of the asset. Overall impacts upon the farmhouse are anticipated to be **low to negligible**.

BARN AT LOWER MAYTHORNE FARM (LIST ENTRY NUMBER 1315005)

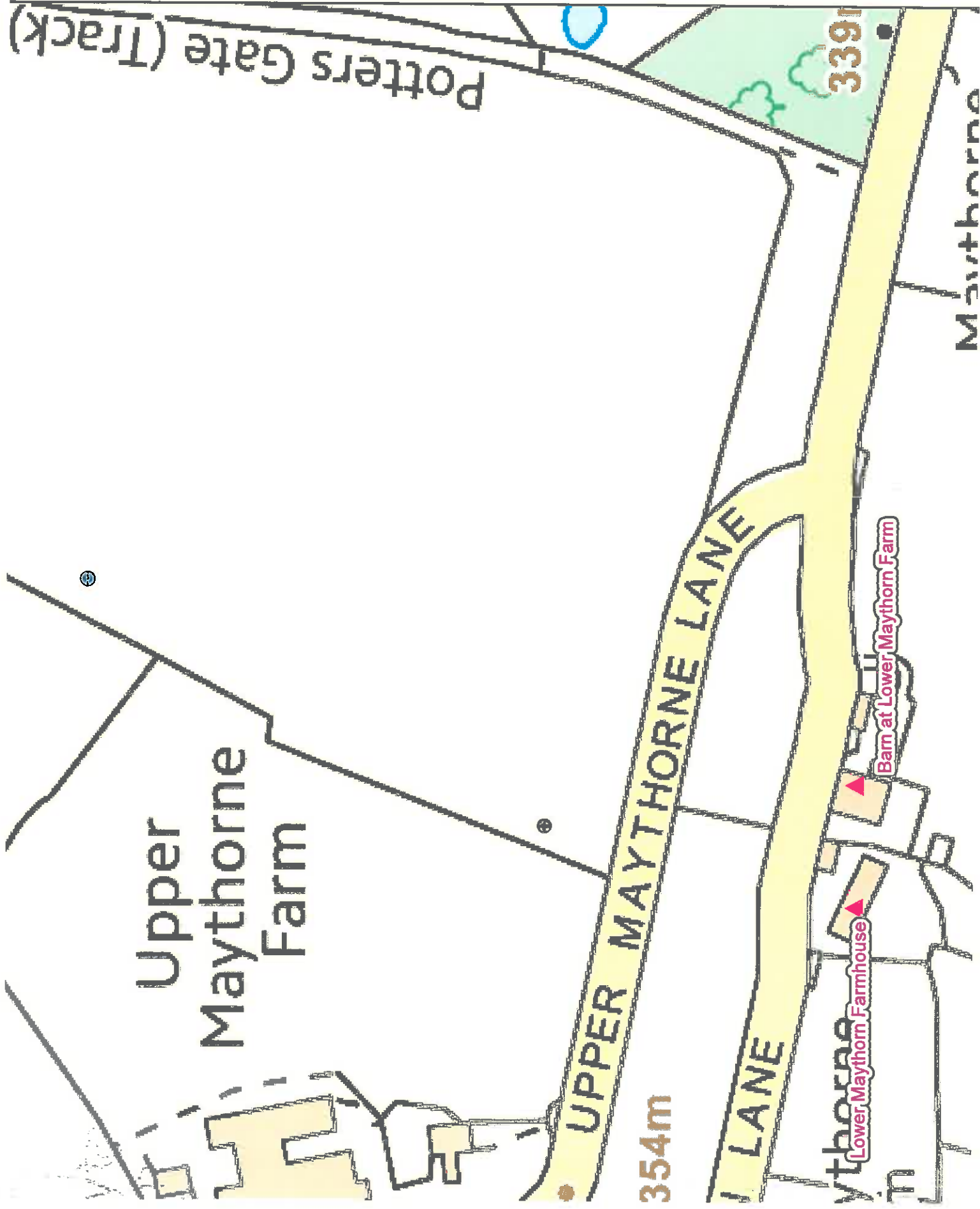
- 3.5. The Barn at Lower Maythorne Farm is a Grade II Listed Building located c. 250m to the south of the proposed turbine location. It is adjacent to the east of the farmhouse and shares the same curtilage and setting. Similar to the farmhouse, it is a contemporary building constructed in the 17th century and subsequently altered. The building is considered to be of **medium to low** importance using the DMRB criteria (**Table 1**) and its main heritage value is derived from its architecture which is described in the Historic Environment Record as follows:

"Coursed, squared rubble. Stone slate roof. Five internal bays. Aisle to front and smaller aisle to rear. Quoins. Square-headed cart entrance (full height) with chamfered surround, to centre bay. To each side of this are 2 Tudor-arched entrances, and small chamfered vents. Gable coping to right. Moulded kneelers. Central cart-entry to rear. Left gable is built into bank and has high-level chamfered doorway. Interior: 4 king-post trusses with Struts, braced to ridge. Arcade posts, on padstones, are braced to tie-beams, and have lifting holes. Aisle-ties to front only. Purlins, rafters and battens all intact. An ornamental tablet, probably reset (possibly from farmhouse q.v.), within the main doorway reads: "RM 1691"

- 3.6. The building is also of local to regional significance and benefits from its immediate setting and proximity to the farmhouse. However, as it is adjacent to the house, it shares the same main views southwards and heavily restricted views northwards. The ZTV produced for the new turbine location confirmed that it would also not be visible from the building (**Figure 2**). No views of the proposed turbine will therefore be possible from the barn or its setting. Similar to the farmhouse, the relocation of the turbine results in the asset being c. 250m away compared to c. 100m away (see **Figure 1**). Some limited intervisibility may be possible from the wider landscape but this is also not considered to be harmful to its heritage value. Overall impacts upon the barn are anticipated to be **low to negligible**.

4. SUMMARY

- 4.1. It is considered that the proposed Development will not be visible from either Listed Building or their immediate curtilages and setting. This was confirmed by the production of the ZTV which identified that neither building lies within the ZTV of the new turbine. As such, the turbine will have **negligible** overall impacts upon the heritage value of the Listed Buildings and no mitigation measures are considered to be required. In addition, consultation with Matthew Smith of Barnsley Council confirmed that as the turbine was being relocated further away from these Listed Buildings, visual impacts would inevitably be lower than the current situation.



Key

- New Turbine
- Former Turbin
- Listed Building





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