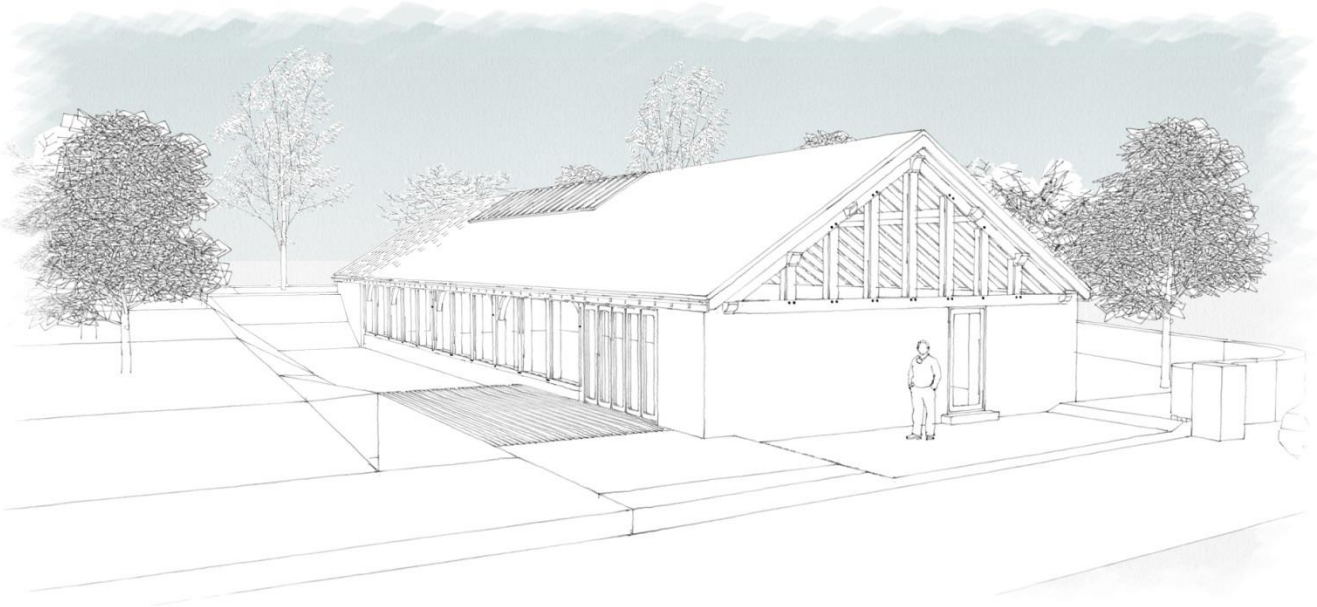


Proposed Pool Building, Wool Greaves Hall, South Lane, Cawthorne

Planning and Heritage Statement



Introduction

1. This planning and heritage statement is to support a planning application for a pool building at Wool Greaves Hall, South Lane, Cawthorne. This will be a domestic pool building located within the curtilage of the building.

Summary

2. Wool Greaves Hall is located on South Lane, close to the village of Cawthorne.
3. 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.
4. The site for the pool building is also located along the roadside, set back from the road behind a row of trees, to the west of the existing buildings.
5. The pool building will be oak framed, clad with reclaimed stone to the walls and stone slate to the roof. The land is rising, and the west end of the building will largely be sunk into the ground, reducing any visual impact significantly.

6. It is proposed to link the pool building to the existing residential buildings by means of a tunnel under the main vehicle access. This is the only element of the proposals which will affect the listed buildings, as an area of floor is to be removed and a staircase inserted to give access down.

The Site

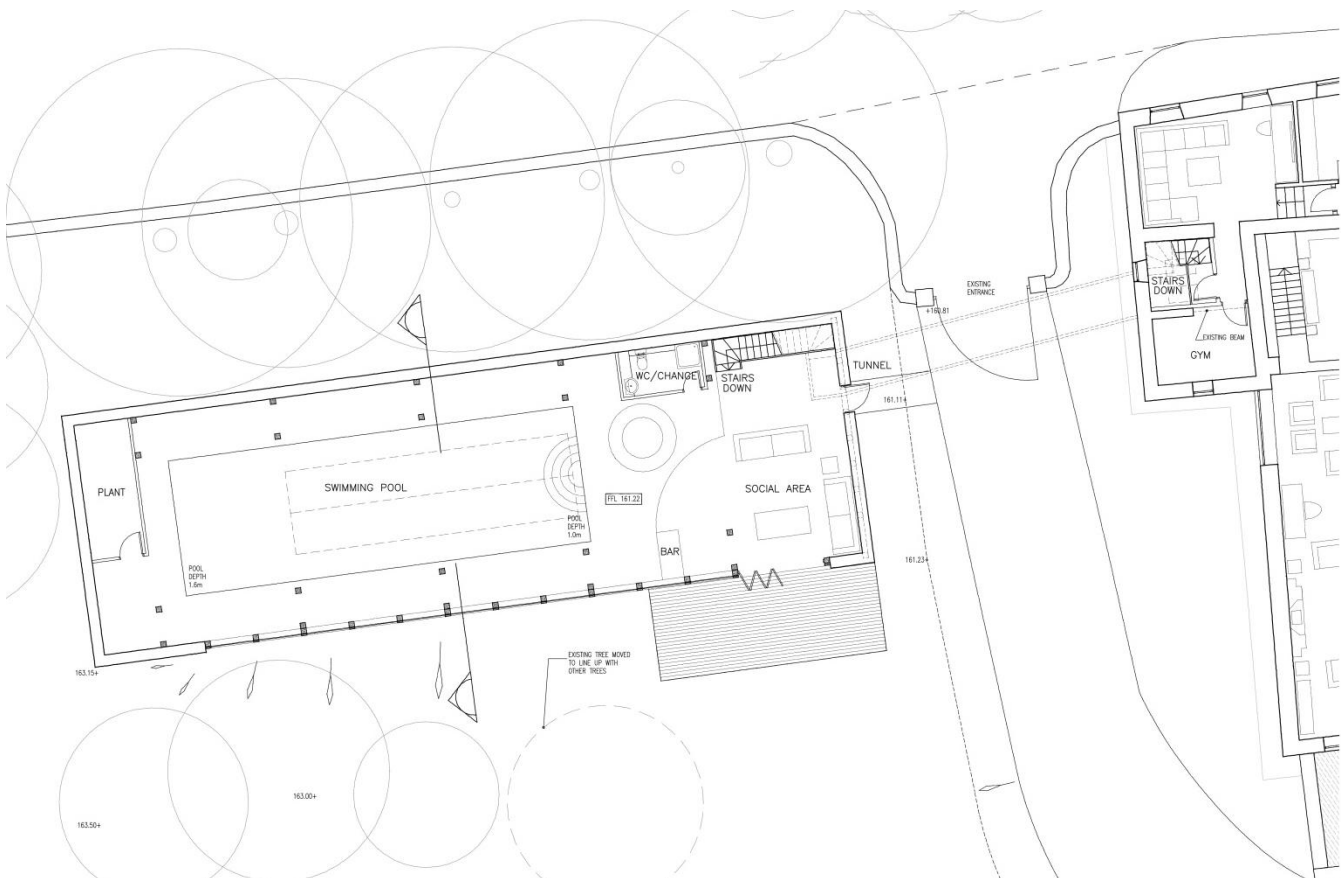


7. The site for the proposed building is a clearing behind a row of trees to South Lane. There is one apple tree in the area of the proposed building. It is proposed to move this tree adjacent to other apple trees to clear the site
8. The room in the existing farmhouse which is to be amended to give access to the pool house is currently used as a gym, located in the single storey lean-to at the west end of the Grade II listed part of the building.
9. The main vehicle entry to the site lies between the existing building and proposed pool building. For this reason, the link between the two buildings is a tunnel under the road.
10. The site is located in the Green Belt but is within the domestic curtilage of Wool Greaves Hall.

Aspiration for the Scheme

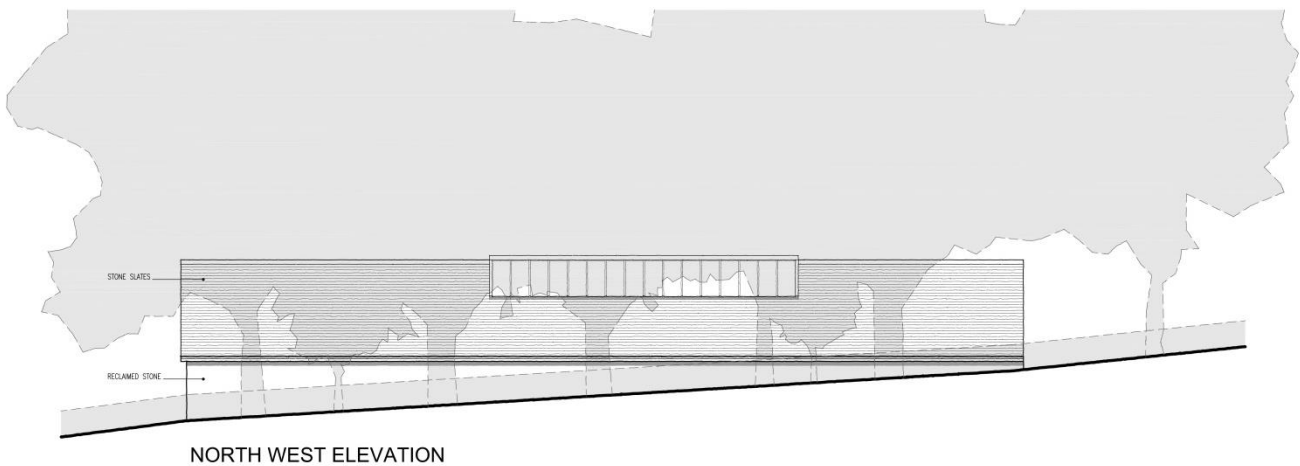
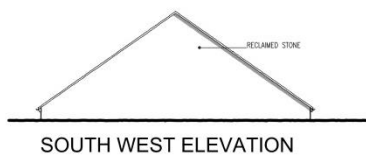
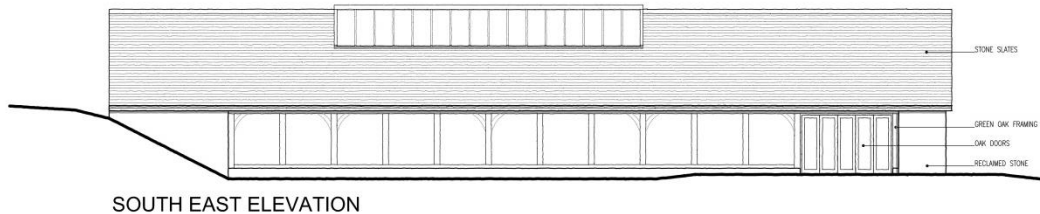
11. The pool building is to appear as a natural extension to the built up form of Wool Greaves Hall. It is to have a low visual impact from the road with no openings to this side, but is to be more open to the south to benefit from solar gain and give views. The structure is to be oak framed with an aisled truss. The swimming pool needs to be large enough to be able to swim lengths.

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 be more open, with a long run of oak framed glazing facing south, giving views of the internal aisled truss structure.
14. Existing trees will generally be unaffected, with the building placed in an existing clearing. There is one apple tree on the site which will be moved prior to work commencing.

15. To the existing building, an area of floor will have to be removed to enable a staircase to be inserted, giving access to a tunnel which in turn leads into the swimming pool. A recently constructed door will need to be moved, and two lengths of partition constructed to enclose the stair.



Planning Appraisal

16. This is an outbuilding located within the domestic curtilage of Wool Greaves Hall. As this is a listed building, a planning and listed building application will be required, as there is not a permitted development right in this case, even though the building complies with permitted development guidelines.

17. The site is located within the Green Belt. The proposal will be located to the west of the existing buildings, at the other side of the vehicle access to the property. This distance

has been carefully chosen to avoid conflicting with the view of the listed building, while being close enough to still read as an extension to the general built up area. The existing building is considerably larger than the proposed pool house, and as such, this should be acceptable under Green Belt policies as an extension to the existing buildings.

18. For these reasons, we believe the proposal to be in accordance with local and national planning policies.

Heritage Statement

19. 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.

20. 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.

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

22. 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. The assessment of significance takes account of information gathered from:

- The listing text for the building
- A site visit undertaken on 2nd March 2017 to examine the heritage asset
- A discussion with the conservation officer on 11th April 2017

23. Potential impacts relating to these development proposals are measured against the significance of the heritage asset as presented in this document. The development proposals are laid out in the Progressive Architects proposed scheme drawings.

24. A site visit was undertaken by Ian Whitworth RIBA on 2nd March 2017. The internal appearance of the building which will be affected by the scheme were examined, as well as the exterior of the building. Photographs were taken and are included below.

25. 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.

26. 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.

27. The OS map from 1854 shows a building in the rough location of the proposed site, as shown below. This was still evident on the 1960 OS, but has since disappeared. It is not clear what this building was, but there may still be evidence of this underground.



28. The building has recently been altered as per listed building application 2015/0307, with the work carried out to a very high standard.
29. The area of the building that will be affected is part of the rear outshut to the left mentioned in the listing text above. This is the area that was examined in detail at the site visit on 2nd March 2017.
30. The photographs below and on the next page show the area of the outshut which are to be affected by the proposals.





31. There are two areas of significance internally in the area of the proposed changes. The external wall and window, and the beam and purlin supporting the roof structure of the outshot. Other areas, such as the floor, are newly constructed or amended, and do not have the same heritage significance. Externally, the view of the building from South Lane is also significant.

32. The first proposal is to remove an area of floor where the running machine is on the photograph above, and dig down to form a staircase into a link tunnel over to the new pool building. This staircase is to be enclosed by new partitions with a new door. Externally, a new pool building is to be erected to the other side of the vehicle access.

33. 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 – Removing an area of floor to construct a new staircase internal a link tunnel. Construction of new partitions to enclose this staircase.**

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

This proposal will affect the asset in a negligible way by constructing and enclosing the new staircase, but will not affect any historic fabric as the partitions have been laid out to avoid the roof beams, and the penetration under the external wall will be below foundation level.

38. Proposal 2 – Construction of a new pool house to the west of the existing buildings.

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

The construction of the pool house will have a minor effect on the view of the asset from South Lane, as from a distance, part of the building will be obscured. However, the existing wall and trees provide a lot of screening, with the building being dug into the slope to reduce its visual impact. The building is also set far enough away so that it will not affect any closer views of the asset. In the photograph above, for instance, the pool house would not be visible. There may be an impact on historic interest, depending if any remains are discovered of the building which was previously in the area of the pool house. When excavations are taking place, care should be taken to record any evidence discovered.



Conclusions

- 39. 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.
- 40. 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.

41. The development proposals have at most a minor 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.
42. The proposals also accord with planning policy, and would be permitted development were they not within the curtilage of a listed building.
43. For these reasons we believe planning and listed building consent should be granted.