

HERITAGE STATEMENT

REVISION

P01

STATUS

PLANNING

AMENDMENT

DATE

16.11.2019

AUTHOR

MCS

CONTENTS__

- 1.0 - INTRODUCTION__
- 2.0 - STATUTORY CONSTRAINTS__
- 3.0 - HISTORY OF SITE AND SURROUNDINGS__
- 4.0 - STATEMENT OF SIGNIFICANCE__
- 5.0 - THE PROPOSED DEVELOPMENT__
- 6.0 - IMPACT OF PROPOSALS ON HERITAGE SIGNIFICANCE__
- 7.0 - CONCLUSIONS__

1.0 - INTRODUCTION_

1.1 - THE PURPOSE OF THIS DOCUMENT_

ONEFOURONE ARCHITECTS HAVE BEEN APPOINTED TO PRODUCE A HERITAGE STATEMENT SUPPORTING PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR THE REPLACEMENT OF EXISTING SIDE EXTENSION AND PORCH, INTERNAL REMODELLING OF THE EXISTING LOWER AND UPPER GROUND FLOORS AND NEW GARAGE/OUTBUILDING.

THE FARM HOUSE IS A TWO STOREY BUILDING CONSTRUCTED IN STONE, WITH A STONE SLATE ROOF AND UPVC WINDOWS AND DOORS. THE FARM HOUSE IS JOINED TO THE ADJACENT GRADE II LISTED BARN VIA A SINGLE STOREY EXTENSION TO EAST GABLE AND IS THEREFORE PART OF A DESIGNATED HERITAGE ASSET, DUE TO ITS HISTORIC CURTILAGE. THE BUILDING ALSO LIES WITHIN THE FARNLEY TYAS CONSERVATION AREA. A DESCRIPTION OF THE SIGNIFICANCE OF ANY HERITAGE ASSETS AFFECTED BY A PROPOSED DEVELOPMENT IS REQUIRED BY LOCAL AUTHORITIES BY VIRTUE OF PARAGRAPH 189 OF THE NATIONAL PLANNING POLICY FRAMEWORK.

THE REPORT HAS BEEN PRODUCED FOLLOWING DOCUMENTARY RESEARCH AND A VISUAL SURVEY, AND BEGINS BY ASSESSING THE SIGNIFICANCE OF THE EXISTING BUILDING AT 1 PARK FARM COURT (FORMERLY KNOWN AS 18 MANOR ROAD), ITS CONTRIBUTION TO THE SETTING OF NEARBY LISTED BUILDINGS AND TO THE CHARACTER AND APPEARANCE OF THE FARNLEY TYAS CONSERVATION AREA. THE REPORT THEN DESCRIBES THE PROPOSALS IN MORE DETAIL, BEFORE ASSESSING THEIR IMPACT ON THE HERITAGE SIGNIFICANCE OF ANY HERITAGE ASSETS AFFECTED.

THIS STATEMENT SHOULD BE READ ALONGSIDE THE APPLICATION DRAWINGS BY ONEFOURONE ARCHITECTS.



IMAGE 1 - VIEW OF PARK FARM HOUSE IN CURRENT CONDITION FROM PARK FARM COURT_

2.0 - STATUTORY CONSTRAINTS__



IMAGE 2__ VIEW OF 4 PARK FARM MEWS LOOKING WEST FROM MANOR ROAD.

2.1 - LISTED BUILDINGS_

THE GRADE II LISTED BARN, CONVERTED AS PART OF THE SAME DEVELOPMENT AS 1 PARK FARM COURT, IS A DOUBLE HEIGHT BUILDING CONSTRUCTED IN STONE WITH A PITCHED STONE SLATE ROOF. IT SITS TO THE EAST OF THE FARMHOUSE AT 90 DEGREES TO THE STREET. THE EAST FACADE COMPRISES THREE BAYS WITH A FOURTH STEPPED BACK. A TALL CART ENTRANCE WITH AN ARCHED HEAD, (NOW FULLY GLAZED), WITH TWO PITCHING EYES TO THE UPPER LEVEL ABOVE THE ENTRANCE AND TO THE CENTRE BAY (ALSO GLAZED) (SEE IMAGE 2). ALL THE OPENINGS HAVE STONE DRESSINGS (SEE IMAGES 2 & 3). ON THE RIGHT HAND CORNER, ADJOINING THE ROAD, IS A DATE STONE OF 1693 WITH THE INITIALS ACR, FORMING ONE OF THE LARGE QUOINS. THERE ARE WALLED UP VENTILATION SLITS AT INTERVALS BELOW THE EAVES. THE WEST FACADE PREVIOUSLY HAD A SINGLE STOREY ATTACHED BUILDING WITH A PITCHED STONE SLATE ROOF AND A CHIMNEY STACK (SEE IMAGE 4) THE ROADSIDE GABLE END OF THE BARN AT GROUND FLOOR LEVEL HAS TWO INSERTED WINDOWS AND A PITCHING EYE ABOVE (SEE IMAGE 3).

THE INTERIOR HAS BEEN COMPLETELY RECONFIGURED AND ALL ORIGINAL ROOF TIMBERS REPLACED. THE QUEEN STRUT TRUSSES ARE OF NINETEENTH CENTURY ORIGIN WITH SOME EARLIER PURLINS. SURROUNDING THE GRADE II LISTED BARN TO THE EAST, SOUTH AND WEST ARE LARGE TWO STOREY MODERN DWELLINGS CONSTRUCTED IN STONE, WITH A STONE SLATE ROOF, TIMBER PORTICO’S AND TIMBER WINDOWS AND DOORS. NO.4 PARK FARM MEWS IS PROTECTED, INCLUDING ITS SETTING, UNDER THE PROVISIONS OF THE PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990. THE LISTING DESCRIPTION FOR NO.4 PARK FARM MEWS READS AS FOLLOWS:

BARN AT 18 MANOR ROAD, MANOR ROAD

GRADE: II

DATE FIRST LISTED: 09-APR-2008

DATE OF MOST RECENT AMENDMENT: NOT APPLICABLE TO THIS LIST ENTRY.

BARN, 1693, IN DRESSED COURSED RUBBLE WITH LARGE STONE QUOINS, UNDER A STONE SLATE ROOF.

PLAN: 4 BAYS, CUT BACK AT ONE END, AND A SINGLE STOREY EXTENSION TO THE REAR.

EXTERIOR: THE EAST FRONT HAS THREE BAYS WITH A FOURTH BAY STEPPED BACK. A TALL CART ENTRANCE WITH AN ARCHED TOP IS TO THE LEFT OF THE MAIN FRONT, WITH TWO PITCHING EYES TO THE UPPER LEVEL ABOVE THE ENTRANCE AND TO THE CENTRE BAY, THE LEFT ONE BEING BLOCKED AND THE RIGHT ONE HAVING A WOODEN SHUTTER. ALL THE OPENINGS HAVE STONE DRESSINGS. THERE IS A PARTIALLY BLOCKED SINGLE ENTRANCE TO THE CENTRE AND AN ENLARGED DOUBLE-DOORED ENTRANCE TO THE RIGHT. ON THE RIGHT HAND CORNER, ADJOINING THE ROAD, IS A DATE STONE OF 1693 WITH THE INITIALS ACR, FORMING ONE OF THE LARGE QUOINS. TO THE LEFT, IN THE RECESSED BAY, IS A DOOR AND WINDOW WITH STONE DRESSINGS. THERE ARE VENTILATION SLITS AT INTERVALS BELOW THE EAVES. AT THE REAR IS A SINGLE STOREY ATTACHED BUILDING WITH A PITCHED ROOF, AT THE RIGHT END OF THE BARN. THIS HAS A STONE SLATE ROOF AND AN END CHIMNEY STACK, AN ARCHED WINDOW IN THE GABLE END WITH STONE DRESSINGS, AN ENTRANCE ON THE LEFT SIDE AND A 10/10 PANE UNHORNED VERTICAL SASH WINDOW ALONGSIDE. THE ROADSIDE GABLE END OF THE BARN HAS TWO GROUND FLOOR INSERTED WINDOWS AND A FURTHER PITCHING EYE ABOVE.

INTERIOR: QUEEN STRUT TRUSSES OF C19 ORIGIN WITH SOME EARLIER PURLINS. INTERIOR OF SINGLE STOREY EXTENSION NOT INSPECTED.



IMAGE 3_ 4 PARK FARM MEWS LOOKING SOUTH FROM MANOR ROAD.



IMAGE 4_ VIEW OF FORMER SINGLE STOREY BUILDING ATTACHED FORMING PART OF THE ASSET’S LISTING. DEMOLISHED DURING THE DEVELOPMENT OF PARK FARM.

3.0 - HISTORY OF THE SITE AND ITS SURROUNDINGS

3.1_ THE CONTEXT & SURROUNDING AREA_

FARNLEY TYAS CONSERVATION AREA

THE BOUNDARY OF THE DESIGNATED AREA INCLUDES THE VILLAGE ENVELOPE BUT KIRKLEES COUNCIL HAS NOT PREPARED A CHARACTER APPRAISAL FOR THE FARNLEY TYAS CONSERVATION AREA. TO THE WEST, THE DESIGNATED AREA INCLUDES ST LUCIAS’ CHURCH AND THE PRIMARY SCHOOL. IN THE CENTRE OF THE VILLAGE AT THE JUNCTION OF BUTTS ROAD AND WOODSOME ROAD, IS THE GOLDEN COCK PUBLIC HOUSE. TO THE SOUTH, ALONG FIELD LANE AND MANOR ROAD, ARE A NUMBER OF FARM COMPLEXES AND WORKERS COTTAGES. THE FARM COMPLEXES TYPICALLY COMPRISE OF A TWO STOREY FARMHOUSE WITH STONE BARNs ARRANGED AROUND SMALL YARDS. THE WORKERS COTTAGES ARE ALSO TWO STOREYS IN HEIGHT AND HAVE SMALL FRONT GARDENS BEHIND LOW STONEWALLS. THE MAJORITY OF BUILDINGS IN THE DESIGNATED AREA ARE CONSTRUCTED IN STONE, WITH STONE SLATE PITCHED ROOFS AND HAVE SIMPLE ARCHITECTURAL DETAILING (SEE PHOTOS. 4 & 5). GIVEN THE AGRICULTURAL ORIGINS OF THE VILLAGE, THE DESIGNATED AREA HAS A VERY TIGHT KNIT GRAIN, WITH HOUSES AND FARM BUILDINGS SITTING IN CLOSE PROXIMITY TO EACH OTHER. DURING THE TWENTIETH CENTURY A NUMBER OF MODERN AGRICULTURAL METAL AGRICULTURAL STRUCTURES HAVE BEEN ERECTED WITHIN THE FARM COMPLEXES AND THESE ARE CONSIDERED TO BE NEGATIVE FACTORS WITHIN THE DESIGNATED AREA. WITHIN THE DESIGNATED AREA VIEWS ARE GENERALLY RESTRICTED TO ALONG THE STREETS AND ARE ENCLOSED BY BUILDINGS AND WALLS. IN RECENT YEARS A NUMBER OF THE FARM COMPLEXES, FOR EXAMPLE ALONG FIELD LANE, HAVE BEEN REDEVELOPED FOR HOUSING (SEE PHOTO. 6).



IMAGE 5_ FARNLEY MANOR TO THE EAST OF THE SITE.



IMAGE 4_ HISTORIC BUILDINGS ALONG FIELD LANE.



IMAGE 6_ NEW DEVELOPMENT AT BEECH FARM, FIELD LANE.

PARK FARM HOUSE_ FARNLEY TYAS, HUDDERSFIELD

HISTORIC DEVELOPMENT

THE FIRST EDITION 1854 ORDNANCE SURVEY MAP SHOWS THE FARM COMPLEX. IT COMPRISED A DETACHED FARMHOUSE AND WHAT IS ASSUMED TO BE THE GRADE II LISTED BARN (CIRCLED RED), ALTHOUGH ITS SHAPE IS NOT REPRESENTATIVE, INCLUDING A LARGE SOUTHERN ELEMENT. TO THE EAST OF THE STONE BARN WAS A U-SHAPED BUILDING AND TO THE SOUTH WAS SMALL SQUARE SHAPED BUILDING WITH PUMPS TO SOUTH AND WEST. THE AGRICULTURAL RURAL NATURE OF THE SETTLEMENT IS APPARENT IN THE GROUP OF FARM BUILDINGS TO THE EAST AND WEST. THE VICARAGE IS LOCATED TO THE NORTH-EAST AND THERE ARE FURTHER FIELDS TO THE NORTH-EAST AND SOUTH-WEST.

BY 1894, THE ORDINANCE SURVEY MAP INDICATES THAT THERE WAS A STRUCTURE LINKING THE FARMHOUSE TO THE GRADE II LISTED BARN ALONG ITS WEST FAÇADE, OBSTRUCTING A VIEW OF THE LISTED STRUCTURE FROM THE WEST. BY THIS DATE A NUMBER OF THE EXTENSIONS HAD BEEN ERECTED ON NORTH AND EAST ELEVATIONS OF THE BUILDING WHERE NO.1 PARK MEWS NOW RESIDES. ALSO EVIDENT BY THIS DATE A ANOTHER BUILDING TO THE SOUTH OF WHERE NO.1 PARK MEWS NOW RESIDES, HAD BEEN EXTENDED AND TO WEST WERE A NUMBER OF SMALL DETACHED OUTBUILDINGS.

INTERESTINGLY DURING THE 1930'S AND SECOND WORLD WAR NORMAN GREY WAS THE PUBLICAN AT LIVED AT PARK FARM. WHICH SUGGEST THE FARM HOUSE AT 1 PARK FARM COURT WAS NOT ALWAYS ASSOCIATED WITH FUNCTION OF THE GRADE II LISTED BARN (FARNLEY TYAS, A HISTORY, CAROLINE PAGE 2015).

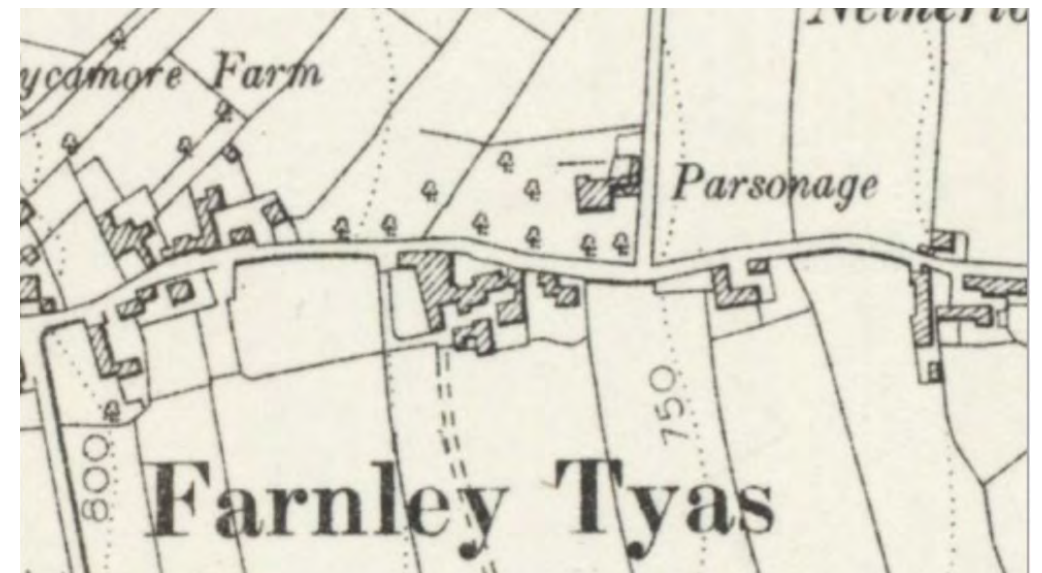
THE 1949 ORDNANCE SURVEY MAP, SHOWS THAT THE FARM BUILDINGS HAD BEEN EXTENDED TO THE EAST AND WEST AND NUMBER OF SMALL OUTBUILDINGS TO THE SOUTH-WEST HAD BEEN DEMOLISHED. DURING THE REMAINDER OF THE TWENTIETH CENTURY THE FARM EXPANDED THROUGH THE CONSTRUCTION OF LARGE STRUCTURES TO THE SOUTH-WEST.

IN 2015 PLANNING AND LISTED BUILDING APPLICATIONS FOR THE REDEVELOPMENT OF THE SITE WERE SUBMITTED BY RADCLIFFE DEVELOPMENTS LTD (2015/62/90759/E & 2015/65/90758/E), THE DESIGN WAS TO CREATE 8 DWELLINGS, THROUGH THE REFURBISHMENT OF THE EXISTING FARM HOUSE, CONVERSION OF THE GRADE II LISTED BARN AND 6 NEW BUILD HOMES, WITH THE DESIGN ETHOS OF CREATING A CLUSTER OF COTTAGES TO BE IN-KEEPING WITH THE WIDER CONSERVATION AREA. THE APPLICATION WAS APPROVED IN DECEMBER OF 2017.

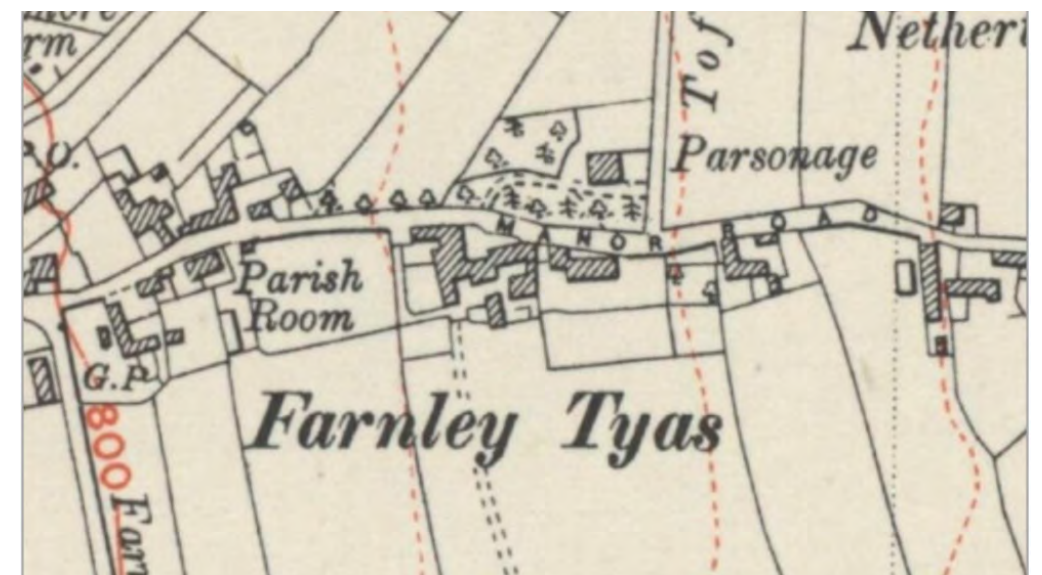
TODAY THE ABOVE APPLICATION IS IN THE FINAL STAGES OF COMPLETION WITH ONLY THE FARM HOUSE AND PARK FARM COURT ROADWAY TO FINALISED IN ORDER TO COMPLETE THE OVERALL DEVELOPMENT.



1854 ORDNANCE SURVEY MAP



1894 ORDNANCE SURVEY MAP



1949 ORDNANCE SURVEY MAP

PARK FARM HOUSE_
FARNLEY TYAS, HUDDERSFIELD

4.0_ STATEMENT OF SIGNIFICANCE_

PARAGRAPH 189 OF THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF) MAKES CLEAR THAT LOCAL PLANNING AUTHORITIES REQUIRE APPLICANTS TO DEMONSTRATE AN UNDERSTANDING OF THE SIGNIFICANCE OF ANY ‘HERITAGE ASSET’ WHICH MAY BE AFFECTED BY A PROPOSED DEVELOPMENT. THE AMOUNT OF DETAIL PROVIDED SHOULD BE ‘PROPORTIONATE TO THE IMPORTANCE...AND NO MORE THAN IS SUFFICIENT TO UNDERSTAND THE IMPACT OF THE PROPOSAL ON THE SIGNIFICANCE OF THE HERITAGE ASSET.’

HERITAGE ASSETS AND SIGNIFICANCE ARE DEFINED IN ANNEX 2 OF THE NPPF. THE NPPF DEFINITION OF SIGNIFICANCE STATES THAT ‘HERITAGE INTEREST’ MAY BE ARCHAEOLOGICAL, ARCHITECTURAL, ARTISTIC OR HISTORIC AND THAT SIGNIFICANCE DERIVES NOT ONLY FROM A HERITAGE ASSET’S PHYSICAL PRESENCE, BUT ALSO FROM ITS SETTING.

4.1_ TABLES OF SIGNIFICANCE_

DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS ARE ASSESSED USING THE TABLE BELOW, A FULL VERSION OF WHICH IS SET OUT IN APPENDIX C, WHICH WEIGHTS THE SIGNIFICANCE OF EACH ASSET ACCORDING TO THE LEVEL OF THEIR HERITAGE INTEREST. THE CATEGORIES IN THE TABLE ARE USED TO BROADLY ASCRIBE THE LEVEL OF SIGNIFICANCE TO EACH ELEMENT CONSIDERED IN THE ASSESSMENT BELOW, AND IN THIS CASE REFER ONLY TO THE GRADE II LISTED BUILDING OF 4 PARK FARM MEWS, AND 1 PARK FARM COURT DUE TO ITS HISTORIC ASSOCIATION AND CONNECTION WITH THE HERITAGE ASSET.

BUILDINGS or HISTORIC PARKS AND GARDENS	
	Grade II
HIGH	A feature or element which is important to the special architectural or historic interest of the building / garden. The loss of or major alteration to such features may constitute ‘substantial harm’ to heritage significance
MODERATE	A feature or element which makes some contribution to the special architectural or historic interest of the building / garden. This may be either a much altered original feature or a later feature of more marginal architectural or historic interest. The loss of or major alteration to such features is likely to constitute ‘less than substantial harm’ to heritage significance
LOW	A feature or element making little contribution to the special architectural or historic interest of the building / garden. The loss of or major alteration to such features is likely to constitute minimal harm to heritage significance.
NONE	Features or elements making no contribution to the special architectural or historic interest of the building / garden which can be removed or altered without any harm to heritage significance

THIS SECTION FIRST PROVIDES A SUMMARY OF THE OVERALL HERITAGE INTERESTS OF BOTH 4 PARK FARM MEWS & 1 PARK FARM COURT. DEFINITIONS OF THE HERITAGE INTERESTS CAN BE FOUND IN APPENDIX 2. THE REPORT THEN GOES ON TO ANALYSE IN MORE DETAIL THE RELATIVE SIGNIFICANCE OF DIFFERENT INTERIOR AND EXTERIOR ELEMENTS OF 1 PARK FARM COURT, BEFORE ASSESSING ITS CONTRIBUTION TO THE FARNLEY TYAS CONSERVATION AREA, AND THE SITE’S RELATIONSHIP WITH ADJACENT LISTED BARN OF 4 PARK FARM MEWS.

ARCHAEOLOGICAL INTEREST

THE ARCHAEOLOGICAL INTEREST OF 1 PARK FARM COURT & 4 PARK FARM MEWS IS VERY LIMITED DUE TO THE SUBSTANTIAL ALTERATIONS TO THEIR ORIGINAL PLAN FORM AND LAYOUT, AND THE REMOVAL OF MOST INTERNAL FEATURES. SUBSTANTIAL ALTERATIONS HAVE ALSO TAKEN PLACE EXTERNALLY WITH THE DEMOLITION OF THE SINGLE STOREY BUILDING FORMERLY ATTACHED TO THE LISTED BARN BEING ONE OF THE MOST SIGNIFICANT. DUE TO THE AFOREMENTIONED IT IS UNLIKELY TO PROVIDE ANY SIGNIFICANT EVIDENCE OF PAST HUMAN ACTIVITIES IN THESE SPACES.

ARCHITECTURAL AND ARTISTIC INTEREST

THE ARCHITECTURAL AND ARTISTIC INTEREST OF 1 PARK FARM COURT IS FOUND PRINCIPALLY THROUGH ITS ASSOCIATION AND CONNECTION TO THE LISTED BARN VIA ITS EASTERN ELEVATION, TO WHICH ONCE IT HAD A FUNCTIONAL RELATIONSHIP WITH. OVERALL HOWEVER, IN COMPARISON TO THE LISTED BARN, THE FARM HOUSE DOES NOT EXHIBIT ANY FEATURES OF GREAT ARCHITECTURAL INTEREST, AND DOES NOT HAVE ANY FEATURES OF INTRINSIC ARCHITECTURAL OR ARTISTIC MERIT, THIS IS NAMELY DUE TO THE EXTENSIVE ALTERATIONS THE BUILDING HAS RECEIVED OVER ITS LIFETIME. HOWEVER, IT DOES FORM PART OF THE OVERALL LISTED ASSEMBLAGE DUE TO THE ORIGINAL FUNCTIONAL RELATIONSHIP.

THE LISTED BARN HOWEVER HAS SOME ARCHITECTURAL MERIT AND EXHIBITS FEATURES OF ARCHITECTURAL INTEREST, BY WAY OF ITS REFLECTION OF THE REGIONAL DEVELOPMENT OF AGRICULTURAL BUILDINGS IN THE PENNINE REGION OF WEST YORKSHIRE. THE LEAN-TO EXTENSION AND CONVERSION OF THE LISTED BARN HAS SEEN REMOVAL OF A WOODEN SHUTTER TO A PITCHING EYE WINDOW AND REMOVAL OF A STONE OUTBUILDING, WHICH FORMED PART OF THE ORIGINAL LISTING; CONTAINING A 20 PANE SLIDING SASH WINDOW.

IT IS CONSIDERED THE LOSS OF THIS HISTORIC FABRIC, WHICH CONTRIBUTED TO ITS SIGNIFICANCE, HAS CAUSED SOME HARM TO THE GRADE II LISTED BARN.

HISTORIC INTEREST

1 PARK FARM COURT HAS SOME HISTORIC INTEREST DUE TO IT BEING PART OF THE ORIGINAL PARK FARMSTEAD, AND THROUGH ITS ASSOCIATED USE AND RELATIONSHIP TO THE ANCILLARY LISTED STRUCTURES ON THE FARMSTEAD.

4 PARK FARM MEWS IS A SUBSTANTIAL LATE 17TH CENTURY BARN, WHICH IS GRADE II LISTED. THE BARN WAS ORIGINALLY LISTED DUE TO ITS LARGELY UNALTERED HISTORIC FABRIC AND ITS REFLECTION OF THE REGIONAL DEVELOPMENT OF AGRICULTURAL BUILDINGS IN THE PENNINE REGION OF WEST YORKSHIRE AND IS SUBSEQUENTLY OF HISTORICAL INTEREST.

4.2_ DETAILED ASSESSMENT OF ELEMENTS OF 1 PARK FARM COURT_

1 PARK FARM COURT IS THE FARM HOUSE OF THE FORMER PARK FARMSTEAD AND IS ATTACHED VIA A POOR QUALITY SINGLE STOREY EXTENSION TO THE GRADE II LISTED BARN OF 4 PARK FARM MEWS, WHICH HAS NOW BEEN CONVERTED INTO A 3 BEDROOM DWELLING-HOUSE AS PART OF THE PARK FARM DEVELOPMENT. THE HERITAGE SIGNIFICANCE OF 1 PARK FARM COURT IS ASSESSED IN DETAIL, ALONG WITH ITS CONTRIBUTION TO THE OVERALL SPECIAL INTEREST OF THE LISTED BARN.

EXTERNAL ELEMENTS

NORTH & EAST ELEVATIONS – NONE

THE LOWER PART OF THE NORTH WALL MAY DATE FROM THE CONSTRUCTION OF THE FARM HOUSE, AND A BOUNDARY IS CERTAINLY INDICATED IN THIS POSITION ON THE EARLIEST AVAILABLE MAPS. HOWEVER, IT IS EVIDENT THAT FROM GROUND FLOOR LEVEL THE ENTIRE NORTH ELEVATION HAS BEEN RECONSTRUCTED IN RECENT YEARS. THE USE OF DIFFERENT STONEMWORK EXTERNALLY AND A REDBRICK INNER LEAF WITH MODERN DPC, ILLUSTRATES THIS IS OF LATER CONSTRUCTION (SEE IMAGES 7 & 8). THE FACADE HAS UPVC WINDOWS WITH STONE HEADS AND CILLS THAT PROJECT PROUD OF THE FAÇADE AND ARE NOT CONSISTENT WITH THE SOUTH AND WEST FAÇADES. THESE ARE NOT THE ORIGINAL ELEMENTS, AND DETRACT FROM THE ARCHITECTURAL INTEREST OF THE PROPERTY, AND AS A RESULT ITS SIGNIFICANCE.

PART OF THE EAST ELEVATION MAY DATE FROM THE CONSTRUCTION OF THE FARM HOUSE, HOWEVER, A SIGNIFICANT PERCENTAGE OF THE GABLE WALL HAS BEEN RECONSTRUCTED IN RECENT YEARS. THE USE OF RENDER EXTERNALLY AND A REDBRICK INNER LEAF WITH POLYTHENE DPC ILLUSTRATE THIS IS OF LATER CONSTRUCTION (SEE IMAGE 10). BUILT ONTO THE EASTERN ELEVATION AND ATTACHED TO THE LISTED BARN IS A POOR QUALITY SINGLE STOREY EXTENSION, WITH BITUMINOUS FELT ROOF AND UPVC WINDOWS & DOORS. THESE ARE NOT THE ORIGINAL ELEMENTS, AND DETRACT FROM THE ARCHITECTURAL INTEREST OF THE PROPERTY (IMAGE 12).

SOUTH & WEST ELEVATIONS - LOW

THE SOUTH AND WEST FACING ELEVATIONS OF THE FARM HOUSE ARE THE ONLY EXTERNAL BOUNDARY ELEVATIONS OF THE BUILDING THAT ARE ORIGINAL. TO THE EAST END OF THE SOUTHERN ELEVATION THERE IS EVIDENCE OF A HISTORIC DOORWAY THAT HAS BEEN PART WALLED UP TO CREATE TWO WINDOWS (SEE IMAGE 11). THIS DOORWAY COULD BE A HAVE BEEN CREATED TO SUBDIVIDE THE PROPERTY BUT THIS IS A SUPPOSITION, RATHER THAN BEING BASED ON CONCLUSIVE EVIDENCE, AS FARNLEY ESTATES ONLY HAVE RECORD OF THE STRUCTURE BEING ONE DWELLING. THE LINTELS THAT FOR THIS OPENING ARE REQUIRED TO BE REPLACED DUE TO FAILURE (SEE STRUCTURAL REPORT)

THE WALLS THAT FORM THESE ELEVATIONS ARE ARGUABLY THE ONLY ELEMENTS OF PROPERTY AMOUNT TO HISTORIC AND ARCHITECTURAL INTEREST, IN TERMS OF THE PROPERTIES HERITAGE SIGNIFICANCE. HOWEVER, THE WALLS ARE OF LOW SIGNIFICANCE DUE TO ALTERATIONS AND THEIR CURRENT CONDITION. THE WALLS REQUIRE SIGNIFICANT STRUCTURAL REMEDY DUE TO MOVEMENT AND POOR WORKMANSHIP WHEN THE NORTHERN WALL WAS RECONSTRUCTED (IMAGE 9). THE INSTALLATION OF UPVC WINDOWS FURTHER REDUCES THE SIGNIFICANCE OF THE FAÇADE (SEE IMAGE 12).



IMAGE 7_ IMAGE ILLUSTRATING REBUILDING OF NORTH FAÇADE IN RED BRICK.



IMAGE 8_ MODERN DPC TO NORTH FACADE



IMAGE 9_ SHOWING NEW STONEMWORK TO NORTH FACADE BEING POORLY TIED IN TO WEST GABLE.

INTERNAL ELEMENTS

SURVIVING HISTORIC INTERNAL FEATURES - LOW

THERE IS VERY LITTLE EVIDENCE IN THE INTERIOR OF THE BUILDING SUGGESTIVE OF ITS PREVIOUS USE, AS MIGHT BE EXPECTED AFTER TWO DECADES OF DOMESTIC USE AND FOLLOWING THE REMOVAL OF ALL INTERNAL PARTITIONS AND ALL DECORATIVE FINISHES BY THE DEVELOPER OF THE PARK FARM DEVELOPMENT. THE ONLY REMAINING PART OF THE ORIGINAL INTERIOR IDENTIFIED VISUALLY IS THE OAK ROOF STRUCTURE AND STONEWALLS SUPPORTING THE STAIRCASE.

4.2.1_ CONCLUSION_

IN CONCLUSION, THE PRINCIPAL ELEMENT OF HERITAGE SIGNIFICANCE FOUND IN 1 PARK FARM COURT IS THE HISTORIC SOUTH AND WESTERN WALLS, WITH HISTORIC DOOR OPENINGS RELATING TO ITS EARLIER USE AS A FARM HOUSE. THE WALLS HAVE, HOWEVER, BEEN COMPROMISED BY THE INTRODUCTION OF UPVC WINDOWS AND THE CONSTRUCTION OF A STONE PORCH. THE REMAINDER OF THE STRUCTURE HAS LOST MUCH, IF NOT ALL, OF ITS HISTORIC AND ARCHITECTURAL INTEREST DUE TO THE SUBSTANTIAL ALTERATIONS THAT HAVE BEEN CARRIED OUT SINCE ITS CONSTRUCTION. THE MOST RECENT ADDITION COMPRISING THE FLAT ROOFED KITCHEN EXTENSION OF POOR QUALITY DESIGN THAT DETRACTS FROM THE STRUCTURE’S OVERALL SIGNIFICANCE.

IT SHOULD ALSO BE EMPHASISED THAT THE STRUCTURES AT 1 PARK FARM COURT FORM PART OF A GREATER OVERALL ENTITY, THAT OF THE LISTED BARN ADJACENT, AND THAT ITS CONTRIBUTION TO THE SPECIAL INTEREST OF THIS GROUP OF BUILDINGS IS CONSIDERED TO BE LIMITED BY COMPARISON TO THE PRINCIPAL DWELLING/STRUCTURE THAT MAKES UP THE LISTING.

THE SIGNIFICANCE OF THE FARMHOUSE APPEARS TO BE LIMITED DUE TO THE EXTENSIVE ALTERATIONS CARRIED OUT TO THE BUILDING, HOWEVER IT HAS SOME RELEVANCE WITHIN THE SETTING OF THE BARN AND AS PART OF THIS GROUP OF BARN AND COTTAGES.



IMAGE 10_ PARTIAL REBUILD OF EAST GABLE IN RED BRICK.



IMAGE 11_ IMAGE SHOWING NEW STONE ON NORTH FACADE BEING POORLY TIED IN TO WEST GABLE.



IMAGE 12_ IMAGE ILLUSTRATING CURRENT EXTERNAL CONDITION OF THE PROPERTY.

4.4_ CONTRIBUTION TO THE SETTING OF THE HERITAGE ASSET_

No. 4 Park Farm Mews is Grade II listed in its own right, and the development site is considered to fall within its immediate setting. The Barn is a substantial feature at mid-point of Manor Road when travelling west toward the village centre, and is a good lasting example of late 17th century barn of a typical architectural style found within the Pennine region of West Yorkshire, underlining the agricultural past of the area. Due to the topography of the ground, the listed barn is situated lower than the application site and Park Farm Court immediately to the west of it, beyond which it is faced by the front elevations of the recently constructed dwellings on its west and southern side. New dwellings to its east, south and west flank the barn and obscure views of the asset from outside of the Park Farm development. This factor means it is largely, and most obviously, experienced and enjoyed from directly opposite on Park Farm Mews or Manor Road looking west, rather than from oblique angles.

The principal way that the application site contributes to the setting and experience of the listed barn is very much focused on its northern elevation forming the formal street scene along Manor Road. Whereas the southern elevation and garden area is of lesser importance with regard to how the asset is experienced and enjoyed. The south elevation and garden by virtue of the perspective gained from Park Farm Court, naturally draws the eye towards the assets secondary western elevation, where there are minimal architectural features of any significance. Overall, however, the historic and architectural interest of the barn is considered to be related mainly to its age and completeness and the contribution 1 Park Farm Court makes to this, is considered to be minimal.

4.5_ CONTRIBUTION OF THE SITE TO FARNLEY TYAS CONSERVATION AREA_

In this section the Conservation Area is assessed first with reference to its general heritage interests, before assessing in more detail the precise contribution made by 1 Park Farm Court to the area’s character and appearance. This is done with reference to the assessment steps set out in English Heritage’s best practice guidance, and also with reference to the table below which weights the significance of each aspect of the site according to the level of its importance to the character and appearance of the area.

It is considered that the Farnley Tyas Conservation Area is of significance primarily because of its architectural and historic interest. The archaeological and historic interest is as a result of its development from the eleventh century and in particular its expansion during the eighteenth century under the ownership of the Earl of Dartmouth. The architectural interest is in the historic buildings that survive, primarily those that pre-date the twentieth century. The buildings are traditional stone farm buildings with stone dressings to openings and stone slate pitched roof provides a simple yet functional characteristic. The later modern metal framed agricultural buildings at Yew Tree Farm and on Field Lane are not in keeping with the character and are considered to make a negative contribution to the character and appearance of the Farnley Tyas Conservation Area

BUILDINGS AND FEATURES WITHIN A CONSERVATION AREA

VERY HIGH	A building or feature which is fundamental to the character and appearance of a Conservation Area by defining one of its key characteristics. The loss of such buildings will normally constitute substantial harm to the heritage significance of the area.
HIGH	A building or feature which makes a clear and positive contribution to the character and appearance of a Conservation Area and is an important example of a major characteristic of the area. The loss of such buildings will often constitute substantial harm to the heritage significance of the area unless it is one of a number of buildings of similar type, it is not amongst the best examples of that type and it is not an integral part of an important group or sub area of similar buildings.
MODERATE	A building or feature which makes some contribution to the character and appearance of a Conservation Area but is not a particularly important example of a particular building type or has already lost some of its heritage significance. The loss of such buildings will constitute ‘less than substantial harm’ to the heritage significance of the area.
LOW	A building or feature making a limited or neutral contribution to the character and appearance of the area. The loss of such buildings will constitute ‘less than substantial harm’ to the heritage significance of the area, unless the proposed replacement building provides an equal or enhanced contribution to the character and appearance of the Conservation Area.
NONE	A building or feature which does not make a positive contribution to the character and appearance of the Conservation Area. The loss of such a building will cause no harm to the heritage significance of the area.

The fabric that holds this interest is the tight knit form of the village, with linear development extending out from the centre of the village. The majority of the buildings in the village pre-date the twentieth century and relate to the agricultural origins of the settlement. Within the garden areas of the some of the houses a number of mature trees contribute to leafy character of the area and the surrounding agricultural land provides a rural setting to the designated area.

In terms of its level of importance, the Farnley Conservation Area is considered to be of local significance.

4.4_ CONTRIBUTION OF THE SITE TO CONSERVATION AREA_

IS IT THE WORK OF A PARTICULAR ARCHITECT OR DESIGNER OF REGIONAL OR LOCAL NOTE?

THE DESIGNER OF THE ORIGINAL PARTS OF THE SITE, INCLUDING THE EXTERNAL WALLS TO THE SOUTH AND WEST, ARE NOT KNOWN .

DOES IT HAVE LANDMARK QUALITY?

THE SITE ITSELF DOES NOT HAVE LANDMARK QUALITY DUE TO ITS SUBSERVIENT POSITION IN RELATION TO THE HOUSES WHICH SURROUND IT. THE KITCHEN EXTENSION ON THE SITE AT GROUND LEVEL IS AN UNINTERESTING STRUCTURE WHICH DOES NOT HAVE ANY LANDMARK QUALITY.

DOES IT REFLECT A SUBSTANTIAL NUMBER OF THE OTHER ELEMENTS IN THE CONSERVATION AREA IN AGE, STYLE, MATERIALS, FORM OR OTHER CHARACTERISTICS?

THE MATERIALS USED FOR THE EXTERNAL WALLS AND ROOF IS STONE, AND THIS FEATURES THROUGHOUT THE FARNLEY TYAS CONSERVATION AREA. ITS USE IS UNSURPRISING GIVEN THEY ARE THE MOST COMMON BUILDING MATERIALS IN THE PENNINE AREA. THE UPVC WINDOWS AND KITCHEN ELEMENT IS ENTIRELY INCONGRUOUS TO ITS SURROUNDINGS, AS A POOR QUALITY, ALMOST CONSERVATORY-LIKE STRUCTURE AND SUBSEQUENTLY DETRACT FROM THE SIGNIFICANCE THE BUILDING AND ITS CONTRIBUTION TO THE CONSERVATION AREA.

DOES IT RELATE TO ADJACENT DESIGNATED HERITAGE ASSETS IN AGE, MATERIALS, OR IN ANY OTHER HISTORICALLY SIGNIFICANT WAY?

THE FARM HOUSE DATES BACK TO VICTORIAN TIMES AND SUBSEQUENTLY CONSTRUCTED AT A LATER DATE THAN THE 17TH CENTURY LISTED BARN. THE MATERIALITY OF THE FARM HOUSE, CONSTRUCTED IN STONE WITH STONE SLATE ROOF TILES, IS CONSISTENT ADJACENT ASSET. HOWEVER, THE FARM HOUSE IS PRINCIPALLY RELATED TO THE DESIGNATED ASSET THROUGH ITS FUNCTIONAL RELATIONSHIP IN BEING PART OF THE PARK FARM FARMSTEAD.

DOES IT CONTRIBUTE POSITIVELY TO THE SETTING OF ADJACENT DESIGNATED HERITAGE ASSETS?

IT IS CONSIDERED THAT THE SITE IS WITHIN THE SETTING OF THE GRADE II LISTED BARN, IN THAT IT FORMS ONE PART OF THE APPROACH TO IT FROM THE WEST LOOKING EAST. AS DISCUSSED ABOVE, THE SITE CONTRIBUTES TO THE ASSET IN TERMS OF THE FORMAL STREET SCENE, BUT IS NOT CONSIDERED TO CONTRIBUTE SIGNIFICANTLY TO THE SETTING OR WAY THE ASSET IS EXPERIENCED AND ENJOYED, DUE TO THE DENSITY AND PROXIMETY OF NEIGHBOURING PROPERTIES ON THE PARK FARM DEVELOPMENT CAUSING SEPARATION BETWEEN THE TWO ELEMENTS, WHICH HAS DIVORCED THE SITE FROM ITS ORIGINAL CONTEXT AS PART OF THE FARMSTEAD.

DOES IT CONTRIBUTE TO THE QUALITY OF RECOGNISABLE SPACES, INCLUDING EXTERIORS OR OPEN SPACES WITH A COMPLEX OF PUBLIC BUILDINGS?

NO; THE SITE IS NOT CONSIDERED TO CONTRIBUTE POSITIVELY TO THE QUALITY OF ANY RECOGNISABLE PUBLIC OPEN SPACES OR COMPLEX OF PUBLIC BUILDINGS.

IS IT ASSOCIATED WITH A DESIGNED LANDSCAPE?

THE SITE FORMS PART OF THE DESIGNED DEVELOPMENT OF PARK FARM, AND IS THEREFORE ASSOCIATED WITH IT, BUT THIS IS NOT CONSIDERED TO BE A DESIGNED LANDSCAPE.

DOES IT ILLUSTRATE THE DEVELOPMENT OF THE SETTLEMENT IN WHICH IT STANDS?

TO SOME EXTENT THE CONSTRUCTION OF THE SINGLE STOREY EXTENSION DOES REPRESENT CHANGES TO THE SITE BUT THIS NOT CONSIDERED TO BE OF ANY PARTICULAR NOTE, OR TO SIGNIFY ANYTHING OF GREAT IMPORTANCE. ARGUABLY THIS FACTOR IS BETTER REPRESENTED BY THE CONVERSION OF THE LISTED BARN AND CONSTRUCTION OF THE 8 NEW BUILD HOUSES SURROUNDING THE SITE (IMAGE 13).

DOES IT HAVE HISTORIC ASSOCIATIONS WITH SIGNIFICANT LOCAL PEOPLE OR PAST EVENTS?

THE SITE OF 1 PARK FARM COURT, HAS NO KNOWN ASSOCIATION WITH ANY SIGNIFICANT LOCAL PEOPLE OR PAST EVENTS. HOWEVER IS IT KNOWN THAT THE PUBLICAN OF THE GOLDEN COCK LIVED IN THE FARM HOUSE OF PARK FARM DURING THE 1930’S AND DURING WORLD WAR II.



IMAGE 13_ AERIAL VIEW OF THE PROPOSED PARK FARM DEVELOPMENT

Does it reflect the traditional functional character or former uses of the area?

THE SITE, AS HAS BEEN ESTABLISHED ABOVE, FORMED PART OF THE ORIGINAL PARK FARM FARMSTEAD. HOWEVER, FOLLOWING DEMOLITION OF THE MAJORITY OF EXISTING BUILDINGS AND SUBSEQUENT DEVELOPMENT OF 8 NEW DWELLINGS AT PARK FARM, THE SITE HAS SUBSTANTIALLY LOST THE FUNCTIONAL CHARACTER OF ITS FORMER USE.

Does its use contribute to the character or appearance of the area?

THE CHARACTER OF THE AREA IN THE IMMEDIATE VICINITY OF THE SITE IS THAT OF A TYPICAL RURAL VILLAGE, REPRESENTED CHIEFLY BY COTTAGES WITH COURTYARDS AND A NUMBER OF CONVERTED AGRICULTURAL BUILDINGS THAT HAVE BEEN EXTENDED AND ALTERED TO CREATE DWELLING HOUSES, ALTHOUGH THIS HISTORIC USE IS STILL DISCERNIBLE IN THE FORM OF THEIR FRONT ELEVATIONS. THE SITE AT 1 PARK FARM COURT WAS LAST USED AS DOMESTIC SPACE, WHICH REFLECTS THE PREDOMINANT LAND USE IN THE AREA AND ITS MATERIALS. THEREFORE CONTRIBUTING TO THE CHARACTER AND APPEARANCE OF THE AREA.

4.5_ CONCLUSION

WHILST PREDOMINANTLY THE EXISTING FARM HOUSE AND ELEMENTS OF THE SITE RELATE TO THE DEVELOPMENT OF THE FARNLEY TYAS CONSERVATION AREA AND ITS HISTORIC PAST, THE DENSITY OF THE NEW DWELLINGS SURROUNDING THE ASSET, CURRENT CONDITION OF THE BUILDING AND ITS GROUNDS AND TAKING INTO ACCOUNT THE UNSYMPATHETIC ADDITIONS AND ALTERATIONS, SUCH AS THE POOR QUALITY SINGLE STOREY EXTENSION AND UPVC WINDOWS, IT IS NOT CONSIDERED TO MAKE A POSITIVE CONTRIBUTION TO THE AREA.

TAKEN AS A WHOLE, AND WHEN CONSIDERED IN THE LIGHT OF THE QUALITY SEEN THROUGHOUT THE AREA, TAKING INTO ACCOUNT THE DESIGN AND CONDITION OF THESE BUILDINGS, THE SITE CREATES A SENSE OF ABSENCE WHICH DISRUPTS THE CHARACTER OF THE AREA.

THE NORTHERN ELEVATION OF THE EXISTING FARM HOUSE, FORMS A SIGNIFICANT ROLE AS PART OF THE STREETSCAPE AND HAVING LOST PART OF ITS CHARACTER DUE TO THE REPLACEMENT OF THIS FACADE; IT IS CONSIDERED, WITH REFERENCE TO THE TABLE ABOVE, THAT THE REMAINING HISTORIC ELEMENTS OF THE SITE MAKE ONLY A MODERATE CONTRIBUTION TO THE CHARACTER OF THE AREA.

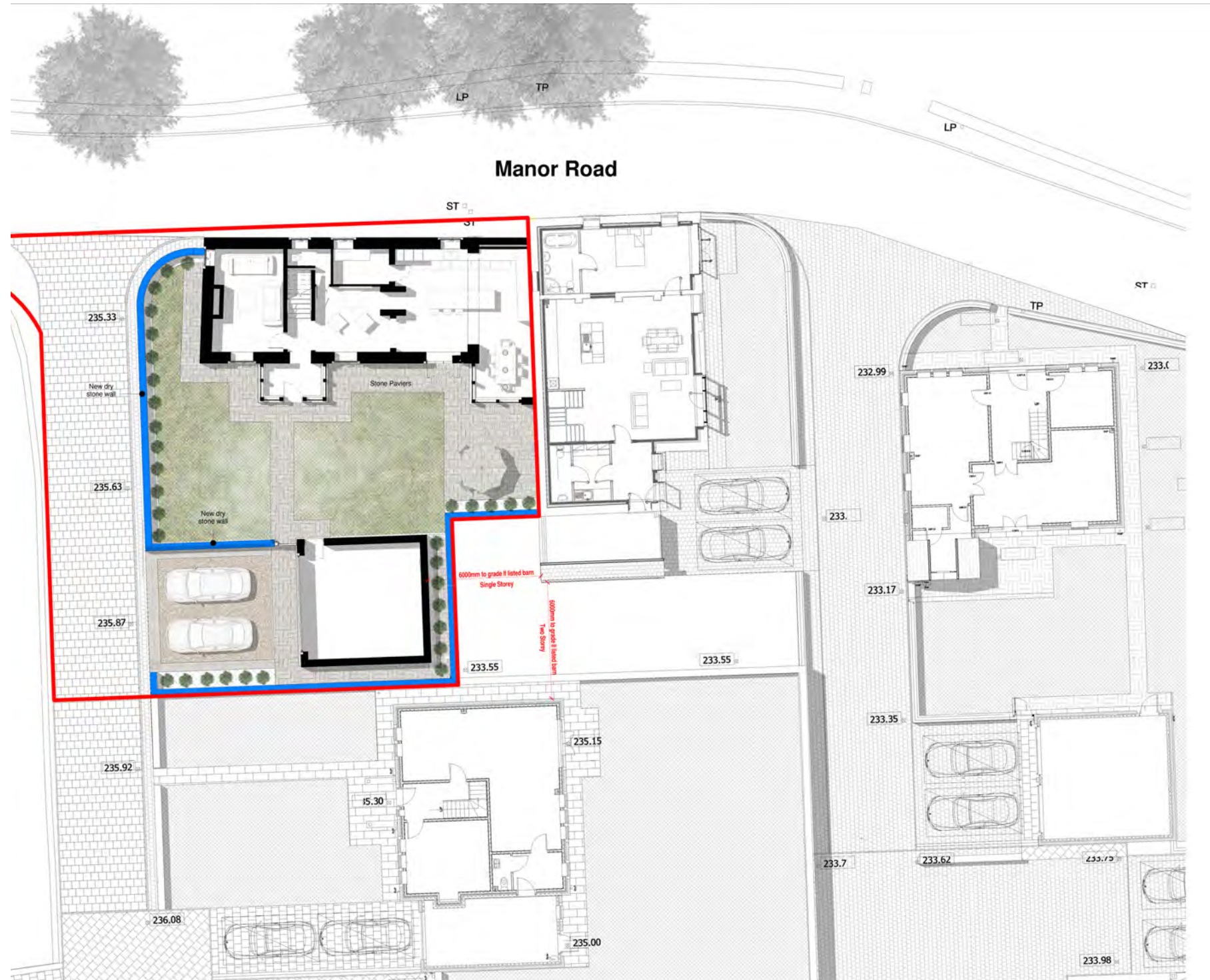
5.0 - THE PROPOSED DEVELOPMENT_

5.1 - INTRODUCTION_

THIS REPORT SUPPORTS PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR THE REFURBISHMENT AND INTERNAL REMODEL OF THE EXISTING FARM HOUSE, WITH REPLACEMENT SIDE AND FRONT EXTENSIONS AND DETACHED GARAGE.

THE DESIGN HAS BEEN DEVELOPED FOLLOWING DISCUSSIONS WITH KIRKLEES COUNCIL PLANNING AND CONSERVATION OFFICERS, UNDERTAKEN FOLLOWING THEIR COMMENTS RECEIVED ON INITIAL PROPOSALS. THESE DISCUSSIONS HAVE DRAWN OUT THE NEED TO MAKE SURE THAT A REDEVELOPMENT OF THE SITE IS SUBSERVIENT TO THE SURROUNDING HERITAGE ASSET, UNOBTRUSIVE AND SIMPLE IN FORM, SCALE AND DESIGN, AND THAT IT SHOULD NOT BE OVERBEARING IN TERMS OF ITS RELATIONSHIP TO THE ASSET.

THE PROPOSED DESIGN HAS RESPONDED TO THESE POINTS. FULL DETAILS OF THE PROPOSED DEVELOPMENT CAN BE FOUND IN THE ACCOMPANYING DESIGN AND ACCESS STATEMENT, BUT A BRIEF DESCRIPTION IS PROVIDED BELOW.



PROPOSED SITE PLAN - NTS

5.2 - EXTERIOR_

THE MASS AND SCALE OF THE PROPOSED GARAGE/OUTBUILDING WILL BE A LOW KEY, UNOBTUSIVE AND SYMPATHETIC DESIGN INTENDED TO BLEND IN WITH ITS SURROUNDINGS AND FIT IN SUCCESSFULLY AS AN ANCILLARY STRUCTURE, WITHIN THE HIERARCHY OF THE RURAL VERNACULAR OF THE SURROUNDING PARK FARM DEVELOPMENT.

THE OUTBUILDING /GARAGE HAS BEEN DESIGNED TO MIMIC THE AESTHETIC, FORM AND MATERIALITY OF THE FORMER SINGLE STOREY BUILDING ATTACHED TO THE LISTED BARN, BUT IS POSITIONED TO THE SITE'S SOUTHERN BOUNDARY, 6M FROM THE ASSET, CONSISTENT WITH THE NEW TWO STOREY DWELLING OF PLOT 7 TO MITIGATE ANY IMPACT ON THE ASSET AND TO PERMIT VIEWS THROUGH THE SITE TO THE ASSET AND BEYOND.

THE TWO REPLACEMENT EXTENSION TO THE SIDE AND FRONT COMPRISE OF STONE AND GREEN OAK GLAZED STRUCTURES PERMITTING LIGHT TO FLOW DEEP INTO LIVING SPACES BEYOND, WHILST REMEDYING STRUCTURAL DEFECTS AND UPGRADING THE THERMAL PERFORMANCE AND QUALITY OF THE BUILDING FABRIC, THUS ENHANCING THE PROPERTY'S CONTRIBUTION TO THE SETTING AND WIDER CONSERVATION AREA.

ALL FAÇADES WILL BE RE-POINTED WITH LIME MORTAR, FLUSH, CRACKED STONE WINDOW SURROUNDS REPLACED AND UPVC WINDOWS REPLACED WITH HIGH QUALITY PAINTED TIMBER WINDOWS.

THE GARDEN AREA WILL BE ACCESSED FROM WITHIN THE HOUSE THROUGH THE MAIN ENTRANCE OR VIA GLAZED PATIO DOORS, WHICH RETAIN THE ORIGINAL STONE SURROUNDS TO THE EAST OF THE SOUTHERN ELEVATION WHERE POSSIBLE. BOTH ENTRANCES SPILL OUT ONTO STONE PAVERS, WHICH LEAD TO THE DRIVEWAY AND GARAGE. THE GARDEN LANDSCAPING IS DESIGNED TO CREATE A PRIVATE OUTDOOR SPACE FOR THE INHABITANTS OF THE HOUSE, WITH SPECIAL ATTENTION PAID TO THE PLANTING WHICH SOFTEN THE APPEARANCE OF THE PLOT WHEN VIEWED FROM PARK FARM COURT. THE GARDEN WILL BE PARTIALLY PAVED WITH AN EXPANSE OF LAWN TOWARDS THE SOUTH AND WESTERN BOUNDARIES.



IMAGE 14_ PROPOSED ELEVATIONS

5.3 - INTERIOR_

GROUND FLOOR_

THE GROUND FLOOR IS DESIGNED TO PROVIDE A SIMPLE, LIGHT AND SPACIOUS INTERNAL LIVING ARRANGEMENT FOR THE OCCUPANTS. THE FLOOR WILL BE PREDOMINANTLY BE OPEN PLAN, WITH A KITCHEN AND DINING AREA LOCATED TOWARDS THE EASTERN END OF THE SPACE, A SMALL CLOAKROOM AND WATER CLOSET SECRETED IN THE CENTRE OF THE PLAN. THE MAIN LIVING/LOUNGE SPACE IS SEPARATED FROM THE KITCHEN DINER BY A CENTRAL STAIRCASE, OPEN AT THE SOUTHERN ENDS FOR EASY TRANSITION BETWEEN THE TWO AREAS.

FIRST FLOOR_

THE FIRST FLOOR OF THE PROPOSED DEVELOPMENT WILL COMPRISE A MASTER BEDROOM, WALK-IN-WARDROBE AND MASTER BATHROOM; THREE DOUBLE BEDROOMS; AND FAMILY BATHROOM. THE MASTER BEDROOM, HAS BEEN POSITIONED ON THE EASTERN END OF THE PROPOSED BUILDING TO ENABLE THE OCCUPANTS TO ENJOY THE RISING SUN.

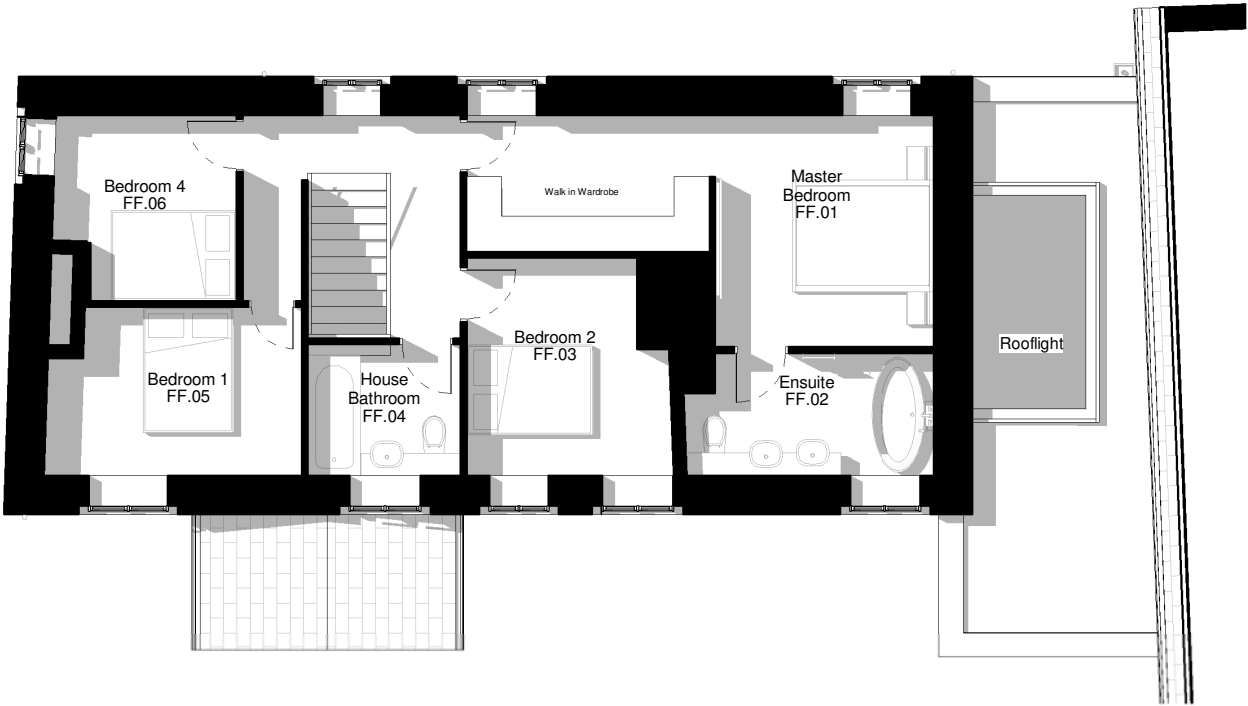


IMAGE 15_ PROPOSED FIRST FLOOR PLAN

5.4 - CONCLUSION_

OVERALL, THE DESIGN IS INTENDED TO PROVIDE A THERMALLY UPGRADED AND AESTHETICALLY ENHANCED FOUR BEDROOM FAMILY DWELLING, WITH WELL-DESIGNED AND FUNCTIONAL LIVING SPACES PROVIDING A HIGH QUALITY OF LIFE. THESE SPACES WILL ALLOW PRIVACY AND INTIMACY, WHILST ALSO PERMITTING NATURAL LIGHT, AIR AND ULTIMATELY FREEDOM OF MOVEMENT AROUND THE GROUND FLOOR OF THE DWELLING, CREATING A LIGHT AND AIRY LIVING SPACE IN CONTRAST TO THE EXISTING FEEL OF THE CURRENT BUILDING.

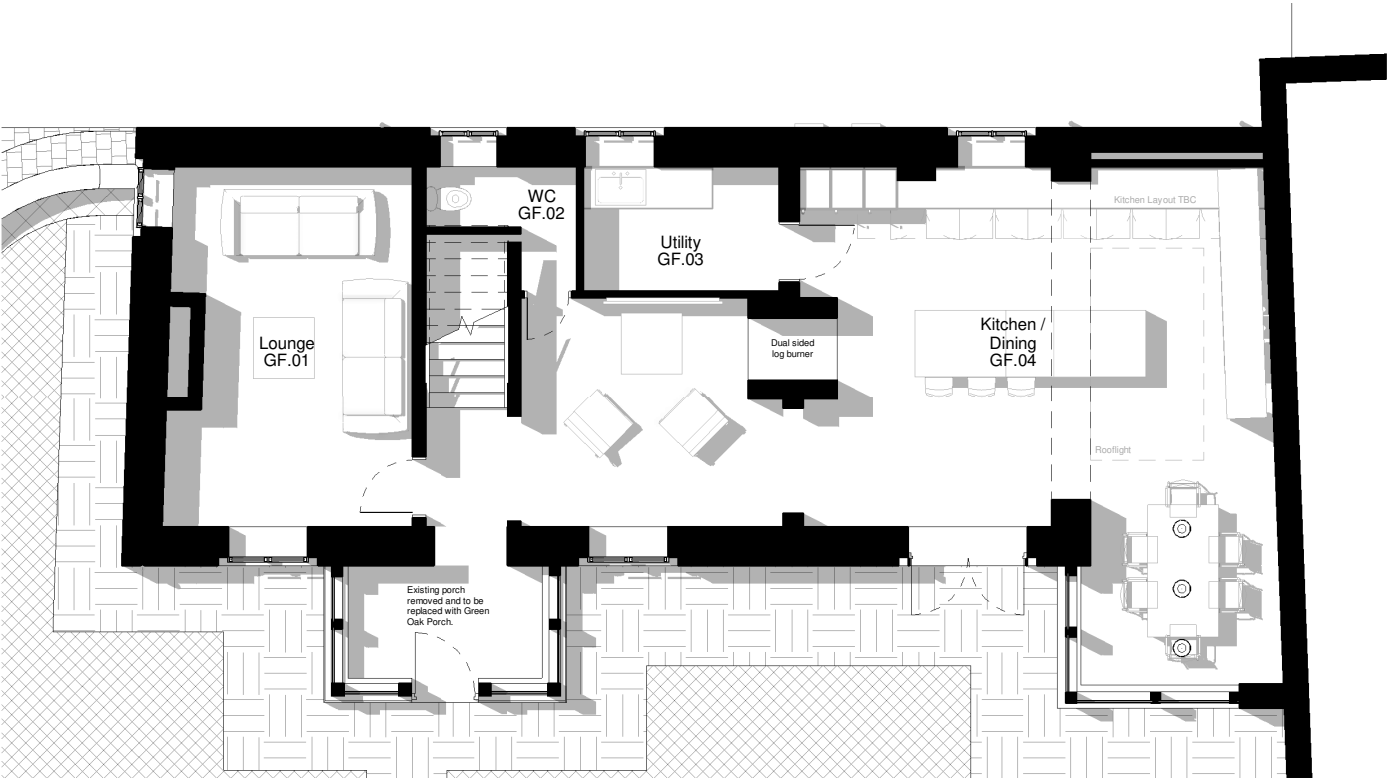


IMAGE 16_ PROPOSED GROUND FLOOR PLAN

6.0_ IMPACT OF PROPOSALS ON HERITAGE SIGNIFICANCE_

THE PROPOSALS FOR A NEW OUTBUILDING / GARAGE HAS BEEN DESIGNED TO MIMIC THE AESTHETIC, FORM AND MATERIALITY OF THE FORMER SINGLE STOREY BUILDING ATTACHED TO THE LISTED BARN, PRIOR TO IT BEING DEMOLISHED DURING THE DEVELOPMENT OF PARK FARM (IMAGE 17).

WHILST LOOKING TO MIMIC THESE ATTRIBUTES OF THE FORMER BUILDING, THE DESIGNERS RECOGNISED THAT A REPLACEMENT BUILDING IN THE SAME LOCATION WOULD HAVE A DETRIMENTAL AFFECT ON THE ASSET. SUBSEQUENTLY, THE NEW OUTBUILDING IS POSITIONED TO THE SITE’S SOUTHERN BOUNDARY, 6M FROM THE ASSET, CONSISTENT WITH THE NEW TWO STOREY DWELLING OF PLOT 7. THE DESIGNERS HAVE ALSO KEPT THE RIDGE AND EVES HEIGHT TO A MINIMUM, ENSURING THE PROPOSED GARAGE/ OUTBUILDING IS SUBSERVIENT TO THE ASSET. THESE DESIGN DECISIONS FACILITATE UNOBSTRUCTED VIEWS OF THE ASSET’S ORIGINAL WEST ELEVATION AND BEYOND (IMAGE 18).

THE AFOREMENTIONED DESIGN PRINCIPLES ENSURE THE PROPOSED IS NOT OVERBEARING ON THE ASSET AND RESPECTS ITS CONTEXT WITH THE SETTING OF THE LISTED BARN.

THE PROPOSALS FOR THE REMODELLING AND REPLACEMENT EXTENSIONS TO THE EXISTING BUILDING AT 1 PARK FARM COURT ARE DESIGNED TO PROVIDE A HIGH QUALITY AND BETTER FUNCTIONING FAMILY DWELLING, RESPONDING DEFERENTIALLY TO ITS SURROUNDINGS, THEREBY ENHANCING THE SETTING OF THE ADJACENT ASSET AND SUBSEQUENTLY THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA.

THE EXISTING DWELLING HAS BEEN DEEMED UNHABITABLE BY LENDERS, WITH THE SALE OF THE PROPERTY FALLING THROUGH PRIOR TO THE APPLICANT SECURING FUNDING. THE PROPERTY HAS BEEN VACANT FOR A NUMBER OF YEARS AND IS IN POOR CONDITION INTERNALLY AND EXTERNALLY AND REQUIRES A NUMBER OF STRUCTURAL DEFECTS TO BE REMEDIED DURING THE REFURBISHMENT. ALL OF WHICH AMOUNT TO HAVING A DETRIMENTAL IMPACT ON ITS SIGNIFICANCE AND SETTING OF THE NEIGHBOURING LISTED BUILDING.

THE EXISTING DWELLING ALSO INCORPORATES POOR QUALITY DESIGN, WHICH FAILS TO PROPERLY REFLECT OR RECOGNISE ITS HIGH QUALITY SURROUNDINGS EMBODIED WITHIN THE FARNLEY TYAS CONSERVATION AREA. THE DEVELOPMENT IS INTENDED TO REMEDY THIS, REMOVING THE POOR QUALITY EXISTING SINGLE STOREY EXTENSION AND REINTRODUCING A HIGH QUALITY, SYMPATHETICALLY DESIGNED EXTENSION, THUS IMPROVING THE APPEARANCE OF THE CONSERVATION AREA WHILST NOT COMPETING OR DETRACTING FROM THE EXISTING QUALITY OF THE NEIGHBOURING ASSET.



IMAGE 17_ FORMER SINGLE STOREY BUILDING ATTACHED TO THE LISTED BARN, PRIOR TO BEING DEMOLISHED.



IMAGE 18_ PROPOSED PERSPECTIVE FROM ENTRY TO PARK FARM COURT LOOKING EAST, ILLUSTRATING SUBSERVIENT AND A RETAINED VIEW OF THE ASSET.

6.1_ SETTING OF ADJACENT LISTED BARN CONVERSION

THE SETTING OF THE LISTED BARN CONVERSION OF 4 PARK FARM MEWS HAS BEEN ESTABLISHED ABOVE TO PRINCIPALLY COMPRISE PARK FARM MEWS AND MANOR ROAD, AUGMENTED BY NATURAL TOPOGRAPHY (IMAGES 18 & 19). THESE TWO AREAS DUE TO THE DENSITY AND ARRANGEMENT OF NEIGHBOURING TREES AND PROPERTIES IS THE PRINCIPAL WAY IN, WHICH THE BARN IS EXPERIENCED AND ENJOYED.

THE REFURBISHMENT & RESTORATION OF THE FARM HOUSE TO BRING IT BACK INTO USE AS A FAMILY HOME AFTER YEARS OF VACANCY WILL SECURE ITS CONSERVATION FOR THE FORESEEABLE FUTURE. THE PROPOSED ADDITIONAL STRUCTURE HAS BEEN DESIGNED TO BE LOW KEY AND SUBSERVIENT TO THE ADJACENT BARN, PRESENTING A MINIMALIST ELEVATION TO THE WEST THEREBY LIMITING ITS VISUAL IMPACT ON THE STREETScape OF PARK FARM COURT. WITH LIMITED EVES AND RIDGE HEIGHT, THE GARAGE/OUTBUILDING HAS BEEN DESIGNED TO ENSURE THAT THE BUILDING WILL NOT SIGNIFICANTLY IMPACT THE WAY THE BARN IS EXPERIENCED AND ENJOYED FROM WITHIN PARK FARM COURT & PARK FARM MEWS. IT IS FELT THAT THE PROPOSALS, BY VIRTUE OF THESE FACTORS, WILL THEREFORE ENHANCE THE EXPERIENCE OF THE BARN WITHIN ITS SETTING, AND PRESERVE ITS SPECIAL INTEREST AS HISTORICAL GROUPING OF AGRICULTURAL STRUCTURES.

IT WAS ESTABLISHED IN SECTION 4 THAT 1 PARK FARM COURT DOES NOT CONTRIBUTE AN OVERLY IMPORTANT ASPECT OF THE SETTING OF 4 PARK FARM MEWS, DUE TO THE LIMITED ABILITY TO EXPERIENCE THE ASSET FROM WITHIN THE SITE OF 1 PARK FARM COURT, ALTHOUGH THERE IS STILL A SMALL ELEMENT OF VISUAL CONNECTION AFFORDED BY EASTERN BOUNDARY WALL (IMAGES 21 & 22). NEVERTHELESS, THE REMOVAL OF THE POOR QUALITY ELEMENTS OF THE EXISTING BUILDING AND THE CONSTRUCTION OF A HIGH QUALITY NEW EXTENSION OF GOOD DESIGN WILL GENERALLY ENHANCE THE SPACE AND STREETScape OF THAT SECTION OF THE LOCALITY, ENHANCING THE EXPERIENCE OF THE SURROUNDING LISTED BARN. THE PROPOSED DESIGN IS INTENDED, BY VIRTUE OF ITS LOW KEY FORM AND DESIGN, TO BE REMINISCENT OF THE PREVIOUSLY DEMOLISHED LISTED OUTBUILDING THAT WAS ATTACHED TO THE WESTERN ELEVATION OF 4 PARK FARM MEWS, ALBEIT POSITIONED AWAY FROM THE ASSET TO ENABLE IT TO BE MARGINALLY EXPERIENCED FROM PARK FARM COURT AND IS THEREFORE CONSIDERED TO BE AN APPROPRIATE FORM IN THIS LOCATION.

THE PROPOSED GARAGE ALSO CONTRIBUTES TO ENSURING THE PROPERTY IS INHABITED AND RESTORED DUE TO COVENANTS THAT ARE IMPOSED ON THE PROPERTY, PROHIBITING THE PARKING OF BOATS, CARAVANS, MOBILE HOMES, CARAVANETTES, COMMERCIAL VEHICLES OR MORE THAN TWO CARS ON THE PROPERTY OTHER THAN IN ANY GARAGE. ADDITIONALLY, PERAMBULATORS, BICYCLES OR ANY OTHER OBJECT THAT WOULD OR MIGHT DETRACT FROM THE APPEARANCE OF THE PROPERTY AND THE DEVELOPMENT MUST NOT BE LEFT OUTSIDE. IT IS NOT PRACTICAL TO STORE LAWNMOWERS, GARDENING EQUIPMENT, BIKES, CHILDRENS OUTDOOR TOYS, ROTARY WASHING LINE, ETC. WITHIN THE DWELLING AND THEREFORE DUE TO THE ABOVE, THE PROPERTY WITHOUT A GARAGE IS MUCH LESS DESIRABLE AND LEAVING THESE ITEMS OUT IN THE OUTSIDE WOULD WOULD CAUSE HARM TO THE SETTING OF THE ASSET.

OVERALL, THEREFORE, TAKING INTO ACCOUNT ALL OF THE ABOVE, THE CONTRIBUTION THE SITE HAS TO THE SETTING OF 4 PARK FARM MEWS WILL BE IMPROVED BY THE PROPOSED DEVELOPMENT, REMOVING THE SITES SENSE OF ABSENCE WHICH DISRUPTS THE CHARACTER OF THE AREA.



IMAGE 19_ VIEW FROM ENTRY TO PARK FARM MEWS WHERE THE ASSET’S HISTORY, SIGNIFICANCE AND ARCHITECTURAL MERIT CAN BE MOST EXPERIENCED AND ENJOYED.



IMAGE 20_ 4 PARK FARM MEWS LOOKING SOUTH FROM MANOR ROAD.



IMAGE 21_ VIEW OF PROPOSED LOOKING EAST FROM PARK FARM COURT.



IMAGE 22_ VIEW LOOKING EAST FROM PARK FARM COURT WHERE THE ASSET'S HISTORY, SIGNIFICANCE AND ARCHITECTURAL MERIT ARE LEAST EXPERIENCED AND UNDERSTOOD.

7.0_ CONCLUSIONS_

THE INTRODUCTORY TEXT FOR THE KIRKLEES COUNCIL LOCAL PLAN (2018)’S CHAPTER 14: HISTORIC ENVIRONMENT AND ACCOMPANYING STRATEGIC POLICY LP35, MAKES CLEAR THAT THE COUNCIL UPHOLDS HIGH STANDARDS OF CONSERVATION AND DESIGN, AND THAT IT IS IMPORTANT FOR NEW DESIGN TO RESPECT THE LOCAL CONTEXT, WHILST TAKING OPPORTUNITIES TO IMPROVE THE LOCAL TOWNSCAPE. THE STRATEGIC POLICY ITSELF UNDERLINES THIS, STATING THAT PROPOSALS SHOULD ‘CONSERVE HERITAGE ASSETS IN A MANNER APPROPRIATE TO THEIR SIGNIFICANCE, SO THAT THEY CAN BE ENJOYED FOR THEIR CONTRIBUTION TO THE QUALITY OF LIFE OF THIS AND FUTURE GENERATIONS.’ THIS IS FURTHER EMPHASISED IN PARAGRAPH 184 AND 185 OF THE NPPF.

WITH REGARD TO NATIONAL PLANNING POLICY, PARAGRAPHS 192 & 200 FAVOUR DEVELOPMENT THAT PROVIDES A POSITIVE CONTRIBUTION IN REGARD TO THE CONSERVATION OF HERITAGE ASSETS, THEIR SETTING AND LOCAL CHARACTER.

SECTIONS 5 AND 6 ABOVE DESCRIBE THE PROPOSED WORKS AND THEIR IMPACT ON THE LISTED BARN AND IT IS NOTED THAT THE PROPOSALS INVOLVE THE REMOVAL OF SOME FABRIC FROM THE INTERIOR AND EXTERIOR, INCLUDING THE POOR QUALITY KITCHEN EXTENSION OF NO INTEREST AND PORCH OF LIMITED INTEREST. HOWEVER, AS IT HAS BEEN DEMONSTRATED IN THIS REPORT IT IS NOT CONSIDERED THAT THIS FABRIC CONTRIBUTES IN A SUBSTANTIAL WAY TO THE OVERALL SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE LISTED BARN. THE BUILDING’S ORIGINAL PLAN FORM HAS BEEN BADLY COMPROMISED TO THE EXTENT ANY REMAINING LOW LEVEL OF INTEREST IS DIFFICULT TO DISCERN. IN THIS REGARD IT IS CONSIDERED THAT OVERALL, THE PROPOSALS PRESERVE THE SPECIAL INTEREST OF THE LISTED BARN, IN ACCORDANCE WITH POLICY LP35 OF THE KC LOCAL PLAN.

WHEN VIEWING THE PROPOSED GARAGE IN ISOLATION IT IS ACCEPTED THAT THERE WOULD SOME LIMITED HARM TO THE SIGNIFICANCE OF THE LISTED BARN, THIS HARM IS CONSIDERED TO BE CONSIDERABLY LESS THAN SUBSTANTIAL AND THEREFORE INVOKES THE TEST IN PARAGRAPH 196 OF THE NPPF, REQUIRING THE HARM TO BE OUTWEIGHED BY PUBLIC BENEFITS. IN THIS INSTANCE THE PUBLIC BENEFITS DELIVERED BY THE PROPOSALS INCLUDE;

- ENHANCEMENTS TO THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AND TO THE SETTING OF THE LISTED NO. 4 PARK FARM MEWS, WHILST SECURING THE OPTIMUM VIABLE USE FOR THE DWELLING BY ENHANCING ITS INTERNAL DESIGN TO BETTER FACILITATE ITS CONTINUING USE AS A FAMILY HOME. THE PROPOSAL IS THEREFORE CONSIDERED TO BE IN ACCORDANCE WITH POLICY LP35, AND PARAGRAPHS 192, 196 & 200 OF THE NPPF.
- THE PROPOSED BEING A 4 BEDROOM DWELLING, KIRKLEES HIGHWAY DESIGN GUIDE SPD KEY DESIGN DRIVER 20, SUGGESTS A REQUIREMENT FOR 3 OFF STREET PARKING SPACES. ON-STREET PARKING WOULD RESTRICT THE FLOW OF TRAFFIC ALONG THE NARROW MANOR ROAD AND THREE PARKED CARS AND THE CREATION OF FURTHER HARD STANDING FOR OFF-STREET PARKING WOULD HAVE A NEGATIVE IMPACT ON RESIDENTIAL VISUAL AMENITY, IN REGARD TO THE SETTING OF THE ASSET. THEREFORE IT IS CONSIDERED HERE THAT THE GARAGE PROVIDES PUBLIC BENEFIT BY PROVIDING A VISUALLY APPEALING, SYMPATHETIC STRUCTURE THAT REMOVES THE NEED FOR ON-STREET PARKING. IT IS THEREFORE CONSIDERED THAT THE PROPOSALS ARE ACCORDANCE WITH PARAGRAPH 196 OF THE NPPF.

- AS NOTED IN SECTION 6 THERE ARE A NUMBER OF COVENANTS ON THE PROPERTY THAT IN ORDER TO REALISTICALLY FULFIL THESE LEGAL OBLIGATIONS, REQUIRE A GARAGE WITH STORAGE, AS STORING LAWNMOWERS, GARDENING EQUIPMENT, BIKES, CHILDRENS OUTDOOR TOYS, ROTARY WASHING LINE, ETC. WITHIN THE DWELLING IS NOT PRACTICAL OR FEASIBLE. ADDITIONALLY, THE PARKING OF BOATS, CARAVANS, MOBILE HOMES, CARAVANETTES, COMMERCIAL VEHICLES OR MORE THAN TWO CARS ON THE PROPERTY OTHER THAN IN ANY GARAGE IS ALSO PROHIBITED. THEREFORE DUE TO THE ABOVE, THE PROPERTY IS SIGNIFICANTLY LESS DESIRABLE WITHOUT A GARAGE, AND IT IS CONSIDERED HERE THAT INCORPORATION OF A GARAGE WILL SECURE ITS RESTORATION AND ONGOING USE AS A 4 BEDROOM FAMILY HOME FOR THE FORSEEABLE FUTURE.
- FURTHERMORE, LEAVING SUCH ITEMS OUTSIDE AND PARKING THREE VEHICLES WITHIN THE PROPERTY’S DOMESTIC CURTILAGE WOULD ALSO CAUSE HARM TO THE SETTING OF THE ASSET AND AFFECT THE VISUAL AMENITY OF NEIGHBOURING PROPERTIES.

THE APPLICANT HAS A COMMERCIAL VEHICLE, MOTORCYCLES, BICYCLES AND HAS A GENERAL NEED TO STORE GARDENING EQUIPMENT SUCH AS LAWNMOWERS ETC. THEREFORE GIVEN THE IMPOSED COVENANTS IT IS EVIDENT WHY ALL OTHER DWELLINGS THAT FORM THE PARK FARM DEVELOPMENT HAVE A GARAGE IN ORDER TO MAINTAIN RESIDENTIAL VISUAL AMENITY AND REMOVE THE NEED FOR ON-STREET PARKING.

IT IS ALSO WORTH NOTING THAT THE SALE OF THE PROPERTY HAS FALLEN THROUGH A NUMBER OF TIMES DUE TO POTENTIAL BUYERS STRUGGLING TO SECURE A MORTGAGE ON THE PROPERTY, DUE TO IT BEING DEEMED UNHABITABLE. THE PROSPECTIVE BUYER HAS SECURED FUNDING AND IS IN A POSITION TO REFURBISH THE PROJECT WITHOUT DELAY ON APPROVAL OF THIS APPLICATION.

IN CONCLUSION HAVING RESPONDED CONSTRUCTIVELY TO THE COMMENTS RECEIVED FROM KIRKLEES COUNCIL WITH A SYMPATHETIC, UNOBTRUSIVE AND WELL THOUGHT OUT DESIGN, UTILISING HIGH QUALITY MATERIALS, AND REMOVING ELEMENTS WHICH WERE DEEMED TO DETRACT FROM THE SPECIAL INTEREST OF THE LISTED BUILDING AND THE CHARACTER OF THE AREA. IT IS CONSIDERED HERE THAT THE PROPOSALS WILL POSITIVELY CONTRIBUTE TO THE EXISTING STREETScape, ENHANCE AND PRESERVE THE SPECIAL INTEREST OF THE LISTED BARN AND ITS SETTING, AND PRESERVE AND ENHANCE THE CHARACTER OF THE FARNLEY TYAS CONSERVATION AREA. THE PROPOSALS ARE THEREFORE CONSIDERED TO BE IN LINE WITH BOTH LOCAL AND NATIONAL HERITAGE POLICY AS SET OUT IN THE KIRKLEES COUNCIL CORE STRATEGY AND THE NPPF.

8.0_ APPENDICES

8.1_ APPENDIX A_ RELEVANT HERITAGE PLANNING LEGISLATION & POLICY

LEGISLATION/POLICY/DOCUMENT	DOCUMENT	SECTION / POLICY
PRIMARY LEGISLATION	PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990	16: APPLICATIONS FOR LISTED BUILDING CONSENT 66: GENERAL DUTY AS RESPECTS LISTED BUILDINGS IN EXERCISE OF PLANNING FUNCTIONS. 72: GENERAL DUTY AS RESPECTS CONSERVATION AREAS IN EXERCISE OF PLANNING FUNCTIONS.
DEVELOPMENT PLAN	KIRKLEES LOCAL PLAN	POLICY LP35
NATIONAL PLANNING POLICY	NATIONAL PLANNING POLICY FRAMEWORK (2018) DCLG	SECTION 16 ANNEX 2
GUIDANCE	PLANNING PRACTICE GUIDANCE (2014) DCLG	ID: 18A
GUIDANCE	HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING: (2012) HISTORIC ENGLAND	
GUIDANCE	STATEMENTS OF HERITAGE SIGNIFICANCE: ANALYSING SIGNIFICANCE IN HERITAGE ASSETS - <i>HISTORIC ENGLAND ADVICE NOTE 12</i>	
GUIDANCE	THE SETTING OF HERITAGE ASSETS - <i>HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING: 3 (2ND EDITION)</i>	
GUIDANCE	UNDERSTANDING PLACE: CONSERVATION AREA DESIGNATION, APPRAISAL AND MANAGEMENT (2011) ENGLISH HERITAGE	TABLE 2
GUIDANCE	CONSERVATION PRINCIPLES, POLICIES AND GUIDANCE (2010) ENGLISH HERITAGE	

8.1_ APPENDIX B_ HERITAGE DEFINITIONS

INTRODUCTION

ARCHITECTURAL AND HISTORIC INTERESTS ARE DEFINED BY HISTORIC ENGLAND IN THEIR ONLINE ‘HERITAGE DEFINITIONS’ [HTTPS://HISTORICENGLAND.ORG.UK/ADVICE/HPG/HPR-DEFINITIONS/](https://historicengland.org.uk/advice/hpg/hpr-definitions/) AS RELATING TO THE PRINCIPLES OF SELECTION FOR LISTING BUILDINGS (DCMS 2010). WHILST THESE ARE VALID DEFINITIONS FOR LISTED BUILDINGS, IT IS NOT CONSIDERED APPROPRIATE FOR ALL HERITAGE ASSETS (DESIGNATED OR NON-DESIGNATED).

THE DEFINITIONS USED IN THIS REPORT THEREFORE AIM TO USE THE MOST UP-TO-DATE AND COMPREHENSIVE DEFINITIONS OF THE HERITAGE INTERESTS AVAILABLE THAT ARE APPROPRIATE TO THE ASSESSMENT OF SIGNIFICANCE OF ALL TYPES OF HERITAGE ASSETS. THESE DEFINITIONS ARE SET OUT BELOW.

ARCHAEOLOGICAL INTEREST

ARCHAEOLOGICAL INTEREST IS DEFINED IN ANNEX 2: GLOSSARY OF THE NPPF (DCLG 2012), WHICH STATES:

THERE WILL BE ARCHAEOLOGICAL INTEREST IN A ‘HERITAGE ASSET’ IF IT HOLDS, OR POTENTIALLY MAY HOLD, EVIDENCE OF PAST HUMAN ACTIVITY WORTHY OF EXPERT INVESTIGATION AT SOME POINT.

ARCHITECTURAL INTEREST

ARCHITECTURAL INTEREST IS DEFINED IN THE NOW SUPERSEDED (BY THE NPPF) PPS5: PLANNING FOR THE HISTORIC ENVIRONMENT (DCLG 2010) AS:
[AN INTEREST] IN THE DESIGN AND GENERAL AESTHETICS OF A PLACE. [IT] 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.’

ARCHITECTURAL INTEREST IS ALSO DEFINED IN PRINCIPLES OF SELECTION FOR LISTING BUILDINGS, DCMS, 2010

“TO BE OF SPECIAL ARCHITECTURAL INTEREST A BUILDING MUST BE OF IMPORTANCE IN ITS ARCHITECTURAL DESIGN, DECORATION OR CRAFTSMANSHIP; SPECIAL INTEREST MAY ALSO APPLY TO NATIONALLY IMPORTANT EXAMPLES OF PARTICULAR BUILDING TYPES AND TECHNIQUES (EG BUILDINGS DISPLAYING TECHNOLOGICAL INNOVATION OR VIRTUOSITY) AND SIGNIFICANT PLAN FORMS.”

ARTISTIC INTEREST

ARTISTIC INTEREST IS CLOSELY LINKED TO ARCHITECTURAL INTEREST, AND IS ALSO DEFINED IN THE NOW SUPERSEDED (BY THE NPPF) PPS5: PLANNING FOR THE HISTORIC ENVIRONMENT (DCLG 2010) AS:

[AN INTEREST] IN THE DESIGN AND GENERAL AESTHETICS OF A PLACE. [IT] CAN ARISE FROM CONSCIOUS DESIGN OR FORTUITOUSLY FROM THE WAY THE HERITAGE ASSET HAS EVOLVED. MORE SPECIFICALLY ARTISTIC INTEREST IS AN INTEREST IN ... HUMAN CREATIVE SKILL, LIKE SCULPTURE.

ARTISTIC INTEREST

IS ALSO DISCUSSED IN ‘CONSERVATION PRINCIPLES: POLICIES AND GUIDANCE FOR THE SUSTAINABLE MANAGEMENT OF THE HISTORIC ENVIRONMENT’ (ENGLISH HERITAGE 2008) UNDER ‘AESTHETIC VALUE’ (P30). THIS DISTINGUISHES BETWEEN DESIGN VALUE (DESIGN CREATED THROUGH DETAILED INSTRUCTIONS SUCH AS ARCHITECTURAL DRAWINGS, SEE ABOVE) AND: ...THE DIRECT CREATION OF A WORK OF ART BY A DESIGNER WHO IS ALSO IN SIGNIFICANT PART THE CRAFTSMAN. THE VALUE OF ARTWORK IS PROPORTIONATE TO THE EXTENT THAT IT REMAINS THE ACTUAL PRODUCT OF THE ARTIST’S HAND.

HISTORIC INTEREST

HISTORIC INTEREST IS DESCRIBED IN PARAGRAPH 4 OF THE ‘PRINCIPLES OF SELECTION FOR LISTED BUILDINGS’ (2010, DCMS) WHICH STATES:

“TO BE OF SPECIAL HISTORIC INTEREST A BUILDING MUST ILLUSTRATE IMPORTANT ASPECTS OF THE NATION’S SOCIAL, ECONOMIC, CULTURAL, OR MILITARY HISTORY AND/OR HAVE CLOSE HISTORICAL ASSOCIATIONS WITH NATIONALLY IMPORTANT PEOPLE. THERE SHOULD NORMALLY BE SOME QUALITY OF INTEREST IN THE PHYSICAL FABRIC OF THE BUILDING ITSELF TO JUSTIFY THE STATUTORY PROTECTION AFFORDED BY LISTING.”

SETTING

THE ‘SETTING OF A HERITAGE ASSET’ IS DEFINED IN ANNEX 2: GLOSSARY OF THE NPPF AS: THE SURROUNDINGS IN WHICH A HERITAGE ASSET IS EXPERIENCED. ITS EXTENT IS NOT FIXED AND MAY CHANGE AS THE ASSET AND ITS SURROUNDINGS EVOLVE. ELEMENTS OF A SETTING MAY MAKE A POSITIVE OR NEGATIVE CONTRIBUTION TO THE SIGNIFICANCE OF AN ASSET, MAY AFFECT THE ABILITY TO APPRECIATE THAT SIGNIFICANCE, OR MAY BE NEUTRAL.

SETTING

“THE SURROUNDINGS IN WHICH A PLACE IS EXPERIENCED, ITS LOCAL CONTEXT, EMBRACING PRESENT AND PAST RELATIONSHIPS TO THE ADJACENT LANDSCAPE.”

P 72, CONSERVATION PRINCIPLES, ENGLISH HERITAGE, 2008

1. BUILDINGS or HISTORIC PARKS AND GARDENS

	Grade I and II*	Grade II	Non-Designated Heritage Assets (e.g. BLIs)	Other Structures
VERY HIGH	A feature or element which is fundamental to the special architectural or historic interest of the building / garden and survives in an unaltered state. The loss of or serious alteration to such features may constitute 'substantial harm' to heritage significance.			
HIGH	A feature or element which makes an important contribution to the special architectural or historic interest of a building / garden. These will generally be original features which are of slightly less importance (e.g. service areas rather than principal rooms) or important original features not entirely in their original condition or features from a later period which are of less architectural and historic interest. The loss or major alteration of such features may constitute 'substantial harm' to heritage significance depending on the level of existing and proposed alteration.	A feature or element which is important to the special architectural or historic interest of the building / garden. The loss of or major alteration to such features may constitute 'substantial harm' to heritage significance		

MODERATE	A feature or element which makes some contribution to the special architectural or historic interest of the building / garden. This may be either a much altered original feature or a later feature of more marginal architectural or historic interest. The loss of or major alteration to such features may constitute 'less than substantial harm' to heritage significance.	A feature or element which makes some contribution to the special architectural or historic interest of the building / garden. This may be either a much altered original feature or a later feature of more marginal architectural or historic interest. The loss of or major alteration to such features is likely to constitute 'less than substantial harm' to heritage significance	A feature or element which helps to define the heritage significance of the building / garden. The loss or major alteration to such features may constitute some harm to heritage significance.	
LOW	A feature or element making little contribution to the special architectural or historic interest of the building / garden. The loss of or major alteration to such features may constitute minimal harm to heritage significance.	A feature or element making little contribution to the special architectural or historic interest of the building / garden. The loss of or major alteration to such features is likely to constitute minimal harm to heritage significance.	A feature or element which makes some contribution to the heritage significance of the building / garden. The loss of or major alteration to such features may constitute minimal harm to heritage significance.	Features which have not previously been identified by the LPA (or other relevant body) but have some limited heritage significance. The loss or major alteration to such features will, at most, constitute minimal harm to heritage significance which could be adequately recorded and made publicly accessible.
NONE	Features or elements making no contribution to the special architectural or historic interest of the building / garden which can be removed or altered without any harm to heritage significance.	Features or elements making no contribution to the special architectural or historic interest of the building / garden which can be removed or altered without any harm to heritage significance	Features or elements which make little or no contribution to the heritage significance of the building / garden and which can be altered or removed without any loss of heritage significance.	Features of such limited heritage significance that they do not merit consideration in planning decisions.

BUILDINGS & FEATURES WITHIN A CONSERVATION AREA

VERY HIGH	A building or feature which is fundamental to the character and appearance of a Conservation Area by defining one of its key characteristics. The loss of such buildings will normally constitute substantial harm to the heritage significance of the area.
HIGH	A building or feature which makes a clear and positive contribution to the character and appearance of a Conservation Area and is an important example of a major characteristic of the area. The loss of such buildings will often constitute substantial harm to the heritage significance of the area unless it is one of a number of buildings of similar type, it is not amongst the best examples of that type and it is not an integral part of an important group or sub area of similar buildings.
MODERATE	A building or feature which makes some contribution to the character and appearance of a Conservation Area but is not a particularly important example of a particular building type or has already lost some of its heritage significance. The loss of such buildings will constitute 'less than substantial harm' to the heritage significance of the area.
LOW	A building or feature making a limited or neutral contribution to the character and appearance of the area. The loss of such buildings will constitute 'less than substantial harm' to the heritage significance of the area, unless the proposed replacement building provides an equal or enhanced contribution to the character and appearance of the Conservation Area.
NONE	A building or feature which does not make a positive contribution to the character and appearance of the Conservation Area. The loss of such a building will cause no harm to the heritage significance of the area.

