



HERITAGE STATEMENT

The Mistal, Upper Cote Farm, Fixby

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Mr Alan Turner in support of a full planning and listed building consent application for the rebuilding of a redundant agricultural outbuilding ('The Mistal') as a two-bed dwelling at Upper Cote Farm, Fixby (**Plate 1**).
- 1.2 The Mistal is considered to be Grade II Listed as part of the curtilage of North Lodge Farmhouse (List Entry No. 1133830). The List Entry Description refers only to the farmhouse and provides a brief architectural summary of the building:
- Pair of cottages now one. Late C18. Hammer-dressed stone, stone slate roof coped gables with stacks to ridge and one other. 2 storeys. 3-bay front. The outer bays each have doorway with monolithic jambs and 3-light flat faced mullioned window, the central light being slightly wider, with the same over. The middle bay has the same windows. Built on to right hand end is single storey cell with doorway and single sashed window with heads but no side stones.*
- 1.3 Two larger outbuildings ('The Byre' and 'The Cowshed') also lie within the curtilage of the farmhouse and have recently been converted to residential use following the granting of planning and listed building consent in 2014 (refs. 2013/62/93279/W and 2013/65/93280/W).
- 1.4 The Mistal benefits from extant planning permission for conversion to residential use (refs. 2006/62/91088/W2 and 2006/6591089/W2). However, the condition of the building has deteriorated significantly since 2006 such that its conversion is no longer viable. This application therefore proposes to demolish and rebuild The Mistal in a manner which reflects the building's existing form, character and contribution to the setting of North Lodge Farmhouse.

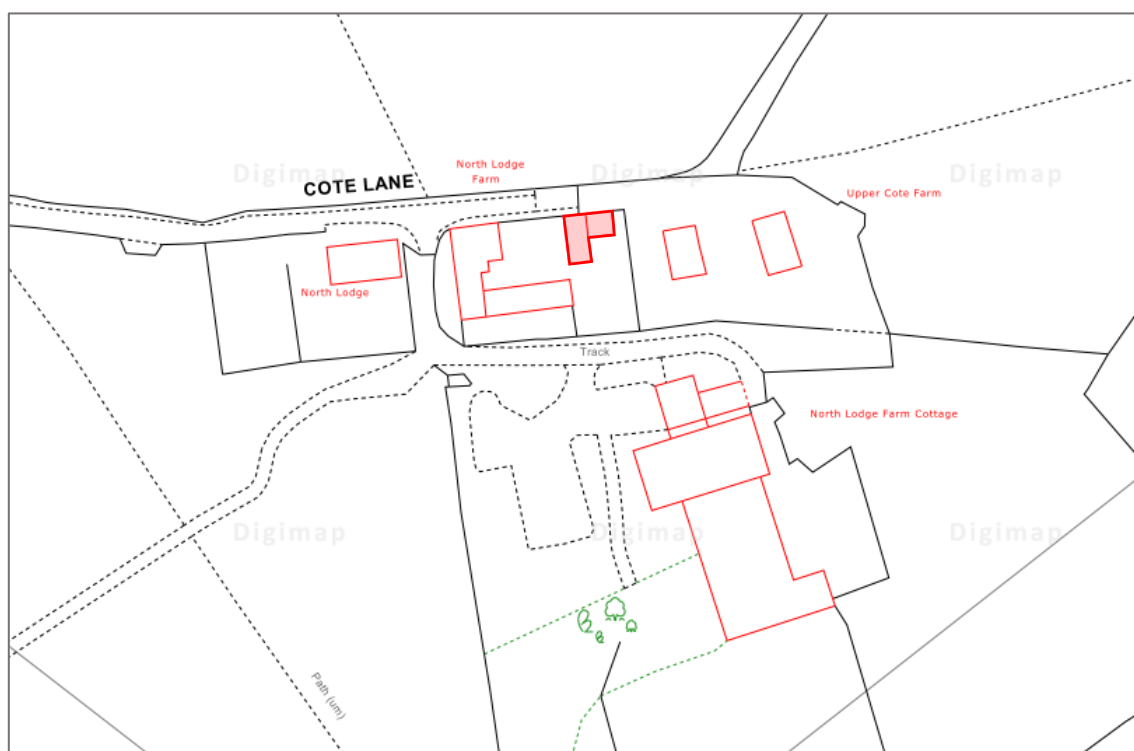


Plate 1 – Site plan showing The Mistal (infilled in red) and surrounding buildings.

2.0 Planning Policy Context

- 2.1 The National Planning Policy Framework ('NPPF') was revised in February 2019 and overwrites all previous national planning policy. It establishes that the purpose of the planning system is to contribute to the achievement of sustainable development by pursuing three interdependent objectives, which are economic, social and environmental. Section 16 of the NPPF relates specifically to conserving and enhancing the historic environment.
- 2.2 Paragraph 184 of the NPPF establishes that heritage assets are "an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations."
- 2.3 The NPPF defines heritage 'significance' as "the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."
- 2.4 NPPF Paragraph 189 requires applicants to describe the significance of any heritage assets affected by a proposed development, including any contribution made by their setting. It clarifies that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. This Heritage Statement has been prepared to directly address the requirements of Paragraph 189.
- 2.5 Paragraph 193 states "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."
- 2.6 Paragraph 194 states "any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification."
- 2.7 The same sentiments are expressed in local planning policy. For example, Policy LP25 of the Kirklees Local Plan (2019) states "development proposals affecting a designated heritage asset... should preserve or enhance the significance of the asset." It also requires proposals to "retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance."
- 2.8 Paragraph 14.5 of the Local Plan provides some useful context to Policy LP25. It notes that "development proposals affecting heritage assets will have a greater likelihood of being accepted when applicants have taken account of the significance of the heritage asset affected and incorporated the appropriate level of importance of conserving the asset into any development proposal. Understanding the extent of the fabric that holds the historic interest is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve the prospects for long term conservation."

3.0 Assessment of Significance

Upper Cote – site development

- 3.1 The wider application site, referred to in historic maps as ‘Upper Cote’, consists of a group of buildings situated on the south side of Cote Lane. From west to east, these are referred to as North Lodge, Upper Cote Farm, Upper Cote Farm Cottage, The Mistal, The Byre and The Cowshed (**Plate 2**).



Plate 2 – Aerial view of the buildings at Upper Cote.

- 3.2 The present configuration of the site is the result of a phased development which is believed to have started in the mid to late 18th century, when Upper Cote Farm and Upper Cote Farm Cottage were constructed.
- 3.3 As **Plate 3** indicates, all of the site buildings were constructed at least in part by the 1850s, although a number have been altered and extended since then.
- 3.4 The Mistal is represented in the 1854 map, but its form is difficult to discern due to a combination of the scale of the original map (six-inch to the mile or 1:10,560) and the poor quality of the digital image. **Plate 4** provides a more accurate reflection of the form of the site buildings as they existed in 1893.



Plate 3 – Extract from the First Edition OS county map of Yorkshire showing Upper Cote in c. 1854.

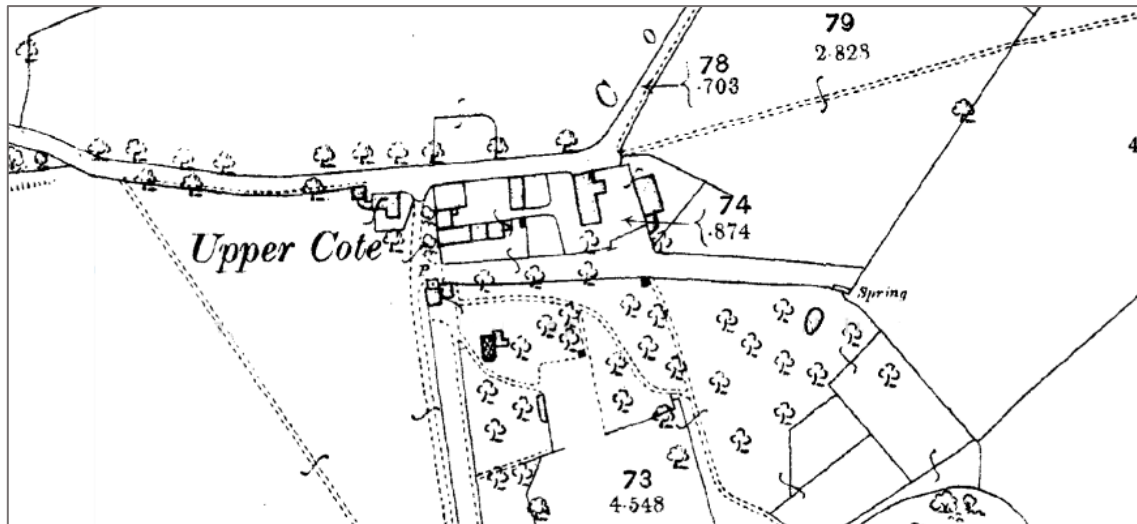


Plate 4 – Extract from the Second Edition OS county map of Yorkshire showing Upper Cote in c. 1893.

- 3.5 The 1893 map indicates that The Mistal was originally a rectangular building orientated north to south with a small enclosure on its east side which was presumably intended for cows or pigs. This configuration is maintained in historic maps (1908 and 1918) until 1933, when the enclosure is shown to have been removed and replaced by a square side extension to create the L-shape form that exists today (**Plate 5**).

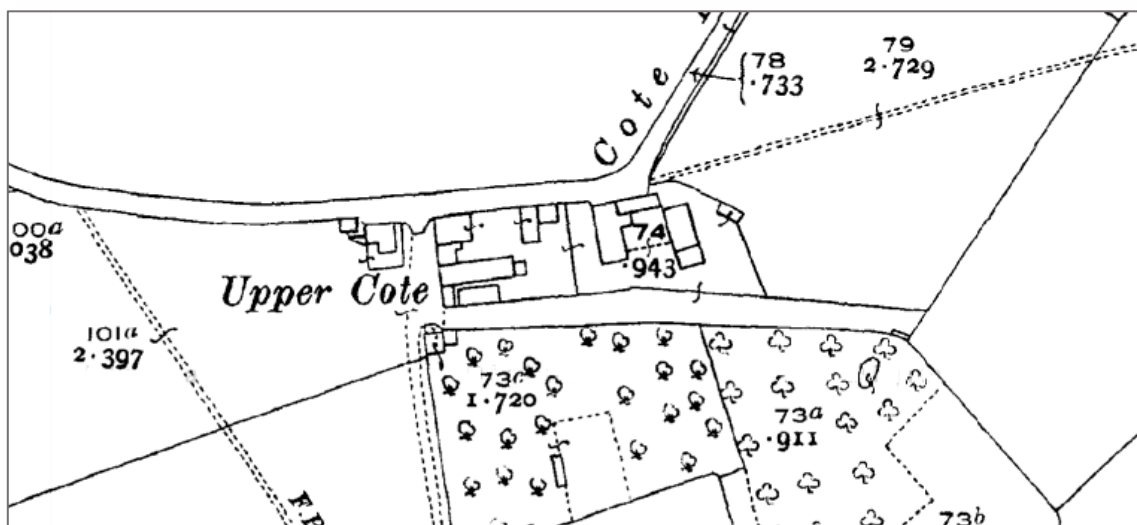


Plate 5 – Extract from the 1933 OS County map of Yorkshire showing Upper Cote.

Description of existing building

- 3.6 The existing building is single storey and of an L-shape plan form, with the north section being slightly taller than the south section. It is faced in coursed squared stone, although it has an inner skin of modern red brick laid in English garden wall bond with five rows of stretchers to each row of headers.
- 3.7 The north section has a stone cobble floor with a narrow drainage channel at its west end. The south section flooring is formed of stone flags. The roof of both sections has failed, but presumably consisted of slate tiles before being covered in protective blue tarp sheeting. The roof structure consists of a mixture of modern machine-cut and older hand-cut timbers.

- 3.8 The fenestration of the building is concentrated primarily on the west elevation, which faces towards Upper Cote Farm. The openings have plain stone lintels and sills.



Plate 6 – View of The Mistal from the northwest on Cote Lane.



Plate 7 – View of The Mistal from the south.



Plate 8 – View of east and north elevation of The Mistal.



Plate 9 – View of the west elevation of The Mistal.



Plate 10 – Internal view of the north section (west).



Plate 11 – Internal view of the north section (east).



Plate 12 – Internal view of the south section.

- 3.9 The building as a whole is in a poor state of repair, with large sections of walling having collapsed along with much of the roof structure. It is currently vacant and an agricultural use for the building does not appear to be forthcoming, given the decline in agricultural activity on the wider site and the accompanying expansion of residential uses in the vicinity.
- 3.10 On the basis of the cartographic evidence and the nature of the existing fabric, it would appear that The Mistal underwent a significant phase of alteration during the period between 1918 and 1933. At this time, the building was reconfigured on an L-shape plan recycling much of the original squared stone but also inserting an internal skin of red brick and a predominantly new roof structure with only the principal timbers of the original roof structure having been salvaged and reused.

Significance

- 3.11 The Mistal is believed to have been originally constructed in the early 19th century, although it has since been reconfigured in the c. 1920s and now survives in a poor condition.
- 3.12 It is nevertheless of some historic and architectural interest as a traditional farm building and for its contribution to the group value of the historic buildings at Upper Cote. Despite alteration, the materiality, scale and fenestration of The Mistal reflects its former agricultural use (most likely as a piggery and/or cow shed) and its position within the hierarchy of buildings on the wider site. The close aesthetic and historic functional relationship between The Mistal and the listed farmhouse is a positive aspect of the setting of the listed building and this relationship should be preserved in accordance with NPPF Paragraph 184 (**Plate 13**).



Plate 13 – View of the listed farmhouse and The Mistal from the east.

- 3.13 The Mistal is of a traditional and inornate design and is therefore considered to be of no artistic interest.
- 3.14 While the building retains some C19 fabric, its reconfiguration in the c. 1920s and decline in condition has impacted its archaeological interest due to the high level of movement and loss of historic fabric. The building's small size and lack of concealed areas also limits its archaeological potential, although it is possible that evidence of the building's original layout including the footings of any lost internal partitions may survive at a shallow depth beneath the existing ground level.
- 3.15 Overall, The Mistal is considered to be of some historical and architectural interest, particularly with respect to its relationship with the listed farmhouse and the former agricultural buildings of Upper Cote. Whilst it is listed as part of the curtilage of North Lodge Farmhouse, it is considered to be a building of local significance.

4.0 Proposed Development

- 4.1 As The Mistal is no longer considered to be suitable for retention, it is proposed to demolish and rebuild the building in a manner which respects its existing form and recycles existing materials wherever possible whilst enabling its conversion to residential use as a two-bed dwelling.
- 4.2 In terms of form, the proposed building will have a slightly larger footprint than existing (approx. 13% increase) and the roof will be raised slightly to enable the insertion of a mezzanine floor, although the L-shape plan of the existing building will be replicated. The ground level within the building will also be excavated by approx. 750 mm, providing a proportional increase in volume of just less than $\frac{1}{4}$ (Plate 14).

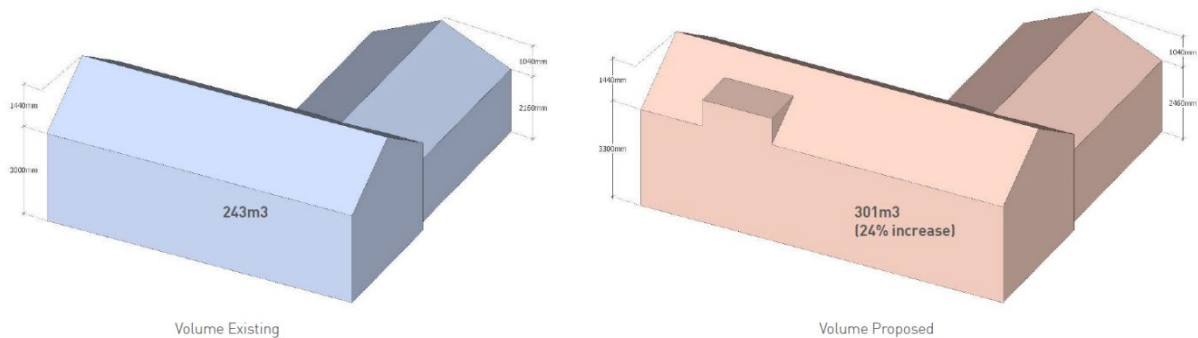


Plate 14 – Model showing the existing and proposed volume of The Mistal (Enjoy Design).

- 4.3 The proposed elevational treatment will reflect the existing building by reintroducing some of the existing openings on the west and north elevations, whilst allowing for some new openings to be created to allow for adequate natural light to enter the dwelling. The two rooflights proposed are positioned to limit their visual impact with respect to views of the listed farmhouse and from along Cote Lane (Plate 15).

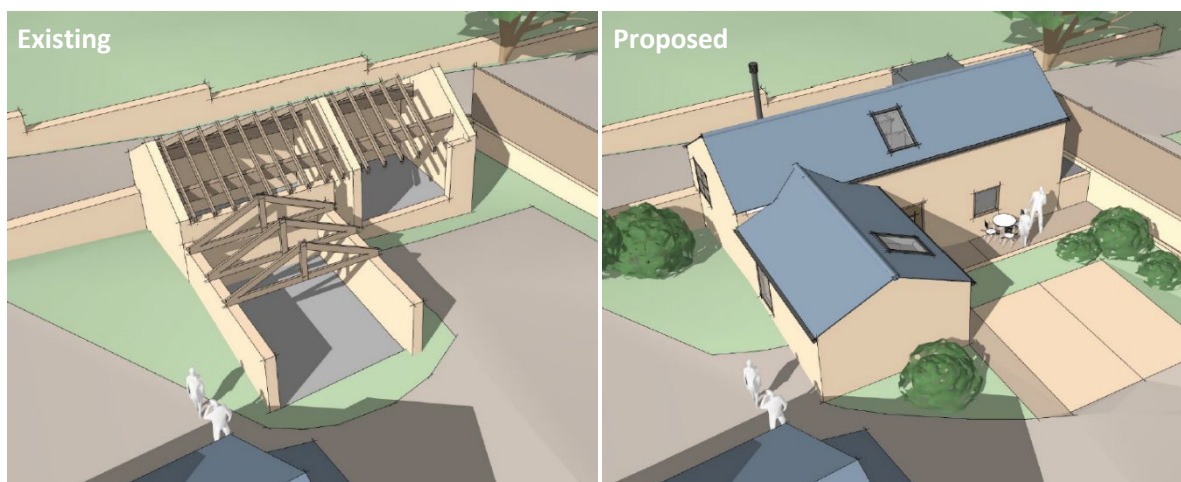


Plate 15 – Existing and proposed aerial view of the site from the south.

- 4.4 Wherever possible, the stone and brick of the walls, the historic roof timbers and stone cobbles and flags will be recycled and reused in the construction of the new building. These materials will be supplemented by matching new materials to be agreed with the Local Planning Authority.

5.0 Impact Assessment

- 5.1 The Mistal is in a decidedly poor condition having been vacant for a sustained period of time and it is no longer considered to be viable for adaptive reuse. It is unlikely that an agricultural use will return to the building, given the decline in agricultural activity in the wider site and the accompanying expansion of residential uses in the vicinity. The proposal to demolish the building should be considered within this wider context.
- 5.2 As set out in Section 3.0, the building is not in its original condition and was significantly altered in the early 20th century. While it retains a good proportion of historic fabric, much of this is not in its original configuration and the principle of further recycling of fabric is therefore deemed to be acceptable in order to secure a viable use for the site.
- 5.3 The design of the proposed building closely reflects that of the existing building, with only a slight increase in footprint and volume. In addition, the materiality of the proposed building will not change and several existing openings will be reintroduced, such that its architectural character will be sustained. The building will continue to be subordinate to the listed farmhouse and its broader relationship with the other former agricultural buildings at Upper Cote will also be sustained.
- 5.4 The reintroduction of a traditional slate tile roof, the insertion of high-quality hardwood frame windows and the overall rebuilding of the external wall structure will have an enhancing effect on the setting of the farmhouse.
- 5.5 The excavation of the floor may reveal some evidence of the buildings former extent, layout and function, so it is recommended that this be addressed by archaeological watching brief to the satisfaction of the Local Planning Authority.
- 5.6 Overall, the rebuilding of The Mistal is justified by its altered condition, poor state of repair and the lack of a viable use. The proposed replacement building is considered to be of a sympathetic design and will sustain the architectural and historic interest of The Mistal, whilst enhancing its contribution to the setting of the listed farmhouse.
- 5.7 The proposed development therefore accords with local and national planning policy relating to conservation of the historic environment.

6.0 Conclusions

- 6.1 This Heritage Statement has been prepared on behalf of Mr Alan Turner in support of a full planning and listed building consent application for the rebuilding of Mistal as a two-bed dwelling at Upper Cote Farm, Fixby.
- 6.2 The Mistal is Grade II Listed as part of the curtilage of North Lodge Farmhouse and is considered to be of local significance on account of its architectural and historic interest.
- 6.3 The rebuilding of The Mistal is justified by the building's altered condition, poor state of repair and the lack of a viable use. The proposed replacement building is considered to be of a sympathetic design and will sustain the architectural and historic interest of The Mistal, whilst enhancing its contribution to the setting of the listed farmhouse.
- 6.4 The proposed development therefore accords with local and national planning policy relating to conservation of the historic environment.