

A National Amenity Society

Mr Craig McHugh
Planning Case Officer
Kirklees Council
By email: Planning.ContactCentre@kirklees.gov.uk

7th September 2021

Dear Mr McHugh,

Ivy Lodge, 75, Crowlees Road, Mirfield, West Yorkshire, WF14 9JE. Application No. 2021/92075

Thank you for consulting the Council for British Archaeology (CBA) on the above case. Based on the information supplied with this application, we offer the following observations and advice to assist your authority in determining the application.

Summary

The CBA are concerned by the extent of demolition and loss of historic fabric that is proposed for the earliest element of this multi-phased building. We believe there is a lack of understanding of the significance of this wall or consideration of the impacts these proposals would have on the historical and evidential values of the roof and interior of the building. In order to better meet the requirements of national policy and legislation we recommend this application should be revised to follow a more conservation led approach and methodology. We **object** to this currently proposed scheme.

Significance

Contrary to the statement made in the heritage impact statement that accompanies this application, the *national* significance of Ivy Lodge is established by its designation as a Grade II listed building (NHLE List number 1184042). List descriptions are most often written for identification purposes of the building and should not be taken as an assessment of the site's significance. The List description notes that the building dates from the 17th century and that the site was further developed in the 18th and 19th centuries. As such it has historical and evidential values relating to its multi-phased development. This will be apparent in its earliest form, extensions, adaptations and evolved planform as well as construction.

The structural report notes this west wing to be one of the oldest parts of the building. The form and construction of this gable holds historical and evidential values that greatly inform the building's significance. The first one and a half stories of this wing are clearly of an early phase of construction and have high evidential value as well as greatly contributing to the building's character. The CBA note with interest the identification of a much older cut stone that has been reused as a quoin in this gable. It is reasonable to expect that more reused masonry will have been used in the construction of this wing. Historically the majority of reused masonry for quoins and facing stones were refaced or turned inwards. More carving may well come to light if this wall is

taken down and the rubble fill of this gable wall is likely to have significant archaeological interest. Any permitted demolition and rebuild of this gable may require an archaeological strategy.

Comments

The structural report establishes that there is bowing to the gable wall and historical movement. It does not establish that the wall is currently unstable or expected to structurally fail. The CBA are concerned that this application is motivated by an intention to 'correct' the building to an extent which would result in unjustified harm to its historical significance and character as well as being contrary to sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act, 1990 and section 16 of the NPPF. The heritage impact assessment appears to propose the replacement of the stone that makes up the original 17th century 1.5 stories of the gable end, believing it to be "crumbling and unsuitable for reuse". This appears to be true only in some areas. The CBA object to the comprehensive replacement of these lower courses and their proposed replacement with "secondhand stone in diminishing coursing to match the other parts of Ivy Lodge." This would be fundamentally at odds with the significance of the building, which retains the legibility of its multi-phased development. We note that some stones have weathered beyond reasonable repair and will need replacement. We echo the SPAB's recommendation that a mason with appropriate historic building experience and conservation accreditation should be consulted and engaged for any permitted works.

The CBA support the comments of the SPAB in viewing the proposed demolition and rebuilding of this gable end to be an extreme option, which should be avoided if at all possible. Any demolition of this wall should be kept to a minimum and should not include the quoins. The structural report states options that do and do not include the removal and relaying of the quoins. The CBA object to any demolition option that does include the quoins as it would result in an unjustified level of harm to the significance and character of the building. The CBA believe an option of minimum intervention to be the preferable route in any necessary stabilising of this gable wall. Have options for tying the walls been fully considered in reapportioning the load bearing that would reduce the quantity of demolition?

The CBA object to the replacement of the window casements. This aspect of the proposals lacks any justification, and as such is contrary to the requirements of paragraphs 199 and 200 of the NPPF (July 2021 revision. Previously paragraphs 193 and 194).

We are also concerned by the lack of consideration afforded to the impact of these proposals on the inside of the building, which will constitute significant historic building fabric in this 17th century wing. This requires detailing in order to meet the requirements of paragraphs 194 and 195 of the NPPF (Previously 189 and 190). We also note that an assessment of any cracking visible inside the building would help to understand if the movement in this gable wall is historical or ongoing.

It is clear from the submitted photographs that the inappropriate 20th century introduction of cement mortar in ribbon pointing is causing ongoing harm to the masonry. We echo the SPAB's recommendation that this should be carefully removed. The impact that inappropriate materials

have on historic building fabric is clear to see. We object to the proposed introduction of concrete blocks for any rebuilding work for exactly this reason. It would introduce a degree of structural rigidity that would be like building a ticking bomb into the west wing of the building, as it would cause the historic masonry to behave sacrificially. Any works to this earliest part of the building should follow a conservation led methodology of like for like repair.

Recommendations

The CBA have grave reservations about these proposals, which we believe to be an extreme response to the clear issues that affect this west wing gable of Ivy Lodge. We urge your local authority to be fully satisfied that less drastic options of localised repair, stone replacement and building ties are not sufficient to ensure the ongoing stability of this wall. More conservation led alternatives to these proposals that avoid this quantity of demolition would better meet the requirements of paragraphs 199 and 200 of the NPPF.

The CBA believe that more information is necessary about the significance of the inside of this area of the building and the impact that these proposals would have on that significance in order to meet the requirements of paragraphs 194 and 195 of the NPPF.

Further to this we object to the replacement of the extant window casements. This aspect of these proposals is presented without any justification for the loss of historic building fabric.

The CBA object to this application as it stands. We recommend that it should be withdrawn and revised or otherwise refused by your LPA. Should you be minded to permit this application we believe that an archaeological strategy may be necessary for the demolition of this historically significant wall. We recommend that you consult your authority's archaeological advisory services in this regard.

I trust these comments are useful to you; please keep the CBA informed of any developments with this case.

Kind Regards,

Catherine Bell. MA (cons), ACIfA
Listed Buildings Caseworker for England

The Council for British Archaeology (CBA) is the national amenity society concerned with protection of the archaeological interest in heritage assets. Local planning authorities have a duty to notify the CBA of applications for listed building consent involving partial or total demolition, under the procedures set out in, **Arrangements for handling heritage applications – notification To Historic England and National Amenity Societies and the Secretary of state (England) direction 2021.**

Council for British Archaeology

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