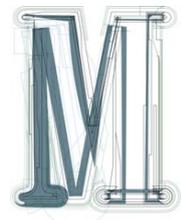


m b Heritage

Barn Buildings at
White Cross Farm
Woodhouse Lane
Emley, HD8 9QU

Built Heritage Statement



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1.0 INTRODUCTION

1.01 This Statement sets out an assessment of the potential impacts upon the built historic environment arising from proposals for the demolition of a single storey outbuilding attached to a Grade II listed building at White Cross Farm, Woodhouse Lane, Emley, HD8 9QU (the site). The listed building is recorded on the National Heritage List for England as *Main Range of Farm Buildings at White Cross Farm* (list entry number 1185196). The location and extent of the site, which centres on NGR: SE25704 12780, is shown at Figure 1.



Figure 1.1: Site extent highlighted in red

1.02 The listed main farm range comprises a number of farm buildings, possibly of 17th century foundation as an aisled barn with later cladding and extensions during the 18th and 19th century. The main, central barn has a datestone ‘WW 1757’ over a tall cart entry with later outside to the east and a range of pig sties to the rear, south of the range. A western cross range has been partly demolished and reconstructed. The building, subject of this Statement,

comprises a single storey range extending south from the western corner of the building and likely reworked from an earlier structure during the late 19th century with later 20th century alteration and reconstruction. To the north of the main farm range is the similarly listed White Cross Farmhouse which dates to the 17th or early 18th century with later additions and alterations.

1.03 The Statement sets out an assessment of the significance, in heritage terms, of the cart shed structure in order to inform consideration of its demolition. A non-intrusive visual inspection of the buildings was undertaken in October 2024 and a series of plates are included at Appendix 2 to this Statement.

1.04 This Statement is structured to set out the relevant policies and guidance which inform assessment and decision-taking in respect of the historic environment. It then describes the significance and heritage values of the site having regard to guidance contained within Historic Advice Note 12, Statement of Heritage Significance, Analysing Significance in Heritage Assets (HEAN12).

1.05 The document, *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, English Heritage (now Historic England), 2008*, relates to the assessment of heritage significance and the relative importance and value of those elements which contribute to this significance. It indicates that such an assessment should be proportionate in scope and depth to the decision to be made. This reflects guidance contained within the National Planning Policy Framework, 2023 (the Framework) which defines significance as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from an asset’s physical presence, but also from its setting.”

1.06 Conservation Principles, HEAN12 and the Framework provide definitions and guidance in respect of the assessment of archaeological, architectural, artistic and historic interest within the national and local context.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

- 2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities in respect of works affecting a listed building, to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 2.02 Case law (see particularly *E Northants DC v Secretary of State for Communities and Local Government* [2014] EWCA Civ 137) reaffirms that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) and its setting, this a matter to which considerable importance and weight should be given. The presumption embodied within this statutory duty can be outweighed by material considerations powerful enough to do so. See also *James Hall v City of Bradford* [2019] EWHC 2899 (Admin) and *Pagham Parish Council v Arun District Council and Other* [2019] EWHC 1721 (Admin).
- 2.03 This approach is reflected in National Planning Policy Framework guidance.

National Planning Policy and Historic England Guidance

- 2.04 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (the Framework) (paragraph 8). It indicates that ‘great weight’ should be given to the conservation of designated heritage assets (paragraph 199) (and the more important the asset, the greater the weight should be), conservation being defined as *“the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”* (Annex 2: Glossary).
- 2.05 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

- 2.06 In considering the extent of harm, Paragraph 213 of the Framework states that any harm to, or loss of, the significance of a designated heritage (from its alteration or destruction, or from development within its setting), asset should require ‘clear and convincing justification’. Paragraph 214 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

“The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss.”

- 2.07 The Framework does not provide a definition of “substantial harm’ but National Planning Practice Guidance considers the process of assessing harm, stating that:

“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [.....] It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from the works to the asset of from development within its setting.”

- 2.08 Whilst the Framework itself does not define ‘substantial harm’, guidance must be taken from relevant case law which includes the 2013 case of Bedford BC v SSCLG [2013] EWHC 2847 (Admin) in which the High Court held that in order for harm to designated assets to be considered substantial, *“the impact on significance was required to be serious such that very much, if not all, of the significance was drained away... One was looking for impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”* The Bedford case sets a necessarily high threshold for a proposal to result in substantial harm, suggesting that there is little difference in practical terms between the *substantial harm to*, and *the total loss of significance*, of a heritage asset.

- 2.09 Where *less than substantial harm* is identified to the significance of a designated heritage asset the Framework advises, at paragraph 215, that authorities should weigh the public benefits of the proposal against any harm identified.
- 2.10 Paragraph 216 indicates that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. A balanced judgement should be taken having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.11 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:
- “A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.”*
- 2.12 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged approach to decision-taking in applications affecting heritage assets:
1. Understand the form, materials and history of the affected heritage asset(s).
 2. Understand the significance of the asset(s).
 3. Understand the impact of the proposal on that significance.
 4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
 5. Look for opportunities to better reveal or enhance significance.

- 2.13 The values which come together to define the significance of a heritage assets are described within National Planning Practice Guidance (PPG):

Archaeological Interest. *There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

Architectural and Artistic Interest. *These are 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 skills, like sculpture.*

Historic Interest. *An interest in part lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

- 2.14 Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008) provides a series of values which inform assessments:

Evidential Value: *The potential of a place to yield evidence about past human activity*

Historical Value: *The ways in which past people, events and aspects of life can be connected through a place to the present*

Aesthetic Value: *The ways in which people draw sensory and intellectual stimulation from a place*

Communal Value: *The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory*

- 2.15 Conservation Principles indicates that assessment of these values should consider:

- *Understand the fabric and evolution of the place*
- *Identify who values the place, and why they do so*

- *Relate identified heritage values to the fabric of the place*
- *Consider the relative importance of those identified values*
- *Consider the contribution of associated objects and collections*
- *Consider the contribution made by setting and context*
- *Compare the place with other places sharing similar values*
- *Articulate the significance of the place*

2.16 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment, 2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset, consideration *may* need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

2.17 In any assessment, it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework 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.”

2.18 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

2.19 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

2.20 HEAN7, Local Heritage Listing (Historic England. 2021) notes that local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. The guidance sets out commonly application selection criteria for assessing the suitability of assets for inclusion in a local heritage list and provides a framework for determining the significance of a non-designated heritage asset. These criteria are summarised below:

Age

The age of an asset may be an important criterion and should take account of distinctive local characteristics or building traditions.

Rarity

As judged against local characteristics.

Architectural and Artistic Interest

The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques.

Archaeological Interest

The ability of the asset to provided evidence about past human activity in the locality.

Historic Interest

Significant historical associations of local or national note including links to important local figures. Social and communal interest may also add to significance.

Landmark Status

An asset with strong communal or historical associations or one with striking aesthetic value may be singled out as a landmark within the local scene.

2.21 The assessment guidance summarised above can be drawn together to provide an assessment framework based upon a number of recognised heritage values. The consideration of these values allows for the relative heritage significance of a particular place to be assessed within the national, regional and local context.

2.22 The above framework is adopted in considering the heritage significance of the land and buildings comprising the site and the extent and nature of impact upon this significance. Regard is also had to the contribution, be it positive or negative, which the site makes to the significance or setting of designated or non-designated heritage assets which may be affected.

3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify any heritage assets likely to be affected by the development proposals, a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas;
- Non-designated heritage assets, including buildings or structures of local interest; and
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets.

3.02 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Historic England Research Record (HERR)
- The West Yorkshire Historic Environment Record (WYHER)
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below.

Historic Environment Baseline and Scoping Assessment

Designated Heritage Assets

3.06 The outbuilding is attached (although not linked internally) to the Grade II listed building, *Main Range of Farm Buildings at White Cross Farm* (1185196). Added to the statutory list in 1965, the identifying description to the listed building states:

Range of farm buildings. Main barn of at latest C17 origin. Cladding and rest of buildings probably 1757. Coursed rubble. Quoins. Stone slate roof. The main barn has square headed cart entry with datestone 'WW 1757'. Outshut to left, later doorways to right. To right at 90°, is part of a further range of buildings now demolished. Set back, to left, and lower is an addition with pig sties at rear, and stone outside stair, to 1st floor, on left gable wall. To rear a square headed cart entry opposite that on front.

Interior of main barn is of 4 bays with 4 trusses on posts, one set in wall. The jowelled posts, on stone footings, are set well within the stone walls giving an aisle to each side. Sockets in posts possibly for aisle ties. Posts are braced to arcade plates and to tie-beams. The upper parts of the trusses appear to be C19.

- 3.07 To the north, White Cross Farmhouse is listed at Grade II (1135274) and was added to the list in 1965 with the following description:

Farmhouse. C17 or early C18 with 1763 addition and C18, C19 and recent alterations. Hammer dressed stone. Quoins. Stone slate roof. Chamfered gable copings on moulded kneelers. Two storeys. Rectangular plan with central gable to front and rear, and set back 1763 addition to left. The main front is much altered and has C19 and recent openings and an added porch. A tablet reads WW 1758. The addition to left is of 3 bays with doorway to right with rectangular fanlight and panelled door. Sash windows, those to upper floor smaller and square. Windows and door have raised surround. A tablet reads WW 1763. Right gable and part of rear rebuilt in brick. Various altered 2-light double chamfered windows to rear, three with drip mould.

- 3.08 No other NHLE designated assets or other area based designated assets such as conservation areas fall within the locality of the site.

Non-Designated Heritage Assets

- 3.09 The WYHER records *White Cross Farmhouse and Farm Buildings* (MWY6285) and this includes a Historic Buildings Report (cc *Thornborrow, P.H. 1988/9. 'Historic Buildings Report: White Cross Farm, Emley'*) principally relating to the main farmhouse. It also records a possible medieval cross base recorded as located to the south-west of the farmhouse and referenced by Pobjoy (Pobjoy, H.N., 1969, *History of Emley*, p103).
- 3.10 The WYHER records earthworks related to two former bell pits on land to the east and south-east of the Farm and these correspond with an area of ironstone extraction shown on historic mapping.

- 3.11 No other records, including Historic England research records, relate to the site.

Historic Context and Mapping Record

- 3.12 Settlement at Emley is recorded during the Saxon period, focused around the location of the current Emley Park and the Domesday Book of 1086 references *Amalaie/Amelai* derived from a personal name and 'leah' meaning a woodland clearing in Old English. Post Conquest the settlement fell within the Royal Manor of Wakefield held by the Fitzwilliam (Fitzgodric) family until the 15th century. Latterly the Manor was held by the Saville family.
- 3.13 Settlement was principally based upon an agrarian industry although both iron ore and coal mining activity were significant industries within the area. During the 12th and 13th century licenses were granted to the Cistercian Abbey of Byland for iron ore extraction particularly around Bentley Grange where a smelting forge was established. The area, to the east/north-east of the site, is recorded on the NHLE as a Scheduled Monument (1005786). The white cross is a symbol of Cistercian religious houses and the current farm was likely founded as an outpost for farming and possibly smelting in by the Abbey. Following dissolution, the farm is documented as being in the ownership of the Wheatley family during the 17th century. The current farm buildings are of later construction although earlier encased fabric is likely retained and evidence of an earlier aisled barn is noted within the current main range of farm buildings.
- 3.14 Thomas Jefferys' Map of Yorkshire 1771 (Figure 3.1) shows *White Cross*, depicted as a single building, as one of a number of relatively isolated farmsteads located around the settlement of Emley (Elmley) and to the south of Woodhouse Lane.



Figure 3.1: Jefferys' Map of Yorkshire 1771

3.15 The Emley tithe apportionment map of 1841 (Figure 3.2) shows the farmhouse and barn range, marked as *White Crofs*, The buildings and yard areas, described as homestead, orchard and garden, are recorded as in the ownership of Thomas Beaumont Wentworth esquire and occupied by John Kaye (Plot 237). Surrounding land use is recorded as arable and grassland.



Figure 3.2: 1841 Tithe Map

- 3.16 The main range barn is shown on an east-west axis with cart opening extension to the north and further extensions to the east and south-west corner. A cross-range is shown to the west with the southern section corresponding with the position of the retained single storey outbuilding although shown on a broader footprint.
- 3.17 Copies of the Ordnance Survey (OS) mapping record (first edition and 1:2.500 series) are included at Appendix 1 to this Statement.
- 3.18 The first edition OS map of 1854 broadly shows a similar footprint to the barn range although similarly lacks detail of the building arrangement. The 1893 OS map (Figure 3.3) provides greater detail and suggests some reworking of the outbuilding to the south which is shown on a narrower footprint. The small extension to the east side of the main range has also been removed and some remodelling of the farmhouse to the north is also shown. To the south-east of the farm buildings three earthworks are marked as *old ironstone pits*.

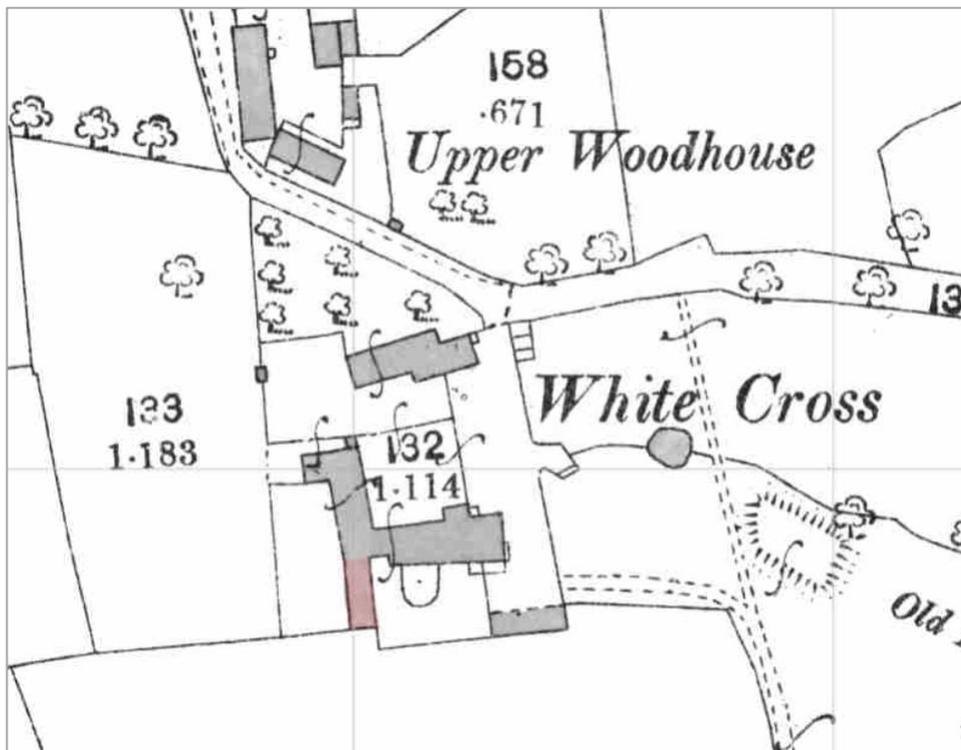


Figure 3.3: 1893 OS Map Extract

3.19 Subsequent 20th century mapping shows no significant changes to the footprint and building arrangement of the main barn range, including the rear outbuilding, although it does show the construction of a number of modern farm buildings and structures to the west and south during the latter quarter of the century. The 1993 OS map (Figure 3.4) shows the partial demolition of the northern section of the western cross range and the addition of yard covers to the south of the main barn and east of the outbuilding.

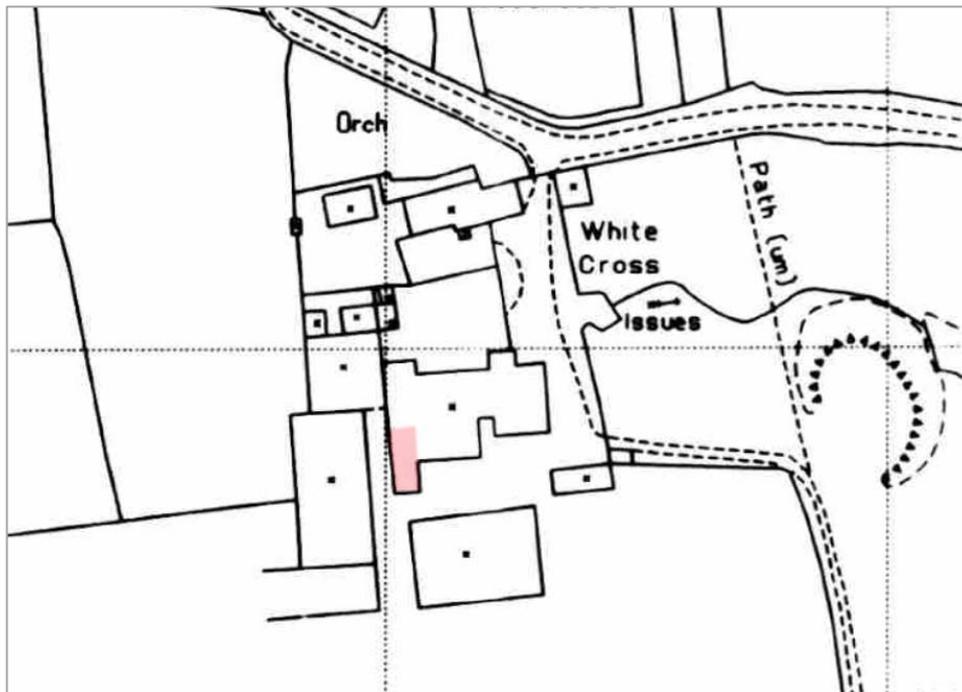


Figure 3.4: 1993 OS Map Extract

3.20 Later mapping shows no further changes to the footprint of the barn range.

3.21 The mapping records shows limited variation to the footprint of the main barn range since the mid-19th century although some alteration to the footprint of the southern section of the western cross range, which relates to the outbuilding, is suggested in comparing the 1854 and 1893 OS map. Whilst this is not definitive, the retained outbuilding does show evidence of later reconstruction and alteration and this is described below.

Building Description

- 3.22 A series of plates showing the exterior and interior of the outbuilding are included at Appendix 2.
- 3.23 The outbuilding, located to the west rear, south elevation, of the main farm building, is in single storey with pitched roof covering. The building is constructed in random and part coursed rubble stone to the west and south elevations with red brick, of various dates, and part stone to the east elevation. Roof covering is in a stone slate with cement ridge tiles. The building abuts the south wall of the main barn range and is not tied in.
- 3.24 The principal elevation orientates to the east and is with 3 asymmetrical bayed divisions, likely originally 4 bays, the inner 2-bays infilled with a single wider door opening and flanking window openings. The outer two bays have a door opening with squared window opening to left. Walling shows evidence of substantial reconstruction with red brick infill panels including clamp brick, later 19th century gauged brick and engineering brick. A short section of random rubble walling is retained to the inner bay. An embedded timber post, the lower section only retained, evidences possible pier divisions although original treatment has been largely lost with piers flanking bays formed in brick or absent. Embedded tubular steel posts have also been added to provide structural support.
- 3.25 The south facing gable end is blank and of coursed rubble stone construction. Stonework shows significant pitting and erosion to stone elements through weathering action with areas of cement render patch repair. End stone blocks/quoins are retained although have been replaced and rebuilt in stone, along with a steel support post at lower level to the right-side return.
- 3.26 The west elevation is constructed in a random and part coursed rubble stone with a number of out-sized blocks suggesting a later reconstruction using salvaged materials. A former door opening is evident to the north side of the elevation, this being infilled by a coursed stone under the original timber lintel. The junction with the main barn range is not tied in and the roof pitch to ridge cuts through a now blocked off window opening at upper level to the main barn. This confirms that the outbuilding is of later construction to the earlier 17th century barn range.

- 3.27 The roof covering to the outbuilding is in a stone slate with cement ridge tiles and bedding on a cement render. The roof structure is in very poor condition with sagging evident to the ridge line, indicating deflection and failure of roof trusses and numerous displaced or broken slates. These, along with failed mortar joints is allowing ongoing water ingress.
- 3.28 Internal bay divisions are constructed in a random rubble stone and lower level red brick. Floor covering is now predominantly a cement screed. Roof timbers comprise principle King post trusses, machine tooled and of later 19th century dating, along with earlier hand tooled timbers /baulks used, in part, to binders, joists and rafters. The timbers are in generally poor condition, showing evidence of damp penetration and decay and a number of localised sections have had modern timbers introduced to provide support. Unjointed planking and joist holes within a number of timbers indicate that they are not retained in situ.
- 3.29 Evidence of, at least partial if not full, reconstruction of the outbuilding is evident in variations to stone coursing and head details which indicates the re-use of material particularly to the east facing elevation. Roof slates have also been bedded on a cement render and a cement strap pointing used to make localised repairs, particularly to the south gable. The visual condition of the building is very poor with failure evident to roof structure and deflection/separation of internal division walls.

4.0 ASSESSMENT OF SIGNIFICANCE

4.01 It is understood that consultation was undertaken with the Council's Conservation Officer and a site meeting held. A summary of the consultation feedback is provided below:

- Following visual inspection of the 'cart shed' outshut it was collectively agreed this is a much later addition to that of the 17th century barn adjacent.
- The existing roof timbers and roof covering are in a poor state or repair and require imminent replacement and repair
- The existing gable wall has experienced severe weathering and as such realistically requires demolition
- Given the above the most practical solution would be to remove 2 bays of the cart shed and utilise the reclaimed materials to rebuild a new relocated gable wall and undertake repair/replacement to the stone roof covering – in the process, stripping away all rotten/perished timbers and replacing them for a softwood alternative with new breather membrane.
- The removal of part of the cart shed will enable modern agricultural machinery to move freely through the site and aid this working farm.
- Based on the assumption the existing cart shed is of little to no significance, we will undertake a Listed Building Consent Application for partial demolition and repair of the cart shed.

4.02 Drawing upon the assessment framework set out in Section 2, the following summary of the heritage values of the outbuilding within the site can be provided.

Age

4.03 Historic mapping indicates that an outbuilding was in place, broadly on line with the current structure by the mid-19th century. The existing fabric of the building, particularly roof timbers and stonework is of an earlier dating although the extent to which this is retained in situ, given evidence of reconstruction and re-use, is questionable. The majority of the east elevation has been reconstructed, likely during the latter half of the 19th century and into the 20th century with brickwork gauge and moulding of various dates.

Rarity

- 4.04 The arrangement of the outbuilding suggests an original use as a cart shed and later livestock building, now dilapidated and used for storage. The construction, architectural treatment and floor plan shows no particular evidence of innovation or rarity.

Architectural and Artistic Interest

- 4.05 Given the extent of evident rebuilding and re-use of material, along with the use of modern materials, particularly to the interior of the outbuilding, the architectural composition of the building has been compromised. The outbuilding is considered to hold low architectural or artistic interest.

Archaeological Interest

- 4.06 Interest is related to the phased development of the farm buildings and the retained fabric within the building, particularly roof timbers, which likely related to the original structure. Should full or partial demolition of the outbuilding be approved, it is recommended that an analytical building record is taken prior to works commencing.

Historic Interest

- 4.07 The White Cross farmstead holds a high level of historic interest as part of likely medieval stead associated with Byland Abbey. The main barn range and associated farmhouse are of 17th and 18th century dating and likely have earlier cores and embedded fabric.
- 4.08 The outbuilding is clearly of later construction to the main range of farm buildings as evidenced in the junction with the south wall and cut through of a now blocked window opening. Walling particularly to the east elevation is of later 19th and 20th century construction. The standing building does not clearly evidence the form and function of the original building and, individually, whilst evidencing the phasing of the farm buildings is not considered to contribute in any great degree to the historic interest of the listed main range or farmhouse.

Landmark Status

- 4.09 Whilst the listed main farm range has clear landmark qualities given its scale and massing, the outbuilding is a relatively small element to the rear of the barn and is visually enclosed by

surrounding buildings. As such, individually, the outbuilding does not have landmark qualities and does not contribute to those of the listed building.

Setting and Contribution to the Significance of Heritage Assets

- 4.10 Whilst considered to form part of the listed main farm building, the outbuilding is of comparatively later construction, and shows evidence of substantial reworking during the late 19th and through the 20th century. The visual and structural condition of the building is poor and this tends to detract from the visual and architectural character of the listed main range of farm buildings.

Summary

- 4.12 The retained outbuilding is broadly on-line with the footprint of an outbuilding shown extending to the south of the main range of farm buildings on the 1841 tithe map (Figure 3.1) and 1854 OS map (Appendix 1). Sections of stonework and roof timbers evidence an earlier dating although it is clear, in its current form, that the extension was added at a later date to the main barn. The building was likely originally constructed as a cart shed and later adapted for livestock and storage use. Evidence of the original use and layout of the building is now fragmentary with the principal, east facing elevation, much altered with later brickwork panels making up the majority of walling. A partial section of retained stonework and timber pier indicates that the building was of comparatively early dating although evidential value is now limited.
- 4.13 The west elevation shows similar evidence of full or partial reconstruction with random rubble walling, including a number of over-sized stone pieces, comprising the retained walling. The walling is distinct from the coursed stone used in the main barn range. The end gable to the south has also deteriorated through loss of end stone/quoins and serious deterioration and erosion through weathering.
- 4.14 The interior of the building retains no significant fixtures or fittings. The roof framing is of note in the retention of hand tooled timbers and baulks although the principal trusses are machine tooled. The extent to which these timbers are retained in their original position is questionable and a number of timbers are clearly of modern construction and likely added to provide additional support to the roof covering. Timberwork throughout is in poor condition following

ongoing water ingress with areas of insect infestation and fire damage evident. This has led to deflection and sagging of the roof and the structural condition of the interior is extremely poor.

- 4.15 Overall, it is considered that, whilst the outbuilding provides evidence of the phased construction of the farm buildings at White Cross and retains comparatively early fabric, historic interest and evidential value is low. Architectural interest has been largely compromised through later alterations, particularly to the principal east facing elevation and this is further diminished by the structural condition of the retained fabric. As such, the contribution of the outbuilding to the significance of the main range buildings is very limited.

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5.0 ASSESSMENT OF DEVELOPMENT IMPACT

The Proposed Works

5.1 The proposed works will comprise of the demolition and clearance of the outbuilding/cart shed and the undertaking of remedial/repair works to the retained main barn. The latter will include:

- The replacement of a failed oak lintel over the main barn opening adjacent to the cart shed with a reclaimed oak section with masonry over the lintel to be repaired and reinstated.
- Masonry walling to the west side of the main barn opening has areas of severe weathering which will be reconstructed using matching reclaimed stone with lime mortar jointing. Through stones and rubble fill will be reinstated where currently present.
- Displaced stone quoins to the west side of the barn opening will be taken down during reconstruction, numbered and reinstated using lime mortar.
- During the works, the existing oak trusses, timber wall plates and door lintel will be propped to allow for safe working.

5.2 Further details of the proposed works will be provided in plans and particulars to be submitted with the listed building consent application to be submitted to the Council.

Impact of the Proposed Works

5.3 The proposed demolition, whilst removing evidence of the later phased construction of the current building, would have a limited impact upon the retained heritage values of the Grade II listed main farm range. This has regard to the relatively low heritage value of the outbuilding given its later dating, significant areas of reconstruction and poor condition. The poor structural condition of the outbuilding is noted in an inspection report provided by LA Consulting Engineers (19th January 2025) which notes the poor condition of roof coverings, roof timbers along with significant areas of weather erosion. Where alterations have been made to the building these have been generally unsympathetic, particularly in terms of the introduction of modern materials and of poor construction.

-
- 5.4 Benefits arising from the removal of the of the outbuilding will relate to the restoration and exposure of the original main barn elevation and the remedial works to be undertaken to retain and restore fabric. This will enhance the significance of the main barn and secure necessary repair works to the listed building. The removal of the outbuilding will also have benefits in terms of the operation of the farm and circulation of machinery and equipment.
- 5.5 Overall the demolition would have limited impact upon the heritage values of the Grade II listed main farm range having regard to the current condition of the outbuilding. Subject to detailing of the methodology for the demolition and full specification of the works to the retained main barn structure it is considered that the proposals can be brought forward without conflict with the provisions of the Framework.

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National Planning Practice Guidance

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Edition), The Setting of Heritage Assets

Historic England. 2015. Historic Environment Good Practice Advice in Planning 2, Managing
Significance in Decision-Taking in the Historic Environment

Historic England. 2019. Advice Note 12, Statements of Historic Significance, Analysing Significance in
Heritage Assets

Internet Sources

<https://vads.ac.uk>

www.heritagegateway.org

www.visionofbritain.org.uk

Appendix 1: Historic Mapping

Site Details:

Emley (Kirklees)

Client Ref: CMAPS-BW1-1190810-1465278-57987-221024
Report Ref: CMAPS-BW1-1190810-1465278-57987-221024H
Grid Ref: 425707, 412766

Map Name: County Series

Map date: 1854

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1850
 Revised N/A
 Edition 1854
 Copyright N/A
 Levelled N/A



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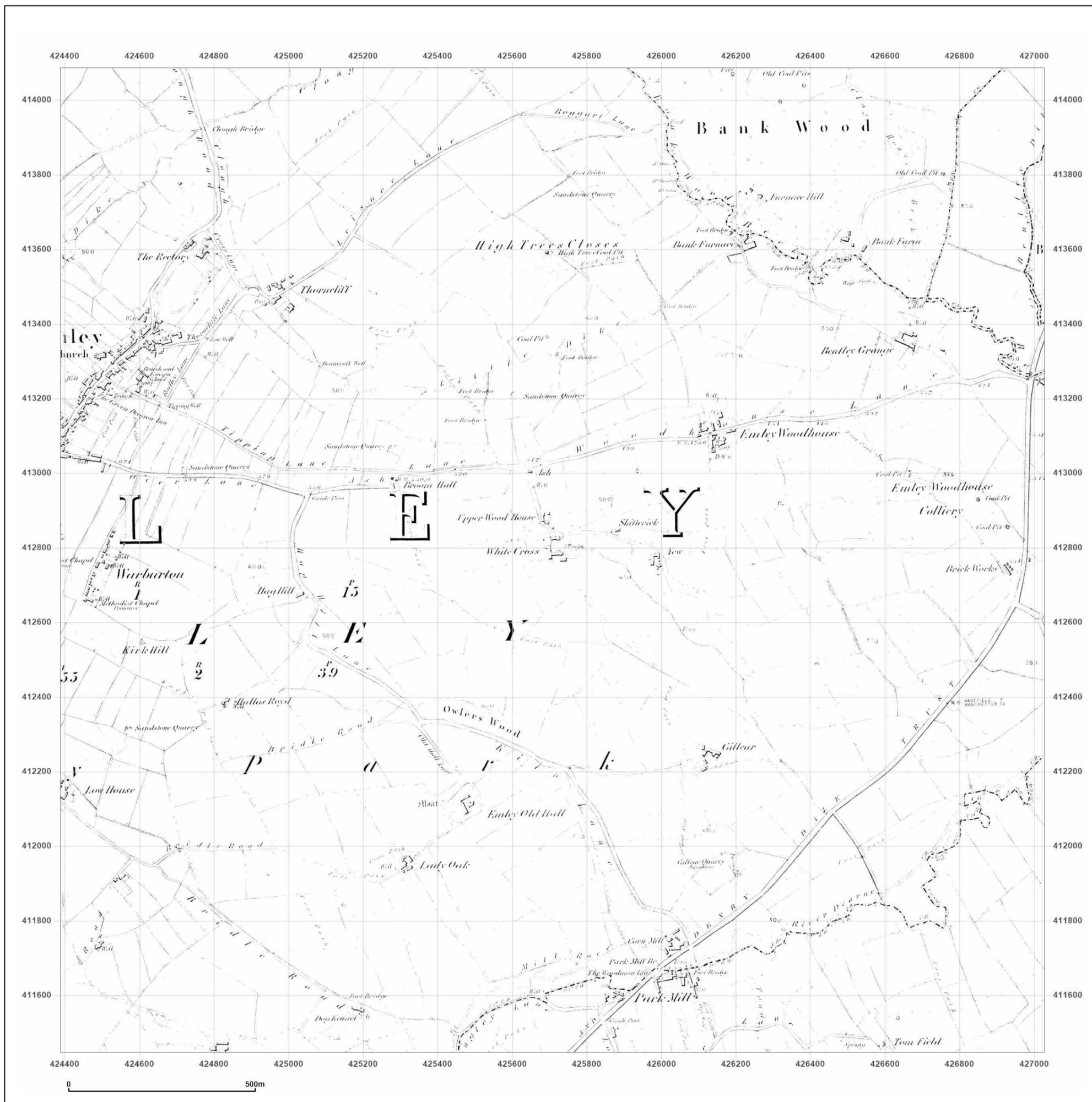


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Site Details:

Emley (Kirklees)

Client Ref: CMAPS-BW1-1190810-1465278-57987-221024
Report Ref: CMAPS-BW1-1190810-1465278-57987-221024H
Grid Ref: 425707, 412766

Map Name: National Grid

Map date: 1993

Scale: 1:2,500

Printed at: 1:2,500



Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A

Surveyed N/A
 Revised N/A
 Edition N/A
 Copyright 1993
 Levelled N/A



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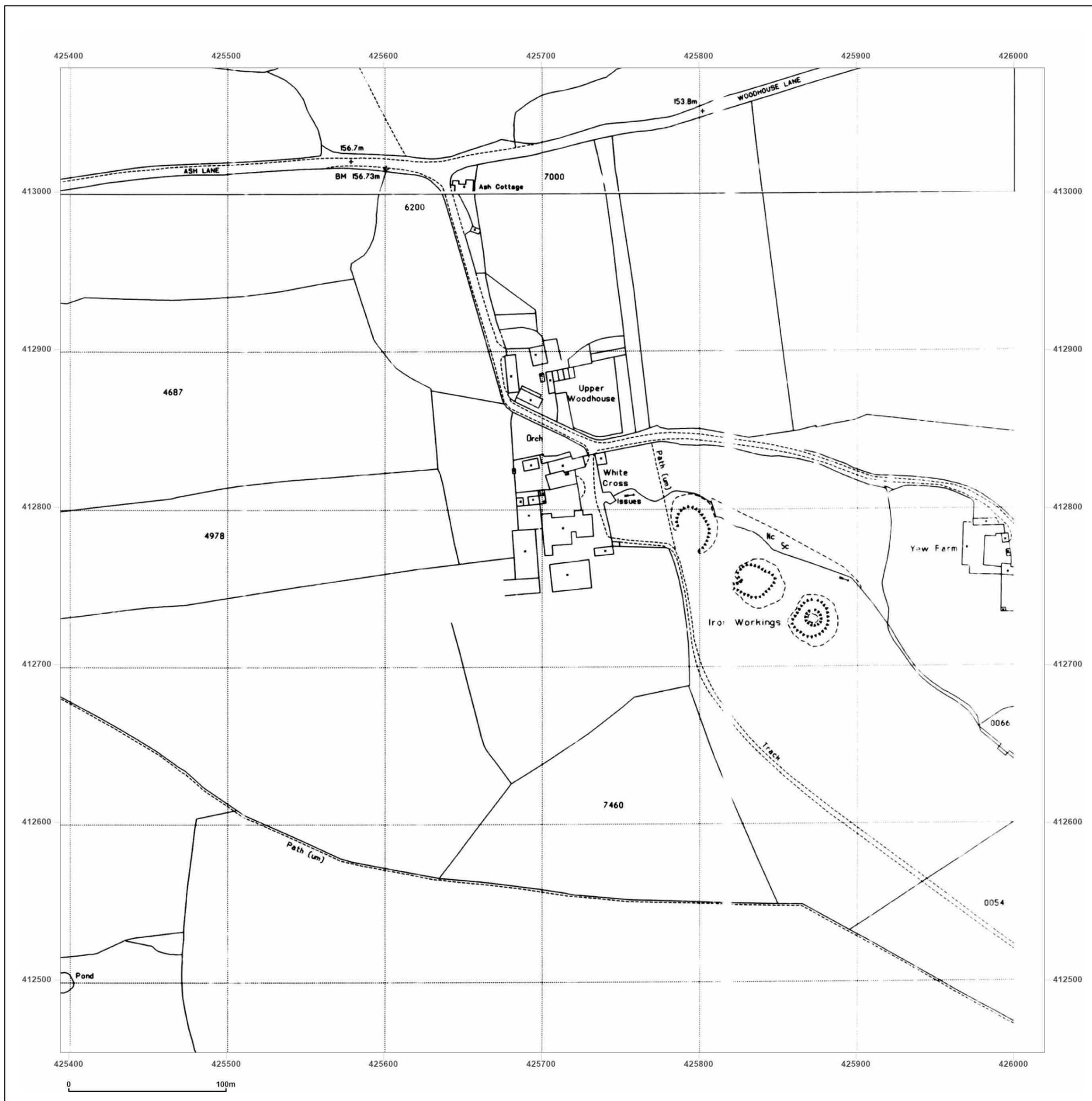


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Site Details:

Emley (Kirklees)

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Map Name: County Series

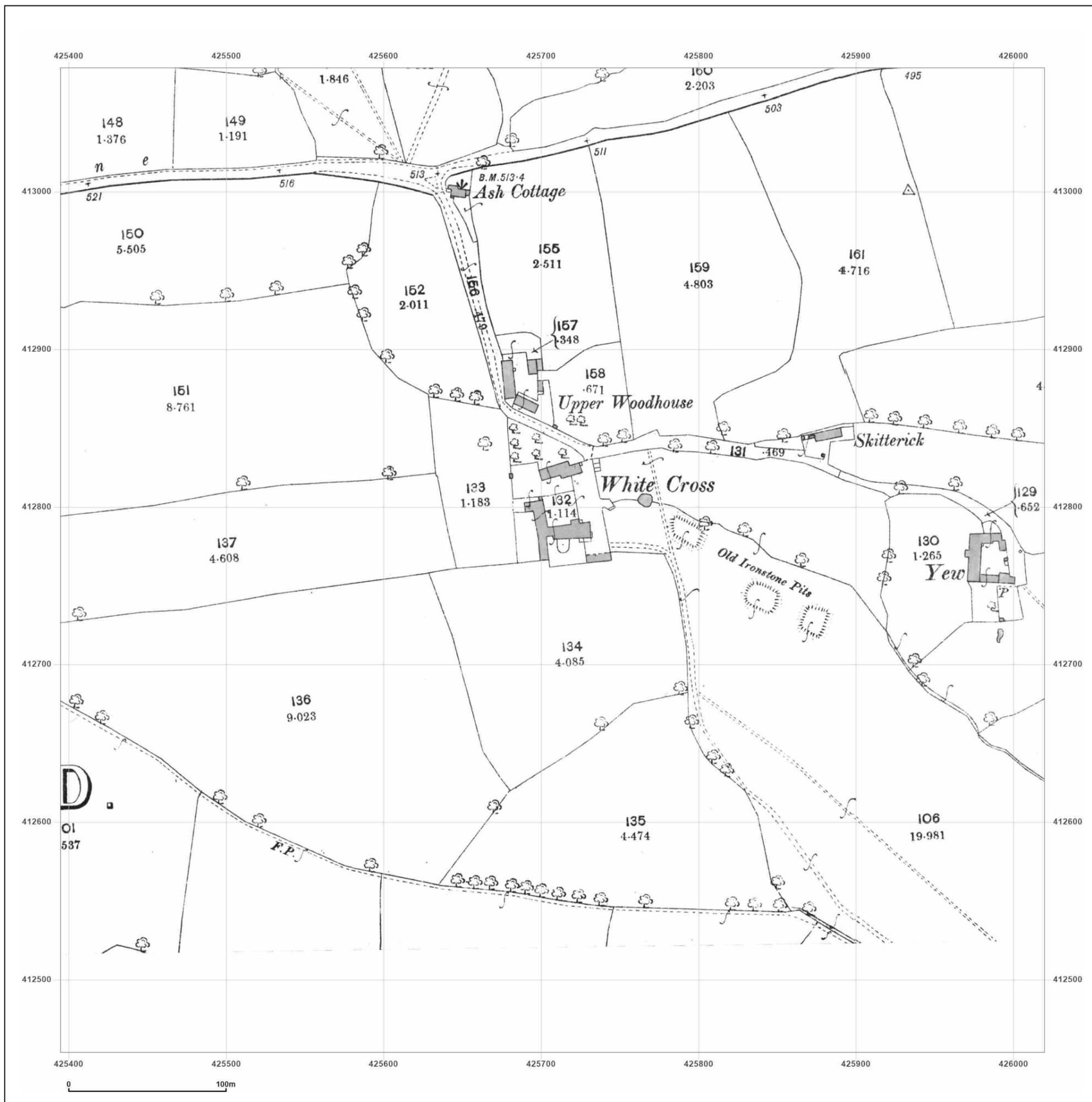
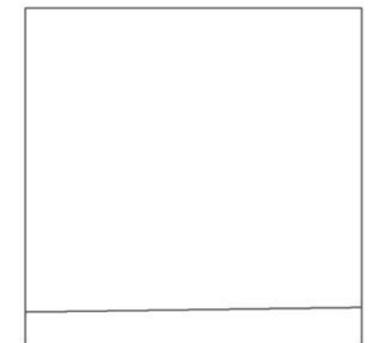
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 Edition N/A
 Copyright N/A
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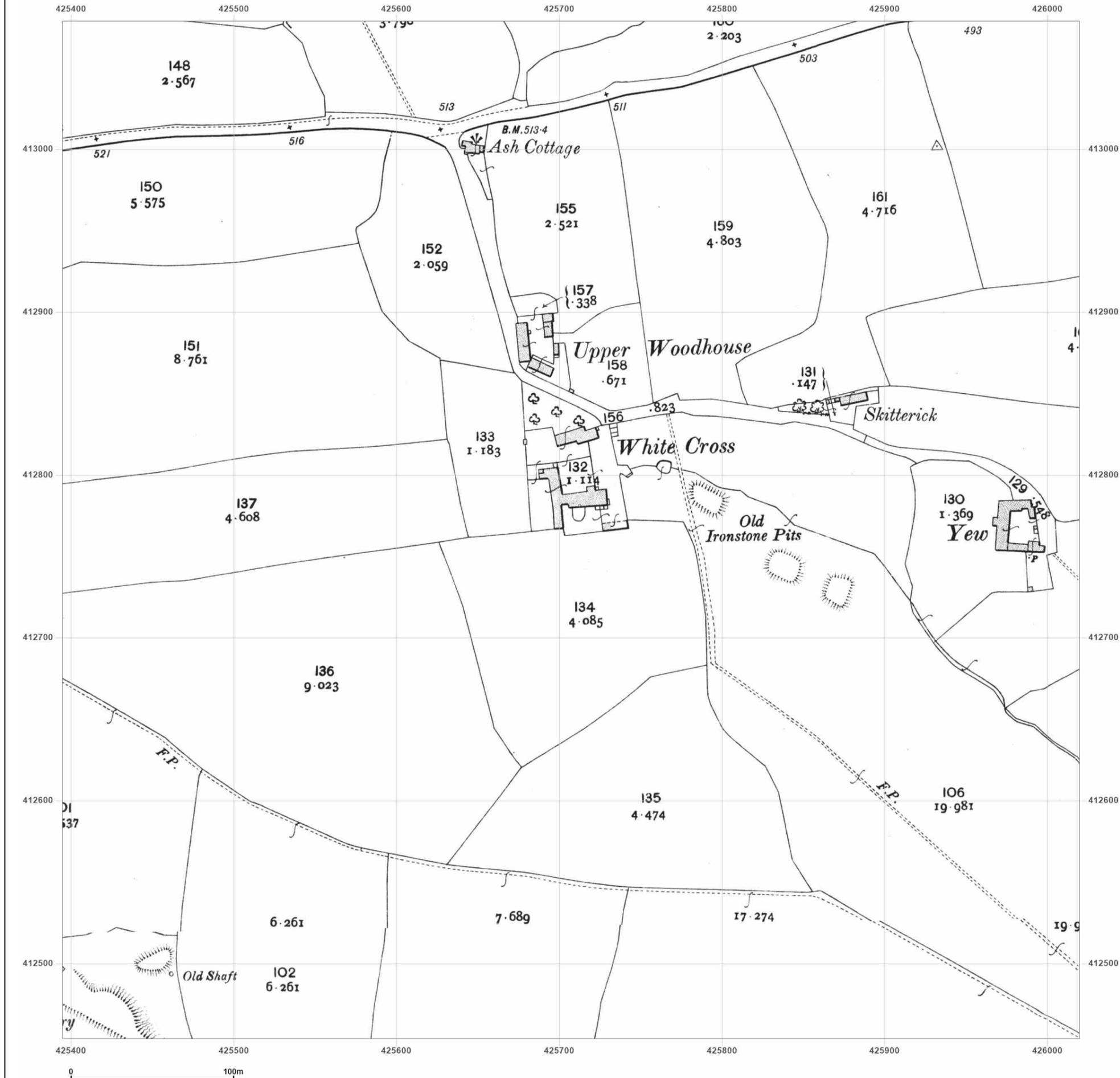


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Site Details:

Emley (Kirklees)

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Report Ref: CMAPS-BW1-1190810-1465278-57987-221024HI
Grid Ref: 425707, 412766

Map Name: County Series

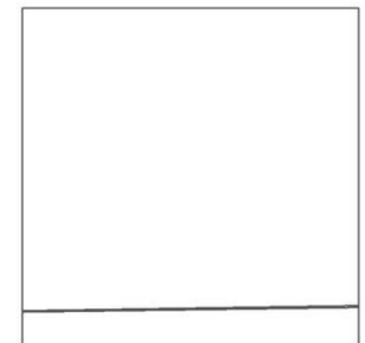
Map date: 1906

Scale: 1:2,500

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 Edition N/A
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 Edition N/A
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Report Ref: CMAPS-BW1-1190810-1465278-57987-221024H
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Map Name: County Series

Map date: 1913

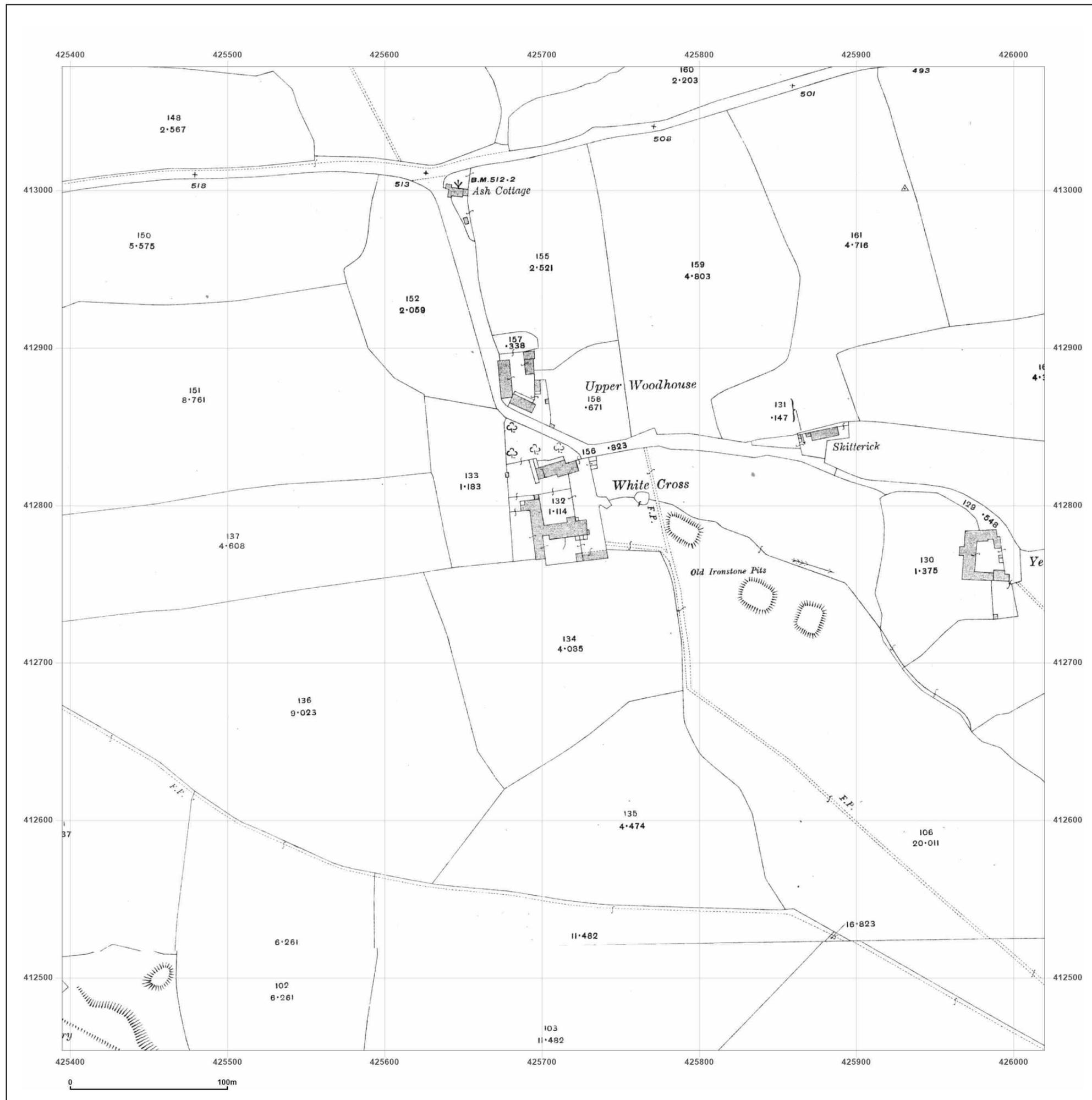
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 Revised 1913
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1913
 Revised 1913
 Edition N/A
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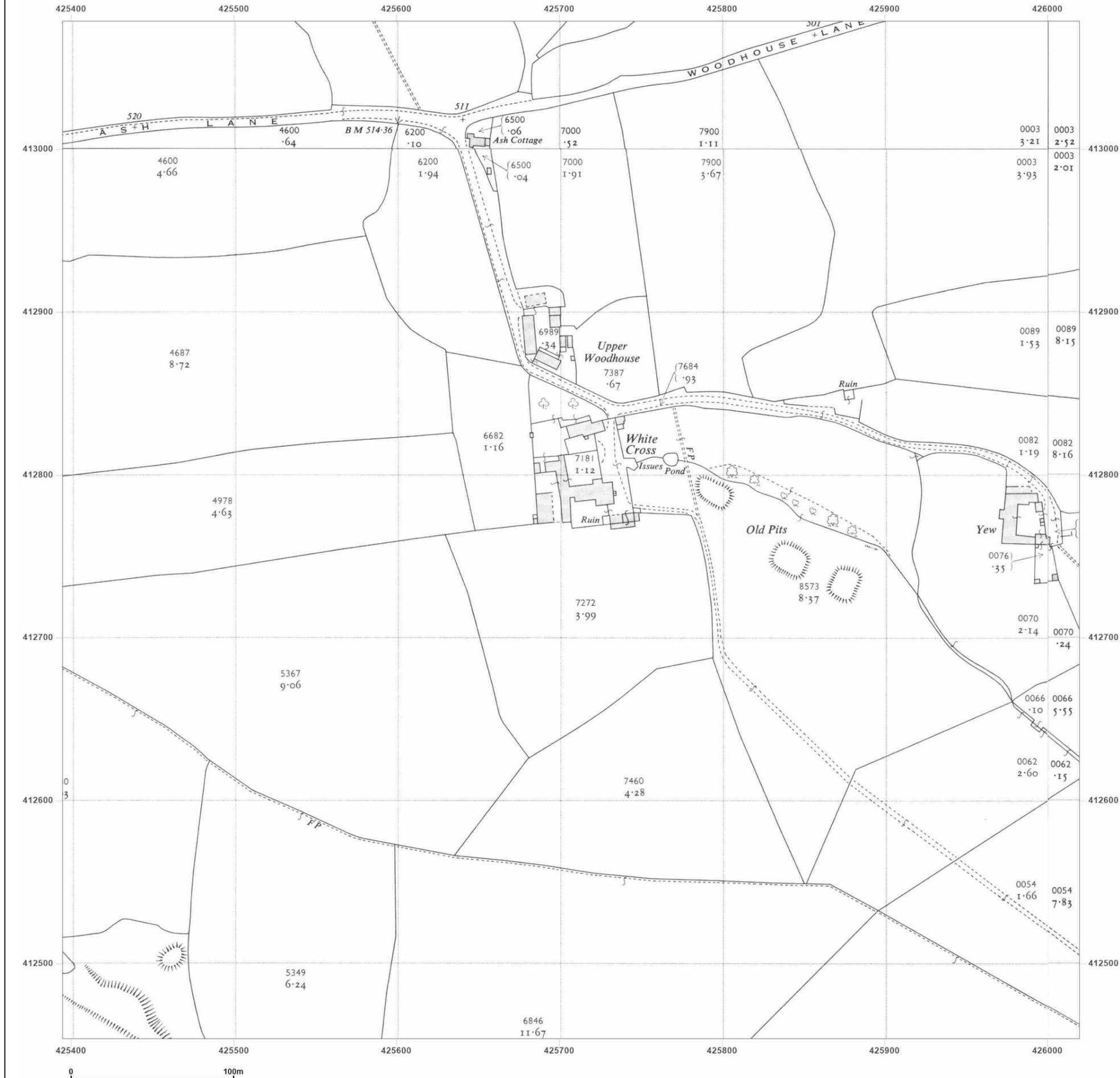


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Site Details:

Emley (Kirklees)

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Report Ref: CMAPS-BW1-1190810-1465278-57987-221024H
Grid Ref: 425707, 412766

Map Name: National Grid

Map date: 1960-1961

Scale: 1:2,500

Printed at: 1:2,500



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 Revised 1959
 Edition N/A
 Copyright 1961
 Levelled 1931

Surveyed 1959
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 Edition N/A
 Copyright 1961
 Levelled 1931

Surveyed 1959
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Surveyed 1960
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 Copyright 1960
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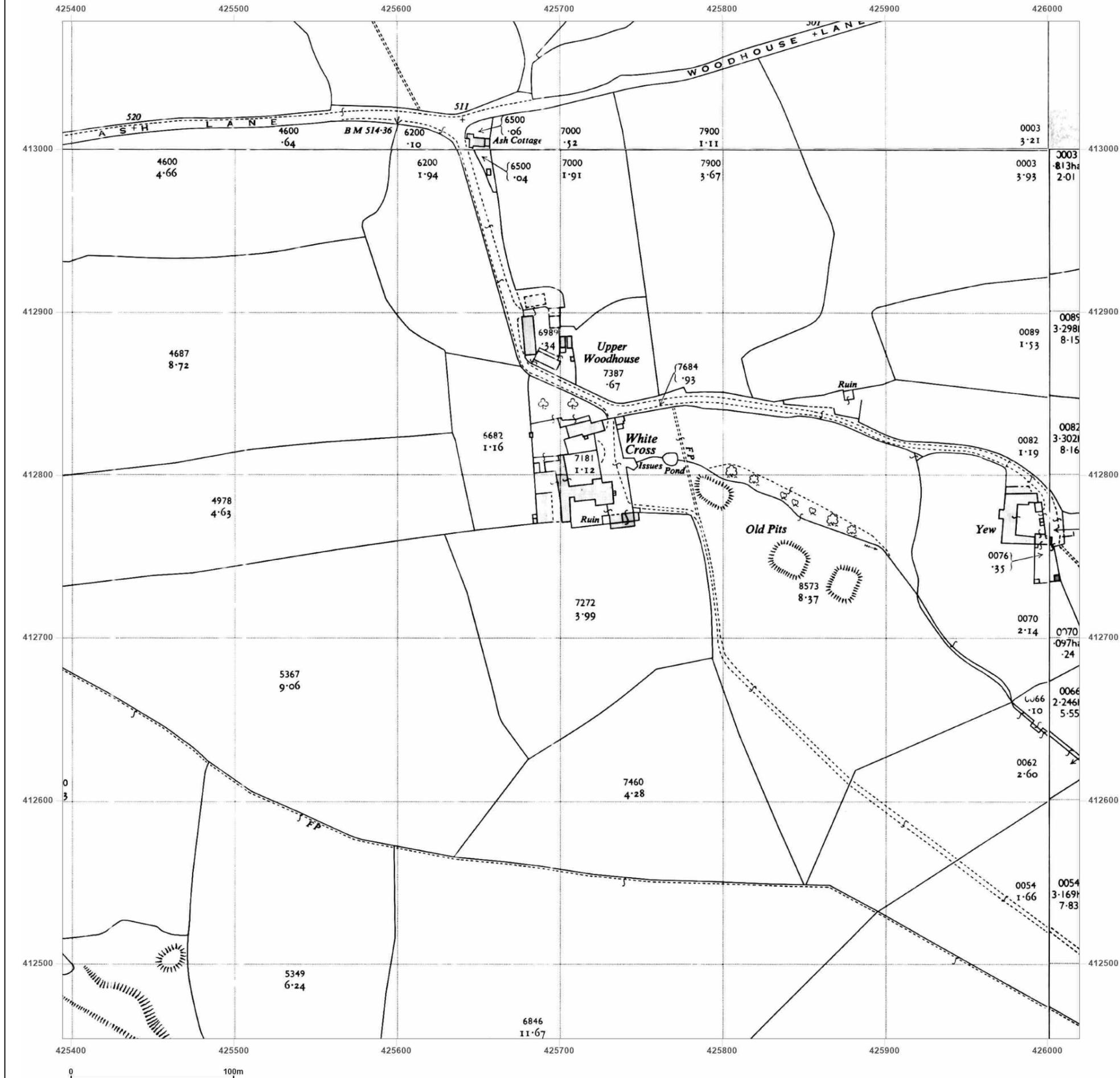


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Report Ref: CMAPS-BW1-1190810-1465278-57987-221024H
Grid Ref: 425707, 412766

Map Name: National Grid

Map date: 1960-1963

Scale: 1:2,500

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Surveyed N/A
 Revised N/A
 Edition N/A
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Surveyed N/A
 Revised N/A
 Edition N/A
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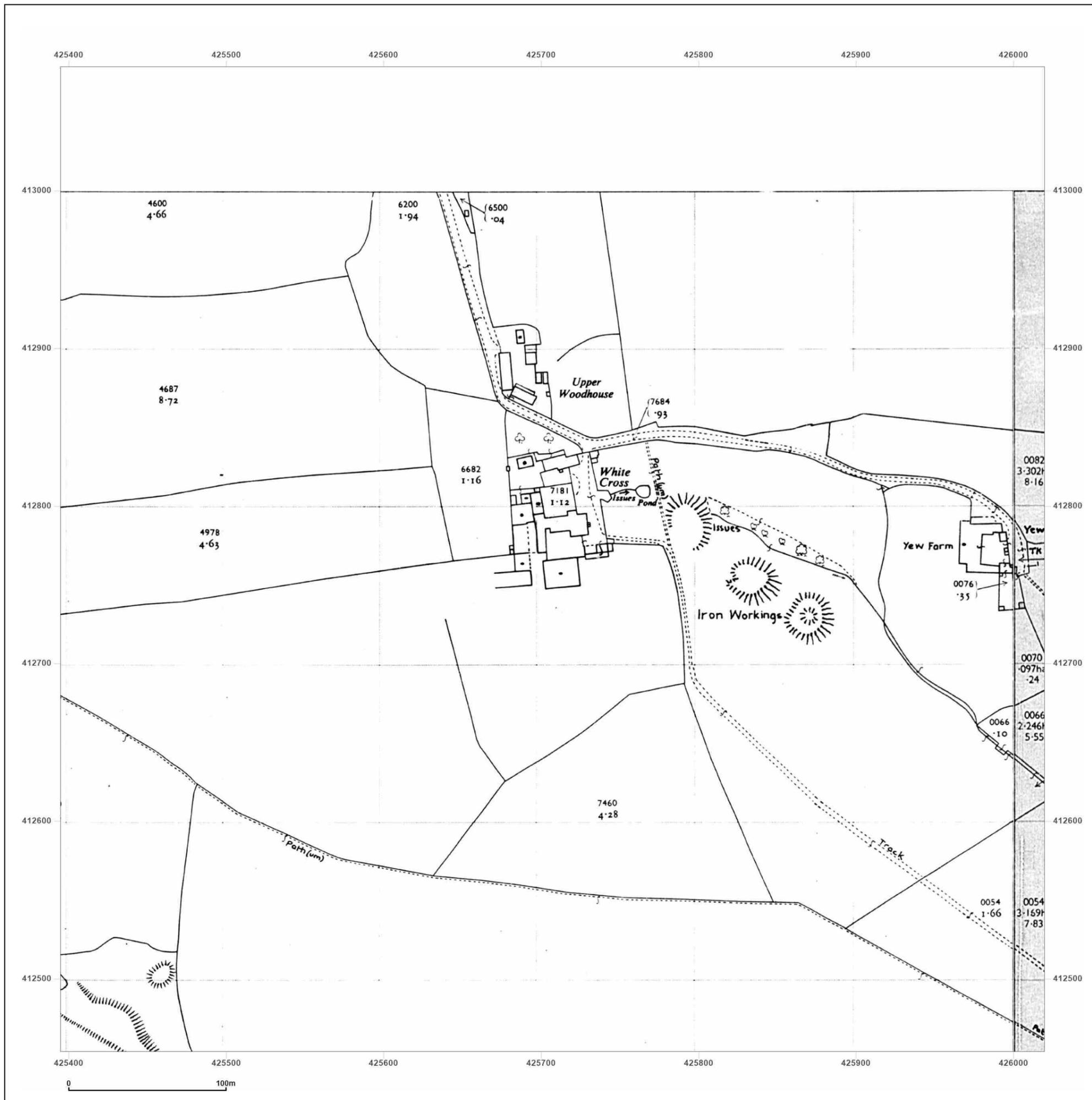
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Map Name: National Grid

Map date: 1985-1990

Scale: 1:2,500

Printed at: 1:2,500



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Report Ref: CMAPS-BW1-1190810-1465278-57987-221024H
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Map Name: National Grid

Map date: 1993

Scale: 1:2,500

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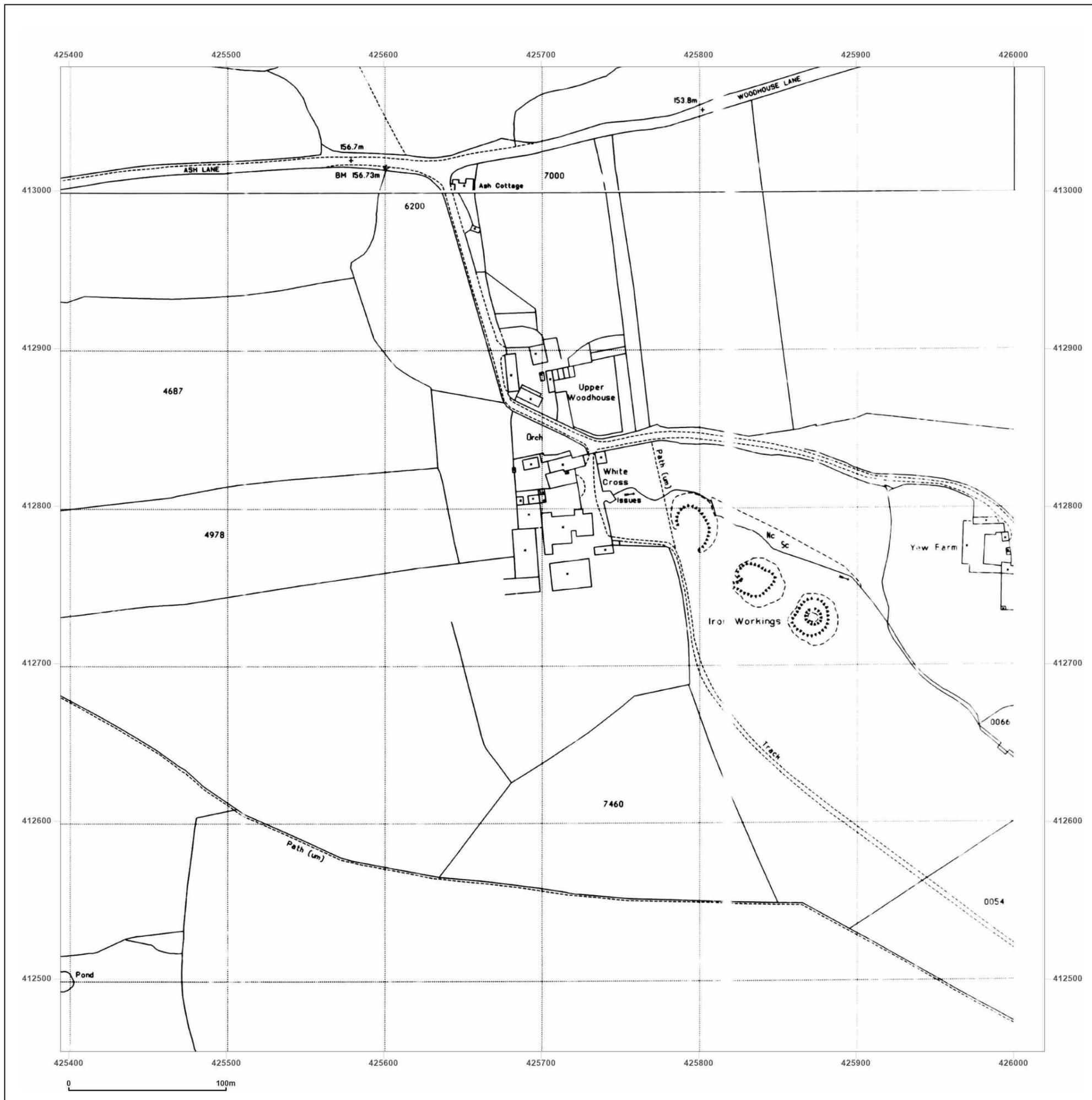


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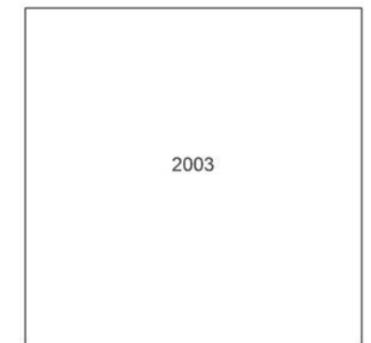
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Grid Ref: 425707, 412766

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

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Appendix 2: Plates



PLATE 1:
Main range of farm buildings (listed building Grade II) north elevation. The northern extent of the truncated west range to rear of image.



PLATE 2:
Rear, south facing elevation of the main range with later outbuilding and timber clad yard cover.

Plates (Sheet 1 of 7)

SITE: White Cross Farm, Emley
PROJECT: Built Heritage Statement



PLATE 3:
East facing elevation of outbuilding.



PLATE 4:
East facing elevation at junction with main barn range.

Plates (Sheet 2 of 7)

SITE: White Cross Farm, Emley
PROJECT: Built Heritage Statement



PLATE 5:
East facing elevation of outbuilding with short section of stonework and later brick pier.



PLATE 6:
East facing elevation of outbuilding showing later brick panels and support posts.

Plates (Sheet 3 of 7)

SITE: White Cross Farm, Emley
PROJECT: Built Heritage Statement



PLATE 7:
South gable end of outbuilding evidencing significant weather erosion. The support post at lower level cuts through end stone blocks. Roof covering is bedding on a cement mortar.



PLATE 8:
West facing elevation of outbuilding.

Plates (Sheet 4 of 7)

SITE: White Cross Farm, Emley
PROJECT: Built Heritage Statement



PLATE 9:
West facing elevation of outbuilding. Walling is of irregular/random coursing incorporating a number of out-sized stone pieces suggesting later reconstruction.



PLATE 10:
West facing elevation of outbuilding at junction with the two storey main range. The outbuilding is not tied in and cut across end stone/quoins and a now blocked off window opening at upper level to the main barn. Evidence of a blocked off door opening.

Plates (Sheet 5 of 7)

SITE: White Cross Farm, Emley
PROJECT: Built Heritage Statement



PLATE 11:
Internal bay divisions comprise a central stone wall and brick half walls. Roof timbers include the use of timber baulks and hand carved binders, joists and rafters along with later machine tooled king post truss and struts.



PLATE 12:
Interior roof structure with dislodged strut to King post truss.

Plates (Sheet 6 of 7)

SITE: White Cross Farm, Emley
PROJECT: Built Heritage Statement



PLATE 13:
Internal junction with the south wall of the main barn range.

Plates (Sheet 7 of 7)

SITE: White Cross Farm, Emley
PROJECT: Built Heritage Statement