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HERITAGE STATEMENT FOR PROPOSED DEVELOPMENT TO LAND AT HALLWATER BARN, LEEK NEW ROAD, ENDON, STAFFS

1.0 HISTORY AND STATEMENT OF SIGNIFICANCE

The application site lies off Leek Road, the A53. It lies on the edge of Endon in the area known as Hallwater. Hallwater is a farmstead located within the village of Endon (west-north-west of a medieval moated site). The farmstead has a loose courtyard plan with a detached 17th century farmhouse, side on to the yard, which provides a relative date for the origin of the farm

Hallwater Farmhouse has its origins in the 18th Century but was altered and extended in the 19th Century. It is brick built and was probably built as a "gentleman's residence"'. It is a listed 17th century farmhouse of stone construction with a low-pitched, tiled roof.

Within the curtilage of Hallwater Farmhouse, and within the same ownership, are a series of outbuildings including a former coach house and detached summer house.

Hallwater Barn lies within the historic curtilage of Hallwater farmhouse, although the two properties are in separate ownership. Hallwater Farm is a listed building so the erection of a new building on the land next to Hallwater Barn has the potential to affect the setting of the listed building.

Hallwater Barn is not specifically listed in the Statutory List of Buildings of Historic or Architectural Interest. However it lies within the historical original curtilage of a Listed Building, and it also lies within a Conservation Area.

1.0 PLANING POLICY

National Planning Policy Guidance (NPPF)
Paragraphs 134 and 135 of the NPPF are relevant and state;

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

The National Planning Policy Guidance states that:

“The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

The “setting of a heritage asset” is defined in the Glossary of the National Planning Policy Framework.

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. 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 works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than

substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework, as follows:

"132 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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

133 Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

<u>The Local Development Plan</u>

Staffordshire Moorlands Local Plan 1998 contains policies B11 and B13.

B11 states

“In a Conservation Area the local Planning Authority will seek to ensure that development preserves or enhances the appearance and character of the Conservation Area, and is in sympathy with it in terms of scale, siting, alignment, mass, design, colour and materials.”

Policy B13 states
“Within the Conservation Area development proposals will be expected to:

a) demonstrate a good quality of design which takes account of scale, character, siting, alignment, mass, design, colour and materials of their surroundings.

b) provide design and landscaping of the spaces between and around buildings through the whole site which takes into account and enhances the scale and character of their surroundings. Existing features such as trees and walls should be maintained where they contribute to the character and appearance of the site and its surroundings. Where hard landscaping is appropriate, natural materials should be used where possible.”

3.0 RELEVANT HERITAGE ASSETS

Hallwater barn lies within the historic curtilage of Hallwater farm which is a Grade 2 Listed Building. Its list description is as follows.

“Farmhouse. C17 with mid-C19 alterations and additions. Coursed squared and dressed stone; low-pitched, tiled roof; end and ridge stacks. L-shaped plan of 2 parallel ranges. Entrance front of 2 storeys and 2 gables each with a range of C19 stone mullioned 3-light windows; door set to left of butt joint on line of valley. Side elevation to right, of 3 windows to first floor, the outer are C17 three-light chamfered mullions; windows low-set to ground floor of 2-, 3-, 3-, and 3-light chamfered mullions; the left-hand window is lower; the right-hand window widely spaced and divided from the C17 composition by a straightjoint.”

The site lies within Endon Conservation Area, which was designated in 1972 and extended in 1993. The boundaries of the Conservation Area help preserve the rural setting of present and former farmhouses and hamlets. The Conservation Area is in two parts, one of which focuses on a hamlet known as “the village” around the brook and ford. Hallwater Barn and Farm lie within this section of the Conservation Area.

In the 19th Century agriculture dominated although farms had small land area, including 15 acres at Hallwater

The Conservation Area has a clear distinction between the terraces and cottages, and the more substantial buildings of the farmers and professionals. Early farmhouses were replaced in the 18th and 19th Century with only two earlier ones surviving in Endon, one of which is Hallwater Farm. The Conservation Area Appraisal notes that farm buildings for cattle were important adjuncts to the farms.

Furthermore Hallwater Farm is one of five farms in Endon all constitute significant groups of buildings. Hallwater took its name from the moated site close by and the low lying area aroid it which was subject to flooding. Hallwater House is stone with mullioned windows to the roadside; its roof contains re-used cruck blades. It was extended in the 18th and 19th Century. Alterations in the 20th Century have removed most interior features but the exterior has historic merit. The Conservation Area Character Appraisal does not refer to Hallwater barn other than to remark that it is a dwelling.

The CA Appraisal does however refer to the traditional farmsteads in the area, which consist of a detached farmhouse and one or more detached outbuildings. However these have no set pattern to their arrangements, as they relate to the slope of their specific sites, with Hallwater having its barn alongside the farmhouse.

Both Hallwater Farm and its outbuildings are built from coursed rubble stone, although Hallwater Barn has elements of brickwork

4.0 CONTEXT

The village of Endon lies on a flat topped sandstone hill, in an area characterised by gritstone ridges. The area of Hallwater is located on the valley bottom.

The site lies within Endon Conservation Area which is split into 2 separate areas. The site lies within the larger area, which includes the medieval heart of the village. The smaller part includes “the village” which lies around Endon Brook.

Hallwater House and its curtilage buildings, including Hallwater Barn, are historic buildings and have a prominent position set back off Leek Road. The buildings make a positive contribution to the historic character of the village and the Conservation Area.

5.0 ANALYSIS

The original proposal for the site was for the erection of a brick and tile building designed to appear as an ancillary outbuilding to Hallwater Barn, by reason of its scale, siting and appearance. This has not met with the support of the LPA and as a result that plan was withdrawn and the current application is for a smaller timber clad farm building.

The plans show a building with dimensions 7m x 6m and a maximum height to ridge of 4.2m. It would be clad with feather edge timber boarding and have roof tiles, matching those of Hallwater Barn. It would be partly open fronted and the remaining opening would have a pair of timber doors.

The Endon Conservation Area Character Appraisal (CACA) draws attention the fact that this part of the Conservation Area is characterised by 19th Century farms which usually included cattle buildings as important adjuncts. The CACA states that traditional farmsteads consist of a detached house and one or more detached outbuildings serving a variety of functions. There is no set pattern of their arrangements, which is designed to fit the lie of the land, often following the contours, specific reference is made to Hallwater where the farmhouse lies alongside its barn.

Additionally the CACA also refers to the essential characteristics of farm outbuildings, including reference to cattle sheds with three or 5 entrances with haylofts above.

The CACA refers to the use of brick in constriction by the early 18th Century, and brick is seen in parts of the elevations of Hallwater Barn.

As Hallwater Barn is itself, the original farm outbuilding to Hallwater House, it would be out of character to add an outbuilding close to what was the traditional outbuilding. As a result the plans propose a modest timber building, with simple facades and without ornamentation. This building will appear as a discrete fieldside barn, with modest dimensions. It will have a blank rear elevation facing the road. This plain and simple building will neither compete nor detract from the heritage assets

The Conservation Area Character Appraisal makes specific reference to open pasture within the Conservation Area as this serves to isolate the ancient settlement areas keeping them distinct from 20th Century housing. The proposed building will be sited close to the site's frontage with the result that the vast majority of the site will remain as open pasture. It will also separate the building from the listed buildings in the vicinity.

6. CONCLUSION

The proposals detailed in the planning application drawings and within this document represent a sensitive development which responds positively to the architectural significance of the historic buildings and respects their setting and appearance.

The plans will not involve alterations to a listed building, and it is considered that the proposals will have only a distant and peripheral impact on the setting of nearby listed buildings, because of the distance separation between them and the new building.

It is considered that the new building proposed will have a very limited impact on the setting of Listed Buildings, and a less than substantial impact on the Conservation Area.