



Historic Environment Consultancy

Scope of work

Heritage Statement

Site address

Harewood Hall, Leek Road, Cheadle

Client

Mr Robert Capewell

Report Ref

HS/harewoodhall/AH1045/16/10/24V1

Prepared by

Helen Martin-Bacon MCIfA

Date

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1 INTRODUCTION.

1.1 Project Background.

Avalon Heritage Ltd (AHL) has been commissioned by Mr. Robert Capewell (*the applicant*) to prepare a Heritage Statement (HS) in relation to a planning application to be submitted to Staffordshire Moorlands District Council (*the LPA*) for the proposed installation of 10 solar panels on the roof of Harewood Hall (*the application building, AB*, Figure 1) Leek Road, Cheadle. Listed building consent has already been granted under reference SMD/2023/0190 in June 2023.



Figure 1. Location of the AB.

- 1.1.1** Harewood Hall is a grade 2 listed building (Listing No. 1374647) and as a result the applicant has commissioned a HS to accompany the planning application. The primary aim of this report is to assess the key qualities that make up the significance of the AB so that the LPA/decision maker is appropriately informed when assessing impacts of the proposed scheme and when making their planning decision.
- 1.1.2** Whilst the AB is not located in or near a conservation area there are a small number of listed buildings within its near vicinity. However, due the proposed siting of the solar panels on the roof of the AB none of the listed buildings will be impacted by their presence.
- 1.1.3** This report has been undertaken with reference to guidance prepared by the Chartered Institute for Archaeologists and Historic England including:
- Managing Significance in Decision Taking in the Historic Environment, Good Practice in Planning 2 Historic England 2015.
 - Statements of Heritage Significance: Historic England Advice Note 12 2019.
 - The Setting of Heritage Assets, Good Practice in Planning 3 Historic England 2017.
 - Conservation Principles, Policies and Guidance April Historic England 2008.

- Standards and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists CIfA 2014, rev 2017.
- Code of Conduct, CIfA 2014. Rev. 2021.
- Understanding Place Historic Area Assessments, Historic England 2017.

1.1.4 This HS has also been written in accordance with Chapter 16, *Conserving and Enhancing the Historic Environment*, of the NPPF, particularly paragraphs 200 and 201

- National Planning Policy Framework (NPPF) rev. Dec. 2023.
- Planning Practice Guidance 2023.

1.1.5 The following sources have been consulted in the preparation of this report:

- Online sources including British History Online.
- The National Heritage List (Historic England).
- Historic OS maps online.
- The Genealogist (thegenealogist.co.uk, for census and birth, death, and Tithe map info).

1.1.6 A site visit was undertaken by the author of this report in order to assess the significance and condition of the AB as well as to understand the wider historic environment in which it is located. Access into private properties, was not possible during the course of the site visit.

1.1.7 This report has been written by Helen Martin-Bacon, B.A., M.A., PgDip. She is the Founder and Principal Heritage Consultant at Avalon Heritage Ltd and has 30 years of experience working within the historic environment specialising in the preparation of Heritage Statements, Statements of Significance, Archaeological Assessments and Historic Building Assessments within planning led environments.

2 DESCRIPTION OF THE AB.

2.1.1 The AB is a substantial, detached former farmhouse constructed in the early 19th century with mid-19th century alterations and additions. It is a three-storey building comprising two parallel ranges. It is constructed of red brick and has a double-pile slate roof. It has a central Tuscan porch entrance flanked by three sided bay windows with cornices and stone dressings (Plate 1)

2.1.2 The AB sits within a substantial plot set well back from the Leek Road and comprises gardens laid down to lawn to the front (Plate 2) and a courtyard to the rear. Both the eastern and western sides/elevations of the AB are characterised by raised parapets. There are two chimney stacks located on each parapet and another chimney stack is located on the ridge of the roof which forms the northern range (Plate 3).

2.1.3 The AB is largely screened in views from the Leek Road by mature trees and shrubs whilst the wider setting of the AB is characterised by open fields.

2.1.4 The roof of the AB is M-shaped with the front and north facing pitches clad in slate and the two inner pitches clad in modern pantiles (see Plate 4 below).



Plate 1. The front façade of Harewood Hall.



Plate 2. The gardens to the front of Harewood Hall.



Plate 3. The eastern elevation of the AB showing the raised parapet wall.

3 **CARTOGRAPHIC EVIDENCE.**

3.1.1 The OS Map dated 1879 (Figure 2) establishes that the AB was present by that time. It shows that the main double pile house is adjoined by a building on its northwestern corner. The latter is no longer present however there is a linear building in that location aligned north to south which was one a cow house now converted to residential use by the applicant. A later OS Map dated 1922 (Figure 3) shows that no changes had taken place to the AB or its associated buildings within that time scale. It should be noted that the surrounding farm/outbuildings located to the east of the AB, and which once formed the former farmstead, are no longer in the possession of the applicant.



Figure 2. OS Map dated 1879 published 1890.

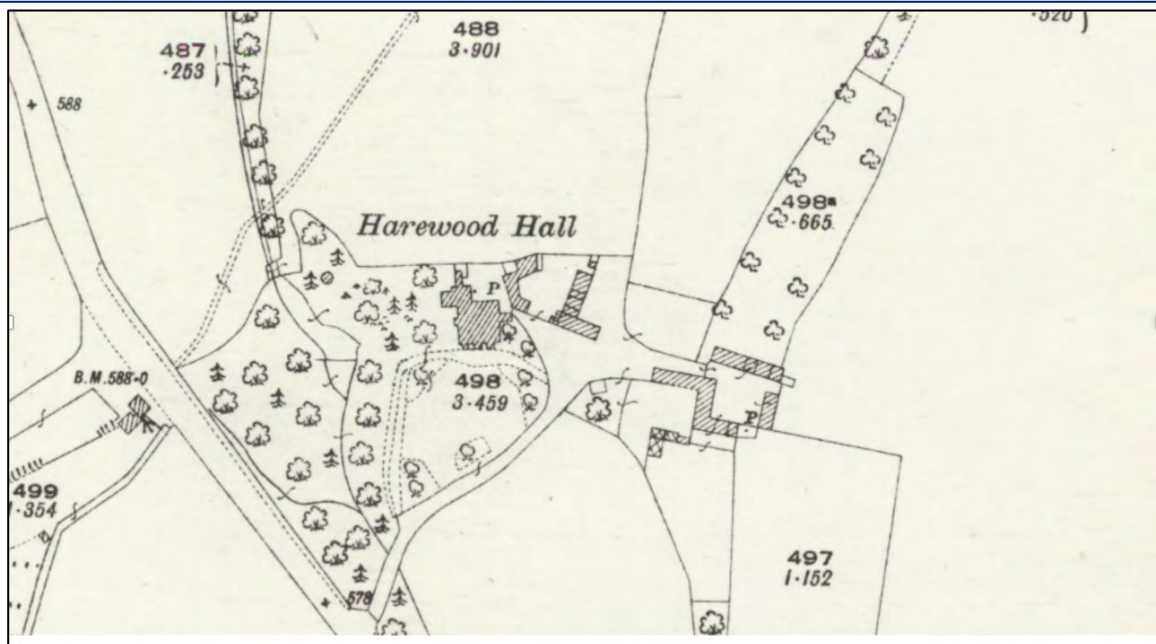


Figure 2. OS Map dated 1922.

4 ASSESSMENT OF SIGNIFICANCE.

4.1 Methodology for Assessing Significance.

4.1.1 The National Planning Policy Framework (NPPF) glossary defines significance as the value of a heritage asset to present and future generations because of its heritage interest. It also states that within a planning context significance may arise from the archaeological, architectural, artistic, or historic values of a heritage asset or a combination of those heritage values. The PPG accompanying the NPPF defines those values as follows:

- archaeological interest refers to a heritage asset holding, or potentially holding, evidence of past human activity.
- architectural and artistic interest are defined as 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 of science or design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest is an interest in past lives and events (including prehistoric). 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.

4.1.2 NPPF also provides a definition of setting as the surroundings in which a heritage asset is experienced and states that 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 the asset, may affect the ability to appreciate that significance or may be neutral.

4.1.3 In its publication *The Setting of Heritage Assets, Good Practice in Planning 3* Historic England also defines setting as the surroundings in which a heritage asset is experienced but goes on to say that elements of a setting can make a positive or negative contribution to the significance of an asset, potentially affecting the ability to appreciate the significance of the asset or having a neutral effect.

4.2 The AB.

4.2.1 The significance of the AB is vested in the good preservation of its historic fabric, the legibility of its original planform, its early 19th century date and its Georgian style architectural form and detailing. The significance of the AB is also derived from its association with the farm buildings which once formed part of the early farmstead and now form part of its wider setting.

4.2.2 The generous gardens/plot containing the AB is well screened by mature stands of trees and shrubs and is visually well contained. Its set-back position from the Leek Road imbues it with a sense of seclusion and privacy which enhances its significance.

4.2.3 Whilst the AB remains mostly intact in its original form there have been minor modifications undertaken for repair and maintenance purposes. Most relevant to this report are the replacement of the roof tiles on the inner pitches of the double-pile roof to modern pantiles. However, these alterations have not served to diminish the key qualities that make up the significance of the AB nor does it compromise the ability to understand what makes the building of special architectural and historic interest.

5 HERITAGE IMPACTS.

5.1 NPPF Guidance.

5.1.1 Paragraphs 200 and 201 of NPPF state that it is for the LPA to judge the impact of a proposal on a heritage asset but that they can take account of evidence that has been provided by the applicant.

5.1.2 Paragraph 200 and 201 of the NPPF states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para. 200).

Local Planning Authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking into account the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal (para. 201).

5.1.3 The different roles of the LPA and applicant have been reiterated in various appeal court judgements:

...the question whether a proposed development affects or would affect the setting of a listed building is very much a matter of planning judgement for the local planning authority¹.

¹ R (The Friends of Hethel Ltd) v South Norfolk District Council (2011) 1 1216 LJ Sullivan para. 32.

... the assessment of whether any harm would be caused by the impact of the development on the heritage asset, or its setting is likewise a matter for the decision maker, not the author of the HIA...²

5.1.4 Therefore, the comments and observations by AHL in Section 6.2 regarding the scheme are offered to assist the LPA in fulfilling its role of deciding:

- Whether there is or may be an impact on the relevant heritage asset/assets, both designated and non-designated, and their settings.
- Whether that impact is harmful, in the sense that it fails to preserve the significance of the heritage asset/assets and their settings and, if it is harmful,
- How substantial the harm may be.

5.1.5 The following section should be read in conjunction with any architect's plans and with any Design and Access Statement/Planning Statement submitted as part of the application.

5.2 Discussion.

5.2.1 The proposal is for the installation of 10 solar panels on the inner pitches of the M-shaped roof. There will be six panels fixed to the southern pitch of the northern roof range and four panels fixed to the northern pitch of the southern roof range. None of the panels will be visible from the ground as they will be concealed within the valley created by the double-pile parallel roofs and the raised parapet walls on each gable end of the house (Plate 4). Drone images also concluded that even at height there would be no visibility of the solar panels (Plate 5).

5.2.2 It should be noted that there are already two solar panels mounted on one of the inner pitches of the roof and the site visit established that these did not become visible until a bird's eye height above the roof is reached (Plate 6). As a consequence, the existing and proposed solar panels do not adversely impact on the key features which make up the significance of the AB and do not intrude negatively into visual experiences of the AB's special architectural and historic character and appearance.

5.2.3 As stated previously the original roof tiles have been replaced on the inner pitches of the two parallel roofs where the solar panels will be sited and therefore original/historic fabric will not be adversely impacted.

² Pagham Parish Council v Arun District Council (2019) EWHC 1721 (Admin) Mrs. Justice Andrews para.40.



Plate 4. View of the two parallel roofs on the AB.



Plate 5. Drone image of the front pitch of the southern roof range.



Plate 6. A bird's eye view of the roof of the AB.

6 CONCLUSION.

- 6.1.1** To conclude, AHL considers that, based on the findings of our site visit, the proposed scheme would not compromise the ability to understand and appreciate the special architectural and historic character of the AB nor the key elements which make up its significance or that of surrounding listed buildings. As the heritage value of the AB is experienced from ground level the presence of the solar panels will not represent a damaging impact.
- 6.1.2** On behalf of the applicant, this HS has fulfilled its role of providing the LPA/decision maker with a sufficient and proportionate level of information for the decision-making process by describing the heritage and archaeological context of the AB and by assessing the significance of relevant designated heritage assets. It has also highlighted factors which should be considered by the LPA/decision maker during their assessment of the potential impacts of the proposed scheme.
- 6.1.3** It is anticipated, therefore, that the LPA/decision maker will be able to come to a balanced judgement about the proposed scheme as well as being able to form their view on whether the scheme will constitute no harm, less than substantial harm or substantial harm to the significance of the heritage assets discussed in this report, as required by NPPF.

7 REFERENCES

Conservation Principles, Policies and Guidance, Historic England 2008.

The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3, Historic England 2015 London.

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

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National Planning Policy Framework, NPPF 2012 rev. Dec. 2023.

Planning Practice Guide, rev. 2023.

HERITAGE SERVICES.

- Constraints reports and heritage risk assessments for land acquisition.
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Avalon Heritage Limited, Company RegNumber 10343218

www.avalonheritage.co.uk

T: 01782 551770

M: 07799 332112

E: info@avalonheritage.co.uk