



Heritage Statement

Dry Gap Farm

P0014

Dry Gap Farmhouse - Holts Equestrian

July 2022





Heritage Statement

Two Storey Side Extension, Dry Gap Farm - Bury Old Road, BL0 0RX

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1. Introduction

- 1.1 Rachel Ann Lucy Architect have been commissioned by the owners of Dry Gap Farm to prepare a Heritage Statement in support of a planning application submission to Bury Council for a two storey side extension to an existing detached dwelling at Dry Gap Farm, Bury Old Road, Ramsbottom, BL0 0RX.
- 1.2 The application site is located to the eastern side of land known historically as Dry Gap Farm, situated to the west of the Bury Old Road, Ramsbottom. There are 2 historical properties on Dry Gap Farm, a barn and a farmhouse. The barn building is designated as a Listed Building (Grade II). It is the non-listed farmhouse which is the subject of this application.
- 1.3 This Heritage Statement has been prepared to consider potential heritage impacts of the proposed scheme. As is discussed later in this Statement the key heritage impacts relate to the potential to affect the setting of Dry Gap Barn which is grade II listed and located 6.4m from the Farmhouse - on the opposite side of Dry Gap Farm from Bury Old Road. The Dry Gap Farmhouse itself may also be regarded as a non-designated heritage asset which has more recently appeared on the Bury draft local list and therefore will also be affected.
- 1.4 This Heritage Statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the site's context. The Statement includes:
 - A description of the application site's location and setting;
 - An overview of the proposed scheme;
 - A summary of the heritage planning policy guidance context;
 - Identification of heritage assets within the vicinity of the application site and an assessment of their heritage significance and setting; and,
 - An appraisal of the potential impact of the proposed scheme on identified heritage assets.

2. The Site and Setting

- 2.1 The application site relates to the existing Farmhouse at Dry Gap Farm.
- 2.2 Dry Gap Farmhouse was built in the 17th Century along with the adjacent Grade II Listed Barn which may have been built earlier in the 16th Century. The Farmhouse includes lean to storage structures and a detached outbuilding which historically formed part of the original dwelling.
- 2.3 The Farmhouse site lies off Bury Old Road on the greenbelt; it is located to the north of Bury and east of the M66. The site is situated behind a field facing Bury Old Road which marks the edge of the greenbelt and the Farmhouse ownership boundary. It is located 6.4m to a neighbouring property known as The Barn at Dry Gap Farm which is a Grade II Listed Building.
- 2.4 The Farmhouse is a 2 storey natural stone building which appears to have been constructed in the 1700s. The building is relatively narrow in depth and is a family home with indoor views across the fields equipped with horse riding facilities. The applicant and owner have converted their existing domestic stables to the north of Dry Gap Farm into an Equestrian Centre for therapeutic horse riding with use of the surrounding fields owned by the applicant which opening in Summer 2016.
- 2.5 The Equestrian Centre has invested significantly in the upkeep of the greenbelt in recent years receiving the maximum mark available to the facility - 5 star rated by Bury Council animal welfare inspectors in the last year.

3. The Proposed Scheme

- 3.1 Currently living at the Farmhouse are Gabrielle & Marnie Holt (Mother & Daughter) with her husband. The proposed development involves the careful dismantling of the existing lean to storage buildings attached to the main Farmhouse, and the erection of a two storey side extension. The new extension will contain an office and new utility room to support family life at ground floor level. The first floor will serve as separate living accommodation for Gabrielle, allowing the Farmhouse to become a growing family home once more.
- 3.2 At ground floor the development will include 37m² of floor space for a utility and office whilst keeping the existing area of the tack room accessed separately externally. At first floor living accommodation of 33m² will be provided, including bedroom, lounge and bathroom.
- 3.3 The design of the side extension will complement the existing Farmhouse through a common approach to scale, form, and the use of materials. The new extension is set out symmetrically around the centreline of the existing roof pitch. Extending the building to the south maintains the existing access to the site via a 50m private driveway.
- 3.4 The extents of the side extension is set back from the original elevation of the existing storage building on the site to maintain the view from the courtyard into the fields, improving the openness towards the adjacent listed building.
- 3.5 The first floor element is positioned to complement the existing form of the Farmhouse. The overall length of the proposed Farmhouse is 3m shorter in length than the adjacent listed building and the eaves are just 1.6m higher than the existing adjacent listed building to maintain the form of the existing Farmhouse, set down 150mm from the existing ridge - respectful to its immediate surroundings.
- 3.5 The east and west elevations show new windows with proportions to match the existing window geometry keeping a traditional appearance when viewed from Bury Old Road and the courtyard between the listed building and the Farmhouse.
- 3.6 The south elevation looks to maximise the amount of glazing used for the new living accommodation to enhance views out to the field and is in keeping with the full height increased amounts of glazing added to the adjacent listed building in recent years. This elevation faces away from the main traditional elevations and will create its own interest whilst maximising natural daylighting to the existing farmhouse - currently relatively dark inside due to the smaller proportioned windows.
- 3.7 The south elevation projects out 4.5m from the adjacent listed building south elevation. There is one window at first floor level on the adjacent listed building which is demonstrated to be clear of the 45 degree rule within the design and access statement and is not a focal view from the listed property.
- 3.8 The roof overhangs by 700mm with the stone walls extending for support providing solar shading, enhancing privacy to the adjacent listed building and helping to maintain the existing window spacing and proportions to the east elevation.
- 3.9 A detailed description and illustration of the proposed works is included in the submitted Design and Access Statement.
- 3.10 Vehicular access to the site will remain unchanged from the existing site arrangements. The existing car and cycle parking facilities are also sufficient to serve the extended development.

4. The Heritage Planning Policy Context

- 4.1 The heritage planning policy of relevance to the proposal, and which provides the context for its assessment, is set out within national and local planning policy guidance.

National Planning Policy Guidance

Town and Country Planning Act 1990

- 4.2 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan, unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision making document when considering planning applications. In this instance the development plan currently comprises the Bury Unitary Development Plan Document (1997). Relevant provisions of these documents are discussed later in this section.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 4.3 The application site comprises part of the Dry Gap Farm complex on the edge of the designated greenbelt which currently accommodates Dry Gap Barn (Grade II listed) and Dry Gap Farmhouse (Bury Draft Local List), as well as access from Bury Old Road.
- 4.4 The Farmhouse is not nationally listed nor located within a conservation area. The Farmhouse does however date from the 17th Century with a date stone on the property and parts may be regarded as being of interest and thereby requiring consideration as a non-designated heritage asset.
- 4.5 Bury Old Road is located on the opposite side of the field from the Farmhouse and is adjacent to a grade II listed barn. It is not considered that there are any other listed buildings within the vicinity of the site with the potential to be materially affected by the proposed scheme. In determining the planning application it is necessary to consider the impact of the proposal on the setting of Dry Gap Barn. Section 6 of this report provides an assessment of this heritage impact.

The National planning Policy Framework

- 4.6 Detailed guidance about the legislation is given in the National Planning Policy Framework (NPPF). The NPPF was first published on 27th March 2012 with the latest version published in February 2019. The NPPF sets out the Government's planning policies regarding the conservation of the historic environment. The NPPF is a key part of reforms to make the planning system less complex and more accessible; to protect the environment; and to promote sustainable growth. It replaces previous national planning policy guidance and is a material consideration in planning decisions.
- 4.7 The NPPF applies to all developments and establishes a presumption in favour of economic, social and environmental development, and permission should be granted unless adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole. For decision taking this means approving development that accords with an up-to-date development plan without delay (Paragraph 11).
- 4.8 Section 16 of the NPPF deals with conserving and enhancing the historic environment. Paragraph 184 advises that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 4.9 Paragraph 189 advises that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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'.
- 4.10 Paragraph 190 states that '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 account of 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.'
- 4.11 Paragraph 191 states that 'Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision'.
- 4.12 Paragraph 192 states 'In determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness'.
- 4.13 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'.
- 4.14 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. Substantial harm to or loss of:
- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.
- 4.15 Paragraph 195 states that '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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a. the nature of the heritage asset prevents all reasonable uses of the site; and
 - b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d. the harm or loss is outweighed by the benefit of bringing the site back into use.
- 4.16 Paragraph 196 states that '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, where appropriate, securing its optimum viable use'.

- 4.17 Paragraph 197 states that '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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.
- 4.18 Annex 2 of the NPPF provides a glossary of key terms which are relevant to this application. 'Significance' is defined 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'.
- 4.19 'Setting of a heritage asset' is defined within Annex 2 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'.

National Planning Practice Guidance (NPPG)

- 4.20 The National Planning Practice Guidance (NPPG) is a web-based resource which was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars. It provides guidance on many aspects of planning including plan-making and decision taking.
- 4.21 It states 'Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals'.
- 4.22 In relation to setting of a heritage asset NPPG states 'All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent.
- 4.23 The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell 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.
- 4.24 The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.
- 4.25 When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation'. (Paragraph 013 Reference ID: 18a-013-20190723).

Historic England Guidance

- 4.26 Historic England has published guidance to assist with the management of the historic environment. This assessment has been prepared having regard to the following Historic England Guidance:

Historic England Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment

- 4.27 Published in March 2015, this document provides guidance on assessing the significance of heritage assets, using appropriate expertise and heritage recording.

Historic England Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets (2nd edition)

- 4.28 First published in March 2015 and updated in December 2017, this document provides guidance for managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes.

Historic England: Conservation Principles Policies and Guidance

- 4.29 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 4.30 Published in October 2019, this advice note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

Local Planning Policy Guidance: The Development Plan for Bury

Bury Unitary Development Plan

- 4.31 The Bury Unitary Development Plan 1997 sets out the Council's spatial policy framework for delivering the development and change needed to realise the Council's vision for the Borough for the next 20 years or so. It includes policies relating to economic, social and environmental issues and how these will shape the future of Bury. The key heritage policy of relevance to the proposal is: EN2/3 Listed Buildings which advises that all new development must take account of surrounding building styles, landscapes and historic distinctiveness. It goes on to state that all developments must demonstrate how they will complement and enhance the existing features of historic significance including their wider settings, in particular in relation to conservation areas, listed buildings and other identified heritage assets.

5. Heritage Assets and their Significance

- 5.1 As noted previously, the application site does not contain any listed buildings or structures and is not located within a conservation area.
- 5.2 On the opposite side of The Farmhouse from Bury Old Road is Dry Gap Barn which is grade II listed (see figure 5 below). It is considered that this is the only designated heritage asset with the potential to be affected by the proposed scheme.

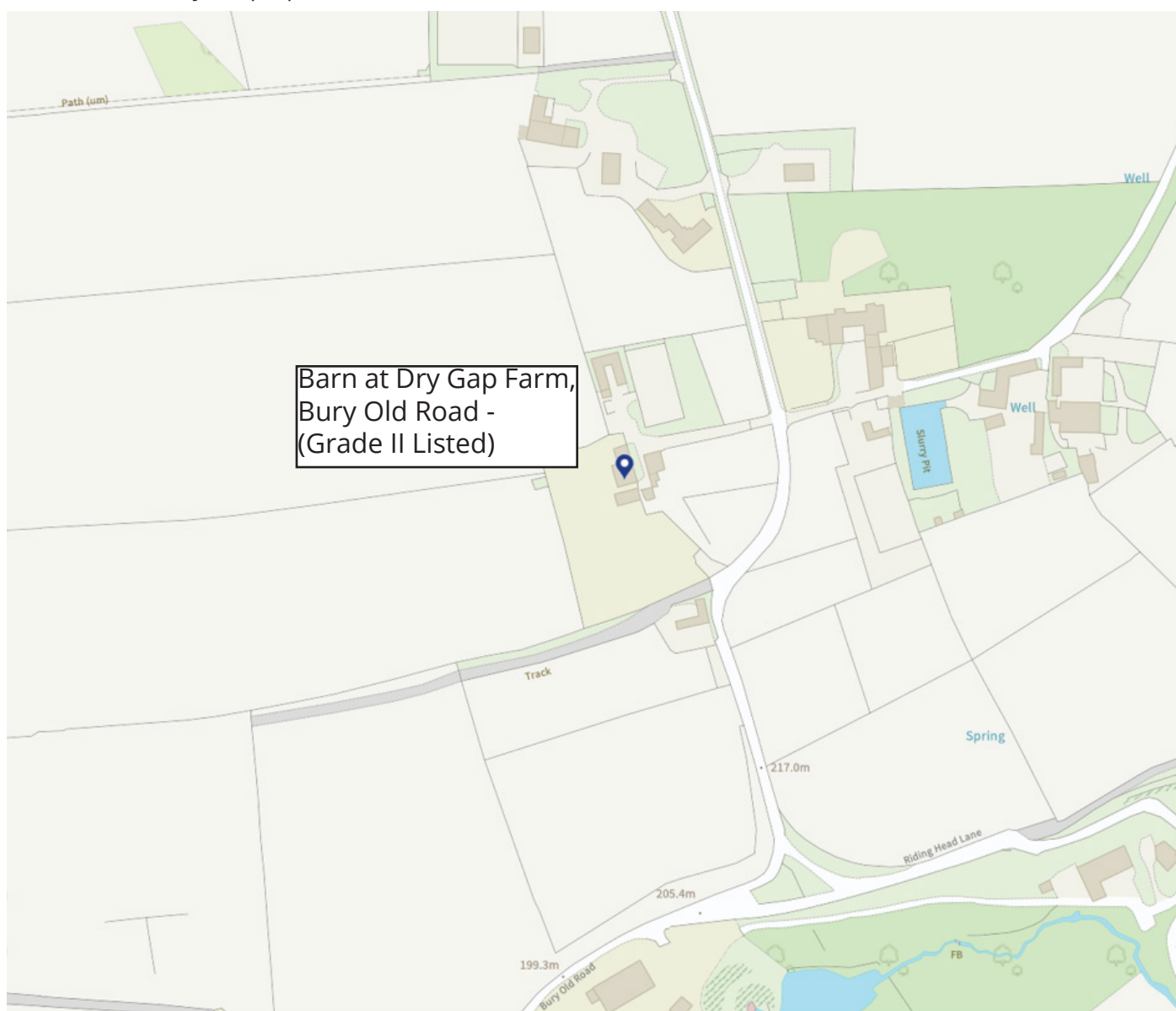


Figure 5: Plan identifying listed buildings in relation to the Farmhouse

- 5.3 The Farmhouse dates back to C17th and exists in its original form. Parts of the Farmhouse may be regarded as being of heritage interest and thereby requiring consideration as a non-designated heritage asset.

- 5.4 Consideration of the heritage significance of Dry Gap Barn and the Farmhouse is provided below. The assessment is made against criteria set out by the publication 'Conservation Principles: Policies and Guidance' (EH 2008) which suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:
- Evidential Value - which derives from the potential of a place to reveal evidence about past human activity.
 - Historical Value - which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
 - Aesthetic Value - which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.
 - Communal Value - which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.
- 5.5 In making the assessment of significance regard has been had to available documentary information on the history of the buildings, including historic photographs and plans which are provided at Appendix 2 and 3 respectively. Analysis is also provided of the contribution that the setting of the building makes to the heritage significance of the asset.

Heritage Significance of Dry Gap Barn

- 5.6 On the opposite side of the Farmhouse from Bury Old Road is Dry Gap Barn which is grade II listed denoting the building as being of nationally significant historical and architectural interest. Evidence in the form of architectural design and building materials tentatively place the construction of the barn in the 16th or 17th century, and its adjacent outshut in the 18th century. Documentary evidence is unable to refine this date, although the Earl of Derby's Estate Plan of 1790 shows both buildings. It is unknown who designed and built both buildings.

Historically this is a substantial stone-built barn with five bays incorporating three complete cruck trusses, together with an integral aisle along half of one side. The grade II listed barn was converted into a dwelling in 2009 with careful consideration to the conservation of the structure of the barn. It is a significant survival of an early agricultural building, displaying significant regional vernacular constructional and carpentry characteristics, and retains most of its original historic fabric and structure with modern improvements made in the conversion into a dwelling. It is clearly of special architectural interest in a national context.

The building is 1.5 storeys with an attic floor at either end housing a study closest to the Farmhouse proposal and bedroom to the opposite end. The building is located 6.4m from the Farmhouse - on the opposite side of Dry Gap Farm from Bury Old Road. The building has a rectangular plan form which is constrained to the south side nearest the Farmhouse proposal by a substantial storage outbuilding. The elevations of the building are of original local stonework which has been restored from previous whitewash render coverage.

Evidential Value

- 5.7 The evidential value is low. The building provides evidence of the appearance and form of an C16-C17 purpose-built barn with evidence to suggest an early farmstead arrangement which comprised a courtyard plan with the farmhouse at the northern end of the cruck-framed barn. The barn, the farmhouse, the associated yard and other farm buildings are shown approximating the current arrangement from the 1840s onwards. Although its history and development is relatively well-known, there is limited potential to accrue new information from further investigations of the building/site.

Historical Value

- 5.8 The historical value is high. The building is a significant survival of an early agricultural building, displaying significant regional vernacular constructional and carpentry characteristics, and retains most of its original historic fabric and structure. Although most of this historical value is only visible from inside the barn.

Aesthetic Value

- 5.9 The aesthetic value is high. The building is of C16-C17 stonework with decorative stone dressings. Other key features include datestones and internally original cruck frame trusses.

Communal Value

- 5.10 The communal value is low. The barn is now a private residence.

Contribution of Setting

- 5.11 Dry Gap Barn is set back from the Farmhouse frontage and sits within landscaped grounds. The boundary is a low stone wall and hedging. The grounds include gravel, paved and lawned areas around the building. As noted previously there are contemporary glazing installations to the east and west of the historic building. There is surface level car parking to the north.
- 5.12 The open and rural character of the Barn site makes a positive contribution to the significance of the listed building. The position of the building within the site and away from the Bury Old Road frontages generally means longer distance views of the building from main routes are restricted.
- 5.13 In terms of the wider setting of the site it is helpful to understand how this has changed and developed over time. Historic plans (Appendix 3) show that there has been little development on the greenbelt with the surroundings largely a rural area on the outskirts of Manchester. There has been early - mid C19 residential development in:
- Shuttleworth between 1910 - 1929
 - Bleakholt between 1929 - 1963 (Further development at Bleakholt in between 2005-2017)

There has been development to the surrounding farmsteads residential properties more recently seeking to enlarge farmhouses to prepare for modern life:

- Dry Gap A Frame Barn in 2009.
- Tower View Stables in 2014
- Top O Th Lea Farm in 2020.

The character of the area remains open greenbelt land with natural stone farmhouses where extensions have occurred close to the existing dwellings to maintain its openness.

Heritage Significance of Dry Gap Farmhouse

- 5.14 The Farmhouse is not nationally listed but has more recently appeared on the Bury draft local list with a C17 date stone on the property meaning parts may be regarded as being of interest and thereby requiring consideration as a non-designated heritage asset. Today the Farmhouse is a family home to the applicant and owner who have converted their existing domestic stables to the north of Dry Gap Farm into an Equestrian Centre for therapeutic horse riding with use of the surrounding fields owned by the applicant which opened in Summer 2016.

The Farmhouse is set back from the Bury Old Road frontage 6.4m from Dry Gap Barn which is grade II listed. The building is 1-2 storeys with an attic floor housing a 3 bedroom dwelling. The building has a rectangular plan form which is constrained to the south side by a lean to form as part of the original dwelling housing storage. There is also a detached outbuilding used as domestic stables. The elevations of the building are of original local stonework.

Evidential Value

- 5.15 The evidential value is low. The building provides evidence of the appearance and form of an C16-C17 purpose-built barn with evidence to suggest an early farmstead arrangement which comprised a courtyard plan with the farmhouse at the northern end of the cruck-framed barn. The barn, the farmhouse, the associated yard and other farm buildings are shown approximating the current arrangement from the 1840s onwards. Although its history and development is relatively well-known, there is limited potential to accrue new information from further investigations of the building/site.

Historical Value

- 5.16 The historical value is medium. The building is part of a C16-C17 farmstead and retains most of its original historic fabric and structure. Although the property is of standard construction and character for the area.

Aesthetic Value

- 5.17 The aesthetic value is high. The building is of C16-C17 stonework with decorative stone dressings. Other key features include date stones.

Communal Value

- 5.18 The communal value is low. The farmhouse is a private residence.

Contribution of Setting

- 5.19 The Farmhouse is set back from the Bury Old Road frontage and sits within landscaped grounds. The boundary is a low stone wall and hedging. The grounds include gravel, paved and lawned areas around the building. There is surface level car parking to the north.
- 5.20 The open and rural character of the Farmhouse site makes a positive contribution to the significance of the building. The position of the building within the site and away from the Bury Old Road frontages generally means longer distance views of the building from main routes are restricted.

6. Heritage Appraisal

- 6.1 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF builds upon the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 and requires applications affecting the significance of any heritage asset to be accompanied by an assessment of the asset's significance, including any contribution made by their setting, in addition to consideration of the potential impact of the application on their significance and setting.
- 6.2 When assessing potential heritage impacts associated with the scheme, this is limited to potential impact on the significance and setting of Dry Gap Barn and Dry Gap Farmhouse. An assessment of these potential impacts is considered under the headings below.

Potential Impact on the Significance and Setting of Dry Gap Barn

- 6.3 The proposed scheme has the potential to affect views of Dry Gap Barn. It is considered that the key view is looking west along Bury Old Road (identified by figure 6.1 below).

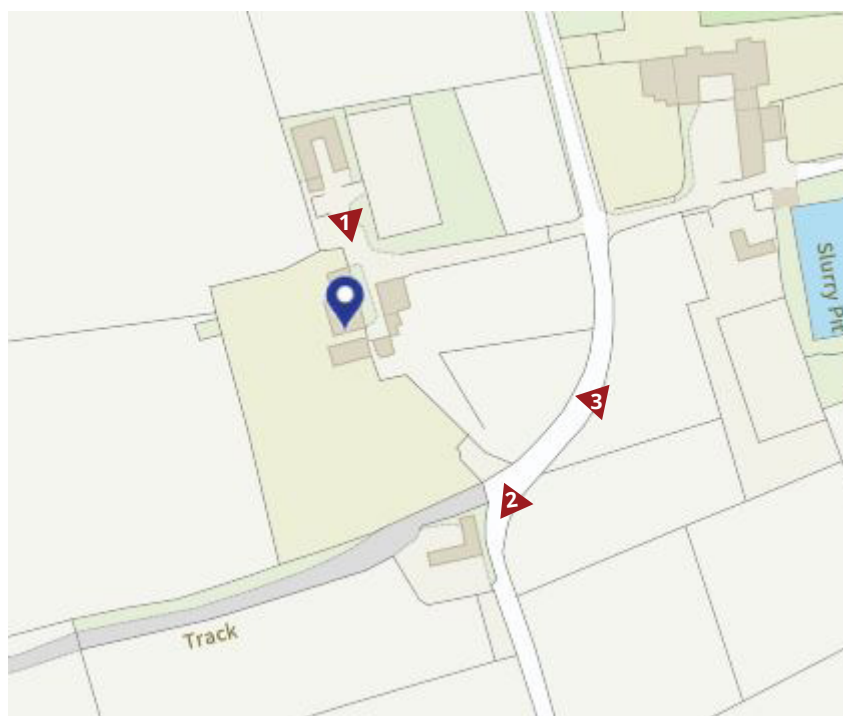


Figure 6.1: Plan identifying key viewpoints



Figure 6.2: Viewpoint 1 looking south from the existing farmstead courtyard - Dry Gap Barn to right

- 6.4 From this viewpoint the proposed development will be visible on the left of the farmstead courtyard. Figure 6.2 shows this viewpoint and demonstrates that the view of Dry Gap Barn will not be affected within the greenbelt. From this viewpoint there will be **no impact** on views of Dry Gap Farm.



Figure 6.3: Viewpoint 2 looking south-west from Bury Old Road towards Dry Gap Barn

- 6.5 From this viewpoint the proposed development will be visible on the right of Dry Gap Barn. Figure 6.3 shows this viewpoint and demonstrates that the view of Dry Gap Barn will not be affected within the greenbelt.
- 6.6 At present there is a limited view of Dry Gap Barn from Bury Old Road which is partly seen above the roof of Dry Gap Farmhouse & associated outbuilding. Additionally this view is only possible as there is an opening in the hedgerow lining the boundary. Other areas from Bury Old Road there is no visibility from this viewpoint.
- 6.7 The position of the new extension from this viewpoint will not obstruct the current openness of the greenbelt. From this viewpoint there will be **no impact** on views of Dry Gap Farm.



Figure 6.4: Viewpoint 3 looking west from Bury Old Road towards Dry Gap Barn

- 6.8 From this viewpoint the proposed development will be visible in the distance from Bury Old Road. Figure 6.4 shows this viewpoint and demonstrates that from this viewpoint Dry Gap Barn can be seen to the left of the Farmhouse in the distance. The setback location of the building within the greenbelt means that it is not as prominent as it otherwise could have been. The proposal will only restrict the view of the front roof section of Dry Gap Barn. The existing lean to structure and detached outbuilding are replaced with a 2 storey element with materials to match the existing setting. This impact is considered to be minimal with 70% of the proposed area covered with residential settlement and given their distance from this viewpoint. The scale and massing of the proposed development reflects that of the existing Farmhouse and Top O Th Lea Farm Farmhouse to the right of the view and within the surrounding area, and is appropriate within this rural context. The proposed development will not be unduly prominent within the area and will not detract from Dry Gap Barn where inter-visibility exists. From this viewpoint the impact on views of Dry Gap Barn will be **neutral**.
- 6.9 Whilst the potential impact of the proposed scheme on key views of Dry Gap Barn is an important consideration, the setting of a heritage asset also includes wider factors in terms of how the building is viewed in the greenbelt. The scale and massing of the proposed development and its high quality appearance and detailed design will ensure that it is a positive addition to the area. The proposal involves the replacement of the lean to storage structure part of the Farmhouse which are disproportionate and not well connected to the existing Farmhouse with a proposal of much greater design aesthetic. Holt's Equestrian and surrounding area (including the Fisherman's Retreat and Bleakholt Animal Sanctuary) attract a number of visitors to the area and the proposed scheme will improve the appearance, vitality and vibrancy of the area which will also enhance the wider environment in which Dry Gap Barn is experienced.

Summary of Impact on Dry Gap Barn

- 6.10 This section has considered the potential impact of the proposed development on the significance and setting of Dry Gap Barn, considering the potential for key views to be affected as well as the impact on the general landscape and wider environment in which the listed building is experienced. The proposal does not impact on the landscaped setting of Dry Gap Barn, nor will it block or prevent any key views. Where the proposed development will be viewed within the context of the Barn, the scale, massing, appearance and detailed design of the proposal will ensure that it is a positive addition that will contribute to the ongoing regeneration of the area. In terms of planning policy it is therefore concluded that the proposal will comply with the relevant heritage policy of the NPPF and Core Strategy Policy EN2/3.

Potential Impact on the Significance and Setting of the Farmhouse

- 6.11 The proposed scheme involves the demolition of the existing lean to storage buildings attached to the main dwelling. This structure dates from the C16-C17 and is without heritage value. The detached outbuilding also dates from the C-16-C17 and is also without heritage value. For the above reasons the proposed scheme will not have any direct impact on any buildings / structures of heritage value.
- 6.12 The main element of the Farmhouse which is of some heritage value is the local stone external material with C17 date stone within the main dwelling. The date stone faces the farmstead courtyard and is not generally visible from outside the farm. The Farmhouse is viewed from the east elevation of Dry Gap Barn which has undergone a contemporary aesthetic introducing large amounts of glazing. The contrast of new and old works well and helps to emphasise Dry Gap Farm from the west. The new extension will continue this approach and will have a contemporary appearance to the south, whilst the removal of the existing lean to structure, which is of a plain and rather utilitarian design, is positive. The local stone work from the careful dismantling of these structures will be used in the east elevation to maintain a traditional appearance from Bury Old Road. As such it is considered that the proposed scheme will have a positive impact on Dry Gap Barn were it to be regarded as a non-designated heritage asset and is therefore in accordance with policy 197 of the NPPF and Core Strategy Policy EN2/3.

Summary and Policy Assessment

- 6.13 This section has considered the potential impact of the proposal on the setting and significance of Dry Gap Barn (grade II listed) and on the Farmhouse itself which could be regarded as a non-designated heritage asset. The assessment has found that the proposed scheme will be a positive addition to the area and Dry Gap Farm. It involves the replacement of existing utilitarian and non-descriptive lean to storage structures with a scheme of high quality design which will contribute to the ongoing regeneration of the area. The scheme will not obstruct any key views of Dry Gap Barn, nor will it affect the historic layout of Dry Gap Farm.
- 6.14 In policy terms it is not considered that the proposal will result in any harm to the setting and significance of Dry Gap Barn or the Farmhouse, therefore satisfying relevant heritage policies of the NPPF and Core Strategy Policy EN2/3. Were it to be considered that the proposal did result in some harm to the heritage assets then the magnitude of any impact could only reasonably be considered to amount to very low. Such a low level of impact could be considered against the test of Paragraph 196 of the NPPF which states that '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, where appropriate, securing its optimum viable use'. The proposed development will deliver a series of important social benefits which it is considered would clearly and comprehensively outweigh any heritage impact that could possibly be attributed to the proposal.



7. Conclusion

- 7.1 This Heritage Statement has considered the potential heritage impact of a proposal for an extension to Dry Gap Farmhouse to provide a new living accommodation to support family life.
- 7.2 The Statement has considered the significance and setting of Dry Gap Barn which is grade II listed and the Farmhouse which could be regarded as a non-designated heritage asset with its date stone dating from C17.
- 7.3 It is concluded that there will be no adverse impact on the setting or significance of either of these buildings. Were some harm to be identified then this could only be regarded as being of a very low magnitude and would be outweighed by the substantial social benefits associated with the proposal which are discussed within the accompanying Planning Statement. On this basis the proposal is therefore consistent with relevant national and local planning policies set out within Section 4 of this Statement. Rachel Ann Lucy Architect is therefore pleased to provide this Heritage Statement in support of the planning application and recommend that planning permission is granted from a heritage perspective.

Appendix 1: Planning History

Application Ref	Description of Development	Decision Date
PP-11019928	Two storey side extension	Awaiting Decision
60021	Change of use of existing domestic stables to use as equestrian centre for able bodied people and individuals with autism and similar disabilities and creation of 3 no. new parking spaces	Approved Jul 2016
50819	Listed building consent for conversion of existing barn to dwelling (Revised Scheme)	Approved 10 Mar 2009
50818	Conversion of an A-frame barn to a dwelling (Revised Scheme)	Approved 10 Mar 2009
50365	Hay barn, 5 no. loose boxes, tack room, feed store and repositioning of manege with change of use	Approved 02 Oct 2008
47922	Listed building consent for conversion of existing barn to dwelling	Approved 05 Jun 2007
47921	Conversion of an A-frame barn to a dwelling	Approved 05 Jun 2007

Appendix 2: Figures



Image 1 - Dry Gap Barn A Frame Structure pre conversion



Image 2 - Dry Gap Barn west elevation pre conversion



Image 3 - Dry Gap Barn west elevation post conversion



Image 4 - Dry Gap Farmhouse Facing Dry Gap Barn

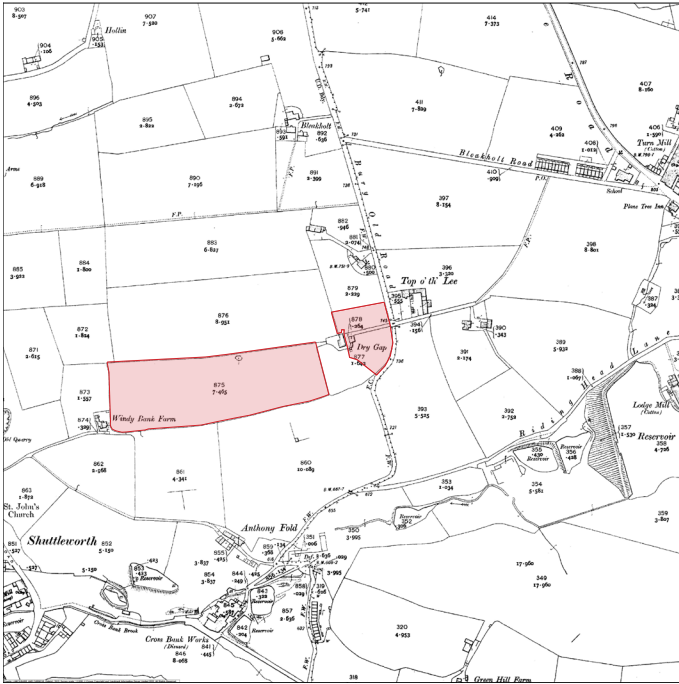


Image 2 - Dry Gap Farmhouse east elevation facing Old Bury Road

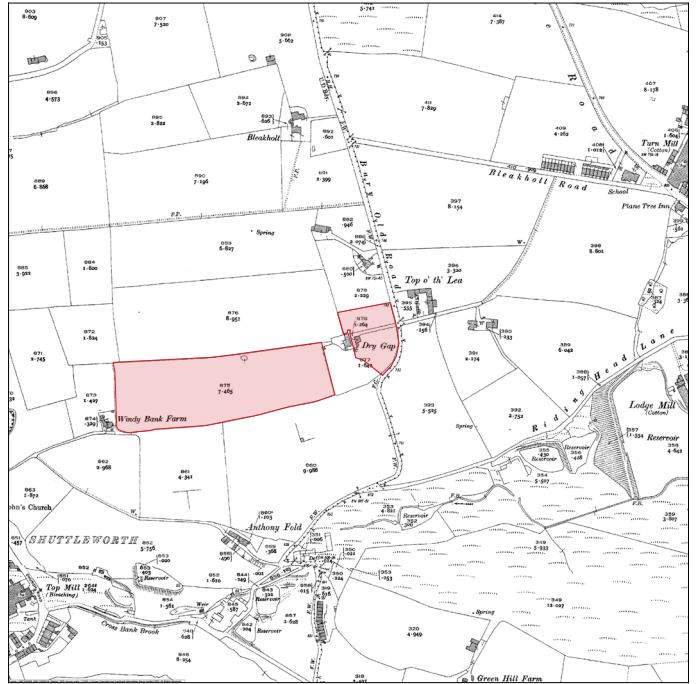


Image 3 - Dry Gap Farmhouse south elevation - lean to structures for removal

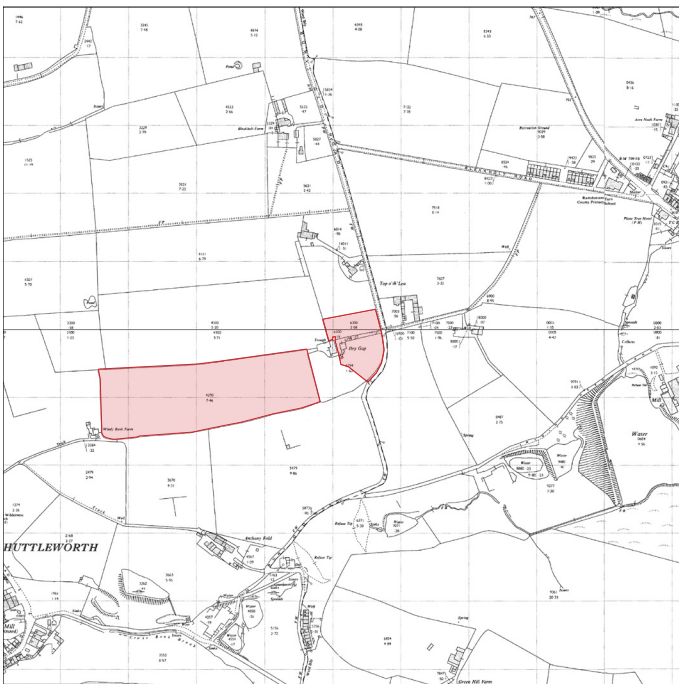
Appendix 3: Historic Plans



Above: Historical Map - 1910



Above: Historical Map - 1929



Above: Historical Map - 1963



Rachel Baldwin
Principal

RALA

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