



YORKSHIRE GARDENS TRUST

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www.yorkshiregardenstrust.org.uk

Mrs Val Hepworth

Trustee

Conservation and Planning

Mr Paul Verity
Planning Officer,
City of Bradford Metropolitan District Council,
Department of Place,
Planning, Transportation and Highways Development Services,
Britannia House,
Hall Ings,
Bradford BD1 1HX

conservation@yorkshiregardenstrust.org.uk

planning.consultations@bradford.gov.uk

21st February 2023

Dear Mr Verity

22/05165/FUL Works to facilitate the conversion, with part re-build, of barn to create a 4-bed dwelling, Cross Gates Barn St Ives Estate Cross Gates Lane Harden Bingley West Yorkshire

Thank you for consulting The Gardens Trust. The Gardens Trust (GT) is the statutory consultee regarding proposed development affecting a site on the Register – St. Ives Estate, HE ref: 1001707, registered Grade II. The Yorkshire Gardens Trust (YGT) is a member organisation of the GT and works in partnership with it in respect of the protection and conservation of registered sites and is authorised by the GT to respond on GT's behalf in respect of such consultations.

The designed landscape of St Ives Estate, previously called Harden Grange, was developed by the Ferrand family from the beginning of C19, including the replacement of the C17 mansion. In 1824 Adam Mickle, whose family had worked with Lancelot (Capability) Brown, stayed as a guest of the family and advised on the further development of the landscape. In the mid C19 Walker Ferrand undertook extensive revisions and extensions to the design, creating the outstanding example of a romantic and wild setting which largely survives today.

Cross Gates Barn - and a little further north- west, White Cote Barn, subject of another application, 22/05035/LBC - are located on Cross Gates Lane, near the northern boundary of the registered park and garden. The estate contains more than a dozen individually listed buildings and features and it provides the setting for an important listed mansion. It is acknowledged that Cross Gates Barn is not itself listed, but the applicant recognises in the Heritage Impact Assessment that the building is a non-designated heritage asset, and that it is part of the setting of the Grade 2 listed park. The inscribed kneeler, identified by the applicant, denotes that this building was itself recognised by and altered by the estate family, the Ferrands.

The building today continues to play a role in the public enjoyment of the Park, as public footpaths pass across the south west, the south east, and at a little distance the north east, faces of the site – allowing members of the public to enjoy the building at close quarters.

It is our view that it would be inappropriate if the conversion works unnecessarily introduced a suburban/domestic character upon the building's otherwise robust agricultural appearance and its setting in the historic landscape. The insertion of uninterrupted floor to floor glazing in place of the existing battered barn door openings will immediately change the appearance of this building from a barn to a house; and the insertion into the handsome C19 stonework of "A4" proportion new windows with expressed lintols and cills will compound this issue.

It is our opinion that in order to protect the significance of the landscape of the Estate, any such change of use should be carried out more sensitively – perhaps recreating barn doors and making newly inserted windows less suburban. We are pleased to see that there is proposed to be new sections of dry stone wall to complete the boundaries. However, we suggest that some of the existing wall to the north- west that is proposed for demolition, should remain, and should be integrated into the garden design as it appears to be historically part of the way that the barn has been used and livestock contained. It is important that the boundary treatment should be recognised as part of this sensitive exercise, and it should play a role in masking from views from the wider estate any inappropriate modern "trappings" (cars, trampolines, washing lines, etc).

We are surprised that the Arboricultural Report advises that none of the trees in the Park (Grade II listed), has any statutory protection. However, we also note that the Report nevertheless advises that no work is needed to nearby trees. Yet the architect's floor plans appear to indicate the removal of G14 (Elder, Holly) – does this issue need to be clarified? On the Tree Constraints Plan (Appendix 5) T13 (Sycamore) canopy seems to overhang the south corner of the building and will of course continue to grow, we advise that agreements regarding any pruning works are obtained.

In summary, we support in principle the change of use of this otherwise redundant and decaying agricultural building, but we object to the detail of the current proposals as they would, in our opinion, damage the significance of the landscape of the estate and remove the detail of how such a historic agricultural building can be 'read'.

Yours sincerely,

Val Hepworth
Trustee Conservation and Planning

Cc Historic England e-yorks@historicengland.org.uk; Conservation@ the Gardens Trust