



# YORKSHIRE GARDENS TRUST

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[www.yorkshiregardenstrust.org.uk](http://www.yorkshiregardenstrust.org.uk)

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5th January 2023

Dear Sir/Madam

**22/05035/LBC Conversion of barn to dwelling with construction of single storey side extension incorporating garage Grid Ref: 409433 439548 White Cote Barn 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.

White Cote Barn is located immediately west of Cross Gates Lane to the north-west of Cross Gates Barn the subject of another recent application, 22/05166/LBC and is near the northern boundary of the registered park and garden below Ewe Hills. The estate contains more than a dozen individually listed buildings and features and it provides the setting for an important listed mansion.

White Cote Barn sits immediately adjacent to the public right of way, Cross Gates Lane, and is a substantial element in the landscape of the Park to walkers on that route. Whilst we support the principle of the conversion of this otherwise decaying barn to domestic use, it is our view that the alteration works need to be undertaken in a sensitive fashion so that the barn can continue to fulfil its role as part of the established landscape. We are concerned that some aspects of the current application do not meet this role:

- The “red line” boundary on the Site Location drawing does not match the apparent extent of the site as drawn on the Proposed Site Layout drawing – leaving us baffled as to what is intended for the boundary treatment eg at the junction of the northern site boundary with Cross Gates Lane.
- In our view the introduction of a sliding site entry gate risks introducing inappropriate shiny steel details – can we please see details. Any new wall should be dry stone as the existing boundary walls. Fig 20 Heritage Impact Assessment shows the current view through wooden gates into the site from Cross Gates Lane. We advise that a similar type of entrance should be proposed.
- We understand that the barn has previously grown as a SW extension from an earlier building – probably a house (hence the name and the domestic scars on the NE gable). We would like to see these scarred remnants preserved in the final works – they simply disappear from the submitted drawings.
- We also note from submitted photographs that the barn appears to contain old timbers, which might be re-used timbers from an earlier phase of its life. Can these be identified and incorporated into the new works?
- We believe that the introduction of extensive glass to the barn door will convey an inappropriate sense of “domesticity” to the fine old barn. Can the design of this element be adjusted so that the barn doors remain in some form?
- In our view, a key goal in this project will be to attempt to undertake the refurbishment works in a fashion which gives a passer-by least evidence that anything has happened. A substantial risk in this regard would be the introduction of bright, modern trappings around the building – such as cars, washing lines, bins, play equipment, etc. Can the designer introduce some privacy/enclosure/fenced area which will hide such eye-catchers?

Based upon the above concerns we confirm our objection to this current application.

Yours sincerely,

Val Hepworth  
Trustee Conservation and Planning

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