

Heritage Statement
Proposed canal side café and outdoor seating area at White Lion Farm, Main Road, Kildwick, BD20 9BD

Heritage Significance

The site is located within the Kildwick Conservation Area. In the Kildwick Conservation Area Appraisal, the site is shown as white land, and so is not coloured as land that makes a contribution to the Character/Appearance of the Conservation Area.

Historic England's website has been consulted. There are no heritage assets near to the site that are likely to be affected by the proposal as White Lion Farm is located away from the developed area of Kildwick. The following designated assets are located within Kildwick:

- **Name:** HEARSE HOUSE APPROXIMATELY 20 METRES SOUTH EAST OF CHURCH OF ST ANDREW
Designation Type: Listing
Grade: II
List UID: 1167772
- **Name:** SUNDIAL SHAFT IN GARDEN OF REMEMBRANCE
Designation Type: Listing
Grade: II
List UID: 1167751
- **Name:** KILDWICK GRANGE FARMHOUSE
Designation Type: Listing
Grade: II
List UID: 1316813
- **Name:** STOCKS APPROXIMATELY 5 METRES EAST OF SOUTH GATES TO CHURCH
Designation Type: Listing
Grade: II
List UID: 1132176
- **Name:** SOUTH GATES OVERTHROW GATEPIERS AND STEPS TO CHURCH OF ST ANDREW
Designation Type: Listing
Grade: II
List UID: 1296766
- **Name:** MILEPOST
Designation Type: Listing
Grade: II
List UID: 1316818
- **Name:** GATES, OVERTHROW AND GATE PIERS APPROXIMATELY 20 METRES WEST OF CHURCH OF ST ANDREW
Designation Type: Listing
Grade: II
List UID: 1167725
- **Name:** PARSONS BRIDGE OVER LEEDS-LIVERPOOL CANAL
Designation Type: Listing
Grade: II
List UID: 1316817
- **Name:** AQUEDUCT ON LEEDS AND LIVERPOOL CANAL
Designation Type: Listing
Grade: II
List UID: 1166397

Due to the topography, landscape and built development between the proposed site and the designated assets, the proposal will have no impact on their setting or significance.

Assessment of Impact

The proposal is for a canal side café and outdoor seating area at White Lion Farm. The proposal includes the erection of a timber clad café building and the creation of a seating area, which will continue to have a grass surface. The building is to be clad in cedar which will match the materials used in the agricultural buildings to the south of the site.

The building is located adjacent to the existing building group and is in a location which is not prominent and on land which is not described as making a contribution to the Character/Appearance of the Conservation Area. It is therefore our opinion that the proposal will have no/negligible impact on the Conservation Area.

Justification

The proposed café and seating area is a farm diversification to support the farm business at White Lion Farm. It is located adjacent to the Leeds Liverpool canal and will add to the visitor experience for tourists walking the canal, by providing refreshments.

Mitigation

- Makes use of existing hard standing yard as base for café
- Cedar cladding will mean it does not stand out in against backdrop of timber clad agricultural buildings
- Parking is within the existing farmyard
- Access for staff and deliveries will come from White Lion Farm
- Pedestrian access for customers will be from the canal side along an existing crushed stone access from the canal tow path