

Heritage Statement  
to support applications for planning and listed building consent  
for widening of gateway and residential conversion of stable block  
at Harden Grange, Bingley

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# Heritage Statement

## to support applications for planning and listed building consent for widening of gateway and residential conversion of stable block at Harden Grange, Bingley

### 1 Introduction

- 1.1 This heritage statement has been produced to inform and support proposals for the widening of a gateway and the conversion of the stable block at Harden Grange, and has been written by Stephen Haigh MA, on the instruction of the owner Mr Hussain, through his agent Spoke Architecture Ltd. The writer visited the site on 25 November 2020 and 28 September 2021.
- 1.2 The stable block is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for its special architectural or historic interest, and so constitutes a designated heritage asset<sup>1</sup>. The gateway on Harden Road also potentially forms part of the curtilage of the listed building. The applications therefore require a statement of significance of the heritage assets, to enable the planning authority to consider any application, in accordance with paragraph 194 of the *National Planning Policy Framework*.
- 1.3 Pre-application advice from CBMDC dated 23 December 2021 (ref: 21/05110/PMI) also states that the land lies within the Grade II Listed Park of St Ives<sup>2</sup>, but this is not the case.

### 2 The existing site

- 2.1 The principal subject building comprises three adjoining, two-storey ranges, which form a U-shape in plan, lying to the north-west of Harden Grange, in a rural location between Harden and Bingley. The NGR for the site is SE 09594 38278, and it lies at an altitude of approximately 125m above Ordnance Datum. The site is reached from Harden Road to the north, where a gateway and gatehouse mark the entrance to its private drive.
- 2.2 The east range forms the front of the stable block group and faces approximately east, while a long barn occupies the west side, the two of these being linked by

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<sup>1</sup> National Heritage List for England, entry 1314280 <https://historicengland.org.uk/listing/the-list/list-entry/1314280?section=official-list-entry>

<sup>2</sup> National Heritage List for England, entry 1001707 <https://historicengland.org.uk/listing/the-list/list-entry/1001707?section=official-list-entry>

both the two-storey north range, and a low wall on the south side, which in part forms the rear of single-storey lean-tos outside the courtyard (excluded from the application). The four sides thus form an enclosed courtyard, into which the west range has been extended at its south end.

### 3 Current use

3.1 The buildings are now only in use for storage.

### 4 Development proposals

4.1 It is proposed to convert the three ranges of buildings to a total of five residential units. To facilitate the resulting additional traffic on the private drive, it is also proposed to widen the gateway by 2.1m, as dictated by highway safety.

### 5 Historical change of name

5.1 Until 1854, Harden Grange was known as St Ives, and the present St Ives, less than 1km to the north-west, as Harden Grange. This needs to be borne in mind when considering some of the historical background and documents which relate to the site.

### 6 Relevant heritage assets

6.1 The only relevant heritage asset is the grade II listed building of *Stable Block at Harden Grange Farm*, first listed in 1985. The gateway off Harden Road is here considered to form part of its curtilage.

6.2 The National Heritage List entry describes the principal building as:

Stable-block, c1760. Hammer-dressed stone, stone slate roofs. 2 storeys. U-shaped block. Main range: front 5-bay symmetrical facade. 1st-floor band and impost eaves band. Pedimented gabled central bay with outer panels slightly projecting from semicircular-arched entry infilled with flat-arch with voussoirs: open pediment with circular recess (probably for clock) above. Outer bays have blind stilted arches. Bays 2 and 4 are recessed. All bays have square window to 1st floor with small-paned glazing. Bays 4 and 5 marred by insertion of garage doors. Hipped roof with central ventilator. Attached to rear of right-hand return wall is north-west range. L-shaped. North block has 1st-floor doorway approached up flight of 13 stone steps with landing supported by roughly squared column. West block has tall segmental-arched cart-entry with skewbacks and rebate for doors on courtyard side. Nearby is Harden Crane [Grange] much rebuilt 1859. This is the Kitchen block of the otherwise demolished St Ives by James Paine.

6.3 A search of the West Yorkshire Historic Environment Record through Heritage Gateway shows the site as entry PRN 8376, but as having no information further

to that provided in the list entry above below. The nearby house has its own entry (PRN 7854), which notes that:

The Ferrand family moved to St Ives from nearby Harden Grange in 1712. The house was redesigned for Benjamin Ferrand in 1759 by James Paine. The finished house consisted of a three bay central section of three storeys which was flanked by two storey, two bay wings with hipped roofs; the service block was built directly behind the house and connected by a short corridor.

In 1854 the Ferrand family returned [to] Harden Grange but renamed it St Ives, the Old St Ives then became Harden Grange but the main building was demolished in 1859 (RCHME, 1986. Waterson and Meadows, 1998: 32). The service wing of the building became the core of Harden Grange Farm which now stands on the site.

## 7 Historical background

- 7.1 The application buildings formed part of the Ferrands' estate in the 18th century, then known as St Ives. In 1759 Benjamin Ferrand employed James Paine (a nationally prominent Palladian architect) to build a new house on the site, and his plans for it appear in a published collection<sup>3</sup>.
- 7.2 It is not certain that the plans were executed as intended, but the Ordnance Survey 1:10560 map of 1852<sup>4</sup> does show a dumb-bell shape, in keeping with Paine's drawings (figure 1). This map also shows the three ranges to the north-west, representing the listed stable block, and it is presumed that they were built at about the same date as Paine's house, and were perhaps by the same architect; it was then common for such country houses to have imposing stables, sometimes connected to a home farm, largely as a means of displaying wealth. The 1852 map shows the addition to the south-east corner of the west range. It also shows the present drive and lodge (gatehouse).

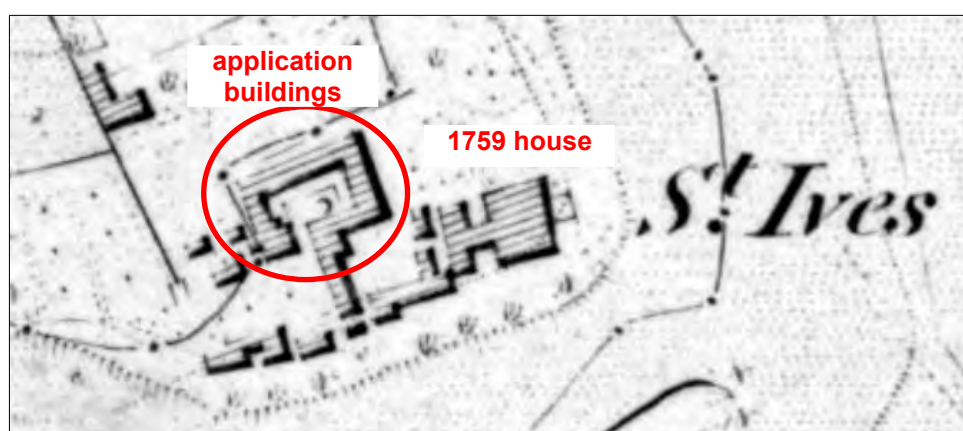


Figure 1: OS 1:10560 map, 1852

<sup>3</sup>Paine, J 1767 & 1783 (reprinted 1967) *Plans, elevations and sections of noblemen's and gentlemen's houses*

<sup>4</sup>Yorkshire, sheet 201, surveyed 1847-8

- 7.3 The Ferrand family moved away in 1854, taking the name St Ives with them, and in 1859 the main, east part of the house was demolished, with the remaining western part reputed to have formed the core of the present Harden Grange house, built shortly afterwards.
- 7.4 Later maps (figures 2 to 5) show that no changes were made to the footprints of the buildings between the 1890s and 1930s<sup>5</sup>, so it is apparent that the existing outline has not changed since the 1840s.

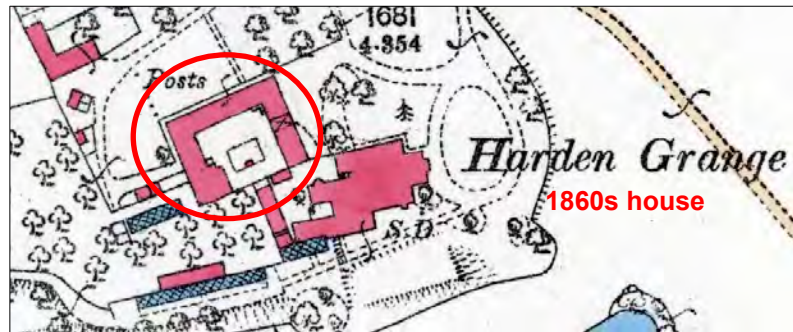


Figure 2: OS 1:2500 map, 1893

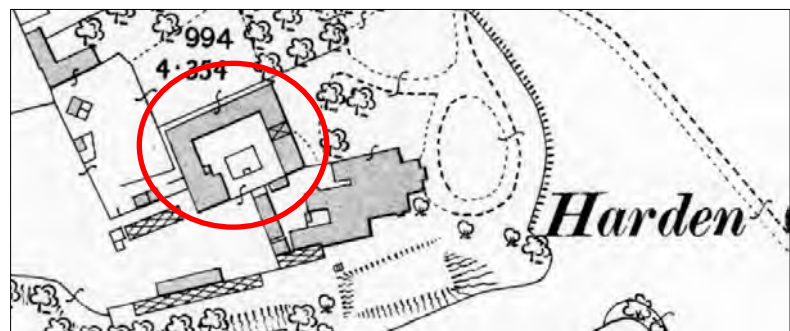


Figure 3: OS 1:2500 map, 1908



Figure 4: OS 1:2500 map, 1921

<sup>5</sup>Yorkshire, sheet 201.5, surveyed 1890-1, and revised 1906, 1914, 1933

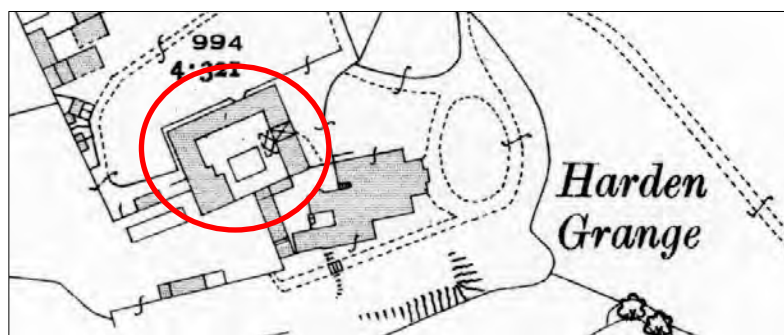


Figure 5: OS 1:2500 map, 1935

- 7.5 The property appears to have been offered for sale in 1919<sup>6</sup>, and for much of the 20th century the application buildings were used for dairy farming.

## 8 Setting

- 8.1 The stable block forms an obvious group with the rebuilt Harden Grange and its formal gardens to the west, and the rural context and almost complete lack of modern buildings around the site strongly reinforce the association between the two. While there are some more recent structures forming part of the nearby livery yard to the west, these are at sufficient distance and physical separation not to impinge on the stable block's setting.

## 9 The gateway

- 9.1 The entrance to the drive off Harden Road (photo 1, below) is likely to be late 18th century in origin and has as its focus a pair of gate piers of rusticated, vermiculated sandstone, with pyramidal caps and vase finials (although the east one is much overgrown so precise details are uncertain). The coping on the west pier is inscribed "HARDEN GRANGE", a detail which clearly post-dates the mid 19th century. The two are set back from the highway and linked by low, sweeping, ashlar walls, to a pair of shorter, outer piers in a similar style. The west wall is also fitted with iron railings. The boundary wall, of plain, coursed rubble with triangular-section coping, continues beyond these (photo 2). There is a pair of modern gates fastened to the south side of the main piers.

## 10 The stable block

### Outer elevations

- 10.1 The east range (photos 3 & 4) forms the front of the courtyard buildings and is a Palladian composition of five bays, with the central bay containing a covered

<sup>6</sup>West Yorkshire Archive Service, Leeds WYL59/748

entry below an open pediment. It is faced with sandstone ashlar and has a hipped roof of stone slate, surmounted by a tall louvred ventilator with weathervane. Two late 20th century garage doorways have been inserted in the two right-hand bays, very much to the detriment of the building's appearance, but otherwise the front appears largely unaltered, though the present flat arch over the gateway might be secondary.

- 10.2 The right-hand return, the rear of the north range (photo 5), is set into rising ground and is very plain, with only a few openings, almost all of which appear to have been altered in some way or are insertions. The stonework here is coursed watershot sandstone, more typical of the local vernacular.
- 10.3 The west side is also partly set into the slope, but contains a full-height doorway with segmental arch and rebate for external doors, typical of barns locally, and contrasting with the classical design of the east range (photo 6). An access ramp down to the entrance from the west is enclosed by tall walls, the north one serving as a retaining wall, and the south one enclosing gardens beyond. There is a large modern opening at the south-west corner of the west range, under an RSJ, dating from use of the buildings as a dairy farm (photo 7).

### **Courtyard elevations**

- 10.4 The east range (photos 8 & 9) is notably plainer on its courtyard face, where it is more in keeping with the two other ranges and their more agricultural character. There have been alterations within the arch over the gateway, but otherwise there are few obvious signs of change. None of the doors and windows appear original, however, with the exception of two six-panel doors within the covered entry, and these might date from the 1760s (photo 10).
- 10.5 The north range's south elevation (photo 11) has an ordered arrangement of six bays on two storeys, but a large tractor doorway has been inserted in the late 20th century, disrupting the pattern. There are both windows and pedestrian doorways on the ground floor, but some of the latter have been partly walled up. External stone stairs provide the original access to the first floor, with a stone step supported by an unusual square column, and another unusual features is the 17th century single-light chamfered window, incorporated at the far left end (photo 12). Surviving doors and windows in this elevation are 20th century.
- 10.6 The west range (photo 13) has a cart entrance opposite that in its west side, and of the same form, to the south of which an outshut was added before the 1840s, slighting two windows at first floor level. A third window to the right of the cart entrance remains unaltered. The outshut itself has 20th century doorway and windows in its front, the result of alterations associated with dairy farming.

- 10.7 The south side of the courtyard is formed by a high wall forming the north side of walled gardens and yards, against which a number of lean-tos have been built, thereby accounting for the various doorways through it (photo 14). A large stone trough is situated against the wall.

### Interiors

- 10.8 The east range accommodated the principal stables, while the two other ranges seem to have been intended for farming use.

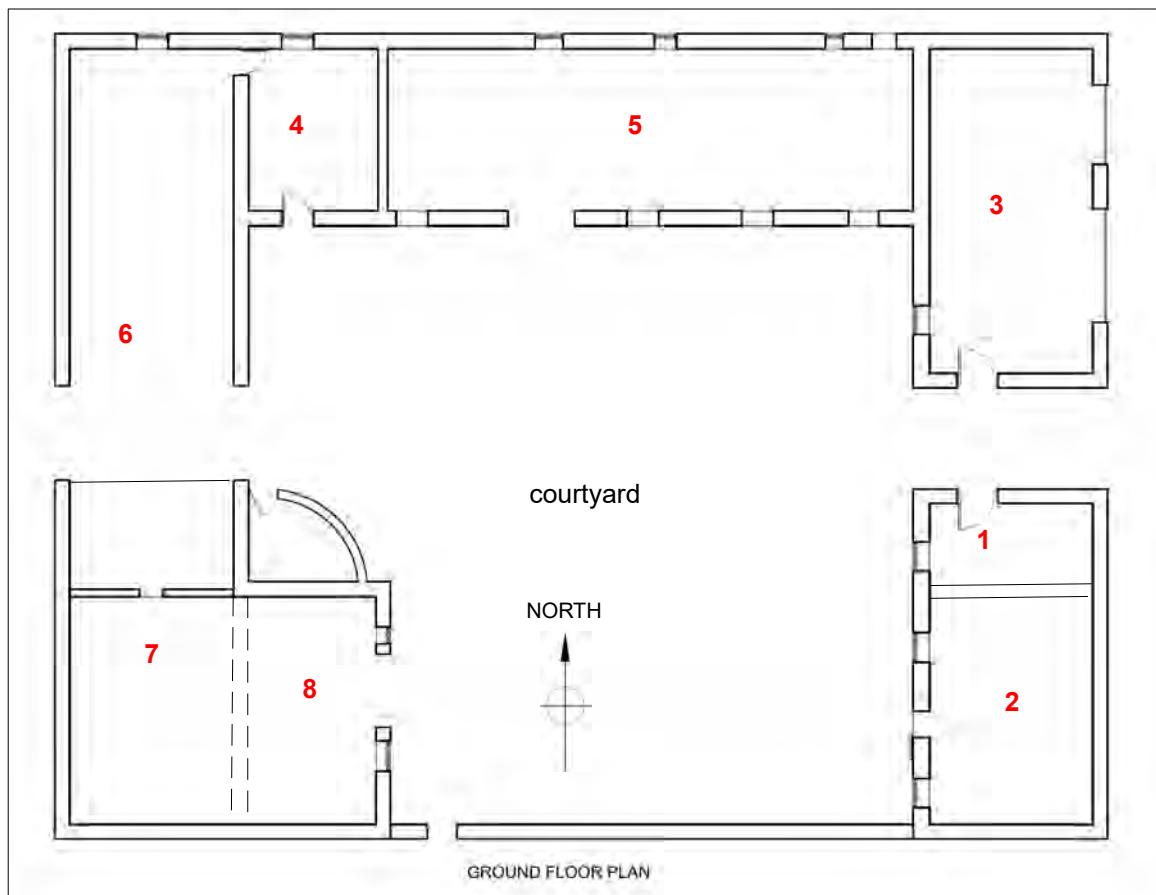


Figure 6: Ground floor plan with key to rooms noted

### East range

- 10.9 As noted above, two opposing doorways within the covered entry through the east range contain six-panel doors, perhaps of 1760. Of these, the south one serves a small room (room 1 - not inspected), with larger room beyond (room 2), in which there are some 19th or early 20th century stable fixtures (photo 15), clearly not original and of limited interest; the room has evidently been used for housing livestock in later years, but does retain an early lath and plaster ceiling, and vertical-board panelling against the north side. The north door in the covered entry leads to a larger room latterly serving as a large garage (room 3;



photo 16), without clear signs of its original function, but it too may have contained stables for the household, or possibly was a coach house, which would have needed large openings to the front. There is a chimney breast in the north-west corner, suggesting use as a tack room or office, but no surviving fireplace.

- 10.10 There is a loft through the full length of the east range. In the south end it has a lime-ash floor, and contains feed drops down to the stables below (room 9; photo 17). A partition or wall (now removed) formerly enclosed this area from the void over the covered entry, but there is now a timber floor over this. A brick wall separates this bay from the hayloft in the northern end (room 10), which has a modern chipboard floor.
- 10.11 The roof structure over the east range has been entirely replaced, probably in the late 19th or early 20th century, and the king-post trusses are all of this date; the ventilator appears to be contemporary with these.

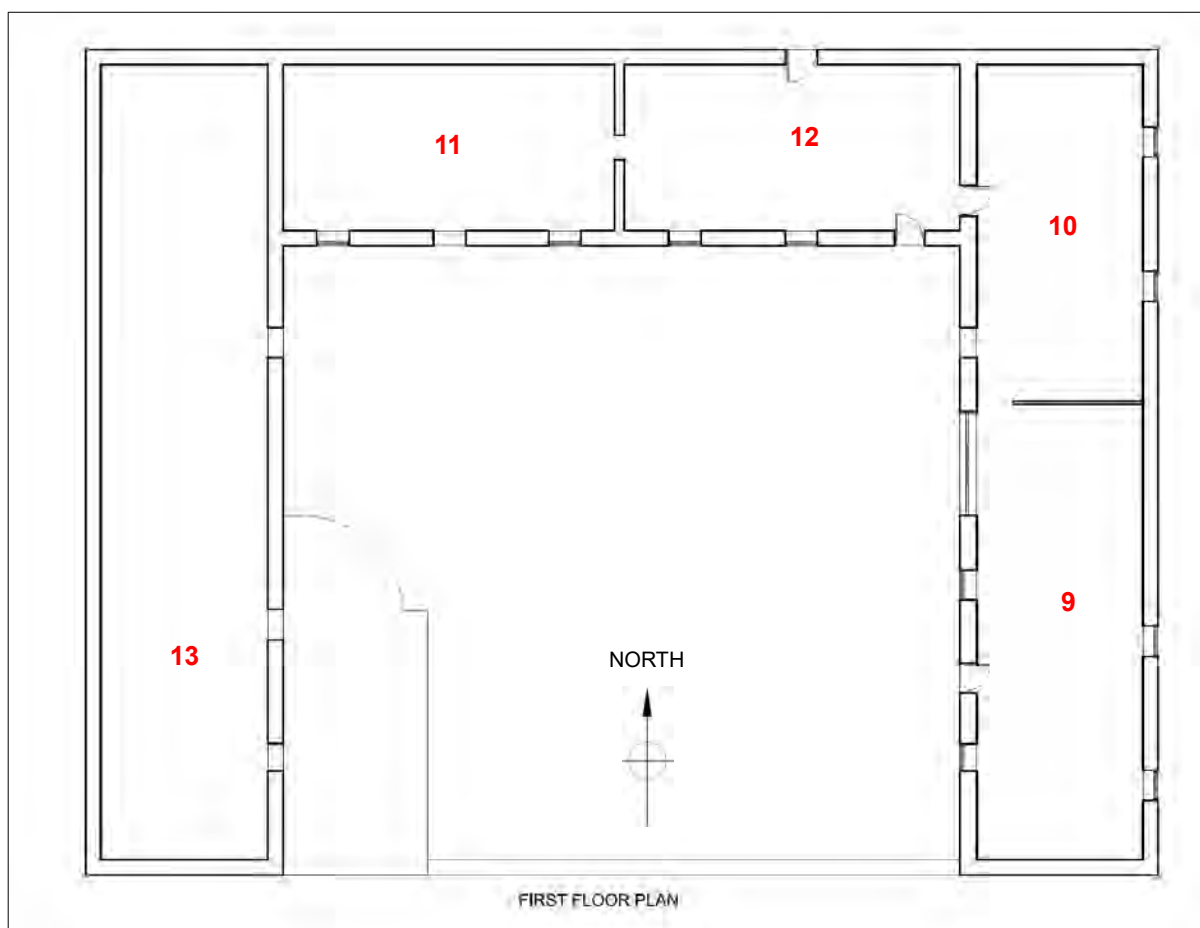


Figure 7: First floor plan with key to rooms noted

### North range

- 10.12 The ground floor of the north range has a dividing wall enclosing a small room at the west end, which has a modern staircase and has been used for 20th century

milking machinery (room 4; photo 18). To the east is a single large room (room 5), latterly used as livestock housing, and lacking distinguishing features. It has some original ceiling beams.

- 10.13 The first floor in the north range, a large hayloft, has a single dividing wall of brick, partly rebuilt in concrete block, and a modern chipboard floor through the full length (rooms 11 and 12). It has been re-roofed, but a number of original trusses remain (photos 19 & 20): they have a distinctive queen-strut form, and are of local timber rather than imported, square-sawn softwood.

### **West range**

- 10.14 The interior of the barn forming the west range contains little of particular interest. The space between the two arched doorways was most likely a threshing bay originally. To the north of here (room 6) it is also open to the roof, following the removal of a first floor, but the form of the beam ends within the walls suggests that the loft was a later insertion, though it may have replaced an original one, as the east-facing window (or forking hole) suggests. A modern timber partition encloses the ground floor to the south of the threshing bay (photo 21), where there is also a drop in floor level, and a cross-wall to the ground floor. The south end (room 7) has been much altered for modern farming use by the removal of the barn's east wall between it and the later outshut, the upper part of the wall being carried on an RSJ. There is a hayloft over the south half of the barn, which appears to be 20th century, but again may well be a replacement of an original one. The barn's roof trusses are all king-post trusses of the late 19th or 20th century, and no original roof members survive.
- 10.15 The interior of the main part of the outshut forms a single space in conjunction with the south end of the barn (room 8), part of the dairy farming adaptations, while the small north room in the outshut has no distinguishing features. However, the original roof structure does survive intact (photo 22), with raking trusses and purlins of tusk-tenon form, characteristic of the late 18th or early 19th century.

## **11 Statement of heritage significance**

- 11.1 The group of buildings proposed for conversion has high significance as a late 18th century courtyard arrangement of stables with adjoining farm buildings, associated with a contemporary country house for the gentry, then known as St Ives, but now largely rebuilt. As that house was designed by James Paine, one of the foremost architects of the Georgian period, there is a strong possibility that

he also had a hand in the design of these outbuildings, which have a bold, confident, classical façade.

- 11.2 In architectural terms, the east front and the general plan-form of the courtyard arrangement, with its hipped roofs, confer the greatest significance. The modern garage doorways in the east front detract from it, and offer an opportunity for enhancement. The north and west ranges face into the courtyard rather than outwards, which accounts for the small number of openings in those outer elevations, where there are only a few modern interventions.
- 11.3 The elevations facing into the courtyard have considerably more openings, and their original arrangements are still very obvious, despite mostly minor changes in a number of cases. The uniformity of the openings in the courtyard elevations of the east and north ranges is notable, but the present form of the extension to the west range detracts slightly from the significance of that component.
- 11.4 The interiors have a lower level of significance, mainly because of 20th century changes to them, particularly in connection with the use of the buildings as a dairy farm, and only very few original fixtures or fittings were observed within them, namely the two possibly original doors adjacent to the covered entry, and perhaps some stable fixtures in room 2. Some historic divisions and floors have also been lost: the ground floor surface is now all concrete, and many upper floors have been lost or replaced, while very little of the original roof structure remains.
- 11.5 The gateway to the site off Harden Road may have been built during the late 18th century phase of the site, as part of James Paine's scheme, or perhaps during the early 19th century. It is largely intact, although one set of railings has been lost, and the existing gates themselves appear modern. The gateway has a medium level of significance, deriving from its historic and aesthetic values.

## 12 Impact of proposals

- 12.1 The proposed conversion to residential use clearly represents the most viable, sustainable new use for these redundant buildings, and would be achieved without harm to their significance or special architectural or historic interest.
- 12.2 The most significant aspects of the stable block buildings are the exteriors, particularly the east front, and the scheme makes best use of existing openings, so requires no new ones to the walls, nor rooflights. The modern garage openings in the east front would be adapted to form windows, an improvement to the aesthetic value of the façade. The two doorways facing across the covered east entrance are not required as openings, so could be blocked up internally, but their present external forms should be maintained with the existing doors retained.

- 12.3 The courtyard would be maintained as a single, undivided open space as at present, as this aspect of the site confers particular significance.
- 12.4 The generally low significance of the interiors means there are relatively few constraints as regards the proposed subdivisions, which are dictated by the existing pattern of openings and the few existing internal divisions.
- 12.5 The proposed widening of the gateway off Harden Road would result in no harm to heritage assets, and would provide the benefit of reducing risk of further damage to the historic and architecturally ornate gate piers (which have evidently been damaged by a vehicle), due to their present narrow width.

### 13 Conclusion

- 13.1 Overall, the scheme would cause no harm to significance of the identified heritage assets, but would result in some enhancement through improvement of inappropriate alterations, particularly in the east front. It would provide the optimum viable use for the listed building, which is presently redundant and at obvious risk of neglect and decay. As such, the scheme is considered entirely acceptable as far as any impact on the historic environment is concerned.

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5 June 2023



Photo 1: Gateway off Harden Road



Photo 2: West side of gateway and boundary wall





Photo 3: View from the north-east



Photo 4: Front of east range





Photo 5: North range



Photo 6: West range





Photo 7: South end of west range



Photo 8: East range, facing onto courtyard





Photo 9: North-east corner of courtyard



Photo 10: One of two historic doors off covered entry, east range



Photo 11: North range



Photo 12: Re-used 17th century window, north range





Photo 13: West range



Photo 14: Rear of garden wall forming south side of courtyard





Photo 15: Non-original stable fittings, east range, south room (room 2)



Photo 16: East range, north room (room 3)





Photo 17: First floor, east range, south end (room 9)



Photo 18: North range, ground floor, west end (room 4)





Photo 19: North range, first floor, east end (room 12)



Photo 20: North range: original roof truss (room 12)





Photo 21: West range: threshing bay, and south end



Photo 22: Outshut to west range: original roof structure