

Heritage Statement
in connection with proposed development at Wood End Farm, Nr
Eccleston

Prepared By

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Executive Summary

- 1.1 This report relates to Wood End Farm, a farmstead on the edge of Ecclestone in Lancashire. The building is a vernacular style farmhouse dating from the 17th Century, with an altered barn to the east. Application is to be made to Chorley Borough Council to redevelop the farmhouse, demolish the later parts of the barn and convert the building to residential use, and to construct 4 new dwellings around the site.
- 1.2 The farmhouse itself is the product of 2 phases of development, the crosswing being added to the main range, and is of some notable importance in the national context for its evidential and historic interest, with a contribution made by its architectural and aesthetic value. The barn is of more moderate significance due to later change, whilst the setting makes a contribution to these significances.
- 1.3 It is considered that the proposal is in accordance with the relevant national and local policies, in that it responds positively to the significance of the assets and the setting, and preserves the historic form and character of the farmstead and is therefore wholly supportable.

2 INTRODUCTION

Purpose and Format

- 2.1 This Heritage Statement has been prepared to assess and inform proposals to convert Wood End Farmhouse, (including an extension), and the barn to the east of the farmhouse to residential use, with a series of demolitions of later buildings and the construction of 4 new build residential dwellings to replace these units. Owing to the listed nature of the farmhouse, in line with the requirements of planning law and policy, care is needed to ensure the heritage significance of the building and its setting is not unduly harmed.
- 2.2 In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 2.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2021). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. In terms of local planning policy, Policy 16 of the Central Lancashire Core Strategy and Policy BNE 8 of the Chorley Local Plan are of relevance and need to be given the appropriate weighting.

The Author

- 2.4 Ian Rowan, the author is a qualified Planning & Conservation Officer. With a background of over 30 years in Planning, Regeneration & Conservation, Ian holds a Masters Degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning since 2004.

Methods of Research and Investigation

- 2.5 Inspections of the site have been carried out to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon identifying and conserving heritage significance.

3 GENERAL DESCRIPTION

Site Location

- 3.1 The proposals site is located on Red Lane Ecclestone. A site location plan is given in Figure 1 below.

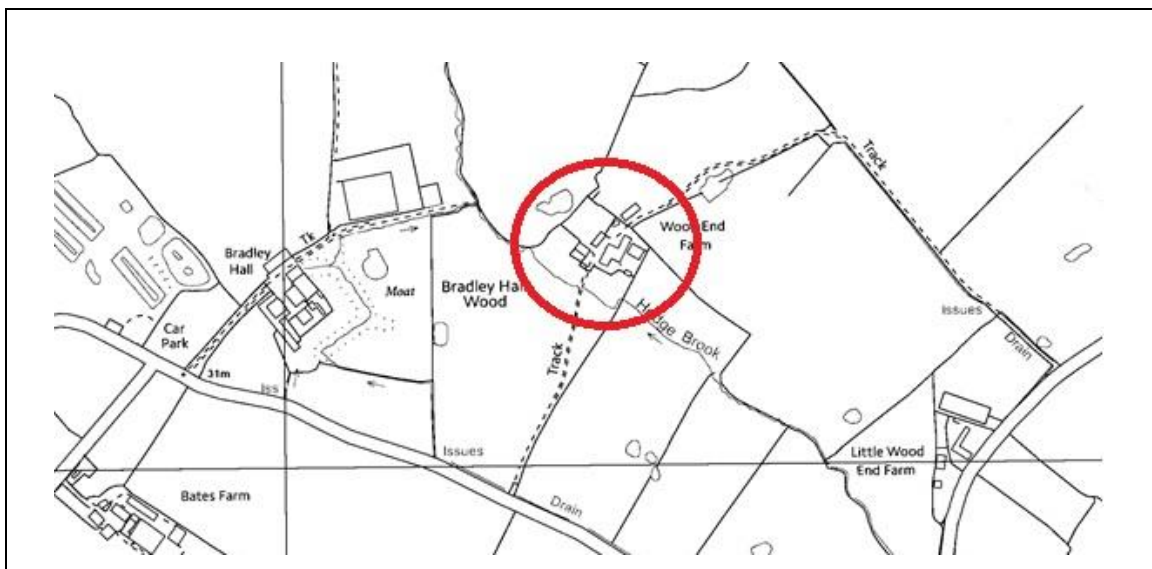


Figure 1 – Location Plan

Site Description & Brief History

- 3.2 The site comprises of a 17th Century Grade II Listed Farmhouse along with a curtilage barn to the east. The site is located off Red Lane to the east of Ecclestone. It sits within its own private curtilage and has been vacant for some time.

- 3.3 Historic maps show the development of the site from the 1840s to the present day follow in figures 2 - 7. The farmhouse building was extended to the west via a crosswing, whilst the barn to the east may be contemporary to the house, however is possibly a later rebuild..

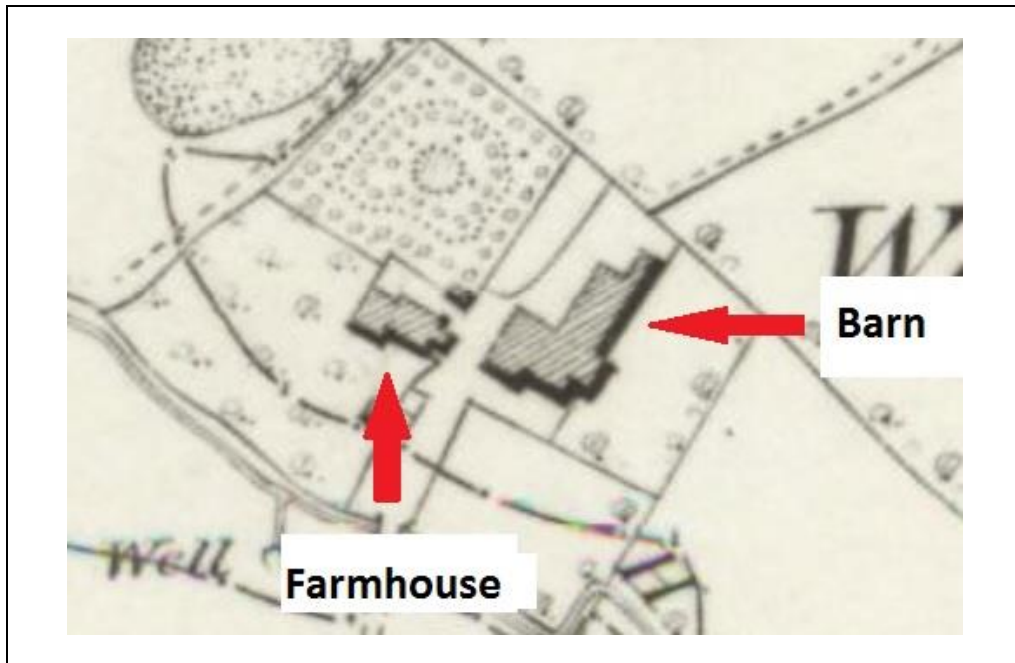


Figure 2 – 1849 Ordnance Survey Map

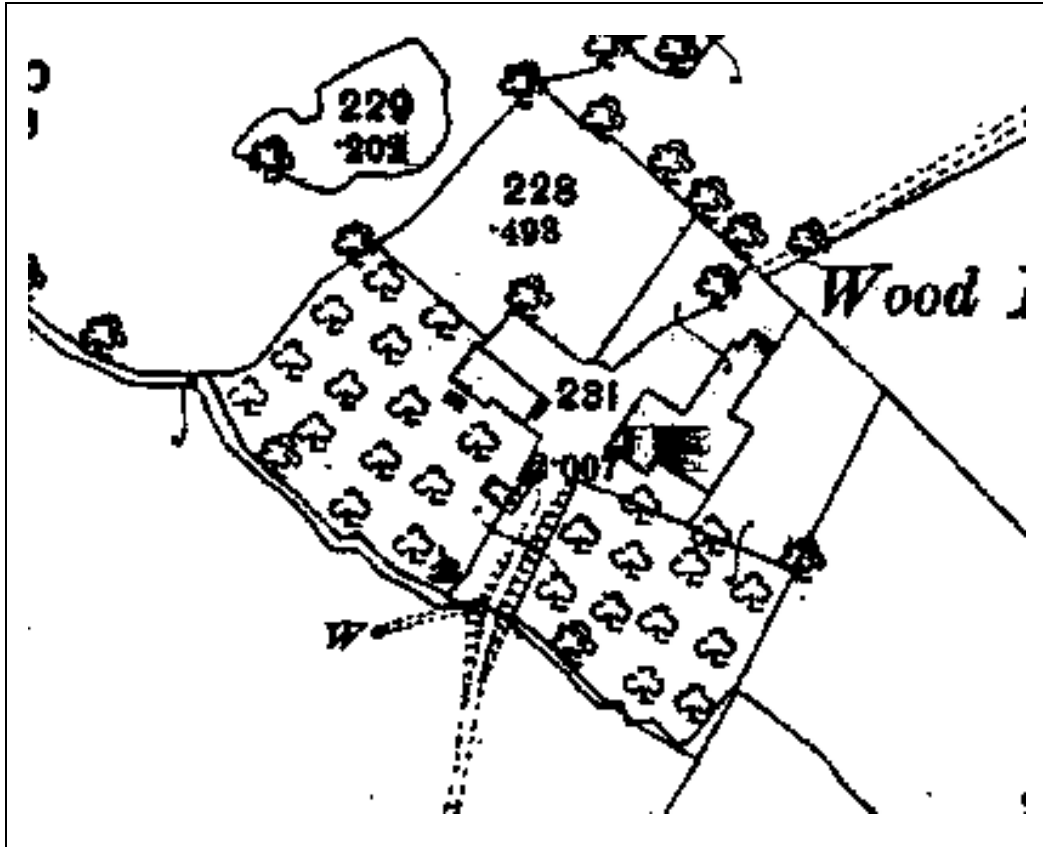


Figure 3 – 1894 Ordnance Survey



Figure 4 – 1908 Ordnance Survey

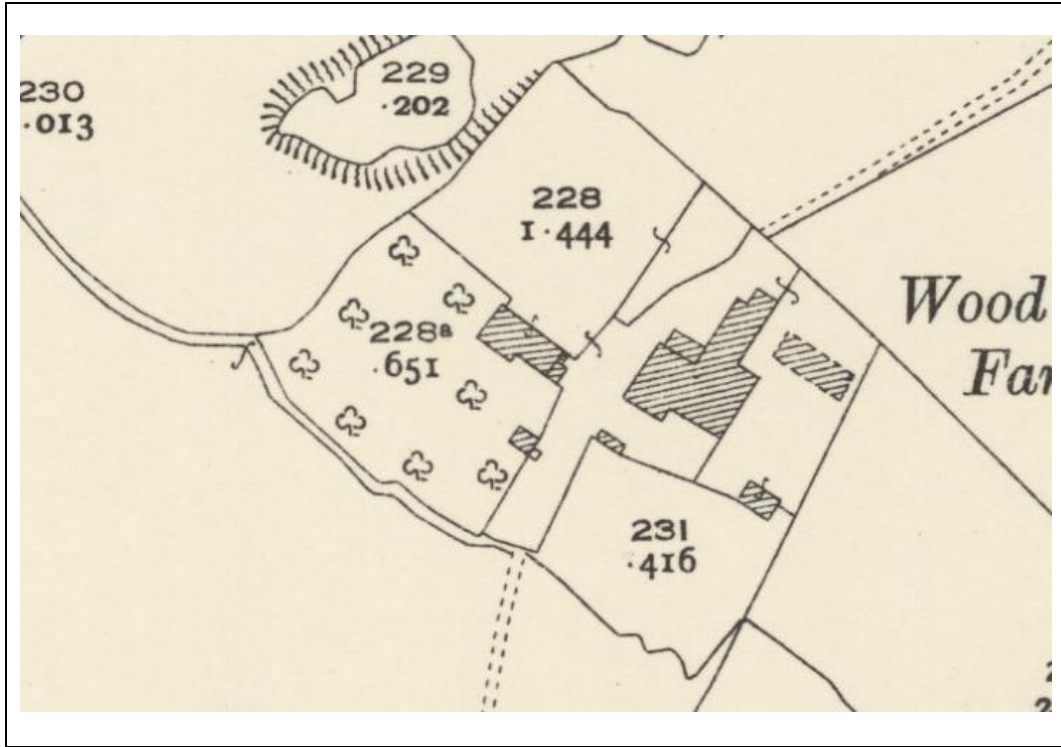


Figure 5 – 1927 Ordnance Survey

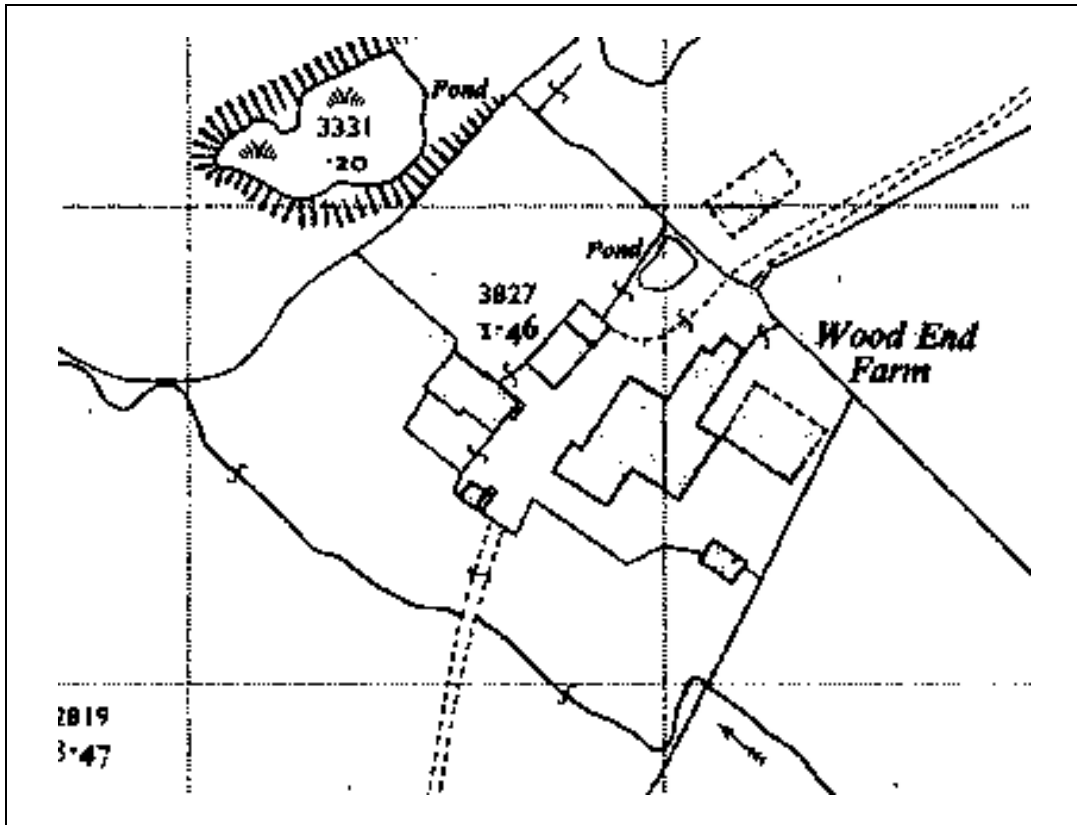


Figure 6 – 1963 Ordnance Survey

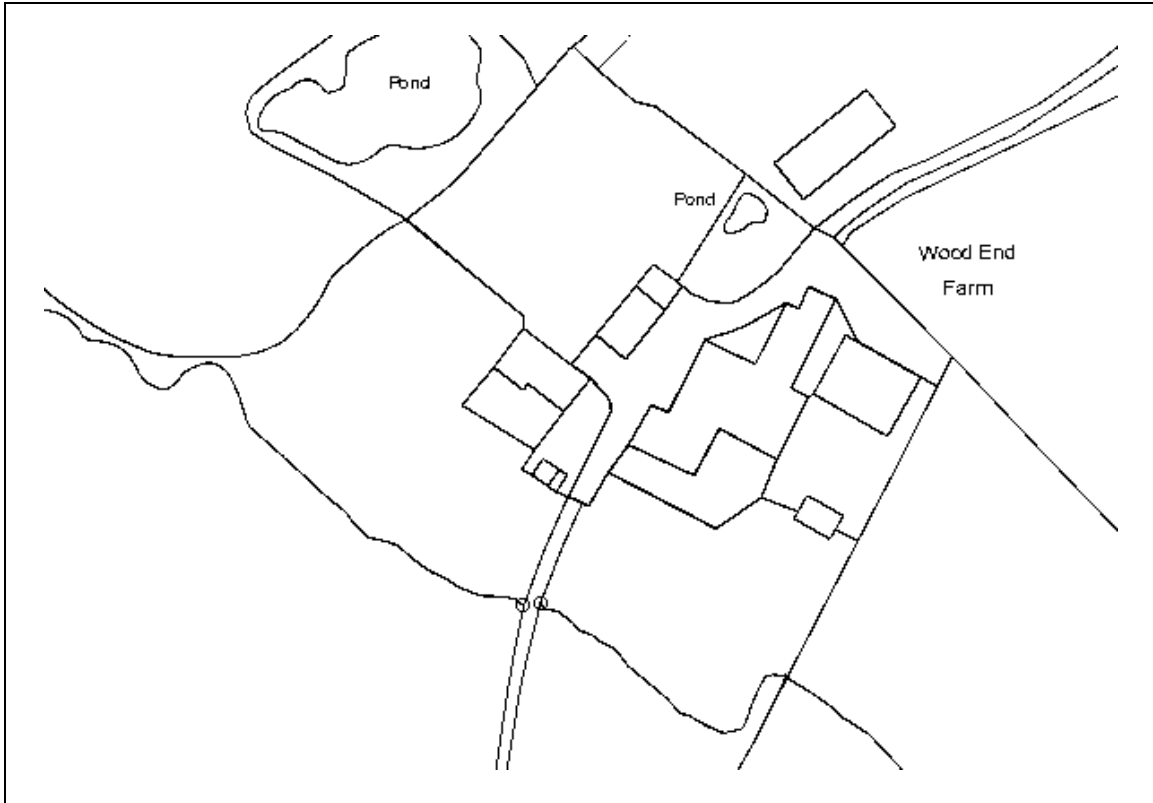


Figure 7 – Current Ordnance Survey

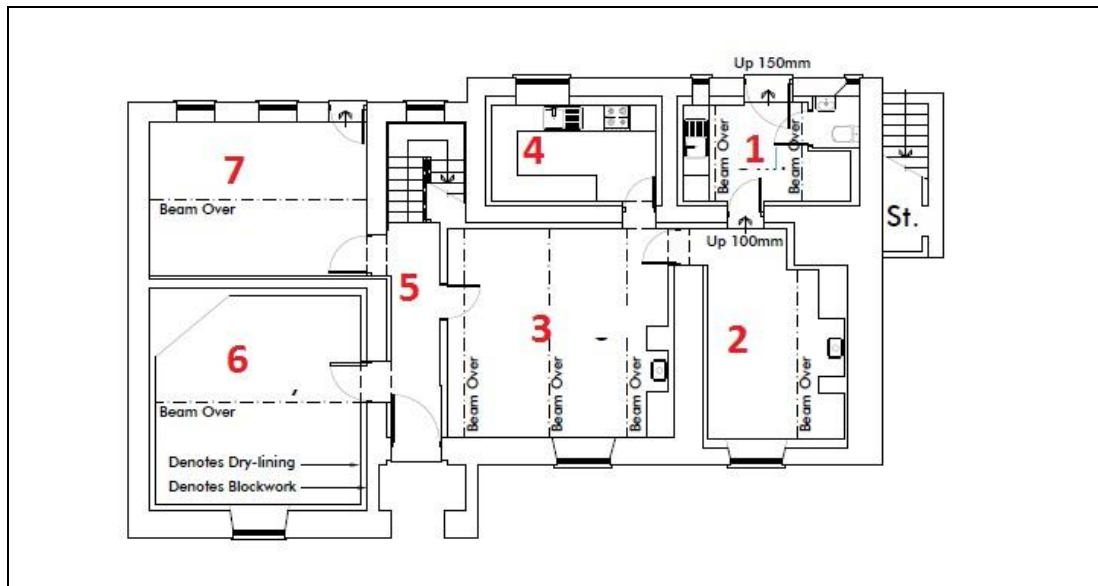


Figure 8 – Internal Photos Ground Floor

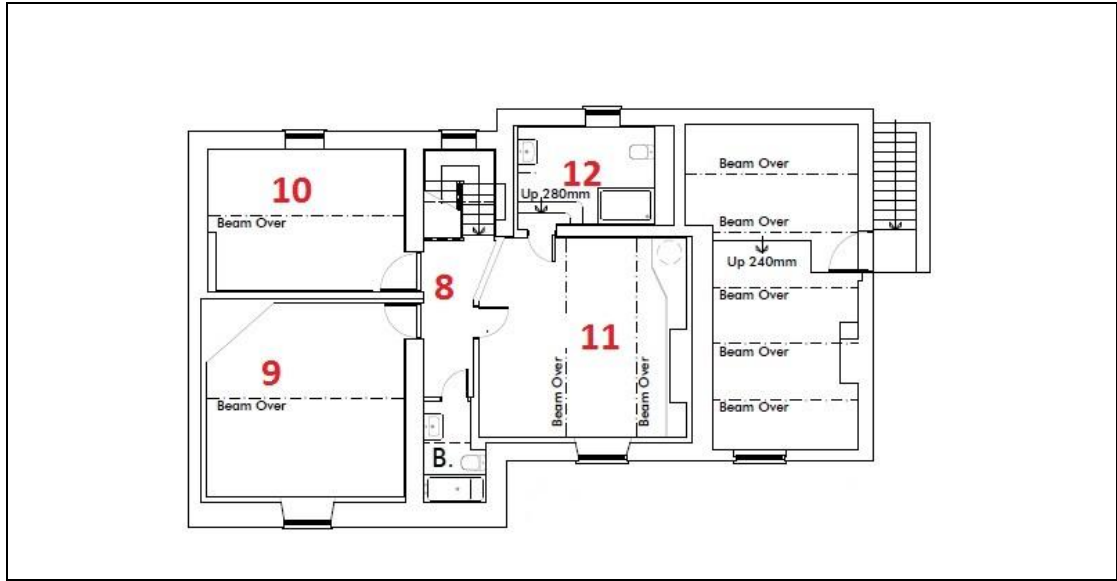


Figure 9 – Internal Photos 1st Floor

Heritage Asset Designations

- 3.5 The Farmhouse is Grade II Listed, and the Listing description is provided below. The barn to the west is classed as a curtilage building, whilst the garage to the north first appears on the 1963 OS map and is not considered as a curtilage building

ECCLESTON RED LANE (off) SD 51 NW 9/100 Wood End Farmhouse - - II

Farmhouse. C17, altered in C19. Stone plinth, scored stucco on handmade brick, slate roof. L-shaped plan: 2 bays with projecting 2-bay crosswing at left end. Two storeys: gable of wing incorporating porch in angle under carried-down roof, the open outer doorway segmental-headed, the inner door plain boarded; gable of wing has one 4-pane sash on each floor, main range has 2 similar windows on each floor, a chimney on the ridge and another at the right gable. Right gable has stone steps to granary; rear has continuous outshut, door to kitchen in 3rd bay, another door to rear gable of wing, various small windows including one 3-light sliding sash at 1st floor of middle bay. Interior: kitchen in 3rd bay has inglenook with very large stop-chamfered bressummer (and this room is unusually short, suggesting that the partition wall is an insertion); other room in this range has 2 large lateral beams with deep rounded chamfer, stopped; similar beams in parlour (front) and cheese room (rear) of wing; at 1st floor of wing framed doorways to bedrooms, the frames all decorated with cyma-stopped chamfer, and the doors all batten-and-board with 3 rows of studs, 2 ornamental strap hinges, and a wooden latch.

Photographic Survey

3.6 There follows a selection of photographs showing the relevant features of the site.

FARMHOUSE



Plate 1 – South Elevation



Plate 2 – North Elevation



Plate 3 – East Elevation



Plate 4 – South & West Elevation



Plate 5 – Room 1



Plate 6 – Room 2



Plate 7 – Room 2



Plate 8 – Room 3



Plate 9 – Room 3



Plate 10 – Room 4



Plate 11 – Room 4



Plate 12 – Room 5

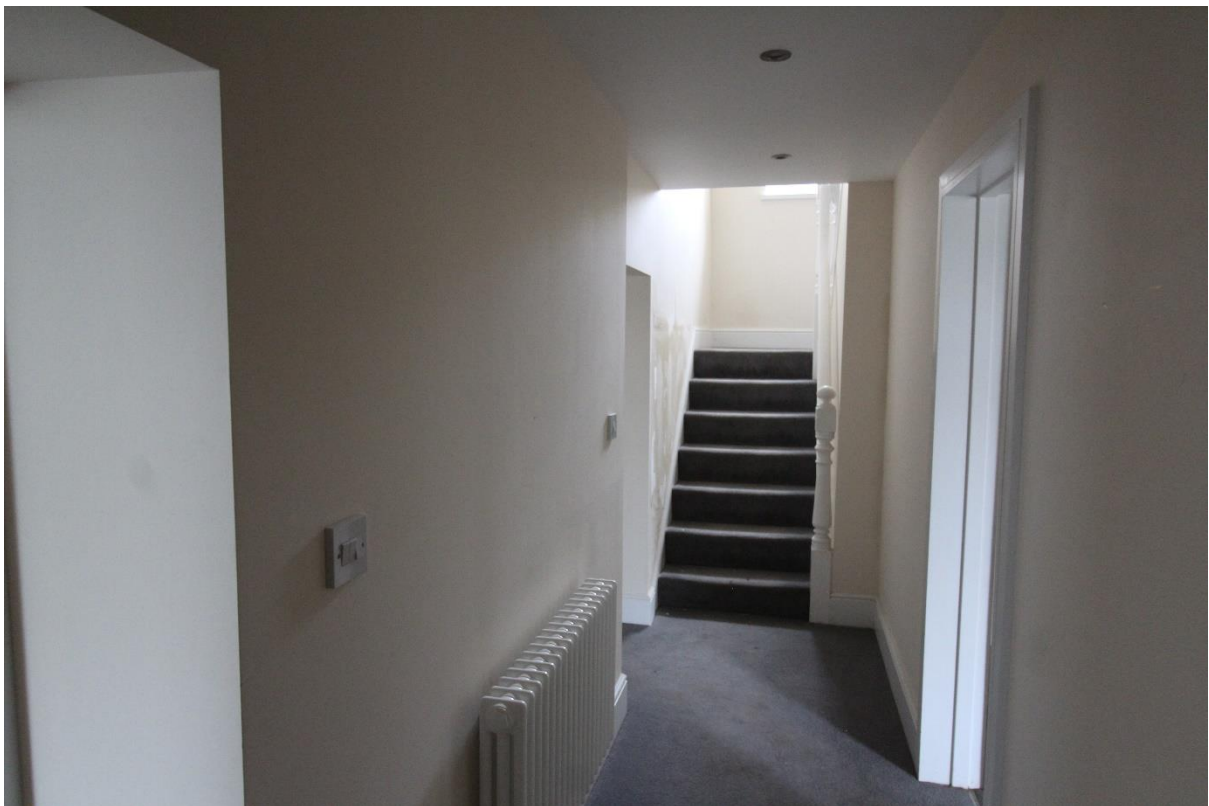


Plate 13 – Room 5



Plate 14 – Room 6



Plate 15 – Room 6



Plate 16 – Room 7



Plate 17 – Room 7



Plate 18 – Room 7



Plate 19 – Room 8



Plate 20 – Room 8



Plate 21 – Room 8 (Looking into Room 11)



Plate 22 – Room 8 (Looking to Rooms 9 & 10)



Plate 23 – Room 9



Plate 24 – Room 9



Plate 25 – Room 10



Plate 26 – Room 10



Plate 27 – Room 11



Plate 28 – Room 11



Plate 29 – Room 11



Plate 30 – Room 12



Plate 31 – Granary



Plate 32 - Granary
Barn



Plate 33 – West Elevation



Plate 34 – North Elevations



Plate 35 – North Elevations



Plate 36 – East Elevation



Plate 37 – North & West Elevation



Plate 38 – North Elevation



Plate 39 – East Elevation



Plate 40 – West Elevation



Plate 41 – South Elevation



Plate 42 – South Elevation



Plate 43 – Main Barn Range (Looking North)



Plate 44 – Main Barn Range (Looking South)

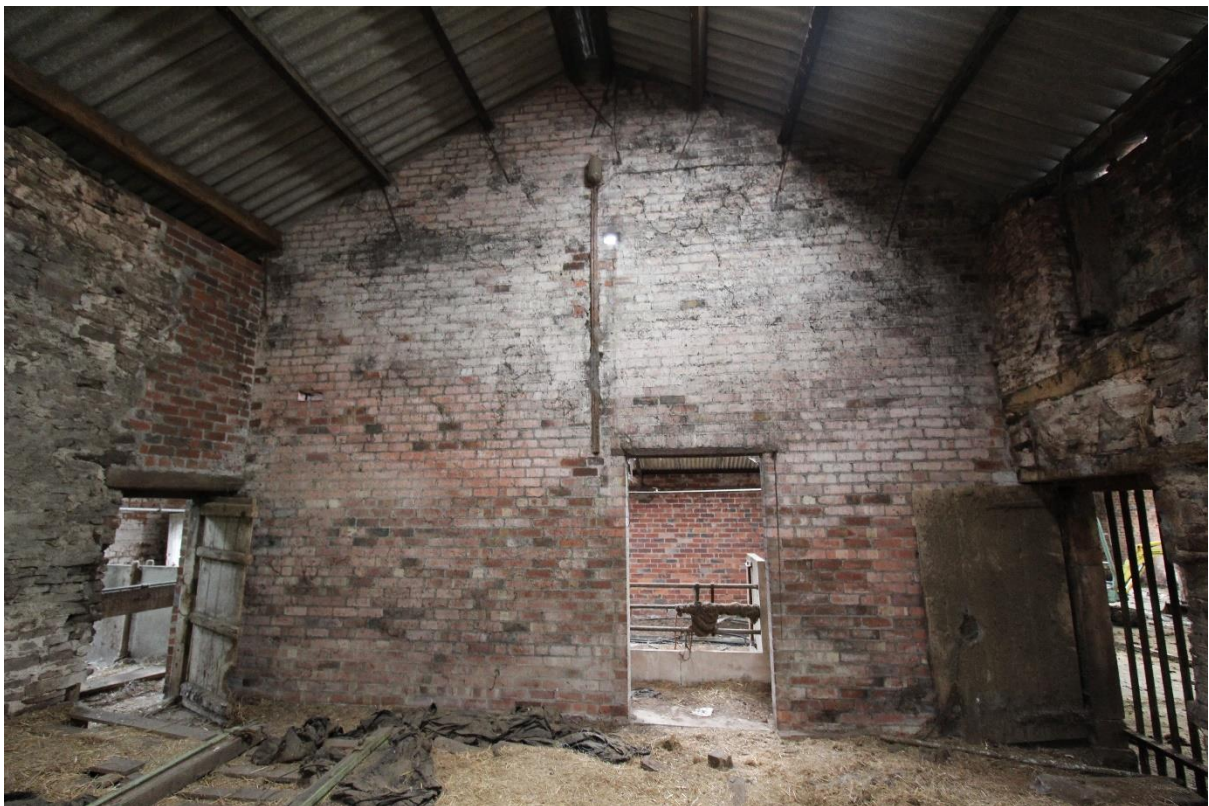


Plate 45 – Main Barn Range (Looking South)

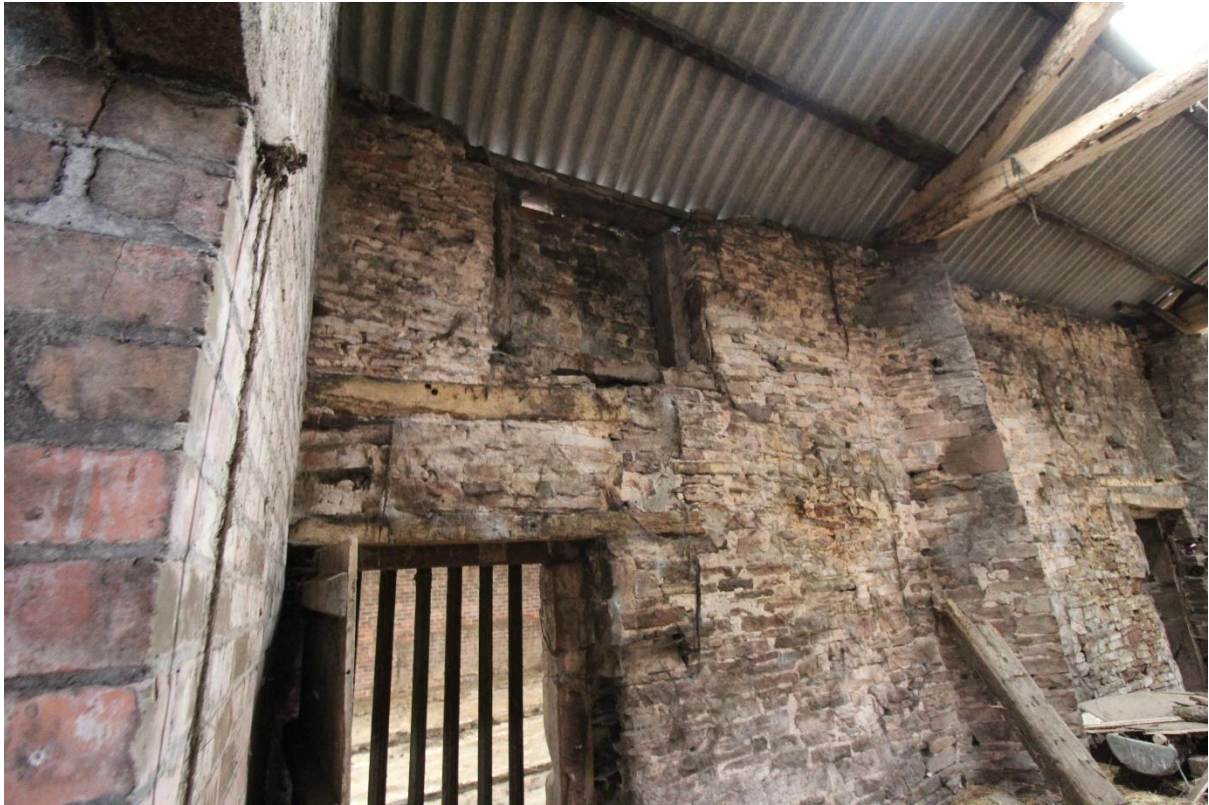


Plate 46 – Main Barn Range West Wall



Plate 47 – Main Barn Range East Wall



Plate 48 – Shippon to East of Barn



Plate 49 – Shippon to South of Barn



Plate 50 – Shippon to South of Barn

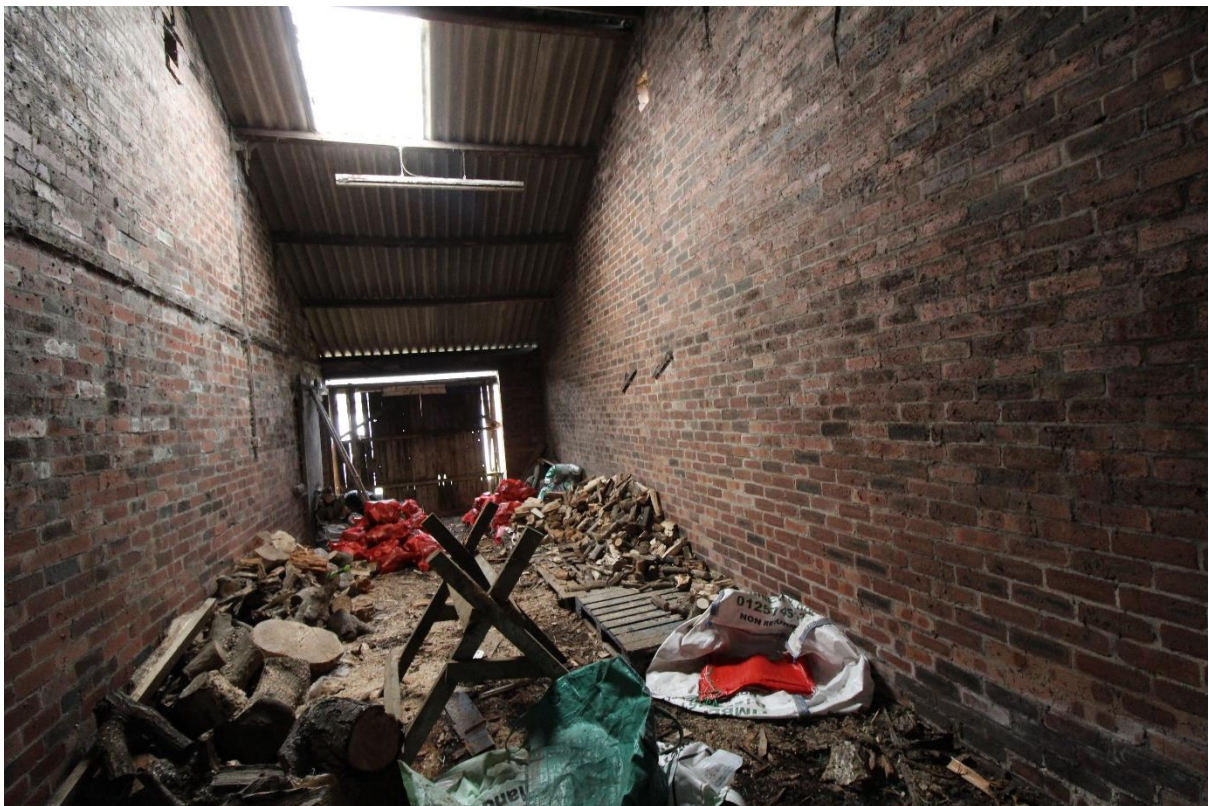


Plate 51 – Range to West of Main Barn



Plate 52 – Range to West of Main Barn

Wider Site



Plate 53 – Outbuilding to North of Farmhouse



Plate 54 – Outbuilding to North of Farmhouse



Plate 55 – Outbuilding to North of Farmhouse



Plate 56 – Complex from South – East



Plate 57 – Complex From Access Road



Plate 58 – Wider View From South

4 Heritage Appraisal

Introduction

- 4.1 The following heritage appraisal adheres to guidance published by Historic England (2008) and relates specifically to the requirement contained in paragraph 194 of the National Planning Policy Framework (2021), given in extract below:
- 4.2 *“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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*
- 4.3 The appraisal begins by identifying the potential range of heritage values attributed to the site in its spatial context, before evaluating these values and expressing them concisely within a ‘statement of significance’. This statement is then used as a basis for assessing the design of new proposals and ensuring that conservation of significance has been prioritised.

Heritage Values

- 4.4 The following appraisal of heritage values is concerned with identifying those heritage values which establish heritage significance and which might be affected by emerging proposals for change. The values are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value.*

Evidential Value

- 4.5 Historic England (2008) suggests that *“Evidential value derives from the potential of a place to yield evidence about past human activity.”*
- 4.6 Wood End Farm was built in the 17th Century and offers reasonably authentic physical evidence of a vernacular farmstead from this period.

The Farmhouse itself being product of 2 phases; the original range dating from the 17th Century with an added crosswing. At the eastern end a granary is located with external stepped access up. Render over brick with slate roof, evidence of the original materials is retained. Internally much of the plan form is still extant, despite some small interventions of plasterboard. The retention internally (and externally) of the gable chimney provides evidence of the original heat and power source of the building, along with beams retaining evidence of the original construction of the building, the ridge chimney being a later addition. There is nothing in the way of original fenestration remaining, being replaced with modern units.

- 4.7 The barn to the east of the house provides evidence of the association with agriculture. However, alteration has impacted upon the evidential value of the building. The main range being of red sandstone, with a later brick shippon to the east, evidence of the original cart door openings is preserved on the east and west elevations. The roof has been removed and is partially covered by asbestos sheeting, whilst a combination of breeze blocks and modern brick are scattered throughout. Original timber trusses and purlins have been retained in situ. To the south, the original external wall has been rebuilt and a modern shippon added, whilst to the west another more modern building has been added. The various additions erode much of the internal plan form making for a confused interpretation.
- 4.8 The setting of the heritage asset has potential to yield some evidential value, in terms of the layout of the 2 buildings within the loose courtyard which provides a degree of contributory evidential value, its agricultural heritage still readily interpreted in its current format, with the barn despite its changes making some contribution. It has remained relatively static in its current format save for the evolution of the buildings as discussed above, however this is the norm rather than being anything of particular exceptional value.

Historical Value

- 4.9 Historic England (2008) suggests that - *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.”*
- 4.10 The complex conserves an element of the areas historic rural past and conveys a sense of the farmstead that existed from the 17th Century. The buildings therefore have some illustrative historic value through their ability to depict images of the past and their links to the wider farm use. The farmhouse is relatively intact in nature in terms of its historic built form despite changes to the fenestration, and therefore holds some intrinsic value in its original parts. The addition of the crosswing may signify an upturn in fortunes of the farm, or alternatively may suggest a longer building period due to financial constraints. The presence of a granary suggests the barn is either contemporary to the house, or that it is a later rebuild, the 2 uses being symbiotic, but demonstrates the production of grain on the farm.
- 4.11 The barn is product of a number of phases of development and whilst as a building connected to the farmhouse, due to the changes. Its position within the farmstead is recognised and the additions provide some historic interest in terms of the shift from threshing to combination barn.
- 4.12 Much of the setting of the historic buildings has been retained in terms of historic value through the retention of the 2 buildings within the complex, preserving the group value of the buildings. However, it is clear that the historic value of the setting has changed to through the previous developments to the barn to the east of the farmhouse, whilst buildings have been lost and replacement buildings added. The barn and farmhouse have a close relationship to each other and impact upon setting, as expected of most agricultural developments.

Communal Value

- 4.13 Historic England (2008) suggests that: "*Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.*"
- 4.14 The complex contains some communal value in terms of its association with agriculture and farming, and as a nationally listed building the farmhouse will no doubt hold some notable community pride. Communal value to the barn may be lower given the changes that have impacted upon it, lowering value and local pride. There may be some level of communal value as a group of landmark buildings in the area, as this can provide a source of shared community pride. However, this value is diminished somewhat as the complex is totally private.

Aesthetic Value

- 4.15 Historic England (2008) suggests that: "*Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.*"
- 4.16 The farmhouse is grey slate over brick and stucco, displaying a level of vernacular architectural style. The farm retains architectural details such as the chimneys, slate roof and outshut, recessed windows and stone headers and sills. Architectural value has been eroded by changes to the windows. Internally, the inglenook fireplace and evidence of oak beams provides some notable aesthetic value, whilst the doors at 1st floor add an element of aesthetic value.
- 4.17 The barn to the east of the house possesses little in the way of aesthetic value or architectural embellishment. The timber trusses and purlins add some value, but this is diminished by the removal of roof coverings and their subsequent replacement with asbestos corrugated material.
- 4.18 The aesthetic setting of the buildings has remained relatively intact, the sense of enclosure of the farmstead is maintained by the collection of

outbuildings as a backdrop to the listed building, but the rural nature is still retained.

Statement of Significance

- 4.19 Having assessed the heritage values associated with the site in its spatial context, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
- 4.20 The proposals site contains a Grade II Listed farmhouse and associated altered combination barn, located off Red Lane. Of 17th Century origin, the complex consists of a farmhouse, which retains residential use, (now vacant) and a barn & later shippon which undergone alteration. This has also resulted in the loss of much original fabric.
- 4.21 The buildings possess a range of heritage values, the most important of which relate to the original farmhouse. Its vernacular design retains a high degree of authenticity and makes a major contribution to the visual quality and historic interest of the site. There is evidential value provided through the retention of the original parts of the building as it demonstrates the building style and architectural details of the time, along with its plan form. It yields relatively high evidential, illustrative historic values, and some moderate to high aesthetic value, tempered to some extent by changes to the fabric. Communal values are similarly moderated given the private curtilage within which it lies.
- 4.22 The barn and shippon possess lesser evidential value due to the alterations but yield higher historic values due to the historic links to agriculture. Aesthetic value is low due to changes and dereliction. Again, the private nature of the site renders communal value at a low level.
- 4.23 The setting of the complex contains some moderately high levels of evidential, historic and aesthetic value, with lower contribution to communal value. The size, scale and design of the buildings emphasise the farm setting of the complex, irrespective of the previous alterations,

and the haphazard courtyard layout sets it out as a farmstead in terms of how the asset is experienced.

5 Analysis of the Proposals

General Principles

- 5.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2021). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 4 of this appraisal fulfils this need, and the findings of part 4 have informed the assessment of the new scheme. There follows, here in section 5, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

- 5.2 The proposal is to convert and extend the farmhouse, convert the original barn range, with demolition of the later shippons, and construction of 4 new residential units across the site. Full plans and elevations will be submitted as part of the planning and listed building applications, but sketches of the existing and proposed layout are provided below in figures 10 - 34. The proposals have been developed giving due consideration to the buildings listed status and its setting.



Figure 10 – Site Plan

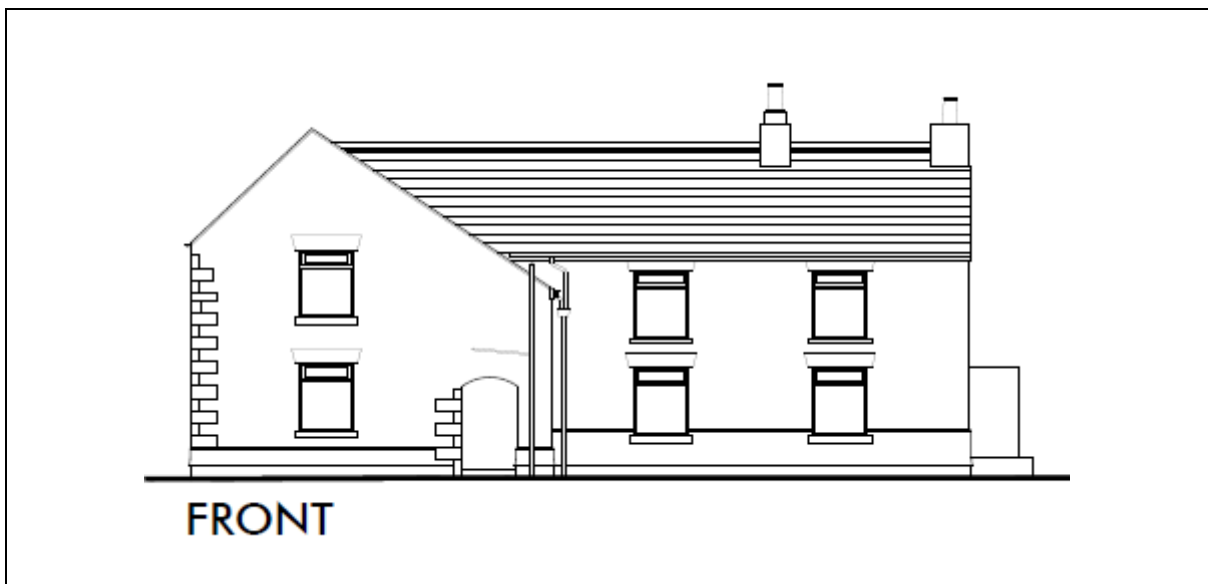


Figure 11 – Farmhouse Existing



Figure 12 – Farmhouse Proposed



Figure 13 – Farmhouse Existing



Figure 14 – Farmhouse Proposed

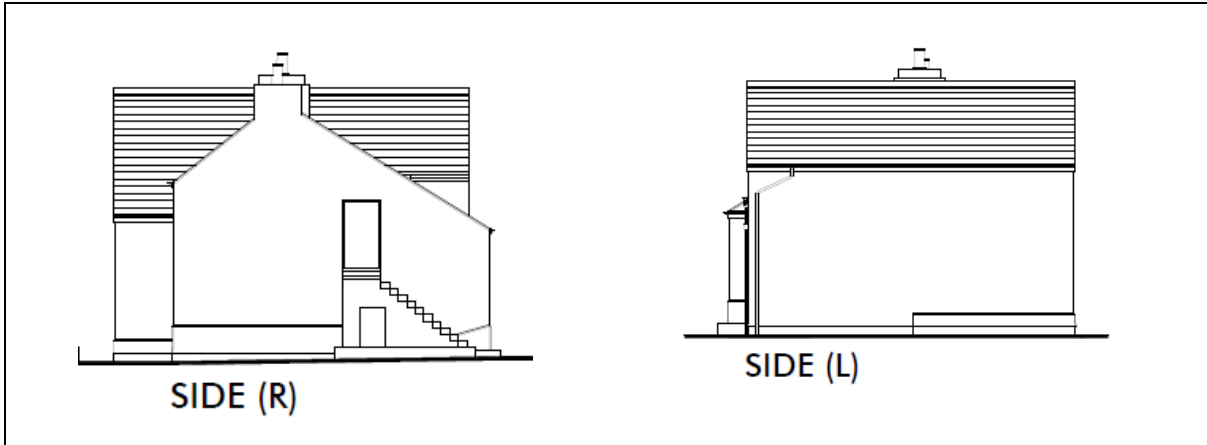


Figure 15 – Farmhouse Existing

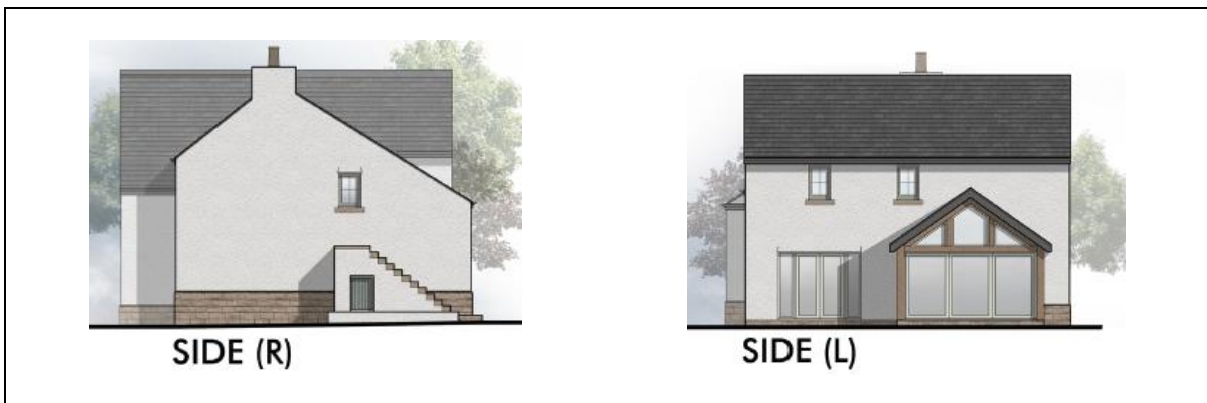


Figure 16 – Farmhouse Proposed

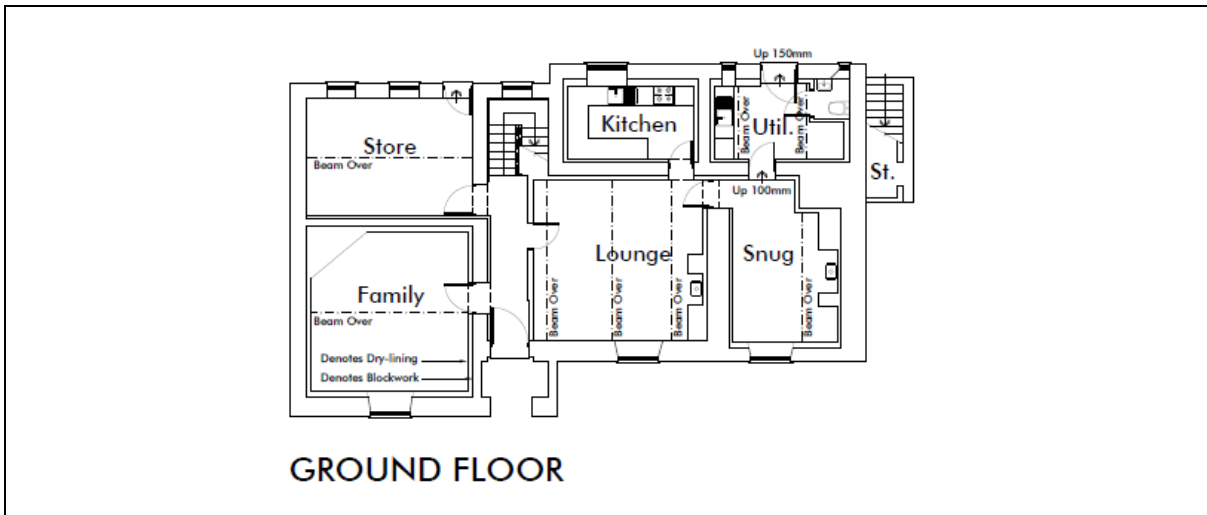


Figure 17 – Farmhouse Existing

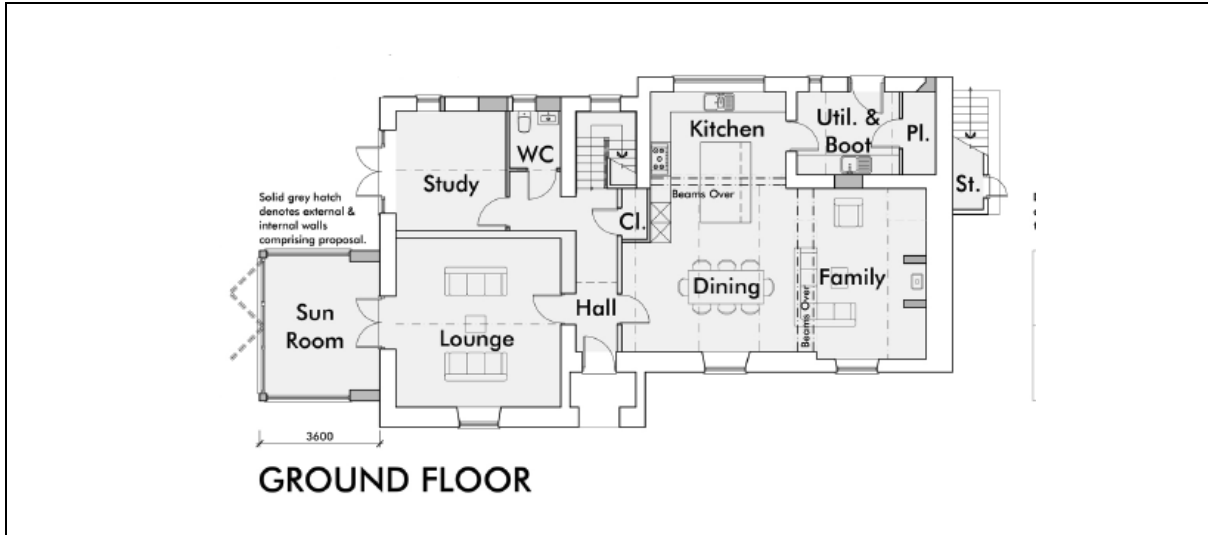


Figure 18 – Farmhouse Proposed

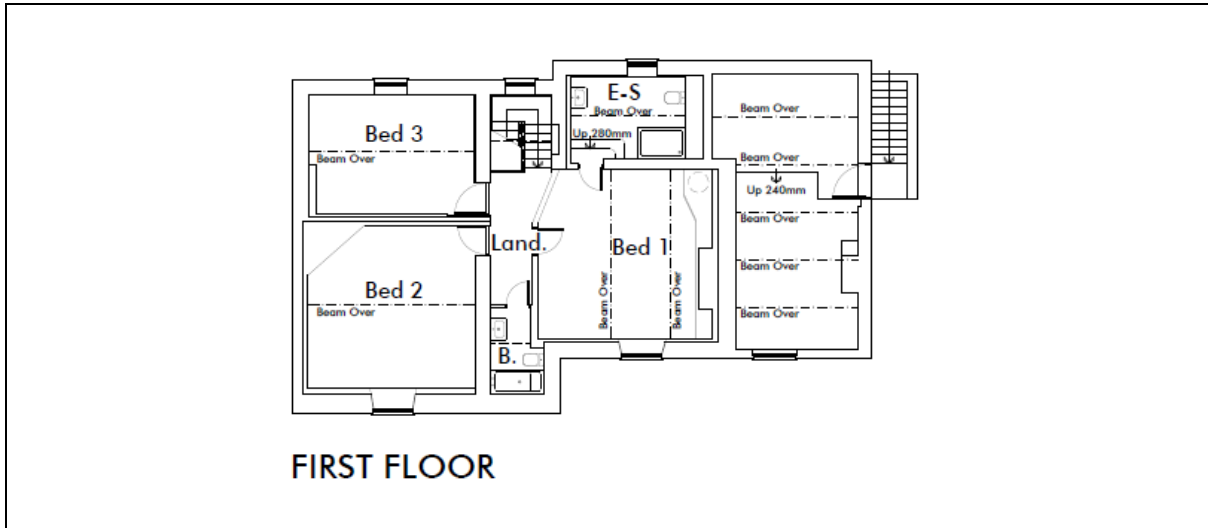


Figure 19 – Farmhouse Existing

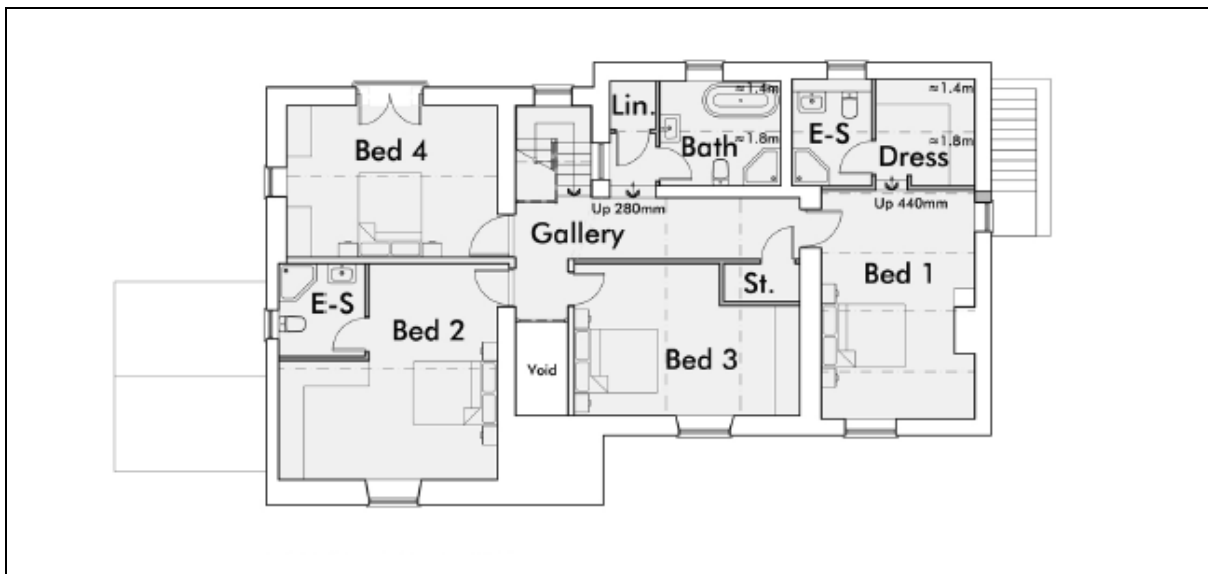


Figure 20 – Farmhouse Proposed



Figure 21 – Barn Proposed



Figure 22 – Barn Proposed

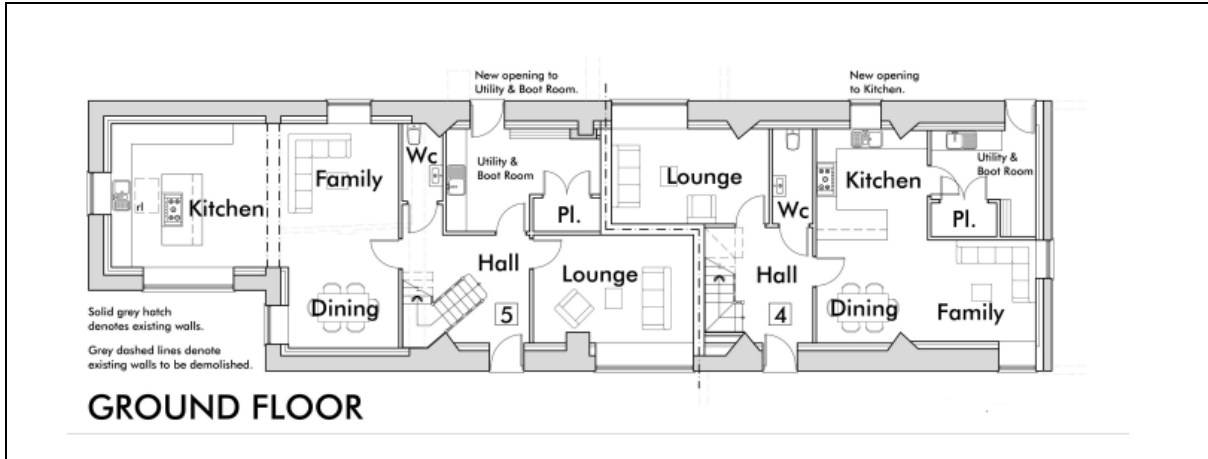


Figure 23 – Barn Proposed

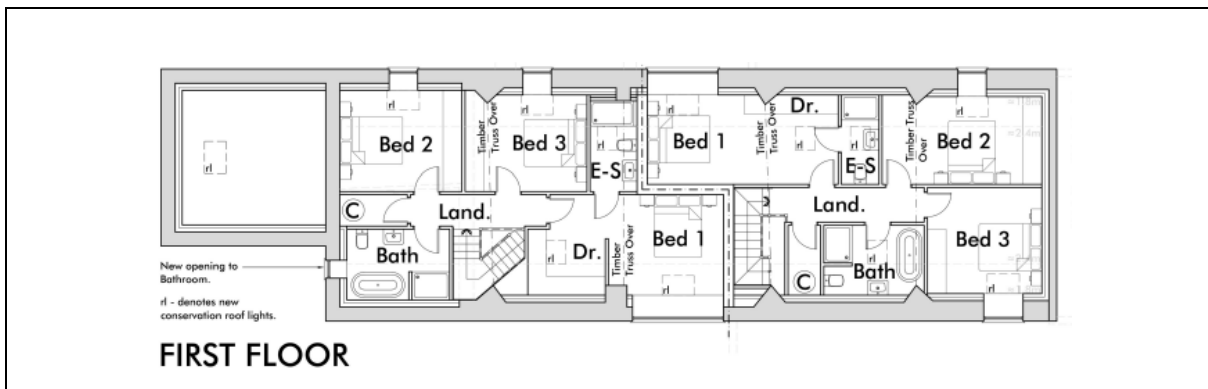


Figure 24 – Barn Proposed



Figure 25 – Plot 2

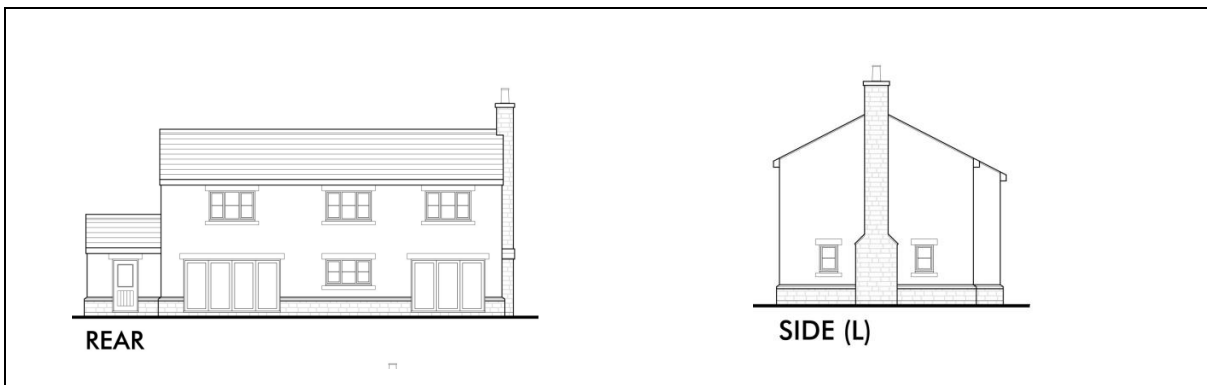


Figure 26 Plot 2

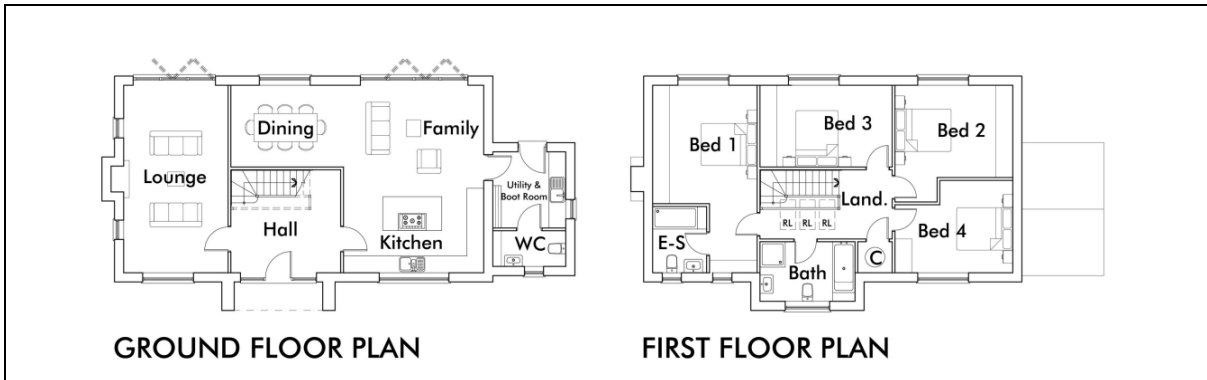


Figure 27 – Plot 2



Figure 28 – Plot 5



Figure 29 – Plot 5

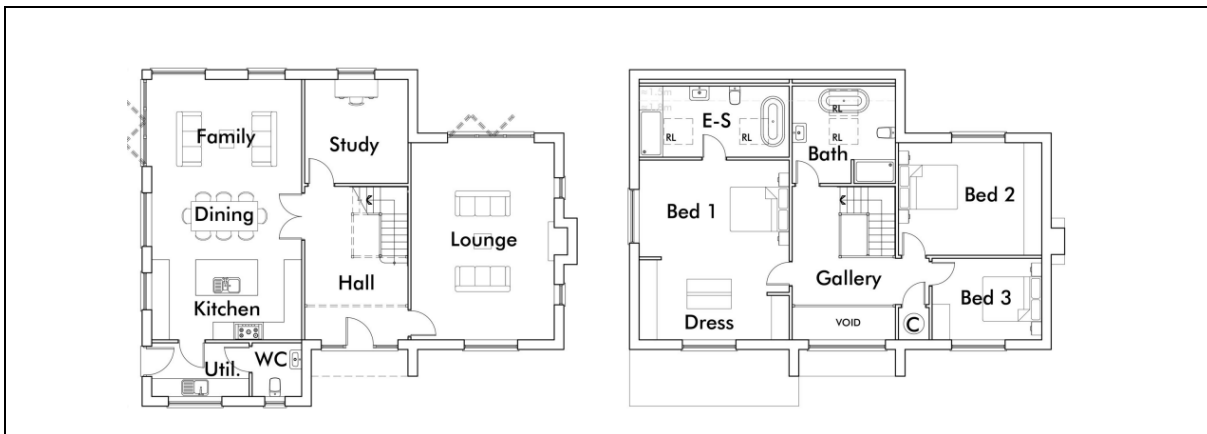


Figure 30 – Plot 5



Figure 31 – Plot 6 & Plot 7



Figure 32 – Plot 6

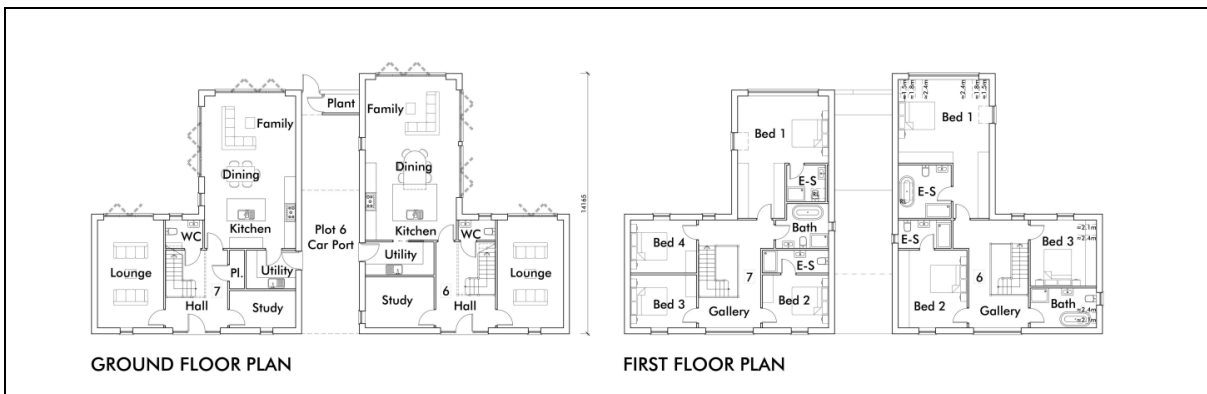


Figure 33 – Plot 6

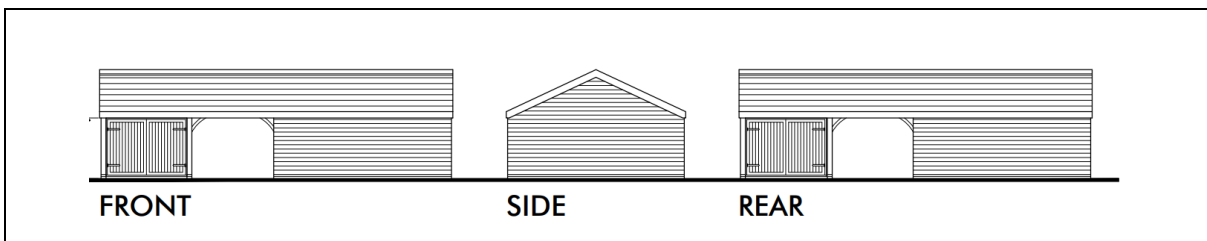


Figure 34 - Garages

Analysis of the Proposals: National Planning Policy Framework

- 5.3 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2021) considers heritage planning and identifies the following key drivers in the decision – making process:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*
- 5.4 In essence the NPPF unifies the overall approach to planning to ensure that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. Securing sustainable development is the primary driver, and in the heritage context this relies on maintaining active use, (long term), in a manner that seeks to limit potential harm to significance.
- 5.5 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.
- 5.6 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation -***
- The significances of the related designated heritage assets have been assessed in this heritage appraisal, (section 4), and this process has established the basic premise that the farmhouse yields relatively high evidential and historic value with more moderate aesthetic and communal value. The primary heritage values and significance of the building are moderately affected by the proposals.

- 5.7 The relatively high historic values associated with the farmhouse will remain unaffected by the proposals as the links with agriculture will be retained. Evidential value will be affected through removal of the wall between the new kitchen and dining room. However, a later wall and chimney and subsequent opening up in the dining and family area has the opportunity to greater reveal significance by reintroducing the plan form in the ground floor. The new extension is readily interpretable and is located in the later crosswing, whilst the new window openings which have been located in the rear and side elevations and will be readily interpretable. Aesthetic values associated with the farmhouse, are more moderate, and given past change there is an opportunity to enhance aesthetic value by using more appropriate style windows. Internal aesthetic value will not be affected. Communal value will not be affected as the house will still be appreciated from a distance.
- 5.8 The barn possesses lower significance due to past changes. However, the original range will be retained and restored. It will still be readily interpreted as a barn and as such this will contribute to retaining historic value in terms of its links to agriculture and farming. Aesthetic value will be enhanced by the redevelopment, whilst internally there is little of any significance and an opportunity to re-purpose the building has been taken.
- 5.9 There is moderately high evidential, historic and aesthetic significance to the setting of the farmstead. The removal of later parts of the barn and redevelopment of the farmhouse will not unduly affect these values. The new buildings have been designed to sit within the rural landscape to appear as outbuilding conversions, whilst being easily read as modern buildings
- 5.10 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality***
– The redevelopment of the farmstead will bring back into use 2 vacant underused buildings, one of which has fallen into a poor state of repair. The location on the edge of the settlement of Ecclestone offers the

opportunity for family accommodation and can help sustain the settlement and contribute to vitality and viability.

- 5.11 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The proposals under scrutiny will respect the heritage assets by sympathetic redevelopment, whilst the new buildings have been designed to complement the heritage assets and sit comfortably with local character
- 5.12 In this instance, and as demonstrated through the appraisal of heritage values and critical assessment of the proposed scheme, the works do not impart harm upon the significance of the buildings and the primary heritage values of the buildings are conserved. Alteration to the heritage assets offers the opportunity to bring them back into viable use, whilst also taking the opportunity to enhance significance where possible.

Analysis of the Proposals: Local Planning Policy

- 5.13 Current Planning Policy is provided through the Central Lancashire Core Strategy Policy 16 and Chorley Local Plan Policy BNE 8. Policy 16 states:-

"Protect and seek opportunities to enhance the historic environment, heritage assets and their settings by:

a) Safeguarding heritage assets from inappropriate development that would cause harm to their significances.

b) Supporting development or other initiatives where they protect and enhance the local character, setting, management and historic significance of heritage assets, with particular support for initiatives that will improve any assets that are recognised as being in poor condition, or at risk.

c) Identifying and adopting a local list of heritage assets for each Authority."

- 5.14 The above commentary has demonstrated that the key drivers of significance will be relatively unaffected by the proposals, and that local

character and historic significance will be protected and where appropriate enhanced. As such Policy 16 is satisfied.

5.15 Policy BNE 8 of the Chorley Local Plan states:

Policy BNE8: Protection and Enhancement of Heritage Assets

a) Applications affecting a Heritage Asset or its setting will be granted where it:

- i. Is in accordance with the Framework and relevant Historic England guidance;*
- ii. Where appropriate, takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals;*
- iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and;*

b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:

- i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;*
- ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged;*
- iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets;*
- iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include*

the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;

v. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;

vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.

Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.”

- 5.16 The commentary above has demonstrated that the proposal is in accordance with the framework and Historic England guidance. Where possible features that contribute to the asset’s significances are retained and enhanced. The proposals have been formulated to ensure the setting of the assets is preserved, and the farmhouse, of most significance is utilised for its original purpose of residential accommodation.

6 Summary & Conclusions

- 6.1 This heritage statement has explored the potential impact of the redevelopment of Wood End Farmhouse and Barn upon the significances of the buildings and upon their setting.
- 6.2 As shown throughout this statement, the proposals acknowledge the significance of the buildings; the farmhouse as a nationally protected building and the barn as a curtilage building, and through their contribution to the setting. Change to the farmhouse has been kept to a minimum and is directed to the more subordinate areas, whilst there is an opportunity to reintroduce some of its original plan form. Change to the barn is steered towards later additions and given its semi derelict nature, an opportunity to save the original range has been grasped. The new buildings have been designed to complement the rural setting and to sit comfortably within this. This approach conserves the significance of the buildings and their setting, of which the buildings are a constituent part.
- 6.3 The proposals satisfy national and local heritage planning policy, and represent what in the context of the NPPF is described as sustainable development, and as such the proposal is wholly supportable.

1 Clarke, K, *Informed Conservation*, Historic England 2003

1 Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008