

**Heritage Statement**

**in connection with**

**Proposed Alterations (retrospective approval),  
The Orangery, Woodfold Park, Mellor.**

Prepared by

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December 2020

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## 1 INTRODUCTION

### Purpose and Methodology

- 1.1 This heritage statement has been prepared to review the impact of alterations (primarily the insertion of skylight windows) to the grade II listed Orangery at Woodfold Park, Mellor. The vacant and derelict building was converted to domestic use in 2003-4 with planning and listed building consent, however the conversion as completed deviated from the approved plans for listed building consent. This heritage statement therefore reviews the impact of that deviation upon the heritage significances of the listed building, with the specific aim of determining whether the works as carried out were, when considered in context, appropriate for the granting of listed building consent.
- 1.2 The approach taken in the preparation of this statement adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
- Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
  - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
  - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
  - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
  - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'<sup>i</sup> and 'Conservation Principles, Policies and Guidance'<sup>ii</sup> and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG 2019). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from the following Historic England publications:
- GPA2 - Managing Significance in Decision-Taking in the Historic Environment (2015)
  - GPA3 - Setting and Views

- Historic England Advice Notes (HEAN) 1-12

### **The Author**

1.4 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

### **Methods of Research and Investigation**

- 1.5 Inspections of the site were carried out in July 2020 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).
- 1.6 In terms the site's potential for buried archaeology, this has not been explored beyond scrutiny of historic mapping.

## 2 GENERAL DESCRIPTION

### Location

2.1 The Orangery at Woodfold Park is situated within the northern part of Woodfold Park to the north east of Woodfold Hall and south west of Mellor. A location plan is given in figure 1.



Figure 1) Site location

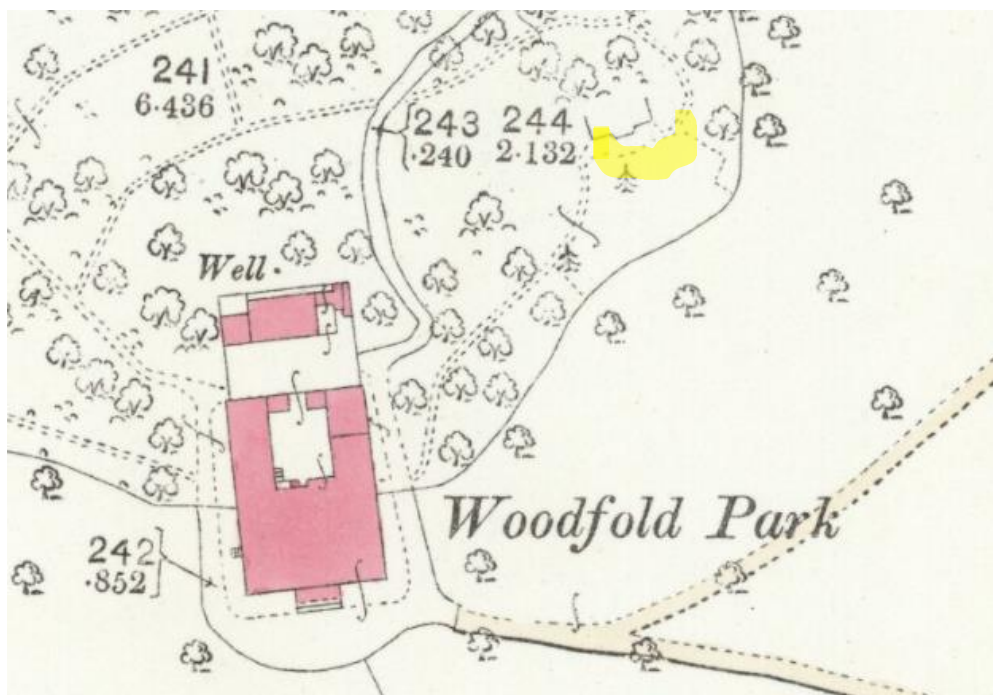
### Outline Description & Historical Background

2.2 Woodfold Hall was designed and built for the successful cotton manufacturer and industrialist Henry Sudell (1764-1827) by the occasional architect and engineer Charles McNiven. The Hall, a large neo-classical building which was developed within extensive landscaped gardens and pleasure grounds (Woodfold Park), is believed to have been McNiven's only fully realised building. Making best use of the natural topography of an expansive rural site, The Hall's main façade was positioned southwards facing the landscaped grounds and valley beyond, with a u-shaped plan and central courtyard to the rear (north).

2.3 Henry Sudell became bankrupt in 1827, after which the Woodfold Hall estate was sold to the Hindle family until being sold to Robert Thwaites (of Thwaites brewery) in 1878. It

remained in private ownership until it was abandoned in 1949 and stood derelict and unoccupied until major renovations took place in 2003-4.

- 2.4 At some time during the early to mid C19th a glazed horticultural building (or 'hot house'), now known as the 'The Orangery', was built to the north east of the Hall. Historic mapping appears to depict this building in a complete form in 1848 (first edition six-inch scale), but only one wall (the southern wall) of the building is shown on the later twenty-five-inch scale OS map of 1893 (see figure 2 below). The 1893 map suggests the building might have fallen into a state of dereliction (and was perhaps partially demolished), however subsequent mapping from 1910 (figure 3) shows the building complete again, possibly restored or rebuilt, with its current outline and hatched annotation showing its roof was of glass.
- 2.5 Photographic evidence shows that by 2003-4 the hot house building, of simple neo-classical design, had again fallen into a perilous state of disrepair following many years of abandonment. At that time all that remained of the building (see figures 4 and 5) was a supporting framework of brick piers and concrete lintels faced with stone and render, with the skeletal remains of inset iron framed glazing panels and a former glazed roof, characterised by curved lower slopes with a raised central lantern above. The building's shape bore some similarities to the pioneering Palm House at Kew (Decimus Burton, 1848 – see figure 8), with its curved glazing and upper lantern.
- 2.6 Like the main Hall, the former hot house was saved and renovated in 2003-4 when it was converted into a domestic residence and renamed 'The Orangery' (figures 6 and 7). This was done with planning and listed building consent granted by Ribbles Valley Brough Council, the design details of which will be discussed more fully later.



The Orangery, Woodfold Park, Mellor.

Figure 2) OS map of 1893, with only an outline of the southern wall of the hot house shown highlighted

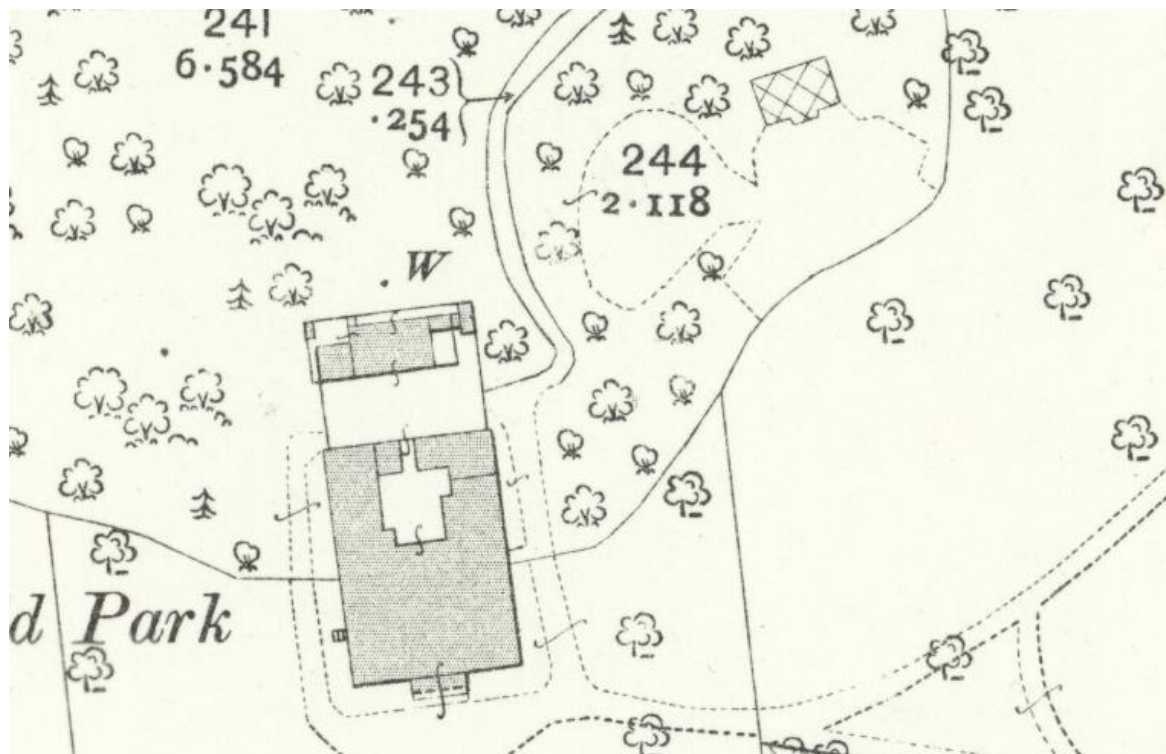


Figure 3) OS map of 1910 showing the Orangery annotated as having a glazed roof



Figure 4) The derelict former hot house c.2003



Figure 5) The Orangery interior pre-conversion showing brick piers and concrete lintels



Figure 6) Post-conversion (western elevation)

The Orangery, Woodfold Park, Mellor.



Figure 7) Post-conversion (southern elevation)



Figure 8) The Palm House at Kew

The Orangery, Woodfold Park, Mellor.



Figure 9) The derelict Hall prior to renovation



Figure 10) The renovated Hall

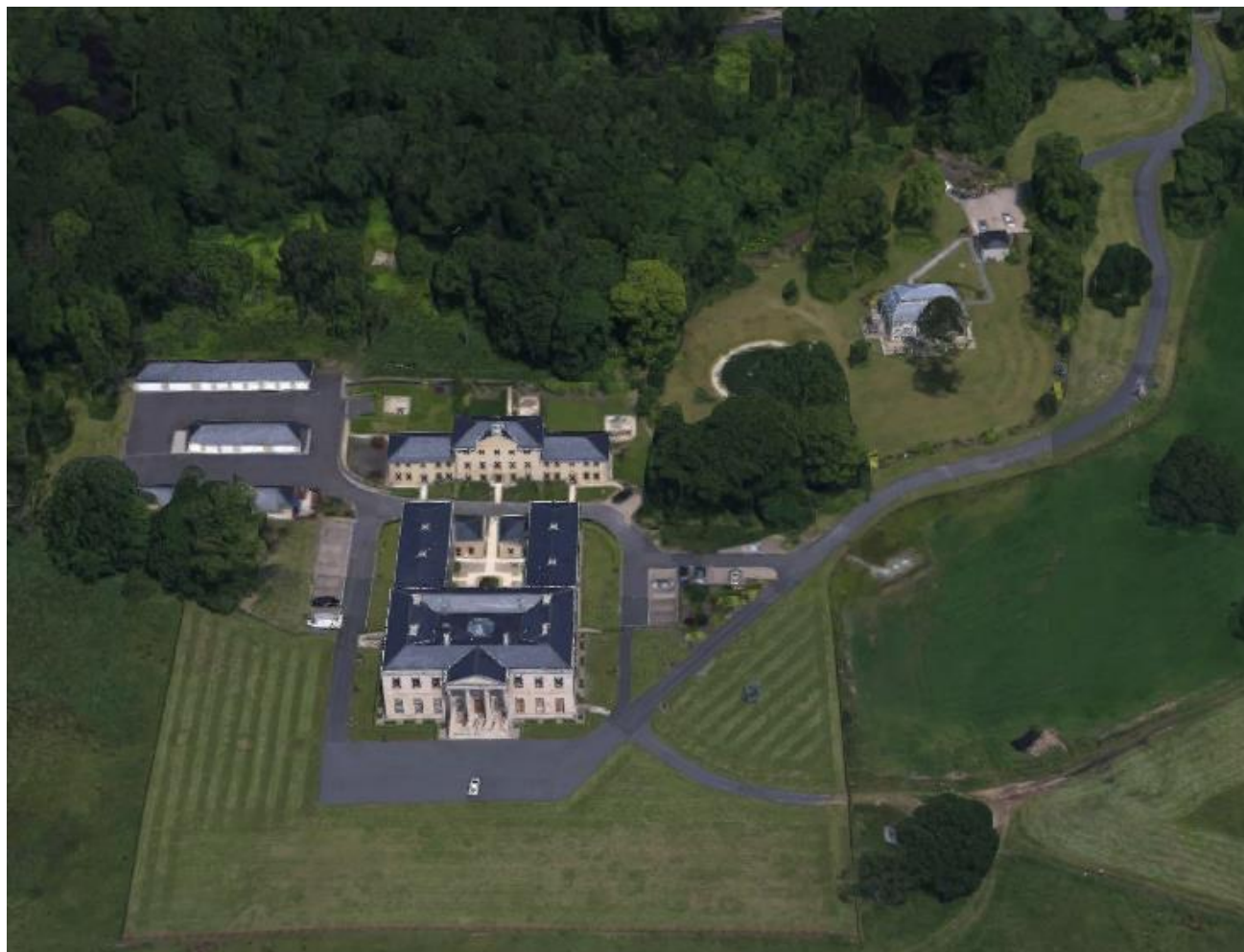


Figure 11) Aerial view from the south showing the Orangery to the north east of the Hall

## Heritage Asset Designations

2.7 The Orangery is a grade II listed building, the listing description for which is given below.

*MELLOR SD 62 NW 8/28 Orangery north-east of Woodfold - Hall - II*

*Orangery in grounds of Woodfold Hall (q.v.), early-to-mid C19. Walls of brick faced with sandstone ashlar, with iron-framed glass roof. 7 bays long by 4 wide. The 3 central bays on the south side project forwards as a bow. Windows have horned sashes with glazing bars. The bays are separated by engaged columns on the south side and pilasters on the other sides. These have a foliated band above the necking, stand on pedestals, and support an entablature. Inside, the walls between and above the windows are cased in wooden panelling. Between each bay a very slim iron column rises to the roof, the outer part of which is coved and meets a central lantern of rectangular plan. The building is now derelict: part of the roof has collapsed and all the glass is broken. Marked on 1st edition of 6 inch Ordnance Survey map, published in 1847 as 'Hot House'.*

2.8 Woodfold Hall is a grade II listed building, the listing description for which is given below.

*MELLOR SD 62 NW 8/27 Woodfold Hall (formerly listed as 27-8-1952 Woodfold Park) - II Country house, now unoccupied and derelict. 1798 by James Wyatt. Sandstone rubble with main facades of*

*ashlar and with brick flues. Now roofless. 2 storeys, with plinth, band, and cornice. South facade of 9 bays, the 3 central bays flanked and separated by pilasters under a tetrastyle portico. The columns and pilasters are of a Composite order: their capitals are fluted above a band of acanthus leaves. The windows have plain ashlar reveals, only a few sashes with glazing bars remaining. The east and west facades are each of 5 bays, the central bay on each side projecting and having tripartite windows, the ground-floor ones under a super-arch. At the rear 2 wings run back towards the north and enclose a courtyard. Their outer walls are mostly standing, but the inner walls, facing the courtyard, have collapsed. Interior not fully accessible at time of survey, but little of the decoration or architectural features seems to remain. RCHM report with plan and photographs dated November 1956.*

- 2.9 Woodfold Park is a grade II listed Park and Garden, the description and map of which are given below.

#### WOODFOLD PARK

##### SUMMARY OF HISTORIC INTEREST

*A park laid out in the 1790s to accompany a country house.*

##### HISTORIC DEVELOPMENT

*Towards the end of the C18 Henry Sudell, a cotton manufacturer and financier of Blackburn, purchased several estates in the area, including Woodfold Park. This he imparked and, in 1798, called on Charles McNiven, an architect from Manchester, to build a new house. The house and park were sold in 1831 to Mr John Fowden Hindle, but he died shortly afterwards. The estate passed to various members of the Hindle family in fairly rapid succession. The Woodfold estate was sold c 1878 to Robert Daniel Thwaites, a brewer of Blackburn. On Thwaites' death in 1888 the estate descended to his only daughter, Elma Amy. Through Elma Amy Thwaites' marriage in 1888 to Robert Armstrong Yerburch, the estate became the property of the Yerburch family. It remains (1990s) in private ownership.*

*DESCRIPTION LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Woodfold Park, c 175ha, lies to the west of Blackburn, north of Pleasington, and c 1.75km to the east of Samlesbury Bottoms. From the northern end of the site the ground falls away steeply to the south, offering long views along the valley of the Arley Brook to south and east. Much of the park is bounded by a high stone wall, beyond which lies an agricultural landscape. Further Lane twice touches the park at its north-west corner and the southern boundary is formed by Pleasington Road.*

*ENTRANCES AND APPROACHES The main drive leads off the A677 road at the north-east corner of the site, through the gateway at Mellor Lodge (listed grade II), the pair of lodge houses probably being of the 1790s, possibly to the design of James Wyatt. From here the drive runs westwards through a narrow strip of woodland before breaking out into the park at the gateway at Middle Lodge (listed grade II). This pair of lodges again probably dates from the 1790s and is likely to be the work of James Wyatt. From here the drive continues westwards across the park to arrive at the south front of the Hall.*

*A second imposing gateway marks the entrance to the site from the public lane to the north, the drive here leading south to Woodfold Park Farm, where it branches eastwards to run through a band of woodland to join the east drive or continues south to the Hall.*

*The access from the south is via the drive from Pleasington Lodge which stands on the Pleasington Road, the public road marking the southern boundary of the site. From here the drive leads northwards across the park, crossing the Alum House Brook as it runs east/west across the southern end of the park. The route continues past Old Woodfold Farm and the White House, then along the west side of White House Wood, which forms the eastern boundary of the site. The drive then bends sharply to the west to cross between two ponds, dog-legging back to run north up the steeply sloping ground to the Hall.*

*PRINCIPAL BUILDING Woodfold Hall (formerly Woodfold Park, listed grade II) stands, unoccupied and derelict (1995), at the northern end of its park, enjoying views along the valley to the south and east. Built of sandstone rubble with the main facades of ashlar, the south front is of nine bays, the centre three flanked and separated by pilasters under a tetrastyle portico. To the rear (north), two wings run back to enclose a courtyard, their inner walls now collapsed.*

*GARDENS AND PLEASURE GROUNDS To the south of the Hall the ground is levelled to form a rectangular platform, supported by drystone walls. North of the Hall wooded pleasure grounds lead to the track which forms the walled northern boundary of the site. Within the pleasure grounds, 100m to the north-east of the Hall, stands an early to mid C19 orangery (listed grade II).*

*PARK The park is set within farmland from which it is separated by a 3m high stone wall, 6.5km in length. To the south of the Hall lies parkland, divided from the farmland to the west by a broken wooded belt, and contained to the east by Old Woodfold Wood which here clothes either bank of the Arley Brook. Within the northern end of the wood is a sawmill; at the southern end, the brook leaves the site under the Alum Scar Bridge (listed grade II).*

*To the east of the Hall is a broad swathe of parkland, across which runs the east drive. The land falls from the northern boundary to the stream, the Arley Brook, which runs along the valley floor, Jeffery Wood beyond enclosing the south side of this stretch of the park. The flow of the Brook is broken by a series of weirs.*

*On the east side of the park, within Jeffery Wood, is Jeffery Pond. Below and to the south of the lake is a second, more extensive body of water, White House Pond, the south drive crossing the dam between the two. White House Pond lies parallel to the south drive, the two being separated by a strip of parkland sloping down to the water's edge. On the west side of the Pond, within Old Woodfold Wood and 100m from the water's edge, stands an icehouse, probably of c 1800 (listed grade II).*

*KITCHEN GARDEN The kitchen garden lies 200m to the north-west of the Hall. It is enclosed on three sides by high brick walls, the fourth, the southern side, being open to the park and enclosed by a retaining wall.*

The Orangery, Woodfold Park, Mellor.

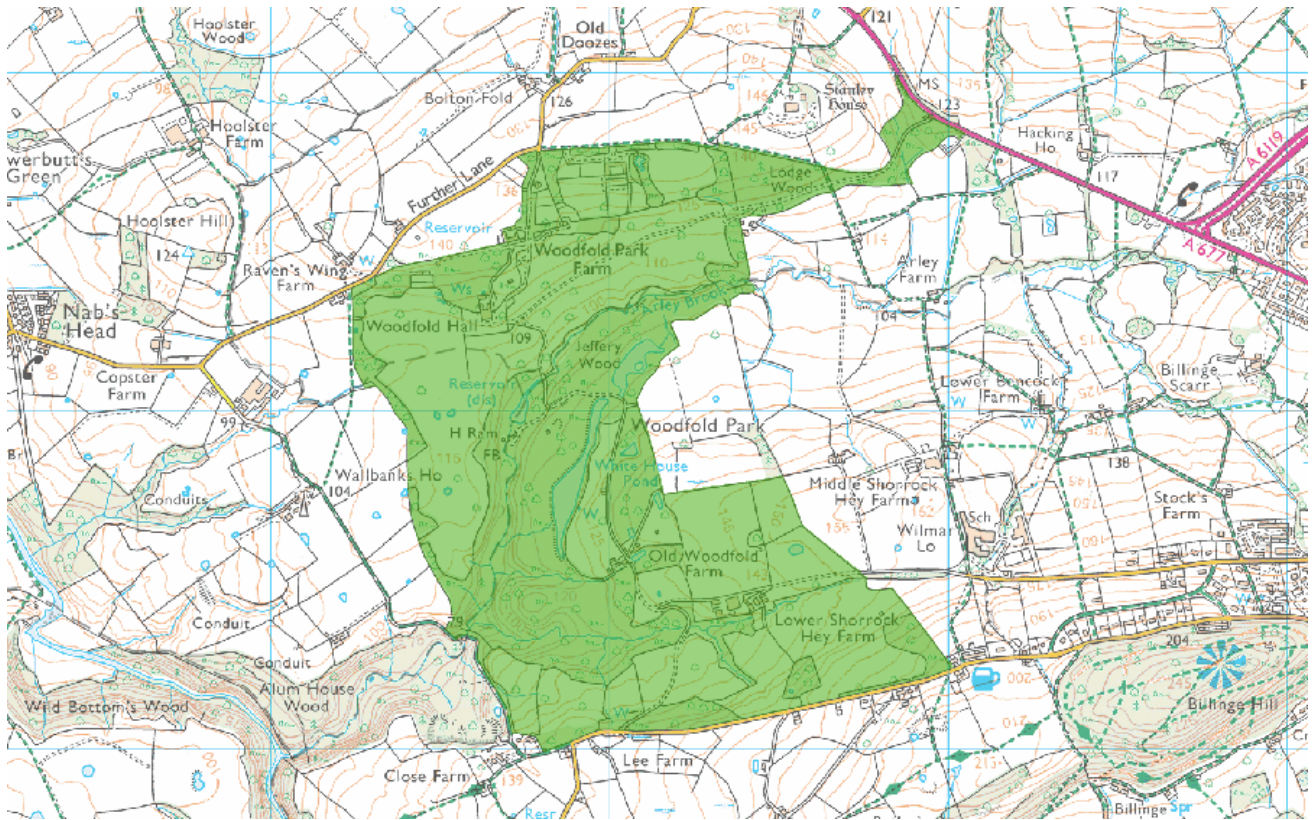


Figure 12) Map of Woodfold Park

### **3 HERITAGE APPRAISAL**

#### **Introduction**

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)<sup>iii,iv</sup> and relates specifically to the requirement contained in paragraph 189 of the National Planning Policy Framework (2019), given in extract below:
- 3.2 *"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."*
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the alterations to the Orangery, before evaluating these and composing a 'Statement of Significance'. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of any physical changes to the building.

#### **Heritage Interests**

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase 'heritage interests' is interchangeable with the phrase 'heritage values', which was used in Historic England guidance from 2008<sup>v</sup>.

#### **Archaeological Interest**

- 3.5 Historic England (2019) suggests that *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*
- 3.6 The Orangery retains altered evidence of a C19th horticulture building, and therein possesses a degree of archaeological interest relating to its original horticultural use and role in the estate.

#### **Historical Interest**

- 3.7 Historic England (2019) suggests this to be - *"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with*

*historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity".*

- 3.8 The Orangery retains illustrative historic interest through the manner in which portrays an element of the wider Woodfold Park estate and the role horticulture played in the estate. Connections with Henry Suddell also provide some associative historical interest, and the very presence of the converted building celebrates the historical importance of the renovation of the estate from 2003-4.

### **Architectural and Artistic Interest**

- 3.9 Historic England (2019) suggests that: *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*
- 3.10 The Orangery retains architectural interest in its design and use of materials, including the characterful curved roof framing and classical styling. The building occupies a prominent location, set within its own attractive gardens, and is a complimentary feature of the listed Park.
- 3.11 The architectural interest of the building has suffered some harm because of past dereliction and conversion, however the net impact of the conversion and renovation from 2003-4 was resoundingly positive, given the perilous condition of the building and the very real threat of complete loss.
- 3.12 The renovation and conversion resulted in the introduction of a substantial amount of new building fabric and the re-planning and re-purposing of what was originally a single open plan space. The new residential use, which at the time was probably seen as the only viable new use, required extensive upgrading, subdivision and fitting out works. This included lead sheeting covering to the lower curved roof slopes, providing a degree of privacy to upper levels within the building which were formed through the insertion of mezzanine floors.
- 3.13 The overall impact of the renovation and conversion, whilst clearly different from the original appearance of the building, retained the distinctive exterior form and massing, with glazing prominent in most parts including the upper lantern and perimeter masonry framed elevations. Whereas it is unclear as to the original material of the curved roof slopes, it seems highly likely that they were glazed (as annotated on historic maps and as would be typical for a hot house building), therefore the lead sheeting of these slopes probably

represented the biggest visual departure from the original appearance of the horticultural building.

3.14 The Orangery also contributes to the visual appearance of the Park and is a complimentary feature of the Hall's wider setting. Herein the building plays a minor contributory role in the architectural interests of the Park and Hall.

### **Statement of Significance**

3.15 Having assessed the heritage interests associated with the building, it is now possible to take a more informed approach to the assessment of the building's heritage significance. In this context, a statement of significance is given below.

3.16 An appraisal of heritage interests has been conducted to explore the inherent heritage interests and associated significances of the grade II listed Orangery, within its spatial context at Woodfold Park (grade II) and near to Woodfold Hall (grade II). This appraisal has taken into account the prior conversion and renovation of the once derelict building, which is believed to have lain vacant for upwards of 50 years.

3.17 Having fallen into a serious state of disrepair the building was saved and converted to a dwelling, which included substantial repair and replacement of materials and the subdivision of interior space. This work did much to re-establish the notable architectural interest of the building, which generally rests in its distinctive appearance and use of materials, including a primary masonry framed structure, with inset iron framed glazing. The main notable departure from what are presumed to have been the 'original' external envelope materials of the building was the provision of lead sheet coverings to the lower curved roof slopes, which were doubtless needed to provide a degree of enclosed privacy at the new upper floor level.

3.18 Aside from renovation of materials and re-establishing architectural interest, the renovation of the building also sustained the illustrative historic interest of the building, derived from its prior history of horticultural use and associations with the original owner of Woodfold Hall, Henry Sudell.

3.19 In terms of heritage significance, aside from the masonry framing the building retains quite minimal historic fabric, therefore in a material sense the building retains limited authenticity and associated significance. This means that the primary significances of the building rest with its distinctive shape, formed by the original masonry and inset iron frame, and the building's history of use and association. In addition, a degree of significance can be attributed to the saving of the building in 2003-4. On the specific issue of the building's roof, and mindful that changes to the roof provide the main focus of this heritage statement, it is self-evident that significance stems from the shape of the roof and its overall visual

character.

3.20 In terms of conserving heritage significance and mindful of the recent history of change, it is important to establish a baseline position, which in this case must be the derelict building before the renovation and conversion of 2003-4, as shown earlier in figures 2 and 3. For that building, the building of 2003-4, it was very clear that primary conservation need was to find a new use, which would help secure immediate repairs and restoration. In terms of how that new use altered the building, it was clear that a substantial amount of new material was needed with extensive interior fitting out, therefore the best that could be hoped for was that the salvageable masonry frame was retained, and likewise the overall form and massing of the building, with its distinctive appearance, were re-established.

## 4 ANALYSIS OF THE PROPOSALS

### General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2019). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 help inform an assessment of the overall impact of the conversion and renovation on the heritage significances of the Orangery. This impact is based upon a baseline position of the building in its derelict state, which can then be compared against the building in its converted and renovated state.

### Summary of the Proposals

- 4.3 Proposals to renovate and convert the building into a dwelling where granted consent by Ribble Valley Borough Council in 2003-4. The building at that time was derelict as shown in earlier photographs. It seems likely that conversion to residential use, as part of the wider renovation and repurposing of land and buildings on Woodfold Park, was deemed the most viable use. This indeed has proven to be the case given that the building remains in active use and is well maintained.
- 4.4 On the balance of evidence, it would appear that only the masonry framing and some of the iron glazing bars of the building were capable of re-use for the renovation and conversion work, therefore all other materials now present were additions. This includes all of the exterior glass to the facades and roof and the lead sheeting to the lower roof slopes.
- 4.5 It has come to light that the planning and listed building consent granted for the conversion did not include a series of rooflights set into the leaded roof panels. Quite why the 'as built' conversion differs from the approved design is not known, however independent assessments by a qualified Approved Inspector<sup>vi</sup> suggests that the approved design would not have satisfied Approved Document B: Fire Safety of the building regulations due to the lack of escape routes at upper levels within the building. Accordingly, it is evident that the design was altered, including the insertion of rooflights and some interior alterations at upper level, to obtain building regulation approval (from RVBC). However, an amended planning and listed building consent relecting these necessary safety changes was not obtained.
- 4.6 There follows drawings of the building pre and post conversion.

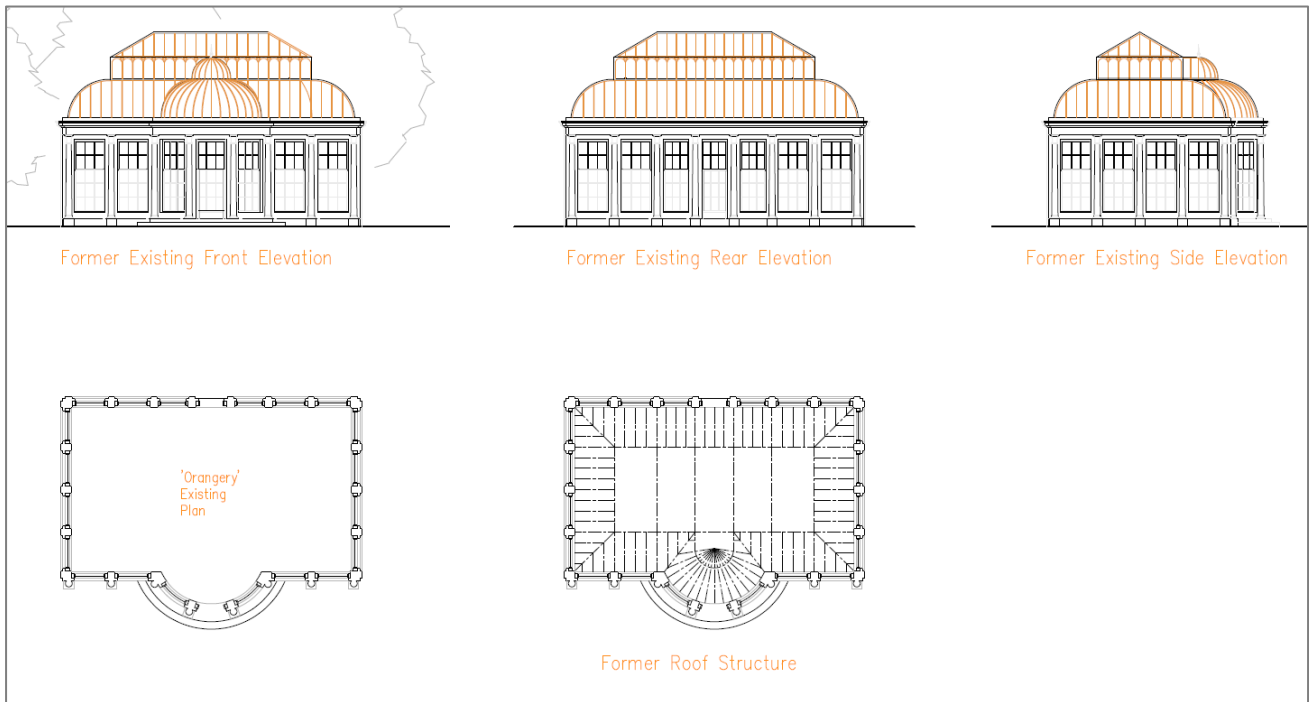


Figure 13) Plans and elevations prior to conversion

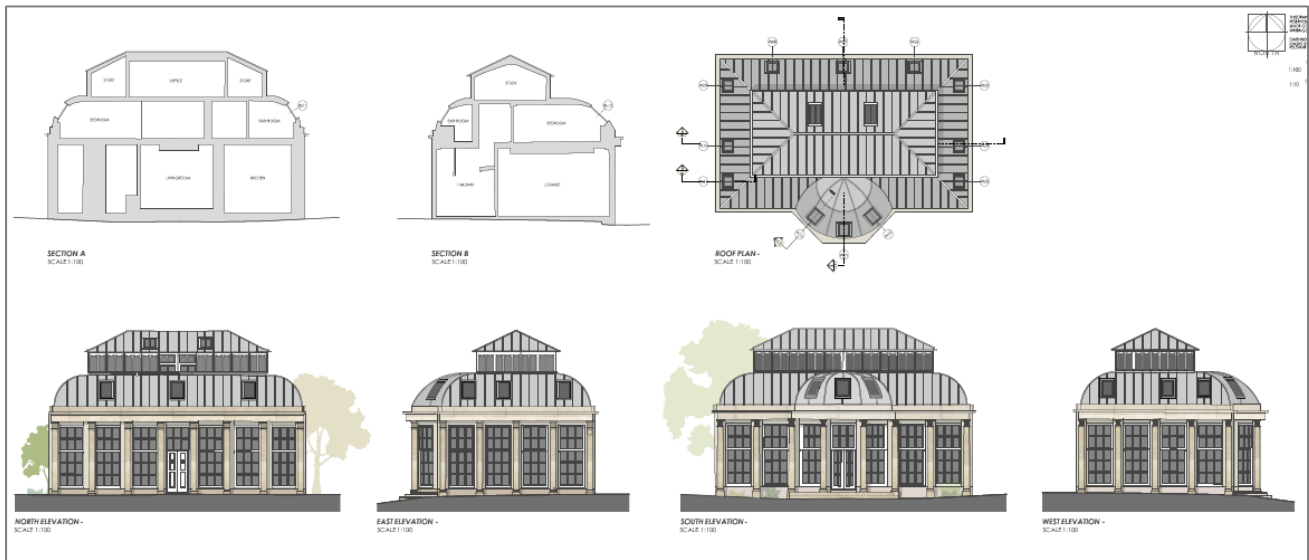


Figure 14) Elevations and section following conversion

### Analysis of the Proposals: National Planning Policy Framework

4.7 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2019) considers heritage planning and identifies the following key drivers in the decision making process:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.8 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

4.9 In this case, it is self-evident that the renovation and conversion of 2003-4 saved the listed building and gave it a viable and sustainable new use.

### **NPPF Paragraph 193**

4.10 Paragraph 193 of the NPPF states:

*“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”*

4.11 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances in order to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

### **NPPF Paragraph 195**

4.12 Paragraph 195 of the NPPF states:

*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*d) the harm or loss is outweighed by the benefit of bringing the site back into use."*

4.13 Paragraph 195 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of a development proposal. In this case, as the changes to the building (i.e. the deviation from the approved listed building and planning consent design) are comparatively minimal in nature, there has clearly been no resultant 'substantial harm' or 'total loss' of heritage significance. Indeed, quite the opposite is true: the works as carried out brought about only substantial benefits and helped avoid the very real threat of total loss, as it existed in 2003-4.

#### **NPPF Paragraph 196**

4.14 Paragraph 196 of the NPPF states:

*"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*

4.15 The potential risk of less than substantial harm to significance of a designated heritage asset, as referred to in paragraph 196 of the NPPF, could only theoretically arise in this case should the deviation from the approved listed building and planning consent design be deemed to have eroded the heritage significance of the listed building, and/or the listed Woodfold Park and Woodfold Hall.

4.16 On the specific issue of the heritage significances relating directly to the Orangery, the pertinent question to ask is would the altered design of the renovation and conversion scheme, inclusive of the rooflights and some interior alterations, have proven unacceptable due to harm to significance.

4.17 Since the interior of the building was entirely open plan before the conversion, it is readily apparent that subsequent changes to the interior layout of the building bore no relation to the building's heritage significance, therefore there was and is clearly no risk of harm associated with those interior deviations from the approved plan.

4.18 With regards to the rooflights, these materially altered the appearance of the building when compared with the approved plan. They did so by altering non-original and non-authentic leaded sheet panels which had been installed according to the approved plan, making the upper spaces of the building habitable and private. It is evident that this use of lead was itself a deviation from the likely original form of the building, which given its function and based on the evidence of historic mapping (for example see figure 3) would have been glazed and not leaded. Therefore, in granting consent for the conversion an altered appearance had already been accepted and approved.

- 4.19 On this basis, the only plausible reason to suggest the deviation from the approved plan could be deemed unacceptable is if the combination of rooflights and lead, all of which were non-original, was considered demonstrably harmful in a manner that lead on its own was not. Herein it is important to note that the deviation from the approved plan in fact introduced materials more in keeping with the original design of the building, namely glass, therefore in reality the deviation was more aligned to re-establishing the architectural interest of the building than the approved plans had been. Whereas none of the materials being considered are original and authentic, the net impact of the deviation from the approved plan could be reasonably assessed as having a beneficial *not* a harmful impact on heritage significance.
- 4.20 It is of course acknowledged that opinions may differ on whether a combination of lead and glass or lead on its own is more visually appealing, but what is not open to question is that the works successfully conserved the overall architectural form of the building and conserved clear and interpretable evidence of its historic use. Herein the primary heritage significances of the building were conserved, not only in respect to the building itself, but also in respect the contribution the building makes to the heritage significances of the listed Hall and Park as a complimentary feature of their setting.
- 4.21 Mindful that opinions may differ on what 'looks best', namely the building with or without the rooflights, it is of course of huge relevance to this case that the baseline for consideration is not the approved plan – i.e. the building without rooflights – but the derelict building as it existed in 2003-4. Accordingly, the question must be asked: did the renovation and conversion of the building in the manner that it was carried out cause harm to the heritage significances (or special architectural and historic interests) of the listed building?
- 4.22 Herein, it is readily apparent that the answer is a resounding no. The works saved an at-risk building, put it back into a viable use, and sustained and enhanced its primary heritage significances as they existed in 2003-4. Accordingly, no harm to heritage significance accrued, and certainly the deviation from plan was not sufficient enough in either impact or extent to render the plan to save the building back in 2003-4 unacceptable on account of it causing net harm to significance.

#### **Analysis of the Proposals: Local Heritage Planning Policy**

- 4.23 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF, therefore separate consideration of local policy in the heritage planning context is not deemed necessary.

## 5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has been prepared to review the impact of alterations (primarily the insertion of skylight windows) to the grade II listed Orangery at Woodfold Park, Mellor. The vacant and derelict building was converted to domestic use in 2003-4 with planning and listed building consent, however the conversion deviated from the approved plans for listed building consent. This heritage statement therefore reviews the impact of that deviation upon the heritage significances of the listed building, with the specific aim of determining whether the works as carried out were, when considered in context, appropriate for the granting of listed building consent.
- 5.2 The initial findings of the statement are that the building when renovated and converted in 2003-4 was in a derelict state of repair and at risk of total loss. The project therefore saved the building and did much to re-establish its architectural and historic interest and its heritage significance. It seems likely that the deviations from the original approved design were necessary to comply with building regulations for fire safety, and the changes included some alterations at upper level with the insertion of rooflights for escape purposes. These rooflights were inserted within leaded roof panels which themselves, although approved, were a deviation from what is likely to have been an original glazed roof detail.
- 5.3 On balance, whereas the changes from the original plans did alter the external appearance of the building, the changes in fact brought in what was more likely to be authentic material, namely glass, and the overall visual impact was comparatively minor. Furthermore, the deviation did not alter or harm the primary significances of the derelict listed building, significances which lay in its overall form and its history of horticultural use. Accordingly, no harm to heritage significance accrued as a result of making the scheme design safe for human habitation.
- 5.4 Clearly of great relevance to this case is the fact that the baseline for measuring impact on significance was the condition of the building when derelict in 2003-4 and not the approved scheme. On this basis, it is readily and very reasonably apparent that the conversion of the building, notwithstanding the minor alteration relating to the rooflights, was resoundingly positive in terms of finding a new and sustainable use for the building, saving it from demolition and re-establishing its primary heritage significances. In essence, the proposals as they were amended to accommodate fire safety, were clearly appropriate and did not bring about a tipping point whereby the approved scheme as altered was no longer considered supportable under heritage planning law and policy.

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<sup>i</sup> Clarke, K, *Informed Conservation*, Historic England 2003

<sup>ii</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

<sup>iii</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

<sup>iv</sup> Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

<sup>v</sup> Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

<sup>vi</sup> Letter received from Ball & Berry Approved Inspectors 14/10/20