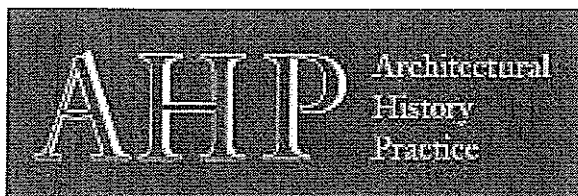


320120198P

**Backridge House, nr Waddington,  
Lancashire**

**Heritage Statement for the setting**



**January 2012**

**Heritage Statement for the setting of  
Backridge House, Twitter Lane, nr Waddington, Lancashire**

**Prepared for  
Mr & Mrs B.Jones**

**by  
The Architectural History Practice Limited**

**January 2012**

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## **1. INTRODUCTION**

### **1.1 Background**

The Architectural History Practice Ltd was commissioned to produce a heritage statement for the setting of Backridge House by David Walker of Ashworth, Jackson & Walker, on behalf of Mr & Mrs Brian Jones, the owners of the property. The report covers the setting of the house rather than the house itself, and has been produced to inform the owner, their agents and the planning authority on the heritage significance of the property and its setting. This report accompanies applications for listed building consent and planning permission, for changes to the drive. Backridge House was built around the mid 18<sup>th</sup> century as a farmhouse, and is a Grade II listed building. This report has been prepared by Marion Barter BA MA IHBC, a Director of AHP with Samantha Barnes BA MSc.

### **1.2 Methodology & acknowledgements**

The site was visited on the 15 November 2011 by Marion Barter, accompanied by Claire Gascoigne of Emery Planning and David Walker of Ashworth, Jackson & Walker Architects. This statement has been informed by desk-based research by Samantha Barnes and selected research in Lancashire Record Office. The Historic Environment Record for Lancashire was consulted on 30 January 2012 (PRN 17624). AHP is grateful to Doug Moir and Ken Davies at Lancashire County Council Archaeological Services, the archivists at Lancashire Record Office (LRO) and librarians at Clitheroe Local Studies library for their assistance. Photographs were kindly provided by David Walker, and the owners Mr and Mrs Jones.

### **1.3 Site location**

The property is situated around 1.5 km south-west of Waddington, a village on the north side of the Ribble Valley. Historically within the West Riding of Yorkshire, the site is now in the area covered by Ribble Valley Borough Council, the local planning authority. The National Grid Reference is SD7180742771.

### **1.4 Copyright**

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## 2. HISTORIC DEVELOPMENT OF THE SITE

### 2.1 The site in the 19<sup>th</sup>-century

Backridge House was built as a farmhouse in the 18<sup>th</sup> century but little is known of its origins and historic use until the 19<sup>th</sup> century. The current name for the house dates from the 1970s when it ceased to be occupied as a farmhouse; prior to then it was known simply as Backridge, or Backridge Farm. Backridge was within the historic parish of Mitton in the West Riding of Yorkshire until 1974. There is some evidence to suggest that there was an early settlement in the Backridge area; archaeological evidence referred to by Whitaker in the *History and Antiquities of the Deanery of Craven*, published in 1878 refers to 'many skeletons, a broken celt and brass fibulae' that were found during gravel digging 'in a line between Waddington and Bashall but especially around Backridge'. The Lancashire Historic Environment Record (HER) states that the finds are neolithic and Roman but the precise location of the finds is not known. The disturbed land on the south side of the lane, opposite the property was dug for gravel for road building in the 19<sup>th</sup> century, and it is possible that this was where the discovery was made.

The earliest reference to Backridge Farm found during research for this report is an 1806 re-lease of the manor of Bashall and its hall and lands including 'farms called .... Backeridge or Backridge Farm' from Richard Hughes Lloyd of Merioneth and John Lloyd of nearby Bashall Hall to James Taylor of Whalley (LRO DDX/291). This suggests it was part of the Bashall Hall estate, and that at the time it was leased to a tenant. The builder of Backridge is not known, but it may have been built by the Bashall estate.

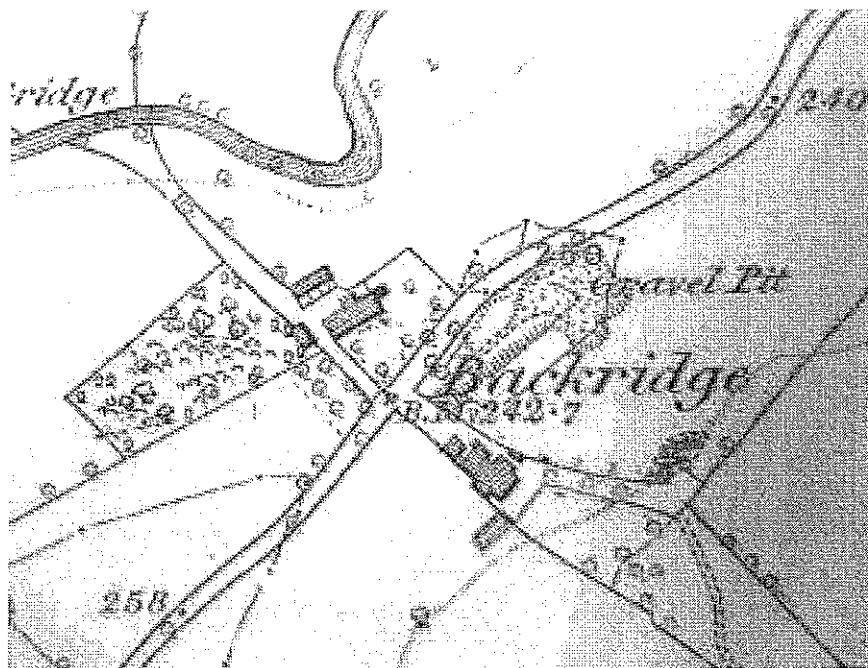


Fig. 1. Detail of 1<sup>st</sup> edition 1847 Ordnance Survey map (1:10560) (surveyed 1847) [Clitheroe Local Studies]

Backridge House is shown on the 1<sup>st</sup> edition Ordnance Survey map of 1847 (1:10560) set back from Twitter Lane with access via a short lane leading north to Bashall

Brook and a footbridge crossing. The house is shown sited in the north-west corner of an enclosed garden or orchard planted with fruit trees. This roughly rectangular enclosure is in the south-west corner of a large field, separated from it by boundaries and the north outbuilding. The map shows two associated small outbuildings, a long narrow structure with small yards on its south side, probably pig sties, to the north across a yard, and a smaller outbuilding across the access lane to the west. West of the latter a small field is marked. On the south side of Twitter Lane a track leads to a large building, probably a barn connected to Backridge Farm. To the north east of this building a gravel pit is marked, probably formed as part of the 'gravel digging' referred to in the 1878 book.

The farm seems to have been occupied by tenants during the 19<sup>th</sup> century; the 1861 Post Office Directory lists Thomas and William Slater, farmers at 'Backridge', and in 1881 Kelly's Directory records 'Holden & Nowel, farmers, resident at Backridge, Bashall Eaves'. The 1881 census return lists George Holden and Christiana Holden as residents at Bashall Eaves, possibly the same family. The appearance of the house suggests that it was improved during the 19<sup>th</sup> century when the large sash windows on the front were installed in place of earlier small-paned windows.



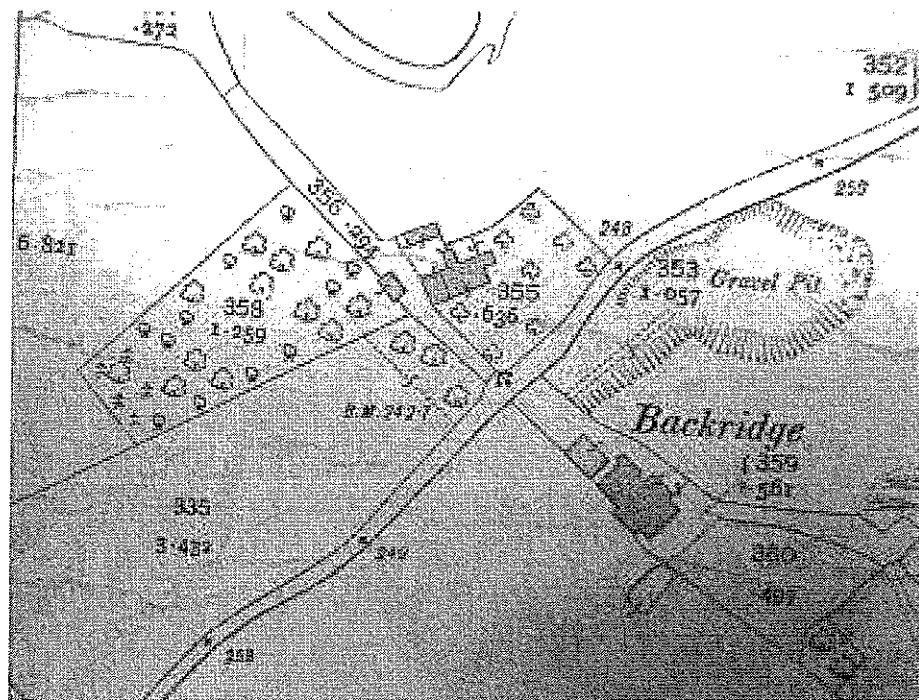
*Fig. 2. Detail of 1890 OS map 1:10560 (revised 1884) [Lancashire Record Office]*

The site layout appears little changed between the 1847 and 1890 Os Maps (1<sup>st</sup> edition 1:2500). The enclosed orchard around the house is still shown planted with fruit trees, with a smaller enclosure or yard behind the north-east side of the house. Trees are shown in the field on the west side of the access lane and in an unenclosed area alongside the west side of the access track to Twitter Lane. The function of the outbuilding west of the house is not known but it may have been a stable or cart

shed; it has good direct access onto the lane. The 1890 (1:10560) OS map clearly indicates the pens or yards on the south side of the north outbuilding, probably pig sties which were usually located at a convenient distance from the backdoor to the farmhouse (pigs were fed kitchen waste and whey from the dairy). The gravel pit and large building on the south-east side of Twitter Lane are clearly shown. No further detail is given about the layout of the orchard and garden south and east of the house.

## 2.2 The 20<sup>th</sup>-century

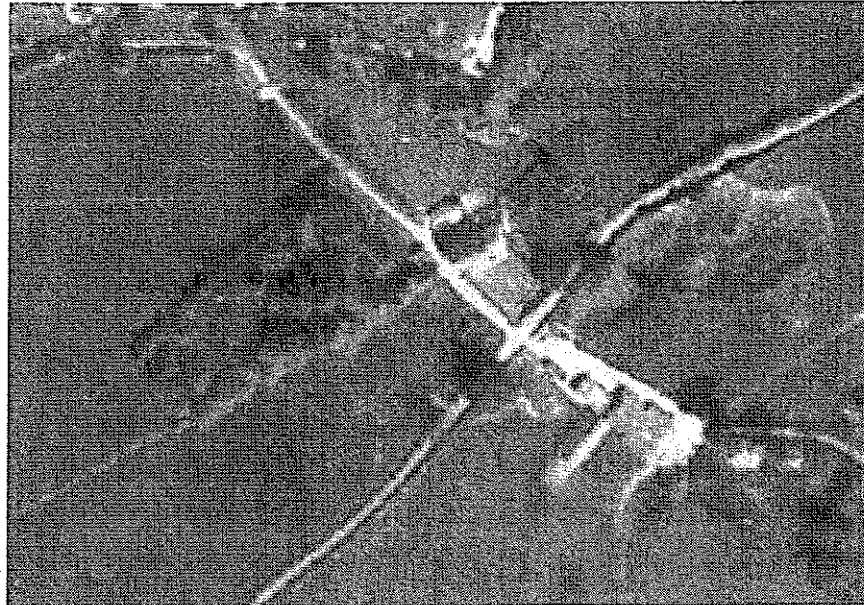
The 1908 OS map (1:2500) shows little variation from earlier map editions, although the line of the north boundary to the orchard next to the house appears altered and is now shown with a curved line running to a point slightly further north, compared with the straight line on previous mapping. The proportions of the rear wing to the house have been altered, and the west bay is shown with an internal partition line separating it from the house, suggesting that by then its use was no longer non-domestic. The rows of trees in the garden/orchard contrast with the mixed woodland to the west. The rows of trees in the garden/orchard contrast with the mixed woodland to the west.



*Fig. 3: Detail of 1908 OS map 1:2500 (surveyed 1883-4, revised 1907)  
[Lancashire Record Office]*

Little information is recorded about Backridge Farm in the first half of the 20<sup>th</sup> century. The house and outbuildings can clearly be seen on an aerial photograph (Fig.4) of the site from the 1940s on the Lancashire MARIO website, as can the mixed woodland to the west but not the smaller area of trees west of the lane. The garden/orchard is shown as two different areas, suggesting that the area south of the

house was differently managed to the area to the east. The boundaries of the garden appear to be hedges on this photograph, the traditional form of field boundary in the area. A large tree on the Twitter Lane boundary is shown.



*Fig. 4: Detail of a 1940s aerial photograph of Backridge  
[Lancashire MARIO website]*

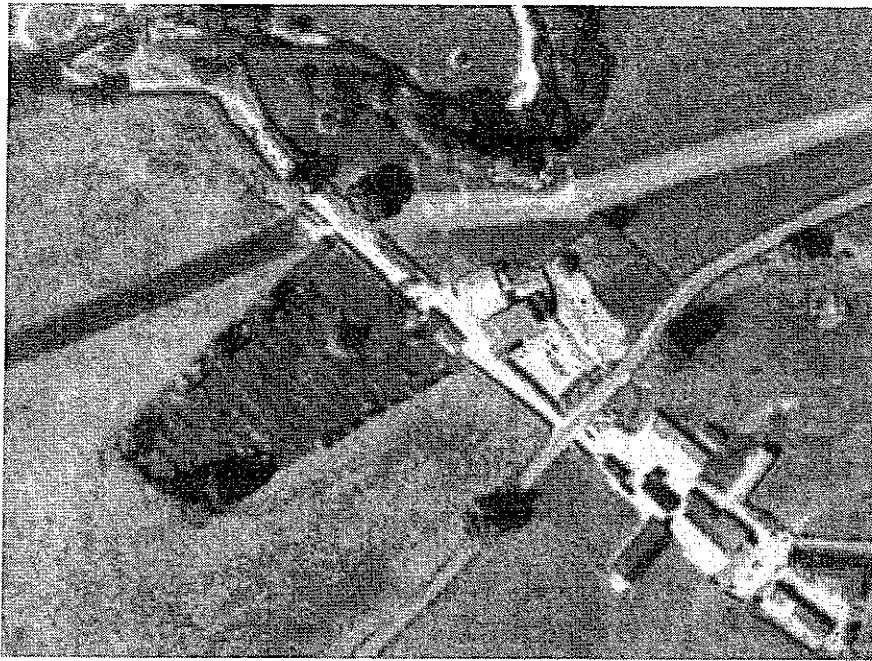
### **2.3 Late 20<sup>th</sup> century development**

The boundaries to the garden remain the same on post-war OS mapping, but no other garden details are mapped. The outbuildings and open access to the north yard from the track remain unchanged. The plantation across the lane was cleared and re-planted with evergreen trees in the late 1960s. By this decade, the number of farm buildings south of the lane had increased, with several large outbuildings or barns built east and north of the older building.

An aerial photograph from a summer in the 1960s (Fig.5), available on the Lancashire MARIO website, suggests that the garden was extended into the eastern area, or at least the mowing regime changed; the bleached tone of the garden indicates closely mown lawns to south and east of the house with a rectangular area of rougher grass to the east. The plantation to the west of the access lane appears to have been largely cleared, with only a few trees remaining within the field and along the boundary.

The 1960s photograph shows a linear feature running roughly east-west to the north of Backridge House; it may relate to recent excavation for a gas pipe line or other linear services installation.





*Fig. 5: Detail of a 1960s aerial photograph of Backridge  
[Lancashire MARIO]*

In the 1970s, a bungalow (Twitter Bridge Farmhouse) was built to the east of the house in the adjoining field. This house, built by the farming family that then owned Backridge Farm, can be seen newly built on an aerial photograph dated 1976 in the client's possession (Fig. 6). The boundary west of the bungalow's garden is shown on a new curved line, with a newly planted conifer hedge. The photograph shows a recent conifer plantation in the field to the west of the house. The form and appearance of the outbuilding to the north of Backridge House is clearly shown; this was a single-storey, stone structure with a pitched roof and several openings facing south. By this date the enclosed yards along its south frontage have been cleared and there is one large yard behind the house. The building to the west is less clearly shown, with another shed to its north, built at 90 degrees to the lane, and apparently with a corrugated iron roof.

The garden to the south of the house appears mostly laid to lawn with perimeter beds in 1976, with one central planting bed and footpaths in front of the house. There is a large tree in front of the western bay of the house, and the west boundary to the access lane appears to be a stone wall. The area to the east is lawned, with a few small trees or shrubs; it is divided from the front garden by a wall and planting bed, with hedges to north, south and east.

In the late 1970s the west end of the north outbuilding was demolished, leaving a shorter structure.

In the 1990s, a new farmhouse (Croft House) was constructed on the south side of Twitter Lane adjacent to the farm buildings. Backridge House ceased to function as a farmhouse from this date.



*Fig. 6 1976 aerial photograph of Backridge House (client's collection)*

## **2.4 Recent alterations & current layout**

In 2002 Backridge House was acquired by the present owners. In 2004, listed building consent (3/2004/0361) was granted for refurbishment of the house, including reinstating domestic accommodation at the west end of the house and rebuilding a conservatory to the north east in more sympathetic style. Several changes were made to the grounds, now serving a private house rather than a farmhouse. An aerial photograph from c.2002 (Fig.8) shows lawned gardens to the front of the house, with shrubs along the south boundary and enlarged planting beds immediately in front of the house. The tree in front of the west end of the house shown on the 1976 photograph has been felled. To the north-east of the house a new paved area with a small pond has been laid out, north of the former garden boundary, and the yard is surfaced in tarmac.

In the 1990s, the access to the surrounding farmland was separated from the drive to Backridge House, by creating a new farm track to the west of the west outbuilding (Fig.7). At the same time, the connection between the farm track to the north and the drive to the house was closed by building a boundary across it, to integrate the drive within the yard on the north side of the house. The new farm track was screened from Backridge House by tree planting; the current arrangement is clearly shown on satellite imagery from Google (Fig.10).



*Fig. 7: farm track laid out in 1990s, from the south (Ashworth Jackson Walker 2011)*



*Fig. 8: Aerial photograph of c. 2002 (client's collection)*

The air photograph from c. 2002 (Fig. 8) shows the two access drives and the garden to the south and east of the house, now bounded by stone walls.

The drive to the house is bounded by a stone wall along its east side, separating the drive from the garden (Fig. 9). This wall is on the line of a boundary shown on historic mapping, but its irregular construction using cement-based mortar suggests it has been rebuilt on several occasions. The sandstone wall is topped with pieces of natural limestone, a feature popular in Victorian and early 20th century gardens.



*Fig. 9. stone wall along east side of the drive (Ashworth Jackson Walker 2011)*



*Fig. 10. Backridge on Google Earth, 2011*



### 3.0 THE SIGNIFICANCE OF THE SITE

#### 3.1. Introduction

Assessing significance is a key principle in the management of change to heritage assets (including listed buildings). This concept is embedded within current government policy; PPS5 (CLG, *Planning for the Historic Environment*, 2010). A key objective in the PPS is to 'conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance...' (PPS5 para 6). Local authorities have a statutory duty to have special regard to 'the desirability of preserving' listed buildings, features of special interest and their settings (section 66 of the 1990 Planning Act). Objects and structures (such as walls) fixed to the building are regarded as part of the listed building, as are free-standing structures within the curtilage of the listed building that have formed part of the land since the date of listing, were built pre-1948 and were ancillary to the listed building are protected by the same legislation. These are generally referred to as 'curtilage structures'.

The setting of a listed building includes its immediate grounds and also the setting in relation to the public road on which it is situated, adjoining land and other buildings with which it may historically have been associated. The setting of former farmhouses usually includes at least some the farmland and former farm buildings.



*Fig.11: Backridge House from Twitter Lane (Ashworth Jackson Walker 2011)*

#### 3.2 The setting of Backridge House

The front of Backridge House is clearly seen from Twitter Lane along the drive; the south garden and drive are the most important elements of the frontage setting. The house is partly screened from the south-east by the hedge and high bank along the south boundary to the lane (Fig.12). The formal architecture of the south front of the house indicates that this was the elevation intended to be seen by the passing public.

and by visitors; the north is much less formal as it was built to face a service yard. The house is set back from the lane with a large area of lawned garden to the south and south-east sides, bounded by low stone walls and a hedge to the south. This provides a domestic setting for the house and offers little indication that it was once a farmhouse, as the working agricultural buildings were all on the south side of Twitter Lane. The much altered outbuildings to the north are hidden in views from the south.

The existing drive to the house is on the line of the historic approach to the farmhouse, and the boundary walls and hedges that define the west and south side of the garden are also on historic lines and contribute to the setting of the house. The east side of the drive is defined by a low sandstone wall topped with limestone; the date of this is not known although it appears to have been repaired or rebuilt on several occasions.



*Fig 12: The house from the SE, screened by a hedge along the north side of the lane  
(Ashworth Jackson Walker Architects 2011)*

The yard to the north of the house is partly enclosed from the field to the north by the north outbuilding, which provides some physical and visual separation between yard and fields. The form and layout of the yard and outbuilding reflect historic arrangements although the appearance of the yard, and the use and form of the outbuildings has altered since farming use ceased. These structures now make little contribution to the setting of the house and have low significance.

### 3.3. Summary of Significance

Backridge House is an attractive former farm house set in spacious gardens. The house has high significance for its historic and architectural value as an example of a farmhouse dating from the 18<sup>th</sup> century, and altered in subsequent centuries. Its interior has not been assessed for this report. Its national importance is reflected in the Grade II listing.

The house is visually and spatially separate from the former farm yard south of Twitter Lane; this has been altered and expanded for retail use in recent years and now detracts from the setting of the house. The gardens to the south and east of the house, and the drive from Twitter Lane contribute to the setting of the listed building, and the stone wall defines the west edge of the garden. The front drive and the wall have some historic significance, and the present appearance of these altered features is of medium aesthetic significance.

The yard to the north makes no more than a low contribution to the aesthetic value of the setting, due to its partly hidden location and the alterations to outbuildings, surfaces and layout that have occurred since the late 1990s.

The site may have some archaeological significance due to the 19<sup>th</sup> century discovery of early human remains and other objects in the Backridge area, possibly in the gravel workings south of Twitter Lane. The Historic Environment Record refers to these finds (PRN 17624). Advice should be sought from the County Planning Officer (Archaeology) at Preston, prior to any new development within the grounds of the site, including the laying of a new track or wall footings, as there may be a requirement for further archaeological assessment.

## **4.0 Impact of proposals on the setting of the listed building**

### **4.1. Summary and justification for the proposals.**

The current application contains alterations to the access arrangements at the front of Backridge House. These changes are intended to improve and rationalise the existing access situation, by relocating the farm access track immediately to the west of the existing, and relocating the drive to the house on the alignment of the existing farm track. This will improve visibility for vehicles joining Twitter Lane from the track and the drive, benefiting highway safety. The new layout will also help to enhance the privacy of the house and reduce the confusion between the access for Backridge retail business south of the lane and Backridge House, as explained in the technical report accompanying the application, from SCP (dated January 2012). A new front path for pedestrians is proposed to the front entrance of the house which will provide a formal, axial approach to the front door.

### **4.1. Heritage impact**

The proposal entails incorporating the line of the existing drive to the house into the garden by taking down the stone boundary wall along its east side, and building a new wall across its south opening to Twitter Lane.

***The garden wall.*** Listed building consent is required for the removal of the wall, as it is a curtilage structure. In considering the application, the local authority has a duty to take account of the impact of the proposals on the setting and significance of the house. The removal of the wall affects a feature of indeterminate date; the line of this boundary appears on mid 19<sup>th</sup> century historic mapping, but the wall appears to have been rebuilt and has relatively low aesthetic value in relation to the significance of the house. The wall currently defines the west side of the garden; the western edge of the garden will be moved further west where it will be defined by the belt of tree and shrub planting along the west side of the present drive. This planting belt will continue to be maintained.

***The front garden.*** The new wall proposed to be built across the present drive entrance will continue as a radius to the west, defining the east side of the new drive entrance and the south-west corner of the garden. The garden will therefore continue to be clearly defined along its west edge, providing a 'frame' for views of the south side of the house, the most important elevation. In this respect, the relocation of the drive will have a neutral impact on setting.

The garden area will be slightly enlarged along its western edge, to provide an enhanced garden setting for the south side of the house, reflecting its current domestic use. A new view of the front of the house will be provided along the line of the new front path to be aligned on the front doorway, which is considered to be an improvement.



***The new drive and farm track.*** The new drive to the house will follow the line of the farm track laid out in the 1990s, with a new stone wall built along its west edge to separate it from the new farm track. This boundary line is defined by a timber post and rail fence at present. The new drive and track will be well screened from the house and garden by the retained tree and shrub belt. The new farm track will not detract from the setting of the house as it will be well-screened. Tightly aligning the two access routes close together minimises their combined impact on the setting of the house and on the landscape, compared with the present situation.

There is a potential archaeological impact related to the ground works for a new track or wall footings.

#### **4.2. Conclusion**

The relocation of the drive affects the setting of the house when viewed from Twitter Lane, but will have a low visual impact in terms of views of the house across the front garden which will continue to be well-defined by west and south boundaries. The removal of the wall along the east side of the present drive removes a feature first recorded on mapping in the mid 19<sup>th</sup> century, although the current wall appears to have been rebuilt; it is considered that this part of the proposal will result in a low level of harm to the listed building. This harm is justified by the public benefits of improved highway safety. Locating the drive and farm track further to the west will enhance the setting of the house, by providing it with a larger defined garden setting, and enabling a new front path to align with the front entrance door.

## Sources

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1886 Ordnance Survey 1:2500 [www.oldmaps.com]

1890 Ordnance Survey 1:10560, surveyed 1847, revised 1884 [Lancashire Record Office]

1908 Ordnance Survey 1:2500, surveyed 1883-4, revised 1907 [Lancashire Record Office]

1960s Ordnance Survey 1:2500 [www.oldmaps.com]

### *Historical Directories*

1861 Post office Directory for the West Riding of Yorkshire

1881 Kelly's Directory of West Riding of Yorkshire

### *Websites*

- ☐ Lancashire MARIO: <http://mario.lancashire.gov.uk/agsmario/>  
(1940s and 1960s aerial photographs)
- ☐ Google maps <http://maps.google.co.uk>  
(satellite imagery)
- ☐ National Heritage List for England <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Lancashire Historic Environment Record, Lancashire County Council (PRN 17624)

320120198P

Appendix 1: listed building description

SD 718 427

BASHALL EAVES

SD 74 SW  
10/4

Backridge Farmhouse and  
farm building adjoining to  
south-west

II

House, mid C18th, altered. Squared sandstone rubble with stone slate roof. House of double-pile plan with central entry and end stacks. 2 storeys with attics, now of 4 bays, (some of the windows being insertions), with chamfered quoins and a string course. Windows sashed or sashed with no glazing bars, except for right-hand 1st floor casement. Bays 1 and 3 have architraves, bays 2 and 4 having plain stone surrounds. The door has a shouldered architrave with moulded dentilled cornice. To the right, and now forming part of the house, is a single-storey portion with a long 4-light window with plain stone surround and square mullions. An agricultural building to the left is of the same build as the house and has a blocked door and window on the ground floor, the door having a moulded cornice hood. On the 1st floor is a cross window with plain stone surround, having a mullion and transom of square section, and leaded glazing remaining in the upper lights. The left-hand gable has a 1st floor pitching door. At the rear is a cross window to the stair and an oval attic light with plain stone surround. Inside, between the entrance hall and the stair is an oak door of moulded panels with semi-circular head. It is set within a plain stone door surround with moulded imposts, segmental arch, and keystone. The dog-leg oak stair has an open string, turned balusters, ramped handrails and a cur tail.

Listing NGR: SD7180742771

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320120198P

Application by: Mr and Mrs B Jones  
Land adjacent to Backridge House, Twitter Lane, Bashall Eaves, Clitheroe,  
Lancashire, BB7 3LQ

## PLANNING STATEMENT

EPP reference: PS1-8669-CG-nc

February 2012

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## **1. THE INTRODUCTION**

- 1.1 This statement accompanies a planning application for the construction of a new agricultural access on land to the south west of Backridge House, Twitter Lane.
- 1.2 This application is accompanied by a Highways Technical Statement provided by Singleton Clamp & Partners with reference to the highway safety issues presented by the case.

## **2. THE APPLICATION**

- 2.1 Permission is being sought to create a new agricultural access to gain access to the farmland belonging to the adjacent landowner. The current existing agricultural access is to be utilised as the new vehicular access to Backridge House. Details of this proposal can be found in the accompanying planning application for change of use and listed building consent.

## **3. CONTEXT**

### **Site location and description**

- 3.1 Backridge House is a Grade II listed building which lies to the north of Twitter Lane. The property historically is a farmhouse associated with the surrounding land. It should be noted that the application site also falls within the Forest of Bowland Area of Outstanding Natural Beauty.
- 3.2 Access is currently gained to the property via an existing driveway to the west of the property. This driveway forms both pedestrian and vehicular access.
- 3.3 Adjacent to this existing vehicular access to the property is an agricultural access. It is proposed that this agricultural access be utilised to create the new vehicular access to Backridge House (see accompanying planning application). Therefore a new vehicular access to the agricultural land needs to be provided for the adjacent landowner.

### **Consultation and community involvement**

- 3.4 Due to the nature of the proposed scheme it has not been considered necessary to undertake a public consultation exercise on the submitted scheme. Nonetheless the council will undertake their own public consultation process as part of the application procedure.

#### 4. PLANNING POLICY

##### Planning Policy Statement 1 (PPS1)

- 4.1 PPS1 sets out the Government's planning policies on the delivery of sustainable development through the planning system.

##### Planning Policy Statement 7 (PPS7)

- 4.2 Paragraph 1(vi) refers to the key principles in sustainable development and it states

*"all developments in rural areas should be well designed and inclusive, in keeping and scale with its location and sympathetic to the character of the countryside and local distinctiveness."*

- 4.3 In particular at paragraph 27 it states

*"the Government recognises the importance of varied roles in agriculture. Planning policies in the RSS and the LDP should recognise these roles and support development proposals to enable farming and farmers to:*

- 1. become more competitive, sustainable and environmentally friendly*
- 2. adopt new and changing markets*
- 3. comply with changing markets and associated guidance*
- 4. diversify into new agricultural opportunity*
- 5. broaden their operations to add value to their private produce.*

- 4.4 At paragraph 21 it states that Areas of Outstanding Natural Beauty (AONB) along with National Parks, the Broads and the New Forest Heritage Area have been confirmed as having the highest status of protection in relation to landscape and scenic beauty. It is therefore necessary that *"the conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas"*.

#### 5. DEVELOPMENT PLAN

- 5.1 The development comprises Regional Spatial Strategy (RSS) and the Ribble Valley District Wide Local Plan. In essence the RSS does not make specific reference to agricultural development other than to;

*"give favourable consideration to farm businesses and to maintain the viability of agricultural holdings."*



## **The Ribble Valley District Wide Local Plan**

- 5.2 The Ribble Valley District Wide Local Plan was adopted in 1998 and contains planning policies and proposals to shape the environment of the whole of the district.
- 5.3 Policy G1 forms general development control policy covering the whole of the district confirming the general standards that are expected in any submission.
- 5.4 Policy ENV1 seeks to ensure the protection, conservation and enhancement of the natural environment of the area that falls within the Forest of Bowland Area of Outstanding Natural Beauty.

## **Supplementary Planning Guidance**

### **Agricultural Buildings and Roads adopted in March 1997**

- 5.5 The document addresses where new agricultural tracks should be located, to avoid causing harm to existing features, ensuring the junction of the track complies with highway requirements as well as ensuring the surfacing materials are suitable for the proposed location.

## **6. PRINCIPLE OF DEVELOPMENT**

### **Background**

- 6.1 As previously mentioned this application needs to be considered in conjunction with the application to relocate the current domestic access arrangements for Backridge House onto the existing agricultural access.
- 6.2 Consequently, it then becomes impracticable to use one access for both domestic and agricultural purposes as this would be dangerous and lead to a conflict of use. It is therefore necessary to create a new agricultural access track.

### **Proposal**

- 6.3 Prior to the submission of this planning application an alternative location for the agricultural access track was considered. However, due to the advice provided in the SPD, it was necessary to locate the new track as close to the existing as possible.
- 6.4 By locating the new track adjacent to the existing, this gives the added benefit of rationalising the current substandard access arrangements for both Backridge House and the farmer using the access track. Primarily this means that the entranceways to both tracks can now be provided with an appropriate bell mouth design with much improved visibility splays.

- 6.5 This resulting arrangement will allow for greater highway safety to be achieved, which will provide and allow for safer vehicular movements for not only the applicant, but the farmer and visitors to the Backridge Farm Retail Complex.
- 6.6 This modified access arrangement has been discussed with Martin Nugent, a highways officer at Lancaster County Council, who has advised that the scheme was acceptable in principle.

## **7. LANDSCAPE**

- 7.1 The scheme as now proposed, will have a minimal impact on the landscape character of the area. Whilst some trees will be removed at the entranceway, within the domestic curtilage, these are non-native species. Their removal is not regarded as being of significance. Also, it is accepted that a small number of trees will need to be removed from the edge of the existing plantation to allow the new track to join with the existing. Again, the number is minimal and the applicant is more than happy to plant additional trees should the local authority consider it to be necessary.
- 7.2 Consequently, whilst some modifications to the landscape will take place, these are considered to be minimal and will not result in any detrimental impact to the landscape, which in turn will not have any adverse impact on the AONB.

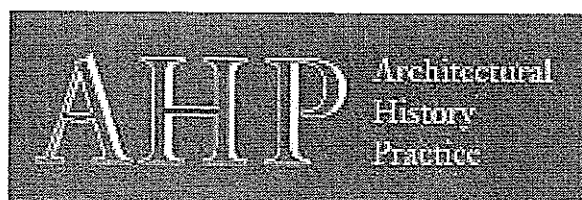
## **8. CONCLUSIONS**

- 8.1 The application seeks consent for a new agricultural access to the land to the south west of Backridge House. The position of the new access has been carefully designed to be able to achieve highway improvements to both the users of the new agricultural access and the users of the existing agricultural access which is to be changed to domestic use (which is being dealt with under a separate planning application).
- 8.2 The proposal fully accords with the policies of the development plan and advice within PPG2 and PPS7. There are no material considerations to overturn the policy presumption in favour of the grant of approval for this planning application.

# **Backridge House, nr Waddington, Lancashire**

## **Heritage Statement for the setting**

320120199P



**January 2012**

**Heritage Statement for the setting of  
Backridge House, Twitter Lane, nr Waddington, Lancashire**

**Prepared for  
Mr & Mrs B.Jones**

**by  
The Architectural History Practice Limited**

**January 2012**

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## **Sources**

## **Appendix 1: listed building description**

## **1. INTRODUCTION**

### **1.1 Background**

The Architectural History Practice Ltd was commissioned to produce a heritage statement for the setting of Backridge House by David Walker of Ashworth, Jackson & Walker, on behalf of Mr & Mrs Brian Jones, the owners of the property. The report covers the setting of the house rather than the house itself, and has been produced to inform the owner, their agents and the planning authority on the heritage significance of the property and its setting. This report accompanies applications for listed building consent and planning permission, for changes to the drive. Backridge House was built around the mid 18<sup>th</sup> century as a farmhouse, and is a Grade II listed building. This report has been prepared by Marion Barter BA MA IHBC, a Director of AHP with Samantha Barnes BA MSc.

### **1.2 Methodology & acknowledgements**

The site was visited on the 15 November 2011 by Marion Barter, accompanied by Claire Gascoigne of Emery Planning and David Walker of Ashworth, Jackson & Walker Architects. This statement has been informed by desk-based research by Samantha Barnes and selected research in Lancashire Record Office. The Historic Environment Record for Lancashire was consulted on 30 January 2012 (PRN 17624). AHP is grateful to Doug Moir and Ken Davies at Lancashire County Council Archaeological Services, the archivists at Lancashire Record Office (LRO) and librarians at Clitheroe Local Studies library for their assistance. Photographs were kindly provided by David Walker, and the owners Mr and Mrs Jones.

### **1.3 Site location**

The property is situated around 1.5 km south-west of Waddington, a village on the north side of the Ribble Valley. Historically within the West Riding of Yorkshire, the site is now in the area covered by Ribble Valley Borough Council, the local planning authority. The National Grid Reference is SD7180742771.

### **1.4 Copyright**

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## 2. HISTORIC DEVELOPMENT OF THE SITE

### 2.1 The site in the 19<sup>th</sup>-century

Backridge House was built as a farmhouse in the 18<sup>th</sup> century but little is known of its origins and historic use until the 19<sup>th</sup> century. The current name for the house dates from the 1970s when it ceased to be occupied as a farmhouse; prior to then it was known simply as Backridge, or Backridge Farm. Backridge was within the historic parish of Mitton in the West Riding of Yorkshire until 1974. There is some evidence to suggest that there was an early settlement in the Backridge area; archaeological evidence referred to by Whitaker in the *History and Antiquities of the Deanery of Craven*, published in 1878 refers to 'many skeletons, a broken celt and brass fibulae' that were found during gravel digging 'in a line between Waddington and Bashall but especially around Backridge'. The Lancashire Historic Environment Record (HER) states that the finds are neolithic and Roman but the precise location of the finds is not known. The disturbed land on the south side of the lane, opposite the property was dug for gravel for road building in the 19<sup>th</sup> century, and it is possible that this was where the discovery was made.

The earliest reference to Backridge Farm found during research for this report is an 1806 re-lease of the manor of Bashall and its hall and lands including 'farms called ... Backeridge or Backridge Farm' from Richard Hughes Lloyd of Merioneth and John Lloyd of nearby Bashall Hall to James Taylor of Whalley (LRO DDX/291). This suggests it was part of the Bashall Hall estate, and that at the time it was leased to a tenant. The builder of Backridge is not known, but it may have been built by the Bashall estate.

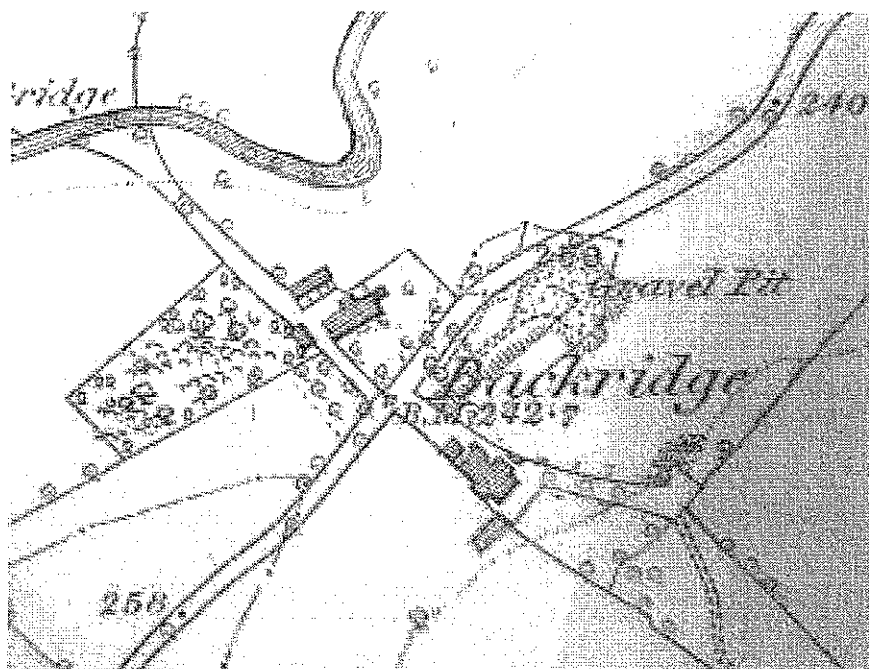


Fig.1: Detail of 1<sup>st</sup> edition 1847 Ordnance Survey map (1:10560) (surveyed 1847) [Clitheroe Local Studies]

Backridge House is shown on the 1<sup>st</sup> edition Ordnance Survey map of 1847 (1:10560) set back from Twitter Lane with access via a short lane leading north to Bashall

Brook and a footbridge crossing. The house is shown sited in the north-west corner of an enclosed garden or orchard planted with fruit trees. This roughly rectangular enclosure is in the south-west corner of a large field, separated from it by boundaries and the north outbuilding. The map shows two associated small outbuildings, a long narrow structure with small yards on its south side, probably pig sties, to the north across a yard, and a smaller outbuilding across the access lane to the west. West of the latter a small field is marked. On the south side of Twitter Lane a track leads to a large building, probably a barn connected to Backridge Farm. To the north east of this building a gravel pit is marked, probably formed as part of the 'gravel digging' referred to in the 1878 book.

The farm seems to have been occupied by tenants during the 19<sup>th</sup> century; the 1861 Post Office Directory lists Thomas and William Slater, farmers at 'Backridge', and in 1881 Kelly's Directory records 'Holden & Nowel, farmers, resident at Backridge, Bashall Eaves'. The 1881 census return lists George Holden and Christiana Holden as residents at Bashall Eaves, possibly the same family. The appearance of the house suggests that it was improved during the 19<sup>th</sup> century when the large sash windows on the front were installed in place of earlier small-paned windows.



*Fig. 2: Detail of 1890 OS map 1:10560 (revised 1884) [Lancashire Record Office]*

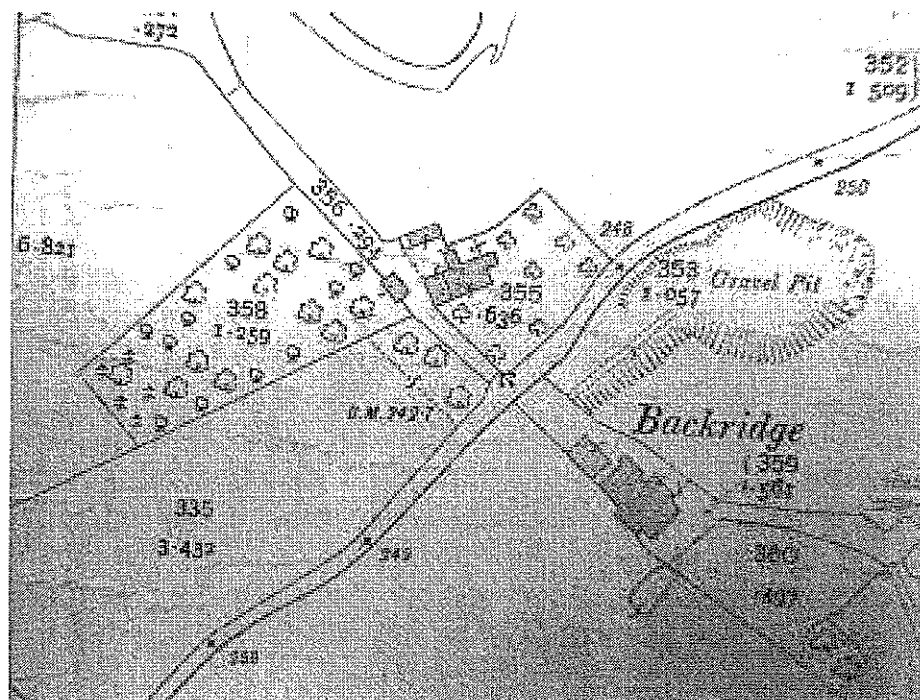
The site layout appears little changed between the 1847 and 1890 Os Maps (1<sup>st</sup> edition 1:2500). The enclosed orchard around the house is still shown planted with fruit trees, with a smaller enclosure or yard behind the north-east side of the house. Trees are shown in the field on the west side of the access lane and in an unenclosed area alongside the west side of the access track to Twitter Lane. The function of the outbuilding west of the house is not known but it may have been a stable or cart



shed; it has good direct access onto the lane. The 1890 (1:10560) OS map clearly indicates the pens or yards on the south side of the north outbuilding, probably pig sties which were usually located at a convenient distance from the backdoor to the farmhouse (pigs were fed kitchen waste and whey from the dairy). The gravel pit and large building on the south-east side of Twitter Lane are clearly shown. No further detail is given about the layout of the orchard and garden south and east of the house.

## 2.2 The 20<sup>th</sup>-century

The 1908 OS map (1:2500) shows little variation from earlier map editions, although the line of the north boundary to the orchard next to the house appears altered and is now shown with a curved line running to a point slightly further north, compared with the straight line on previous mapping. The proportions of the rear wing to the house have been altered, and the west bay is shown with an internal partition line separating it from the house, suggesting that by then its use was no longer non-domestic. The rows of trees in the garden/orchard contrast with the mixed woodland to the west.



*Fig. 3: Detail of 1908 OS map 1:2500 (surveyed 1883-4, revised 1907)  
[Lancashire Record Office]*

Little information is recorded about Backridge Farm in the first half of the 20<sup>th</sup> century. The house and outbuildings can clearly be seen on an aerial photograph (Fig.4) of the site from the 1940s on the Lancashire MARIO website, as can the mixed woodland to the west but not the smaller area of trees west of the lane. The garden/orchard is shown as two different areas, suggesting that the area south of the

house was differently managed to the area to the east. The boundaries of the garden appear to be hedges on this photograph, the traditional form of field boundary in the area. A large tree on the Twitter Lane boundary is shown.



*Fig. 4: Detail of a 1940s aerial photograph of Backridge  
[Lancashire MARIO website]*

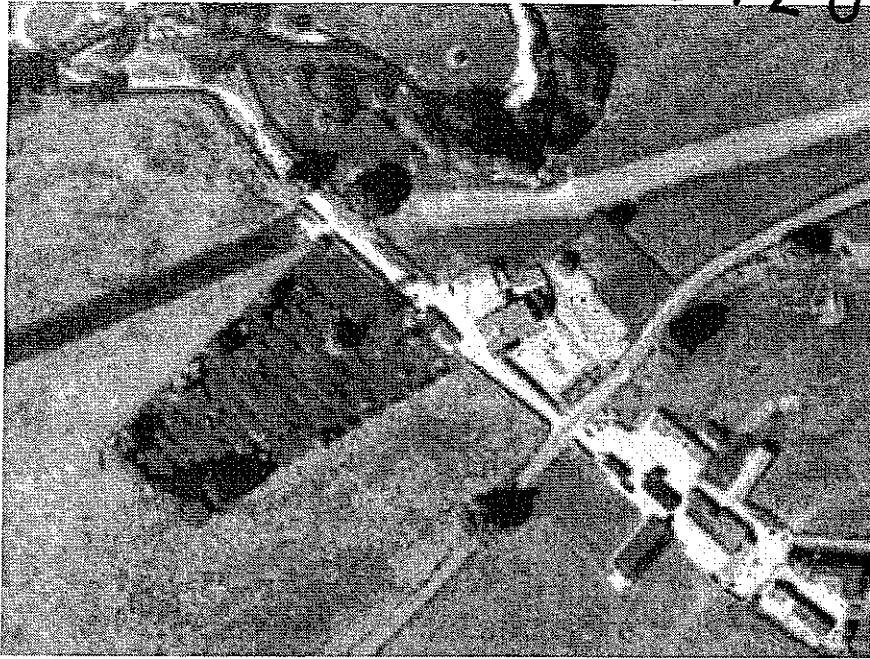
### **2.3 Late 20<sup>th</sup> century development**

The boundaries to the garden remain the same on post-war OS mapping, but no other garden details are mapped. The outbuildings and open access to the north yard from the track remain unchanged. The plantation across the lane was cleared and re-planted with evergreen trees in the late 1960s. By this decade, the number of farm buildings south of the lane had increased, with several large outbuildings or barns built east and north of the older building.

An aerial photograph from a summer in the 1960s (Fig.5), available on the Lancashire MARIO website, suggests that the garden was extended into the eastern area, or at least the mowing regime changed; the bleached tone of the garden indicates closely mown lawns to south and east of the house with a rectangular area of rougher grass to the east. The plantation to the west of the access lane appears to have been largely cleared, with only a few trees remaining within the field and along the boundary.

The 1960s photograph shows a linear feature running roughly east-west to the north of Backridge House; it may relate to recent excavation for a gas pipe line or other linear services installation.

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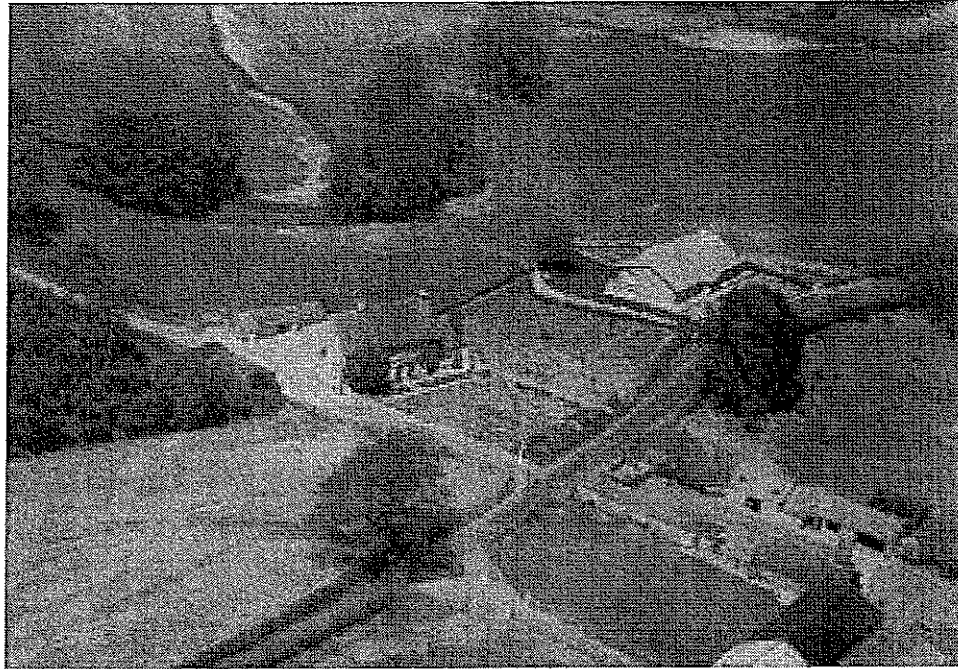
*Fig. 5: Detail of a 1960s aerial photograph of Backridge  
[Lancashire MARIO]*

In the 1970s, a bungalow (Twitter Bridge Farmhouse) was built to the east of the house in the adjoining field. This house, built by the farming family that then owned Backridge Farm, can be seen newly built on an aerial photograph dated 1976 in the client's possession (Fig. 6). The boundary west of the bungalow's garden is shown on a new curved line, with a newly planted conifer hedge. The photograph shows a recent conifer plantation in the field to the west of the house. The form and appearance of the outbuilding to the north of Backridge House is clearly shown; this was a single-storey, stone structure with a pitched roof and several openings facing south. By this date the enclosed yards along its south frontage have been cleared and there is one large yard behind the house. The building to the west is less clearly shown, with another shed to its north, built at 90 degrees to the lane, and apparently with a corrugated iron roof.

The garden to the south of the house appears mostly laid to lawn with perimeter beds in 1976, with one central planting bed and footpaths in front of the house. There is a large tree in front of the western bay of the house, and the west boundary to the access lane appears to be a stone wall. The area to the east is lawned, with a few small trees or shrubs; it is divided from the front garden by a wall and planting bed, with hedges to north, south and east.

In the late 1970s the west end of the north outbuilding was demolished, leaving a shorter structure.

In the 1990s, a new farmhouse (Croft House) was constructed on the south side of Twitter Lane adjacent to the farm buildings. Backridge House ceased to function as a farmhouse from this date.



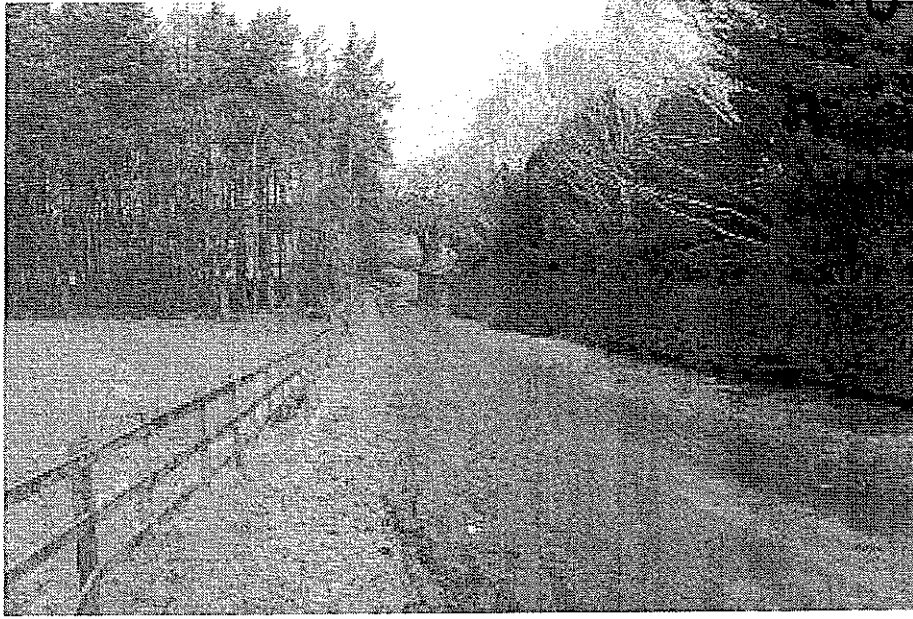
*Fig. 6: 1976 aerial photograph of Backridge House (client's collection)*

#### **2.4 Recent alterations & current layout**

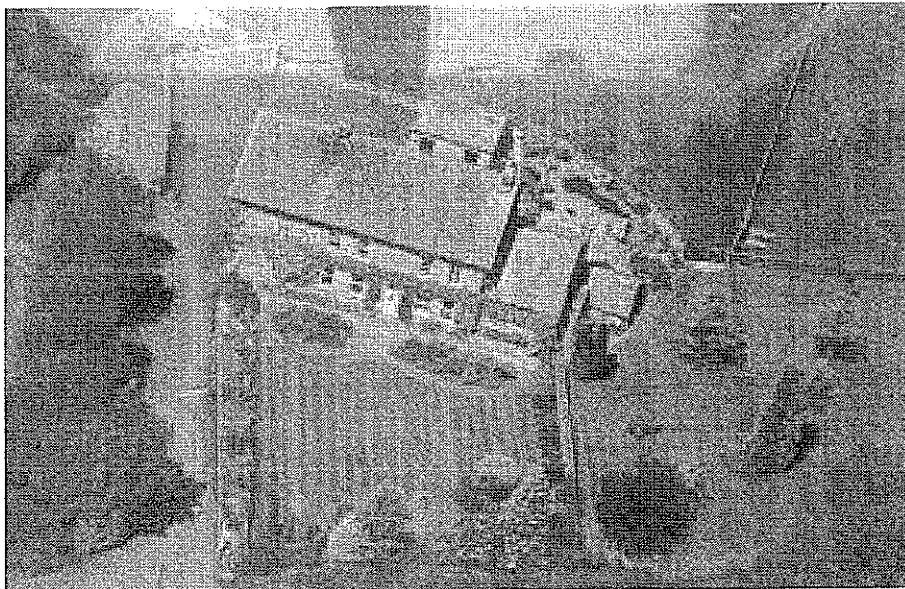
In 2002 Backridge House was acquired by the present owners. In 2004, listed building consent (3/2004/0361) was granted for refurbishment of the house, including reinstating domestic accommodation at the west end of the house and rebuilding a conservatory to the north east in more sympathetic style. Several changes were made to the grounds, now serving a private house rather than a farmhouse. An aerial photograph from c.2002 (Fig.8) shows lawned gardens to the front of the house, with shrubs along the south boundary and enlarged planting beds immediately in front of the house. The tree in front of the west end of the house shown on the 1976 photograph has been felled. To the north-east of the house a new paved area with a small pond has been laid out, north of the former garden boundary, and the yard is surfaced in tarmac.

In the 1990s, the access to the surrounding farmland was separated from the drive to Backridge House, by creating a new farm track to the west of the west outbuilding (Fig.7). At the same time, the connection between the farm track to the north and the drive to the house was closed by building a boundary across it, to integrate the drive within the yard on the north side of the house. The new farm track was screened from Backridge House by tree planting; the current arrangement is clearly shown on satellite imagery from Google (Fig.10).

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*Fig. 7: farm track laid out in 1990s, from the south (Ashworth Jackson Walker 2011)*



*Fig. 8: Aerial photograph of c.2002 (client's collection)*

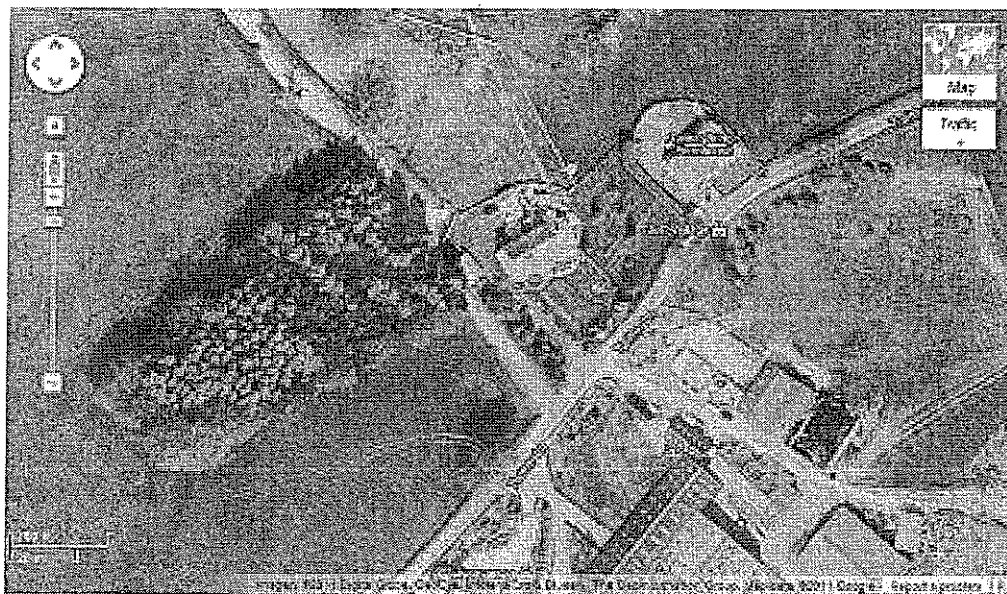
The air photograph from c.2002 (Fig 8) shows the two access drives and the garden to the south and east of the house, now bounded by stone walls.

The drive to the house is bounded by a stone wall along its east side, separating the drive from the garden (Fig.9). This wall is on the line of a boundary shown on historic mapping, but its irregular construction using cement-based mortar suggests it has been rebuilt on several occasions. The sandstone wall is topped with pieces of natural limestone, a feature popular in Victorian and early 20th century gardens.





*Fig. 9: stone wall along east side of the drive (Ashworth Jackson Walker 2011)*



*Fig. 10: Backridge on Google Earth, 2011*

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### 3.0 THE SIGNIFICANCE OF THE SITE

#### 3.1. Introduction

Assessing significance is a key principle in the management of change to heritage assets (including listed buildings). This concept is embedded within current government policy; PPS5 (CLG, *Planning for the Historic Environment*, 2010). A key objective in the PPS is to 'conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance...' (PPS5 para 6). Local authorities have a statutory duty to have special regard to 'the desirability of preserving' listed buildings, features of special interest and their settings (section 66 of the 1990 Planning Act). Objects and structures (such as walls) fixed to the building are regarded as part of the listed building, as are free-standing structures within the curtilage of the listed building that have formed part of the land since the date of listing, were built pre-1948 and were ancillary to the listed building are protected by the same legislation. These are generally referred to as 'curtilage structures'.

The setting of a listed building includes its immediate grounds and also the setting in relation to the public road on which it is situated, adjoining land and other buildings with which it may historically have been associated. The setting of former farmhouses usually includes at least some the farmland and former farm buildings.



*Fig.11. Backridge House from Twitter Lane (Ashworth Jackson Walker 2011)*

#### 3.2 The setting of Backridge House

The front of Backridge House is clearly seen from Twitter Lane along the drive; the south garden and drive are the most important elements of the frontage setting. The house is partly screened from the south-east by the hedge and high bank along the south boundary to the lane (Fig.12). The formal architecture of the south front of the house indicates that this was the elevation intended to be seen by the passing public

and by visitors; the north is much less formal as it was built to face a service yard. The house is set back from the lane with a large area of lawned garden to the south and south-east sides, bounded by low stone walls and a hedge to the south. This provides a domestic setting for the house and offers little indication that it was once a farmhouse, as the working agricultural buildings were all on the south side of Twitter Lane. The much altered outbuildings to the north are hidden in views from the south.

The existing drive to the house is on the line of the historic approach to the farmhouse, and the boundary walls and hedges that define the west and south side of the garden are also on historic lines and contribute to the setting of the house. The east side of the drive is defined by a low sandstone wall topped with limestone; the date of this is not known although it appears to have been repaired or rebuilt on several occasions.



*Fig.12: The house from the SE, screened by a hedge along the north side of the lane  
(Ashworth Jackson Walker Architects 2011)*

The yard to the north of the house is partly enclosed from the field to the north by the north outbuilding, which provides some physical and visual separation between yard and fields. The form and layout of the yard and outbuilding reflect historic arrangements although the appearance of the yard, and the use and form of the outbuildings has altered since farming use ceased. These structures now make little contribution to the setting of the house and have low significance.



### 3.3. Summary of Significance

Backridge House is an attractive former farm house set in spacious gardens. The house has high significance for its historic and architectural value as an example of a farmhouse dating from the 18<sup>th</sup> century, and altered in subsequent centuries. Its interior has not been assessed for this report. Its national importance is reflected in the Grade II listing.

The house is visually and spatially separate from the former farm yard south of Twitter Lane; this has been altered and expanded for retail use in recent years and now detracts from the setting of the house. The gardens to the south and east of the house, and the drive from Twitter Lane contribute to the setting of the listed building, and the stone wall defines the west edge of the garden. The front drive and the wall have some historic significance, and the present appearance of these altered features is of medium aesthetic significance.

The yard to the north makes no more than a low contribution to the aesthetic value of the setting, due to its partly hidden location and the alterations to outbuildings, surfaces and layout that have occurred since the late 1990s.

The site may have some archaeological significance due to the 19<sup>th</sup> century discovery of early human remains and other objects in the Backridge area, possibly in the gravel workings south of Twitter Lane. The Historic Environment Record refers to these finds (PRN 17624). Advice should be sought from the County Planning Officer (Archaeology) at Preston, prior to any new development within the grounds of the site, including the laying of a new track or wall footings, as there may be a requirement for further archaeological assessment.

## **4.0 Impact of proposals on the setting of the listed building**

### **4.1. Summary and justification for the proposals.**

The current application contains alterations to the access arrangements at the front of Backridge House. These changes are intended to improve and rationalise the existing access situation, by relocating the farm access track immediately to the west of the existing, and relocating the drive to the house on the alignment of the existing farm track. This will improve visibility for vehicles joining Twitter Lane from the track and the drive, benefiting highway safety. The new layout will also help to enhance the privacy of the house and reduce the confusion between the access for Backridge retail business south of the lane and Backridge House, as explained in the technical report accompanying the application, from SCP (dated January 2012). A new front path for pedestrians is proposed to the front entrance of the house which will provide a formal, axial approach to the front door.

#### **4.1. Heritage impact**

The proposal entails incorporating the line of the existing drive to the house into the garden by taking down the stone boundary wall along its east side, and building a new wall across its south opening to Twitter Lane.

***The garden wall.*** Listed building consent is required for the removal of the wall, as it is a curtilage structure. In considering the application, the local authority has a duty to take account of the impact of the proposals on the setting and significance of the house. The removal of the wall affects a feature of indeterminate date; the line of this boundary appears on mid 19<sup>th</sup> century historic mapping, but the wall appears to have been rebuilt and has relatively low aesthetic value in relation to the significance of the house. The wall currently defines the west side of the garden; the western edge of the garden will be moved further west where it will be defined by the belt of tree and shrub planting along the west side of the present drive. This planting belt will continue to be maintained.

***The front garden.*** The new wall proposed to be built across the present drive entrance will continue as a radius to the west, defining the east side of the new drive entrance and the south-west corner of the garden. The garden will therefore continue to be clearly defined along its west edge, providing a 'frame' for views of the south side of the house, the most important elevation. In this respect, the relocation of the drive will have a neutral impact on setting.

The garden area will be slightly enlarged along its western edge, to provide an enhanced garden setting for the south side of the house, reflecting its current domestic use. A new view of the front of the house will be provided along the line of the new front path to be aligned on the front doorway, which is considered to be an improvement.

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***The new drive and farm track.*** The new drive to the house will follow the line of the farm track laid out in the 1990s, with a new stone wall built along its west edge to separate it from the new farm track. This boundary line is defined by a timber post and rail fence at present. The new drive and track will be well screened from the house and garden by the retained tree and shrub belt. The new farm track will not detract from the setting of the house as it will be well-screened. Tightly aligning the two access routes close together minimises their combined impact on the setting of the house and on the landscape, compared with the present situation.

There is a potential archaeological impact related to the ground works for a new track or wall footings.

#### **4.2. Conclusion**

The relocation of the drive affects the setting of the house when viewed from Twitter Lane, but will have a low visual impact in terms of views of the house across the front garden which will continue to be well-defined by west and south boundaries. The removal of the wall along the east side of the present drive removes a feature first recorded on mapping in the mid 19<sup>th</sup> century, although the current wall appears to have been rebuilt; it is considered that this part of the proposal will result in a low level of harm to the listed building. This harm is justified by the public benefits of improved highway safety. Locating the drive and farm track further to the west will enhance the setting of the house, by providing it with a larger defined garden setting, and enabling a new front path to align with the front entrance door.

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1886 Ordnance Survey 1:2500 [www.oldmaps.com]

1890 Ordnance Survey 1:10560, surveyed 1847, revised 1884 [Lancashire Record Office]

1908 Ordnance Survey 1:2500, surveyed 1883-4, revised 1907 [Lancashire Record Office]

1960s Ordnance Survey 1:2500 [www.oldmaps.com]

### *Historical Directories*

1861 Post office Directory for the West Riding of Yorkshire

1881 Kelly's Directory of West Riding of Yorkshire

### *Websites*

- ☐ Lancashire MARIO: <http://mario.lancashire.gov.uk/agsmario/>  
(1940s and 1960s aerial photographs)
- ☐ Google maps <http://maps.google.co.uk>  
(satellite imagery)
- ☐ National Heritage List for England <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Lancashire Historic Environment Record, Lancashire County Council (PRN 17624)

Appendix 1: listed building description

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SD 718 427

BASHALL EAVES

SD 74 SW

10/4

Backridge Farmhouse and  
farm building adjoining to  
south-west

II

House, mid C18th, altered. Squared sandstone rubble with stone slate roof. House of double-pile plan with central entry and end stacks. 2 storeys with attics, now of 4 bays, (some of the windows being insertions), with chamfered quoins and a string course. Windows sashed or sashed with no glazing bars, except for right-hand 1st floor casement. Bays 1 and 3 have architraves, bays 2 and 4 having plain stone surrounds. The door has a shouldered architrave with moulded dentilled cornice. To the right, and now forming part of the house, is a single-storey portion with a long 4-light window with plain stone surround and square mullions. An agricultural building to the left is of the same build as the house and has a blocked door and window on the ground floor, the door having a moulded cornice hood. On the 1st floor is a cross window with plain stone surround, having a mullion and transom of square section, and leaded glazing remaining in the upper lights. The left-hand gable has a 1st floor pitching door. At the rear is a cross window to the stair and an oval attic light with plain stone surround. Inside, between the entrance hall and the stair is an oak door of moulded panels with semi-circular head. It is set within a plain stone door surround with moulded imposts, segmental arch, and keystone. The dog-leg oak stair has an open string, turned balusters, ramped handrails and a cur tail.

Listing NGR: SD7180742771

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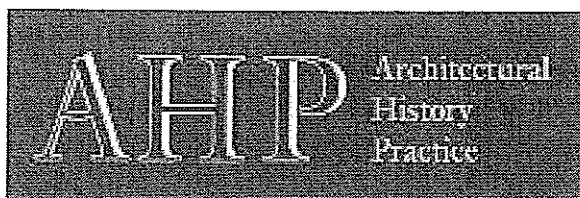
[www.architecturalhistory.co.uk](http://www.architecturalhistory.co.uk)

Tel. Marion Barter: 01457-861374

# **Backridge House, nr Waddington, Lancashire**

## **Heritage Statement for the setting**

320120199P



**January 2012**

**Heritage Statement for the setting of  
Backridge House, Twitter Lane, nr Waddington, Lancashire**

**Prepared for  
Mr & Mrs B.Jones**

**by  
The Architectural History Practice Limited**

**January 2012**



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- 4.3 Conclusion

## **Sources**

## **Appendix 1: listed building description**

## **1. INTRODUCTION**

### **1.1 Background**

The Architectural History Practice Ltd was commissioned to produce a heritage statement for the setting of Backridge House by David Walker of Ashworth, Jackson & Walker, on behalf of Mr & Mrs Brian Jones, the owners of the property. The report covers the setting of the house rather than the house itself, and has been produced to inform the owner, their agents and the planning authority on the heritage significance of the property and its setting. This report accompanies applications for listed building consent and planning permission, for changes to the drive. Backridge House was built around the mid 18<sup>th</sup> century as a farmhouse, and is a Grade II listed building. This report has been prepared by Marion Barter BA MA IHBC, a Director of AHP with Samantha Barnes BA MSc.

### **1.2 Methodology & acknowledgements**

The site was visited on the 15 November 2011 by Marion Barter, accompanied by Claire Gascoigne of Emery Planning and David Walker of Ashworth, Jackson & Walker Architects. This statement has been informed by desk-based research by Samantha Barnes and selected research in Lancashire Record Office. The Historic Environment Record for Lancashire was consulted on 30 January 2012 (PRN 17624). AHP is grateful to Doug Moir and Ken Davies at Lancashire County Council Archaeological Services, the archivists at Lancashire Record Office (LRO) and librarians at Clitheroe Local Studies library for their assistance. Photographs were kindly provided by David Walker, and the owners Mr and Mrs Jones.

### **1.3 Site location**

The property is situated around 1.5 km south-west of Waddington, a village on the north side of the Ribble Valley. Historically within the West Riding of Yorkshire, the site is now in the area covered by Ribble Valley Borough Council, the local planning authority. The National Grid Reference is SD7180742771.

### **1.4 Copyright**

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## 2. HISTORIC DEVELOPMENT OF THE SITE

### 2.1 The site in the 19<sup>th</sup>-century

Backridge House was built as a farmhouse in the 18<sup>th</sup> century but little is known of its origins and historic use until the 19<sup>th</sup> century. The current name for the house dates from the 1970s when it ceased to be occupied as a farmhouse; prior to then it was known simply as Backridge, or Backridge Farm. Backridge was within the historic parish of Mitton in the West Riding of Yorkshire until 1974. There is some evidence to suggest that there was an early settlement in the Backridge area; archaeological evidence referred to by Whitaker in the *History and Antiquities of the Deanery of Craven*, published in 1878 refers to 'many skeletons, a broken celt and brass fibulae' that were found during gravel digging 'in a line between Waddington and Bashall but especially around Backridge'. The Lancashire Historic Environment Record (HER) states that the finds are neolithic and Roman but the precise location of the finds is not known. The disturbed land on the south side of the lane, opposite the property was dug for gravel for road building in the 19<sup>th</sup> century, and it is possible that this was where the discovery was made.

The earliest reference to Backridge Farm found during research for this report is an 1806 re-lease of the manor of Bashall and its hall and lands including 'farms called ... Backeridge or Backridge Farm' from Richard Hughes Lloyd of Merioneth and John Lloyd of nearby Bashall Hall to James Taylor of Whalley (LRO DDX/291). This suggests it was part of the Bashall Hall estate, and that at the time it was leased to a tenant. The builder of Backridge is not known, but it may have been built by the Bashall estate.

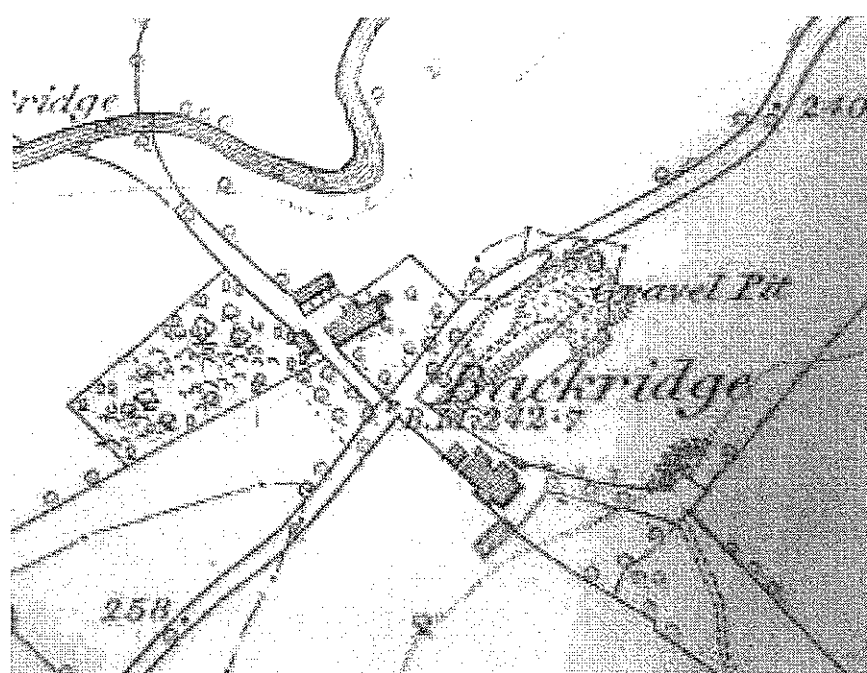


Fig. 1: Detail of 1<sup>st</sup> edition 1847 Ordnance Survey map (1:10560) (surveyed 1847) [Clitheroe Local Studies]

Backridge House is shown on the 1<sup>st</sup> edition Ordnance Survey map of 1847 (1:10560) set back from Twitter Lane with access via a short lane leading north to Bashall

Brook and a footbridge crossing. The house is shown sited in the north-west corner of an enclosed garden or orchard planted with fruit trees. This roughly rectangular enclosure is in the south-west corner of a large field, separated from it by boundaries and the north outbuilding. The map shows two associated small outbuildings, a long narrow structure with small yards on its south side, probably pig sties, to the north across a yard, and a smaller outbuilding across the access lane to the west. West of the latter a small field is marked. On the south side of Twitter Lane a track leads to a large building, probably a barn connected to Backridge Farm. To the north east of this building a gravel pit is marked, probably formed as part of the 'gravel digging' referred to in the 1878 book.

The farm seems to have been occupied by tenants during the 19<sup>th</sup> century; the 1861 Post Office Directory lists Thomas and William Slater, farmers at 'Backridge', and in 1881 Kelly's Directory records 'Holden & Nowel, farmers, resident at Backridge, Bashall Eaves'. The 1881 census return lists George Holden and Christiana Holden as residents at Bashall Eaves, possibly the same family. The appearance of the house suggests that it was improved during the 19<sup>th</sup> century when the large sash windows on the front were installed in place of earlier small-paned windows.



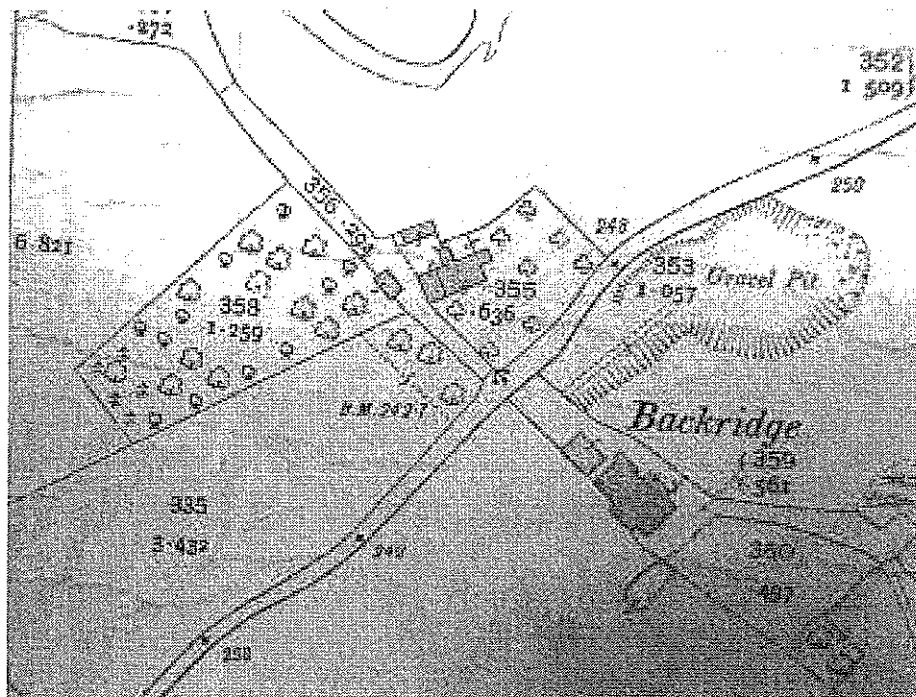
*Fig. 2. Detail of 1890 OS map 1.10560 (revised 1884) [Lancashire Record Office]*

The site layout appears little changed between the 1847 and 1890 Os Maps (1<sup>st</sup> edition 1:2500). The enclosed orchard around the house is still shown planted with fruit trees, with a smaller enclosure or yard behind the north-east side of the house. Trees are shown in the field on the west side of the access lane and in an unenclosed area alongside the west side of the access track to Twitter Lane. The function of the outbuilding west of the house is not known but it may have been a stable or cart

shed; it has good direct access onto the lane. The 1890 (1:10560) OS map clearly indicates the pens or yards on the south side of the north outbuilding, probably pig sties which were usually located at a convenient distance from the backdoor to the farmhouse (pigs were fed kitchen waste and whey from the dairy). The gravel pit and large building on the south-east side of Twitter Lane are clearly shown. No further detail is given about the layout of the orchard and garden south and east of the house.

## 2.2 The 20<sup>th</sup>-century

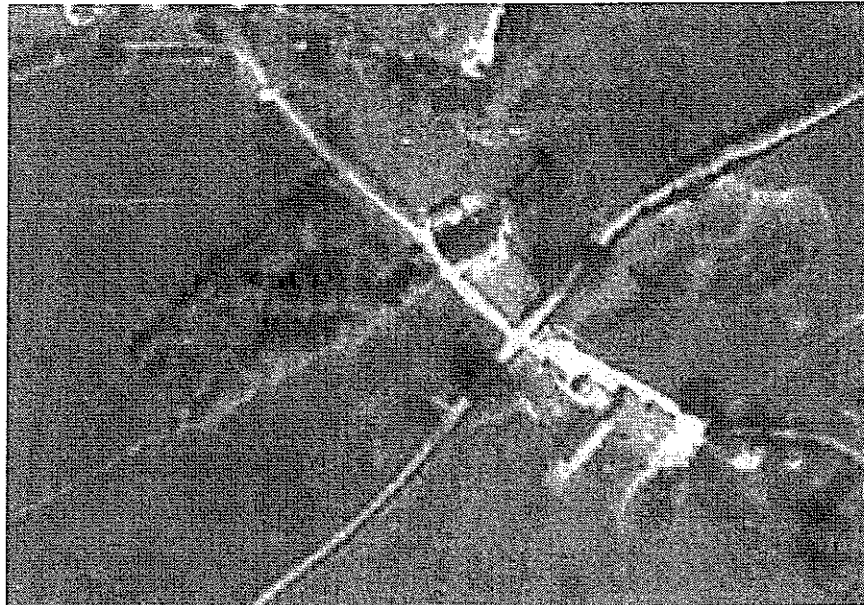
The 1908 OS map (1:2500) shows little variation from earlier map editions, although the line of the north boundary to the orchard next to the house appears altered and is now shown with a curved line running to a point slightly further north, compared with the straight line on previous mapping. The proportions of the rear wing to the house have been altered, and the west bay is shown with an internal partition line separating it from the house, suggesting that by then its use was no longer non-domestic. The rows of trees in the garden/orchard contrast with the mixed woodland to the west.



*Fig 3. Detail of 1908 OS map 1:2500 (surveyed 1883-4, revised 1907)  
[Lancashire Record Office]*

Little information is recorded about Backridge Farm in the first half of the 20<sup>th</sup> century. The house and outbuildings can clearly be seen on an aerial photograph (Fig.4) of the site from the 1940s on the Lancashire MARIO website, as can the mixed woodland to the west but not the smaller area of trees west of the lane. The garden/orchard is shown as two different areas, suggesting that the area south of the

house was differently managed to the area to the east. The boundaries of the garden appear to be hedges on this photograph, the traditional form of field boundary in the area. A large tree on the Twitter Lane boundary is shown.



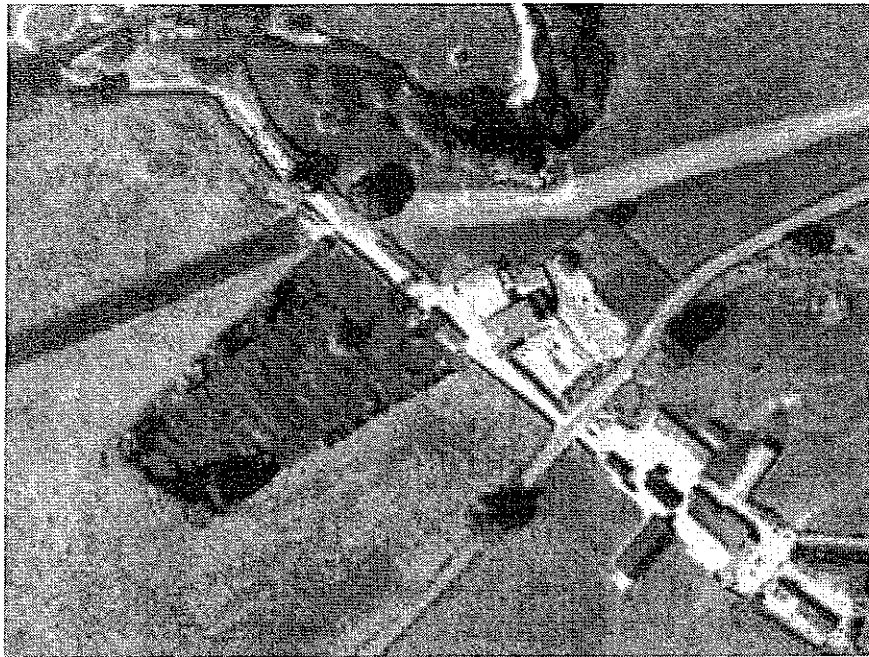
*Fig. 4: Detail of a 1940s aerial photograph of Backridge  
[Lancashire MARIO website]*

### **2.3 Late 20<sup>th</sup> century development**

The boundaries to the garden remain the same on post-war OS mapping, but no other garden details are mapped. The outbuildings and open access to the north yard from the track remain unchanged. The plantation across the lane was cleared and re-planted with evergreen trees in the late 1960s. By this decade, the number of farm buildings south of the lane had increased, with several large outbuildings or barns built east and north of the older building.

An aerial photograph from a summer in the 1960s (Fig.5), available on the Lancashire MARIO website, suggests that the garden was extended into the eastern area, or at least the mowing regime changed; the bleached tone of the garden indicates closely mown lawns to south and east of the house with a rectangular area of rougher grass to the east. The plantation to the west of the access lane appears to have been largely cleared, with only a few trees remaining within the field and along the boundary.

The 1960s photograph shows a linear feature running roughly east-west to the north of Backridge House; it may relate to recent excavation for a gas pipe line or other linear services installation.



*Fig. 5: Detail of a 1960s aerial photograph of Backridge  
[Lancashire MARIO]*

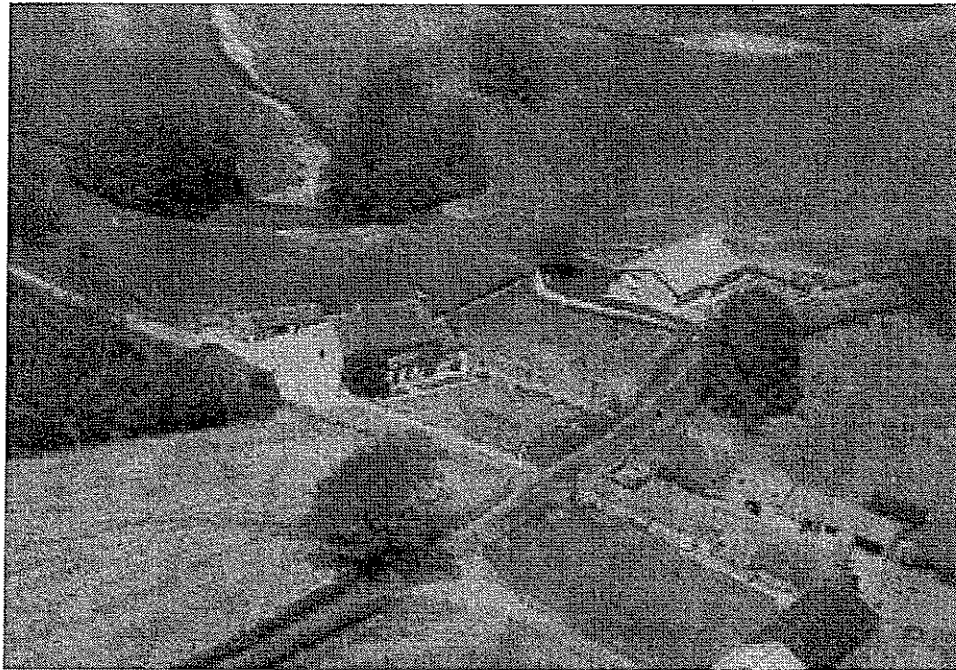
In the 1970s, a bungalow (Twitter Bridge Farmhouse) was built to the east of the house in the adjoining field. This house, built by the farming family that then owned Backridge Farm, can be seen newly built on an aerial photograph dated 1976 in the client's possession (Fig 6). The boundary west of the bungalow's garden is shown on a new curved line, with a newly planted conifer hedge. The photograph shows a recent conifer plantation in the field to the west of the house. The form and appearance of the outbuilding to the north of Backridge House is clearly shown; this was a single-storey, stone structure with a pitched roof and several openings facing south. By this date the enclosed yards along its south frontage have been cleared and there is one large yard behind the house. The building to the west is less clearly shown, with another shed to its north, built at 90 degrees to the lane, and apparently with a corrugated iron roof.

The garden to the south of the house appears mostly laid to lawn with perimeter beds in 1976, with one central planting bed and footpaths in front of the house. There is a large tree in front of the western bay of the house, and the west boundary to the access lane appears to be a stone wall. The area to the east is lawned, with a few small trees or shrubs; it is divided from the front garden by a wall and planting bed, with hedges to north, south and east.

In the late 1970s the west end of the north outbuilding was demolished, leaving a shorter structure.



In the 1990s, a new farmhouse (Croft House) was constructed on the south side of Twitter Lane adjacent to the farm buildings. Backridge House ceased to function as a farmhouse from this date.



*Fig. 6. 1976 aerial photograph of Backridge House (client's collection)*

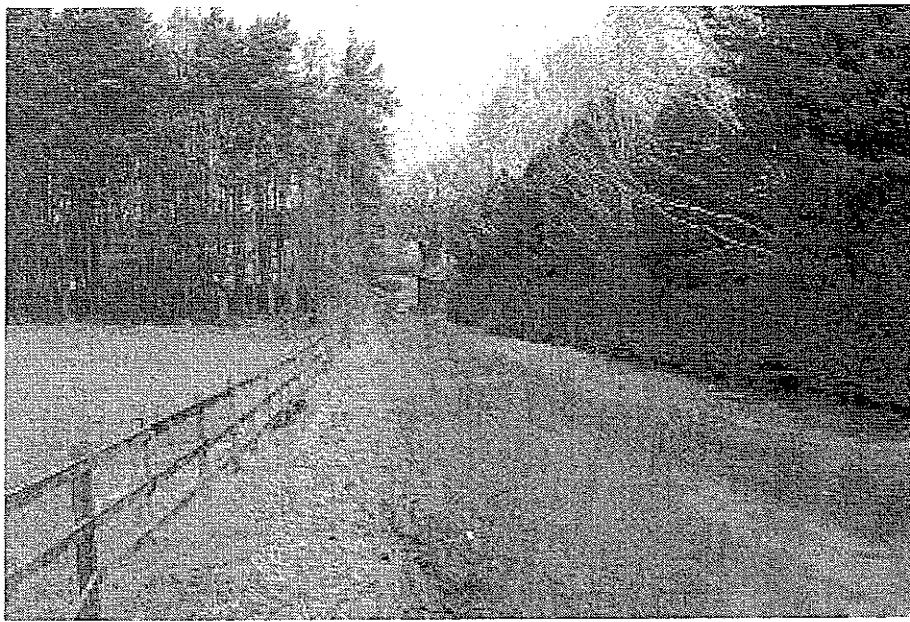
## **2.4 Recent alterations & current layout**

In 2002 Backridge House was acquired by the present owners. In 2004, listed building consent (3/2004/0361) was granted for refurbishment of the house, including reinstating domestic accommodation at the west end of the house and rebuilding a conservatory to the north east in more sympathetic style. Several changes were made to the grounds, now serving a private house rather than a farmhouse. An aerial photograph from c.2002 (Fig.8) shows lawned gardens to the front of the house, with shrubs along the south boundary and enlarged planting beds immediately in front of the house. The tree in front of the west end of the house shown on the 1976 photograph has been felled. To the north-east of the house a new paved area with a small pond has been laid out, north of the former garden boundary, and the yard is surfaced in tarmac.

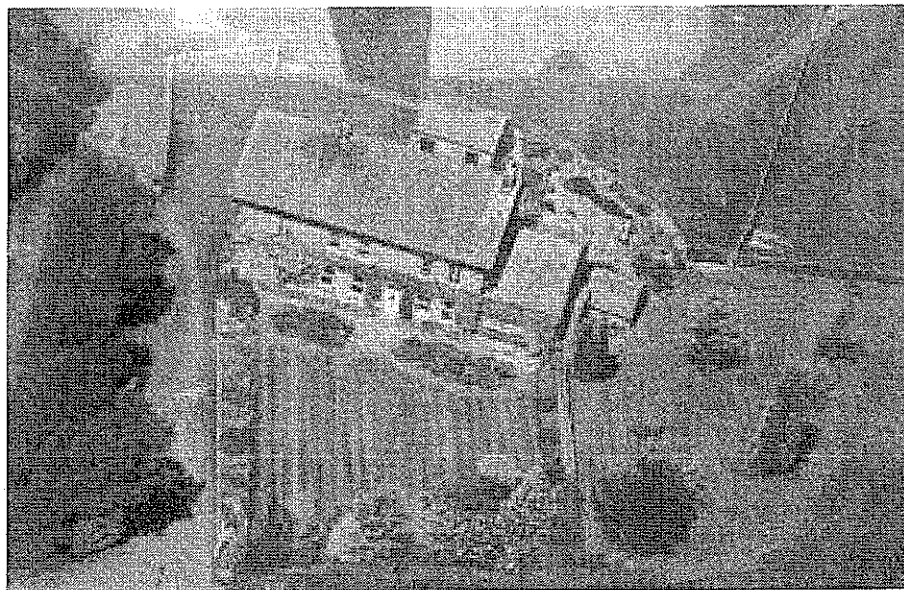
In the 1990s, the access to the surrounding farmland was separated from the drive to Backridge House, by creating a new farm track to the west of the west outbuilding (Fig.7). At the same time, the connection between the farm track to the north and the drive to the house was closed by building a boundary across it, to integrate the drive within the yard on the north side of the house. The new farm track was screened from Backridge House by tree planting; the current arrangement is clearly shown on satellite imagery from Google (Fig.10).



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*Fig. 7. farm track laid out in 1990s, from the south (Ashworth Jackson Walker 2011)*



*Fig. 8. Aerial photograph of c.2002 (client's collection)*

The air photograph from c.2002 (Fig.8) shows the two access drives and the garden to the south and east of the house, now bounded by stone walls.

The drive to the house is bounded by a stone wall along its east side, separating the drive from the garden (Fig.9). This wall is on the line of a boundary shown on historic mapping, but its irregular construction using cement-based mortar suggests it has been rebuilt on several occasions. The sandstone wall is topped with pieces of natural limestone, a feature popular in Victorian and early 20th century gardens.



*Fig. 9: stone wall along east side of the drive (Ashworth Jackson Walker 2011)*



*Fig. 10: Backridge on Google Earth, 2011*

### 3.0 THE SIGNIFICANCE OF THE SITE

#### 3.1. Introduction

Assessing significance is a key principle in the management of change to heritage assets (including listed buildings). This concept is embedded within current government policy; PPS5 (CLG, *Planning for the Historic Environment*, 2010). A key objective in the PPS is to 'conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance...' (PPS5 para 6). Local authorities have a statutory duty to have special regard to 'the desirability of preserving' listed buildings, features of special interest and their settings (section 66 of the 1990 Planning Act). Objects and structures (such as walls) fixed to the building are regarded as part of the listed building, as are free-standing structures within the curtilage of the listed building that have formed part of the land since the date of listing, were built pre-1948 and were ancillary to the listed building are protected by the same legislation. These are generally referred to as 'curtilage structures'.

The setting of a listed building includes its immediate grounds and also the setting in relation to the public road on which it is situated, adjoining land and other buildings with which it may historically have been associated. The setting of former farmhouses usually includes at least some the farmland and former farm buildings.



*Fig. 11: Backridge House from Twitter Lane (Ashworth Jackson Walker 2011)*

#### 3.2 The setting of Backridge House

The front of Backridge House is clearly seen from Twitter Lane along the drive; the south garden and drive are the most important elements of the frontage setting. The house is partly screened from the south-east by the hedge and high bank along the south boundary to the lane (Fig.12). The formal architecture of the south front of the house indicates that this was the elevation intended to be seen by the passing public

and by visitors; the north is much less formal as it was built to face a service yard. The house is set back from the lane with a large area of lawned garden to the south and south-east sides, bounded by low stone walls and a hedge to the south. This provides a domestic setting for the house and offers little indication that it was once a farmhouse, as the working agricultural buildings were all on the south side of Twitter Lane. The much altered outbuildings to the north are hidden in views from the south.

The existing drive to the house is on the line of the historic approach to the farmhouse, and the boundary walls and hedges that define the west and south side of the garden are also on historic lines and contribute to the setting of the house. The east side of the drive is defined by a low sandstone wall topped with limestone; the date of this is not known although it appears to have been repaired or rebuilt on several occasions.



*Fig.12: The house from the SE, screened by a hedge along the north side of the lane  
(Ashworth Jackson Walker Architects 2011)*

The yard to the north of the house is partly enclosed from the field to the north by the north outbuilding, which provides some physical and visual separation between yard and fields. The form and layout of the yard and outbuilding reflect historic arrangements although the appearance of the yard, and the use and form of the outbuildings has altered since farming use ceased. These structures now make little contribution to the setting of the house and have low significance.

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### 3.3. Summary of Significance

Backridge House is an attractive former farm house set in spacious gardens. The house has high significance for its historic and architectural value as an example of a farmhouse dating from the 18<sup>th</sup> century, and altered in subsequent centuries. Its interior has not been assessed for this report. Its national importance is reflected in the Grade II listing.

The house is visually and spatially separate from the former farm yard south of Twitter Lane; this has been altered and expanded for retail use in recent years and now detracts from the setting of the house. The gardens to the south and east of the house, and the drive from Twitter Lane contribute to the setting of the listed building, and the stone wall defines the west edge of the garden. The front drive and the wall have some historic significance, and the present appearance of these altered features is of medium aesthetic significance.

The yard to the north makes no more than a low contribution to the aesthetic value of the setting, due to its partly hidden location and the alterations to outbuildings, surfaces and layout that have occurred since the late 1990s.

The site may have some archaeological significance due to the 19<sup>th</sup> century discovery of early human remains and other objects in the Backridge area, possibly in the gravel workings south of Twitter Lane. The Historic Environment Record refers to these finds (PRN 17624). Advice should be sought from the County Planning Officer (Archaeology) at Preston, prior to any new development within the grounds of the site, including the laying of a new track or wall footings, as there may be a requirement for further archaeological assessment.



## **4.0 Impact of proposals on the setting of the listed building**

### **4.1. Summary and justification for the proposals.**

The current application contains alterations to the access arrangements at the front of Backridge House. These changes are intended to improve and rationalise the existing access situation, by relocating the farm access track immediately to the west of the existing, and relocating the drive to the house on the alignment of the existing farm track. This will improve visibility for vehicles joining Twitter Lane from the track and the drive, benefiting highway safety. The new layout will also help to enhance the privacy of the house and reduce the confusion between the access for Backridge retail business south of the lane and Backridge House, as explained in the technical report accompanying the application, from SCP (dated January 2012). A new front path for pedestrians is proposed to the front entrance of the house which will provide a formal, axial approach to the front door.

#### **4.1. Heritage impact**

The proposal entails incorporating the line of the existing drive to the house into the garden by taking down the stone boundary wall along its east side, and building a new wall across its south opening to Twitter Lane.

***The garden wall.*** Listed building consent is required for the removal of the wall, as it is a curtilage structure. In considering the application, the local authority has a duty to take account of the impact of the proposals on the setting and significance of the house. The removal of the wall affects a feature of indeterminate date; the line of this boundary appears on mid 19<sup>th</sup> century historic mapping, but the wall appears to have been rebuilt and has relatively low aesthetic value in relation to the significance of the house. The wall currently defines the west side of the garden; the western edge of the garden will be moved further west where it will be defined by the belt of tree and shrub planting along the west side of the present drive. This planting belt will continue to be maintained.

***The front garden.*** The new wall proposed to be built across the present drive entrance will continue as a radius to the west, defining the east side of the new drive entrance and the south-west corner of the garden. The garden will therefore continue to be clearly defined along its west edge, providing a 'frame' for views of the south side of the house, the most important elevation. In this respect, the relocation of the drive will have a neutral impact on setting.

The garden area will be slightly enlarged along its western edge, to provide an enhanced garden setting for the south side of the house, reflecting its current domestic use. A new view of the front of the house will be provided along the line of the new front path to be aligned on the front doorway, which is considered to be an improvement.

*The new drive and farm track.* The new drive to the house will follow the line of the farm track laid out in the 1990s, with a new stone wall built along its west edge to separate it from the new farm track. This boundary line is defined by a timber post and rail fence at present. The new drive and track will be well screened from the house and garden by the retained tree and shrub belt. The new farm track will not detract from the setting of the house as it will be well-screened. Tightly aligning the two access routes close together minimises their combined impact on the setting of the house and on the landscape, compared with the present situation.

There is a potential archaeological impact related to the ground works for a new track or wall footings.

#### **4.2. Conclusion**

The relocation of the drive affects the setting of the house when viewed from Twitter Lane, but will have a low visual impact in terms of views of the house across the front garden which will continue to be well-defined by west and south boundaries. The removal of the wall along the east side of the present drive removes a feature first recorded on mapping in the mid 19<sup>th</sup> century, although the current wall appears to have been rebuilt; it is considered that this part of the proposal will result in a low level of harm to the listed building. This harm is justified by the public benefits of improved highway safety. Locating the drive and farm track further to the west will enhance the setting of the house, by providing it with a larger defined garden setting, and enabling a new front path to align with the front entrance door.

## Sources

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### *Archive sources*

DDX 291/109 : 2 Sep. 1806 - Copy release [Lancashire Record Office]

### *Maps*

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1886 Ordnance Survey 1:2500 [www.oldmaps.com]

1890 Ordnance Survey 1:10560, surveyed 1847, revised 1884 [Lancashire Record Office]

1908 Ordnance Survey 1:2500, surveyed 1883-4, revised 1907 [Lancashire Record Office]

1960s Ordnance Survey 1:2500 [www.oldmaps.com]

### *Historical Directories*

1861 Post office Directory for the West Riding of Yorkshire

1881 Kelly's Directory of West Riding of Yorkshire

### *Websites*

- ☐ Lancashire MARIO: <http://mario.lancashire.gov.uk/agsmario/>  
(1940s and 1960s aerial photographs)
- ☐ Google maps <http://maps.google.co.uk>  
(satellite imagery)
- ☐ National Heritage List for England <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Lancashire Historic Environment Record, Lancashire County Council (PRN 17624)



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**Appendix 1: listed building description**

SD 718 427

BASHALL EAVES

SD 74 SW

10/4

Backridge Farmhouse and  
farm building adjoining to  
south-west

**II**

House, mid C18th, altered. Squared sandstone rubble with stone slate roof. House of double-pile plan with central entry and end stacks. 2 storeys with attics, now of 4 bays, (some of the windows being insertions), with chamfered quoins and a string course. Windows sashed or sashed with no glazing bars, except for right-hand 1st floor casement. Bays 1 and 3 have architraves, bays 2 and 4 having plain stone surrounds. The door has a shouldered architrave with moulded dentilled cornice. To the right, and now forming part of the house, is a single-storey portion with a long 4-light window with plain stone surround and square mullions. An agricultural building to the left is of the same build as the house and has a blocked door and window on the ground floor, the door having a moulded cornice hood. On the 1st floor is a cross window with plain stone surround, having a mullion and transom of square section, and leaded glazing remaining in the upper lights. The left-hand gable has a 1st floor pitching door. At the rear is a cross window to the stair and an oval attic light with plain stone surround. Inside, between the entrance hall and the stair is an oak door of moulded panels with semi-circular head. It is set within a plain stone door surround with moulded imposts, segmental arch, and keystone. The dog-leg oak stair has an open string, turned balusters, ramped handrails and a cur tail.

Listing NGR: SD7180742771

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