



RIBBLE VALLEY
BOROUGH COUNCIL

23 JUL 2012

FOR THE
ATTENTION OF

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320120665 P

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for listed building consent for alterations,
extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

Title:	Dr	First name:	Will	Surname:	Mackean						
Company name:											
Street address:	Edisford Hall Farmhouse, Edisford Bridge			Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td></td><td></td><td></td></tr></table>	Country Code	National Number	Extension Number			
Country Code	National Number	Extension Number									
Town/City:	Clitheroe			Mobile number:	<table><tr><td></td><td></td><td></td></tr></table>						
County:	Lancashire			Fax number:	<table><tr><td></td><td></td><td></td></tr></table>						
Country:				Email address:							
Postcode:	BB7 3LJ										

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson						
Company name:	IWA Architects Ltd.										
Street address:	Waterloo Mill Waterloo Road			Telephone number:	<table><tr><th>Country Code</th><th>National Number</th><th>Extension Number</th></tr><tr><td></td><td>01200 423487</td><td></td></tr></table>	Country Code	National Number	Extension Number		01200 423487	
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County:	Lancashire			Fax number:	<table><tr><td></td><td></td><td></td></tr></table>						
Country:	United Kingdom			Email address:							
Postcode:	BB7 1LR			ivan@iwarchitects.co.uk							

3. Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s):

Relining existing chimney.

Has the work already started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	Edisford Hall Farm		
Street address:	Edisford Bridge		
Town/City:	Clitheroe		
County:	Lancashire		
Postcode:	BB7 3LJ		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	372433
Northing:	441369

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☒ Yes ☐ No

If Yes, please describe and include the planning application reference number(s), if known:

3/2010/0793 Retrospective application to render the quoins over on the east side, to make water-tight. Approved with conditions 17/01/2011
3/2010/0447 Discharge of condition no. 3 (materials), of planning consent 3/2007/0344. Refused 30/07/2010
3/2010/0362 Discharge of condition no.3 (relating to materials) of planning consent 3/2007/0344. Approved 09/06/2010
3/2007/0344 Render east elevation, reconstruction of chimney removal of Velux windows, replacement of patio doors with 3 light window, reconstruction of porch.
Approved with conditions 03/10/2007
3/2002/0635 Alterations to existing windows in front elevation. Approved with conditions 24/09/2002
3/2002/0389 (Farmhouse & cottages) Re-roof existing east facing roof slope to three dwellings. Approved with conditions 26/06/2002
3/1995/0447 Remove cement render. Approved with conditions 05/09/1995
3/1984/0588 Demolition of existing lean-to and erection of kitchen extension and porch and internal alterations and improvements. Granted 11/12/1984.

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the build (demolition excluded):

Chimney - add description

Description of *existing* materials and finishes:

Ashlar stone. Clay pots.

Description of *proposed* materials and finishes:

As existing externally - no proposed work;
New proprietary insulated flue lining.

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

1826.E.201
1826.P.201

10. Demolition

Does the proposal include total or partial demolition of a listed building?

☐ Yes ☒ No

11. Listed building alterations

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Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, will there be works to the interior of the building?

☒ Yes ☐ No

Will there be works to the exterior of the building?

☒ Yes ☐ No

Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

☒ Yes ☐ No

Will there be stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

☐ Yes ☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

State references for these plan(s)/drawing(s):

1826.E.201
1826.P.201

12. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know ☐ Yes ☒ No

13. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building?

☐ Yes ☒ No

14. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☐ The agent ☒ The applicant ☐ Other person

15. Certificates (Certificate A)

Certificate Of Ownership - Certificate A

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Ivan Surname: Wilson

Person role: Agent

Declaration date: 25/07/2012

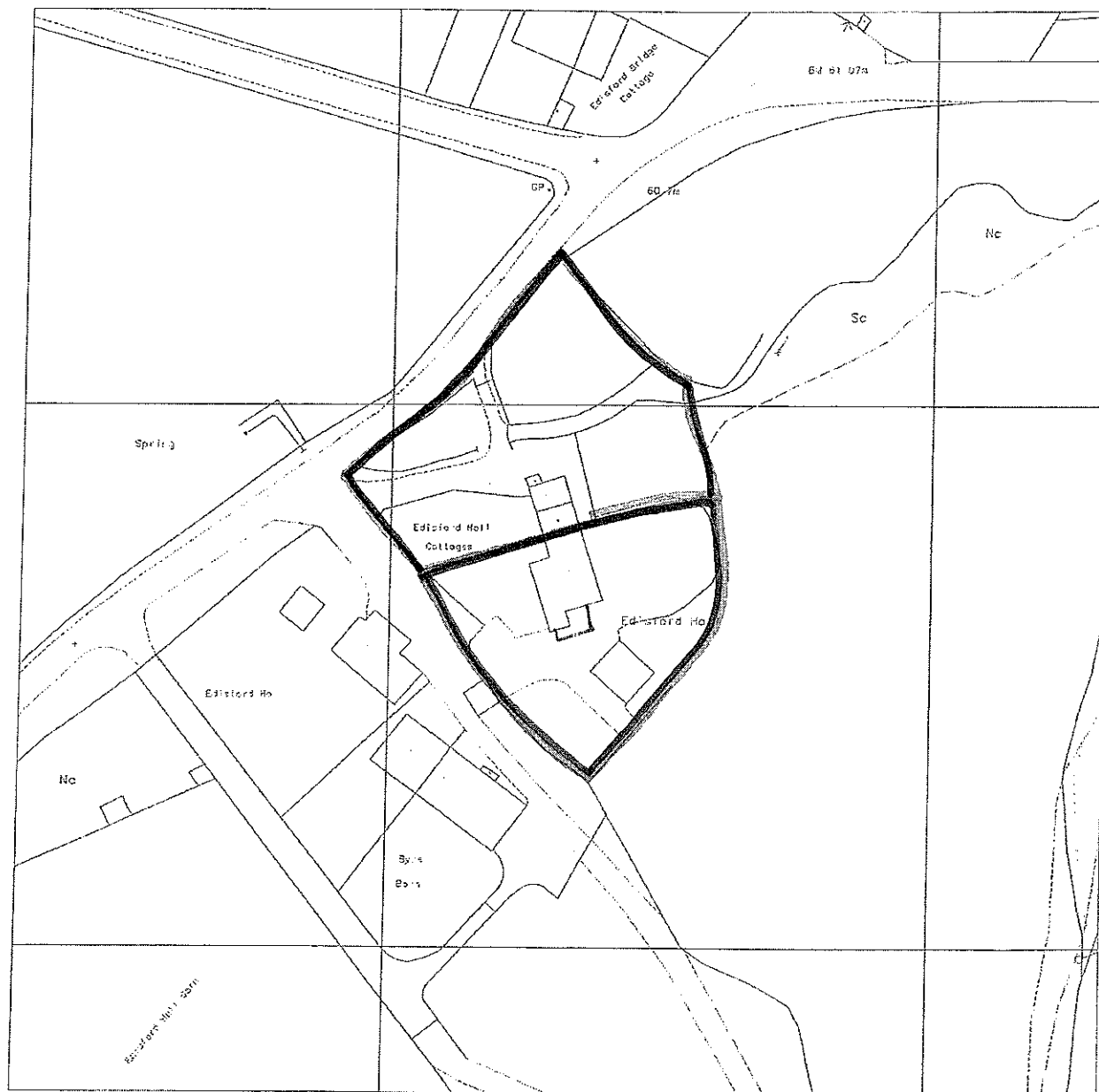
☒ Declaration made

16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date: 25/07/2012



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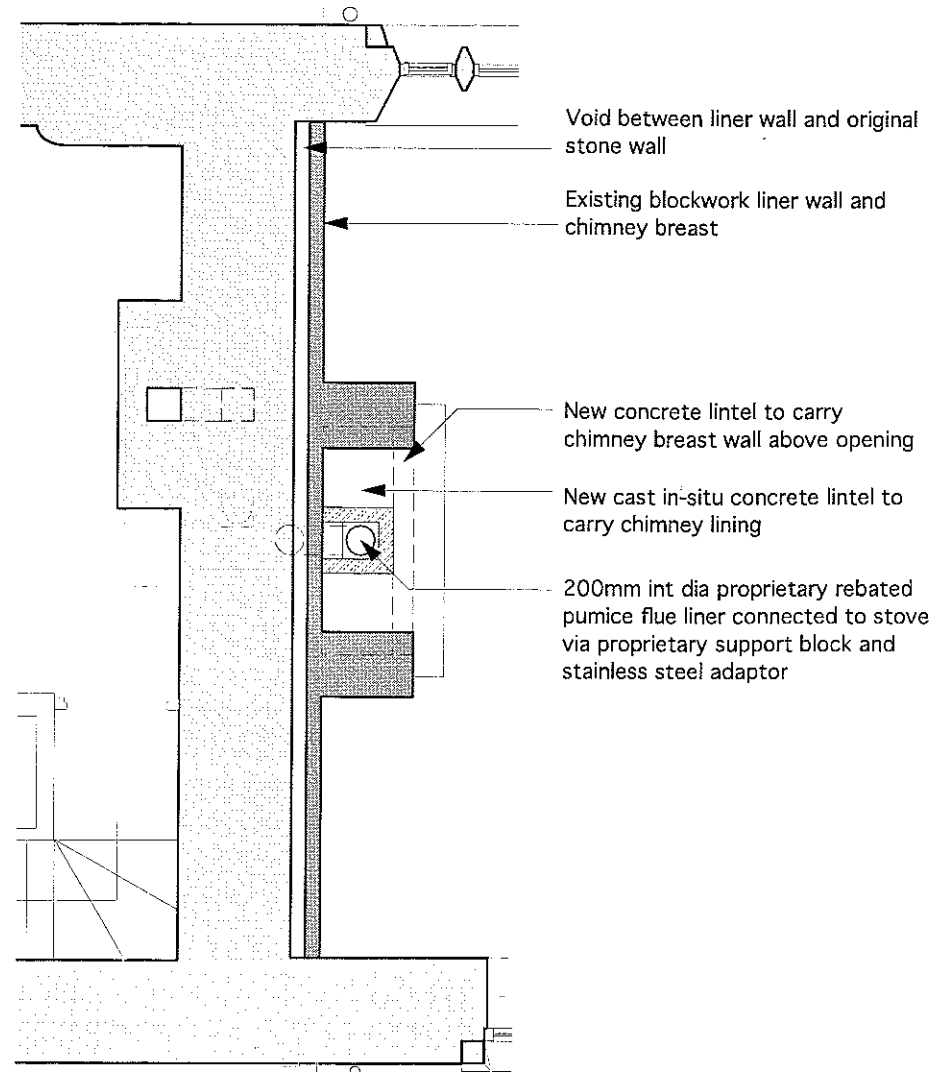
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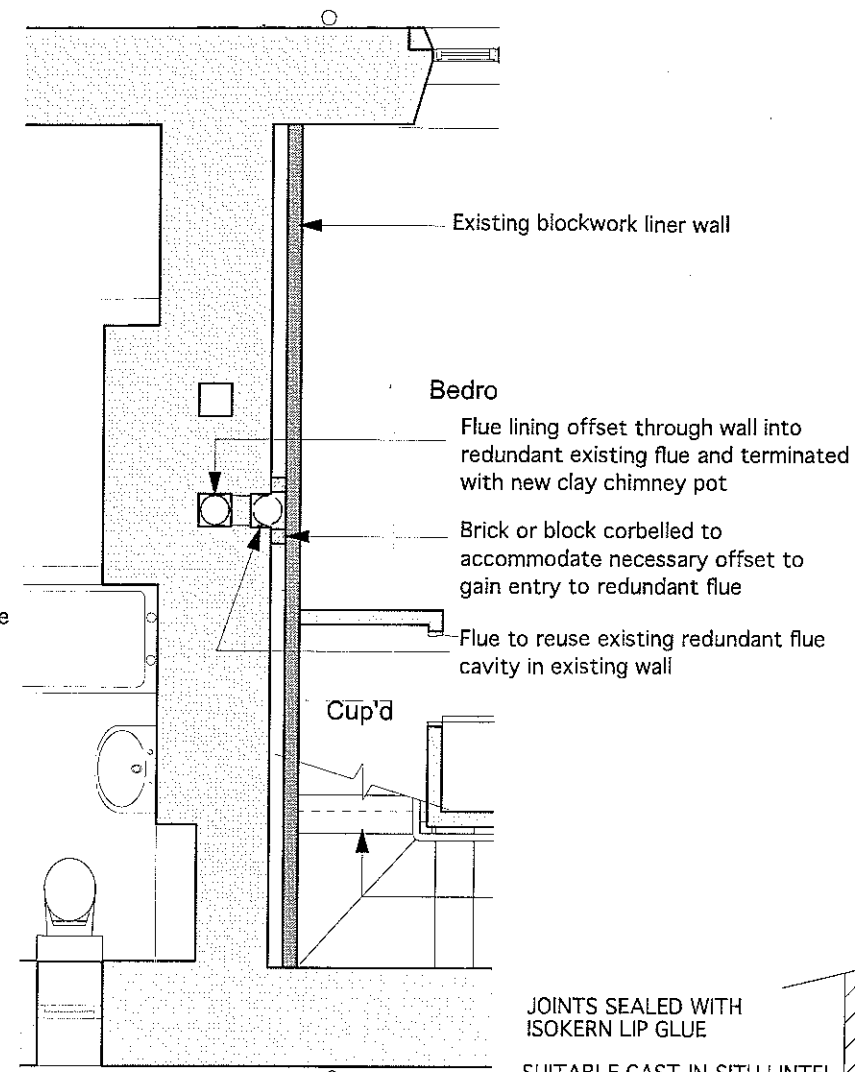
Centre Coordinates: 372432 441373

National Grid sheet reference at centre
of this Siteplan: SD7241

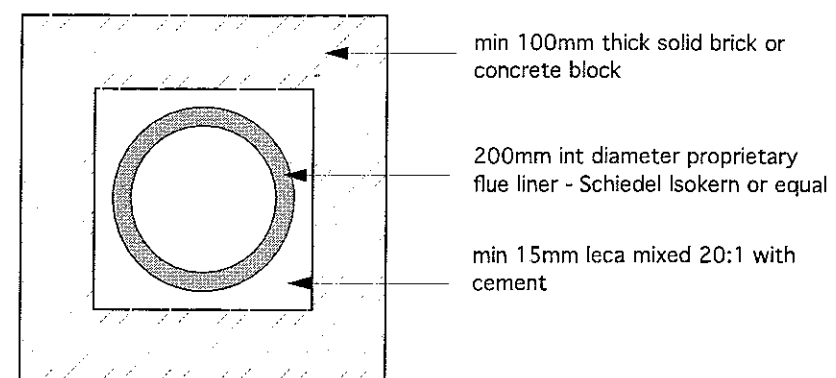
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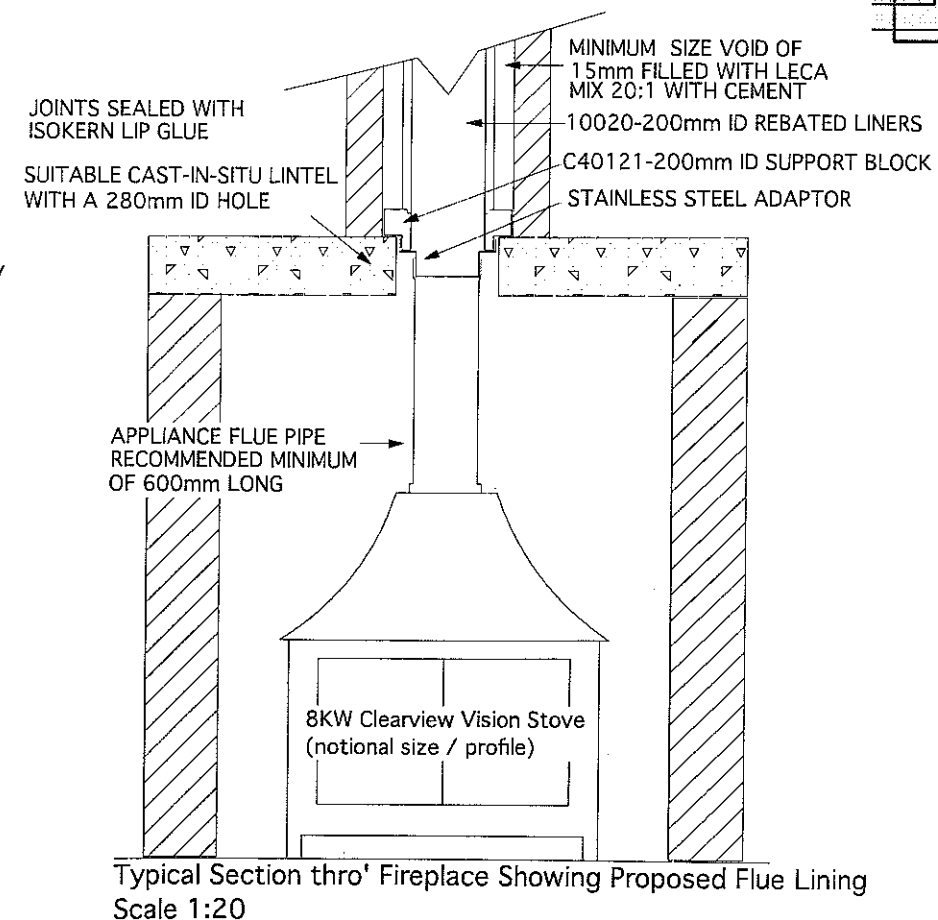
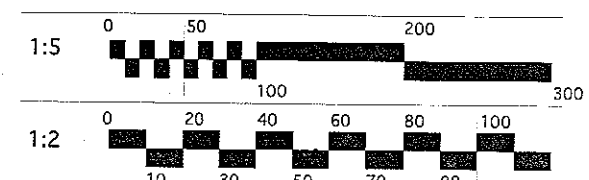
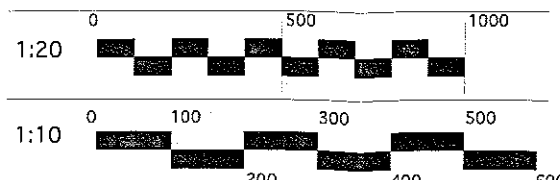
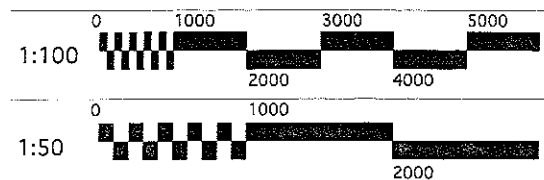
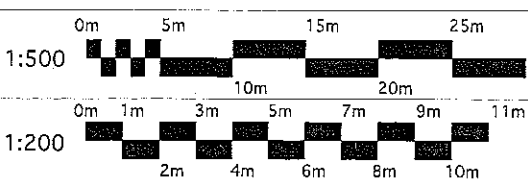
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Scale 1:50



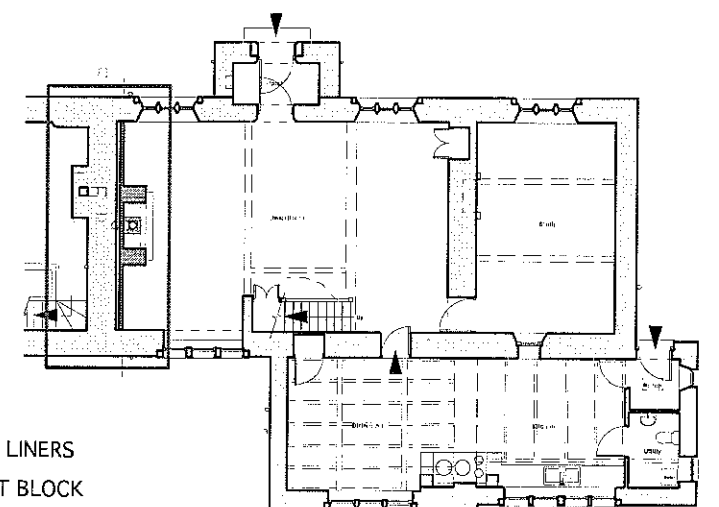
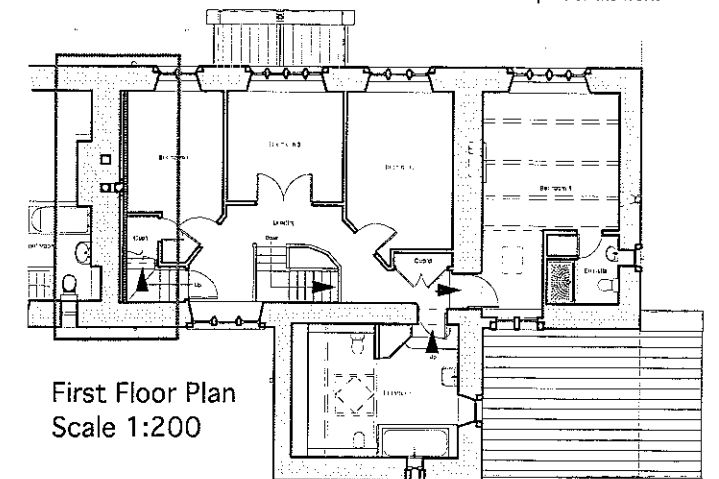
Part First Floor Plan Showing Chimney
Scale 1:50



Typical Flue Lining Detail Plan
Scale 1:10



Typical Section thro' Fireplace Showing Proposed Flue Lining
Scale 1:20



320120665P

Rev	Date	Description
-	dd/mm/yyyy	-

Edisford Hall Farmhouse
Clitheroe

Proposed Chimney Lining

Drwg No: 1826.P.201

Rev: -

Date: 07/2012

Scale: as shown@A3

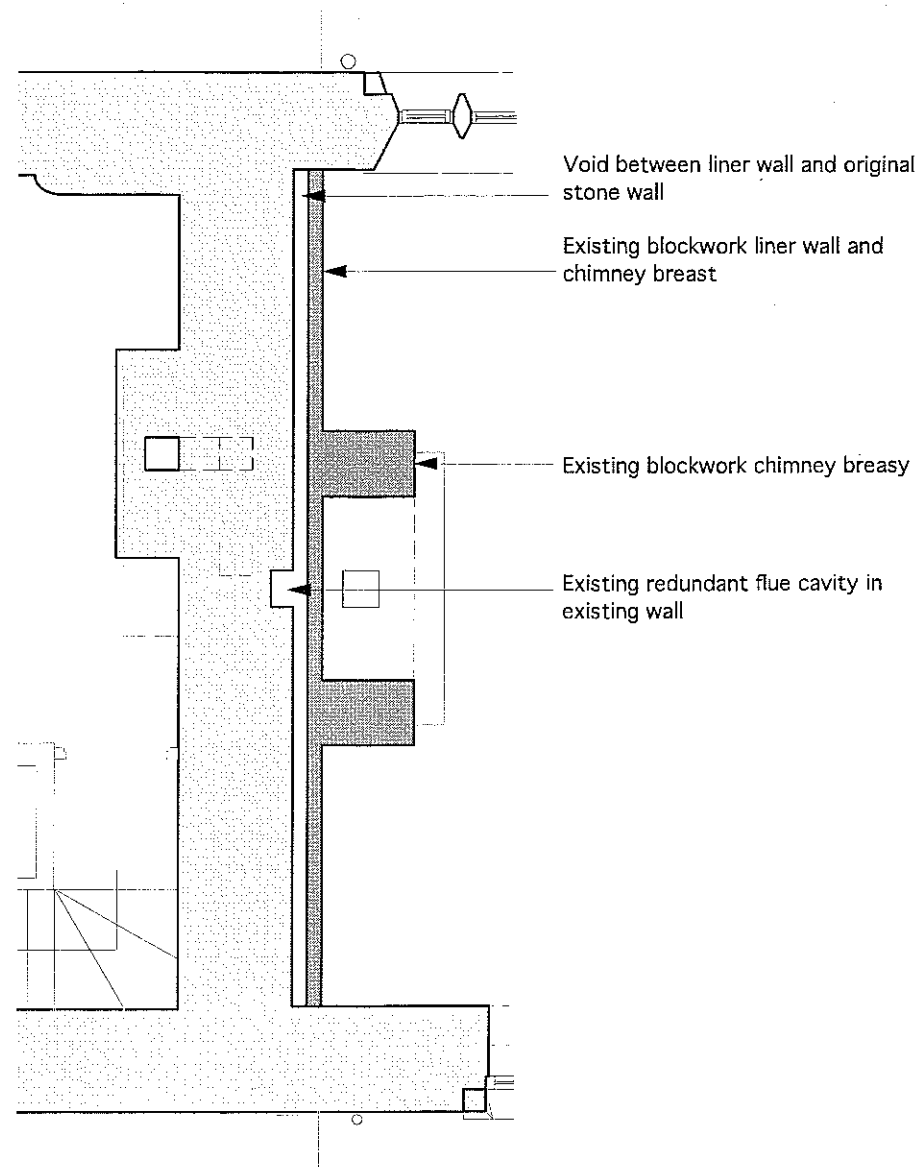
IWA Architects

Waterloo Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LR

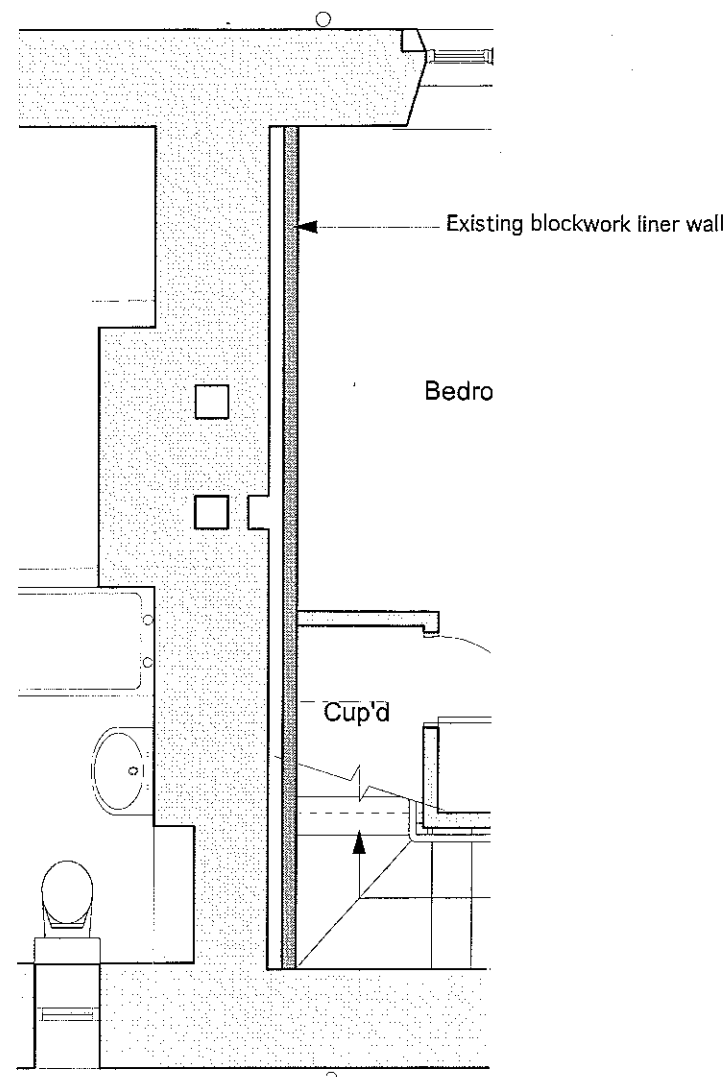
t: +44 (0) 1200 423487
f: +44 (0) 1200 458278
e: admin@iwarthitects.co.uk
w: www.iwarthitects.co.uk

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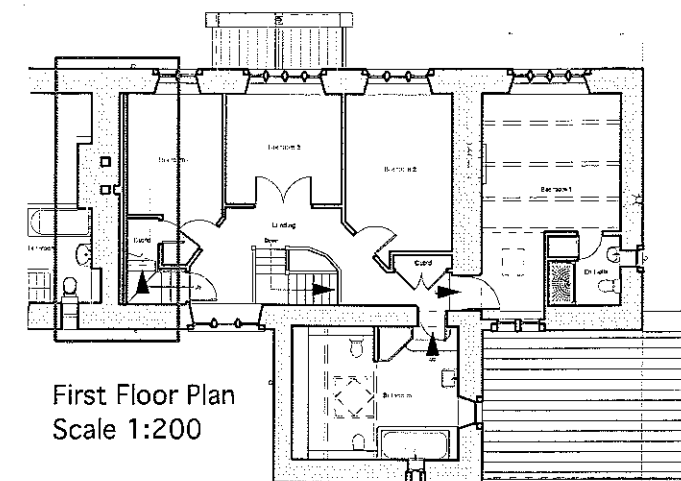
Dimensions should not be scaled. All dimensions to be
checked on site by the contractor before
commencement of the relevant part of the work



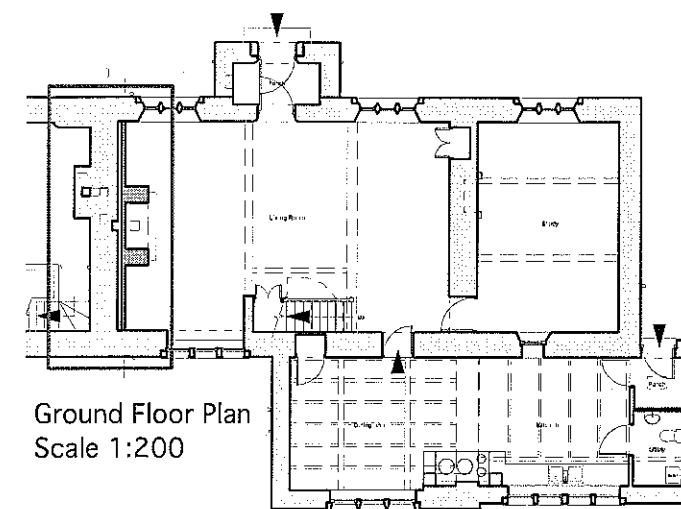
Part Ground Floor Plan Showing Chimney
Scale 1:50



Part First Floor Plan Showing Chimney
Scale 1:50



First Floor Plan
Scale 1:200



Ground Floor Plan
Scale 1:200

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Rev	Date	Description
dd/mm/yyyy		

Edisford Hall Farmhouse
Clitheroe

Existing Chimney Plans

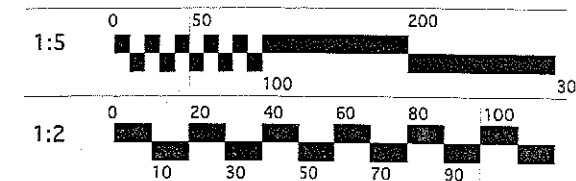
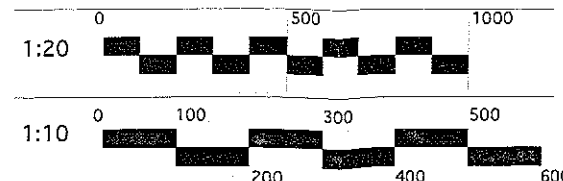
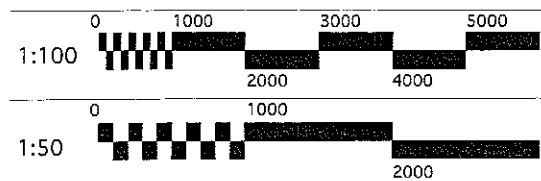
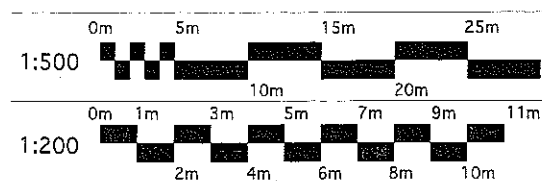
Drwg No: 1826 E.201 Rev: -

Date: 07/2012 Scale: as shown@A3

IWA Architects

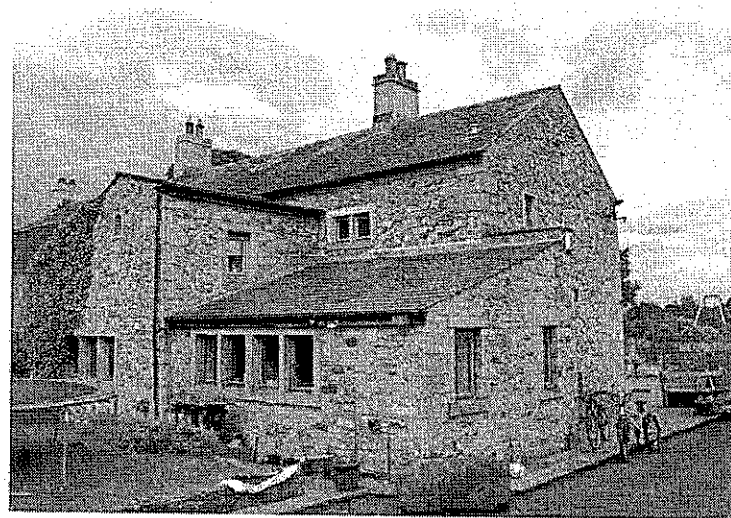
Waterloo Mill Waterloo Road Clitheroe Lancashire, BB7 1LR

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e: admin@iwarhitects.co.uk
w: www.iwarhitects.co.uk



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DESIGN AND ACCESS STATEMENT - Chimney Lining



Photograph 1 View from the south side Edisford Hall Farmhouse.

Edisford Hall Farmhouse

July 2012

IWA Architects

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English Heritage Listing Description

Design development
Pre-application submission and advice
Planning history
Relevant planning policies
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Amount : proposed extension space
Layout and scale
Materials and appearance
Access and sustainability
Landscaping
Crime prevention

Heritage Assessment (incorporating Statement of Significance)
Impact statement

Drawings:
As existing survey plans and elevations
Proposed internal alterations

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Introduction

Edisford Hall Farmhouse is a grade 2 listed building. It adjoins Edisford Hall Cottages a property which has recently been renovated. The Heritage Assessment indicates that the Farmhouse has been significantly altered and rebuilt in recent years by the previous owners.

This Heritage and Design and Access Statement relates to proposed chimney flue lining work to the existing North fireplace and flue.



Photograph 4 NE elevation Edisford Hall Farmhouse



Photograph 5 SW elevation Edisford Hall Farmhouse

English Heritage Listing Description:

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: EDISFORD HALL FARMHOUSE AND 2 COTTAGES ADJOINING TO NORTH

List entry Number: 1362278

Grade: II Date first listed: 16-Nov-1954

Summary of Building

SD 724 413 GREAT MITTON SD 74 SW 10/86

Edisford Hall Farmhouse and 2 cottages adjoining to north 16.11.1954 - II House and 2 cottages, late C18th with C17th remains and late medieval fragments. Pebbledashed rubble with sandstone dressings and stone slate roof. Two storeys. The cottages, to the right, are of one bay each and have plain stone window surrounds with ogee heads. Those on the ground floor have poppyheads above the ogees. The windows are sashed, with curved glazing bars beneath the heads. The doors are paired and have plain stone surrounds. Above is a re-set stone with 3 shields carved in relief. The upper 2 are inscribed 'W' and 'T'. The lower one has a flower motif. The farmhouse is of 4 bays. The window to the right of the door has plain reveals. The one to the left is of 4 lights, mullioned with outer chamfer and inner hollow chamfer. At the far left is a window with plain stone surround and square mullions, of 3 lights.

On the 1st floor are similar windows of 3 lights, 2 lights, 3 lights and 2 lights. The door, in the 3rd bay, has a plain stone surround. At the right of the facade are 2 re-set stones with decorative motifs. On the 1st

floor, to the right of the 2nd bay, are 2 re-set stones carved with blank tracery in relief, having cinquefoils with panel tracery above. Under the central arches are the monograms of Christ and the Virgin Mary. Chimneys to the right of the left-hand bay, between the house and cottages, and on the gable of the right-hand cottage. At the rear of this latter cottage is a C17th window surround, now with no mullions and partly blocked. The interior of the farmhouse was not accessible at time of survey but was said to retain no features of interest.

Listing NGR: SD7243341369

Selected Sources

National Grid Reference: SD 72433 41369

Briefing - Design Development & Consultation

The applicant wishes to bring the existing North fireplace back into use to heat the large living room which has become a very cold space in winter due to the lack of a working fireplace. Currently, the fireplace can not be used for either an open fire or for the connection of a stove, as the flue is in a dangerous state. The bearing ends of timbers can be seen to project into the flue from the neighbouring property, rendering the chimney unuseable. The traditional method of lining the chimney with a proprietary flexible metal liner would not provide the necessary protection to these timbers and would increase the likelihood of a fire. For these reasons, it is proposed to line the existing flue with a proprietary pumice lining system.

Planning History & Policy.

From the Archaeological report Appendix:

PLANNING HISTORY FOR EDISFORD HALL FARMHOUSE:

Planning applications made in recent years by previous owners. Note: Does not include enforcement action, which is confidential.

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3/2010/0793 Retrospective application to render the quoins over on the east side to make water-tight
Approved with conditions 17/01/2011

3/2010/0447 Discharge of condition no. 3 (materials), of planning consent 3/2007/0344. Refused
30/07/2010

3/2010/0362 Discharge of condition no.3 (relating to materials) of planning consent 3/2007/0344
Approved 09/06/2010

3/2007/0344 Render east elevation, reconstruction of chimney, removal of Velux windows, replacement of
patio doors with 3 light window, reconstruction of porch. Approved with conditions 03/10/2007

3/2002/0635 Alterations to existing windows in front elevation. Approved with conditions 24/09/2002

3/2002/0389 (Farmhouse & cottages) Re-roof existing east facing roof slope to three dwellings. Approved
with conditions 26/06/2002

3/1995/0447 Remove cement render. Approved with conditions 05/09/1995

3/1984/0588 Demolition of existing lean-to and erection of kitchen extension and porch and internal
alterations and improvements. Granted 11/12/1984

Also refer to the Archaeological assessment below - section 4 for the recent history of planning
applications and building works undertaken on this property by the previous owners.

Planning History & Policy.

Relevant planning policies:

National policy PPS5 applies as follows:

Policy HE6.1 – “Applicants should provide a description of the significance of the heritage asset affected by the development and should describe the contribution the setting of the building makes to the significance of the heritage asset.”

A Heritage assessment is provided below

Policy HE6.2 – “Information should be put into a Design and Access Statement along with an assessment of the impact of the proposal. This information should help to explain the design concept.”

An Impact statement is provided below

Policy HE7.5 – “New development should make a positive contribution to the character and local distinctiveness of the historic environment (scale, height, massing, alignment, materials and use).”

The proposed work would not effect the existing character / distinctiveness of the building

Policy HE9.1 – Presumption in favour of the conservation of designated heritage assets proportionate to its significance. Proposals should seek to “conserve heritage asset, significance can be harmed through alteration or destruction of the heritage asset.”

The proposed work would reinstate the use of a redundant flue / chimney to carry out the function it was historically designed to do. In this instance, bringing a redundant element back into use will have knock-on benefits in conservation terms, by ensuring the need for future maintenance of a working flue/chimney.

Policy HE9.2 – Need to demonstrate that the substantial harm or loss of significance unless it can be demonstrated that it is necessary in order to deliver substantial public benefits that outweigh that harm or loss.

There will be minimal intervention into the existing fabric and any which may be required will provide a positive benefit by securing the historic use of an original building element

Planning History & Policy.

Policy HE9.4 – When a proposal will cause harm to the heritage asset, LPAs should weigh the public benefit of the proposal against the harm and ensure that adequate justification has been provided to show that this harm is acceptable.

In seeking to restore a historic element of the building the proposals are deemed to be a very positive improvement to this listed building.

Policy HE10.1 – Successful proposals will preserve elements of the setting of the heritage asset which make a positive contribution to the significance of the heritage asset.

These proposals set out to make that positive contribution by restoring the historic significance of the building by restoring a historic redundant element of the building to its former use.

Usage & Amount:

The proposals do not add any additional accommodation.

Layout and Scale:

Layout and scale are not altered by these proposals.

Materials and appearance:

The proposals will have no visual effect on the appearance of the building. Any making good will be in materials to match the existing. The existing fireplace and chimney breast is a modern replacement for a historic element and is built in modern materials. The original stone wall incorporating the remnants of the original flue is hidden behind a modern blockwork lining wall.

Access and sustainability:

The sustainability of the property would be improved by these proposed changes by making the building more comfortable / desirable to live in, and ensuring a formerly redundant element of the building is brought back into use and maintained in future.

Access is unaltered by the proposal.

Landscaping:

Landscaping is unaltered by the proposal.

Crime prevention

Crime prevention is unaltered by the proposal

Heritage Assessment (incorporating Statement of Significance)

1 Introduction

1.1 This archaeological assessment has been produced at the request of Dr W MacKean, via IWA Architects Ltd to inform an application to Ribble Valley Borough Council for listed building consent at Edisford Hall Farmhouse (NGR: SD 72433 41369). It provides a summary of the heritage significance of the building in accordance with Policy HE6 of PPS5 and has been produced by Stephen Haigh MA, Buildings Archaeologist, following a site visit on 1 December 2011. Proposals have not been finalised at the time of writing, but in essence the applicant will be seeking to make minor alterations to what is an almost entirely 21st century interior, in essence recreating a previous arrangement, and to add a small, ground floor extension.

2 Site designation and planning background

2.1 Edisford Hall Farmhouse has been listed as a building of special architectural or historic interest, in conjunction with the two adjoining cottages forming the north end of the range, since 1954 (National Heritage List no 1362278). The identifying description, thought to have been made in 1986, reads: House and 2 cottages, late C18th with C17th remains and late medieval fragments. Pebbledashed rubble with sandstone dressings and stone slate roof. Two storeys. The cottages, to the right, are of one bay each and have plain stone window surrounds with ogee heads. Those on the ground floor have poppyheads above the ogees. The windows are sashed, with curved glazing bars beneath the heads.

The doors are paired and have plain stone surrounds. Above is a re-set stone with 3 shields carved in relief. The upper 2 are inscribed 'W' and 'T'. The lower one has a flower motif. The farmhouse is of 4 bays. The window to the right of the door has plain reveals. The one to the left is of 4 lights, mullioned with outer chamfer and inner hollow chamfer. At the far left is a window with plain stone surround and square mullions, of 3 lights. On the 1st floor are similar windows of 3 lights, 2 lights, 3 lights and 2 lights. The door, in the 3rd bay, has a plain stone surround. At the right of the facade are 2 re-set stones with decorative motifs. On the 1st floor, to the right of the 2nd bay, are 2 re-set stones carved with blank tracery in relief, having cinquefoils with panel-tracery above. Under the central arches are the monograms of Christ and the Virgin Mary. Chimneys to the right of the left-hand bay, between the house and cottages, and on the gable of the right-hand cottage. At the rear of this latter cottage is a C17th window surround, now with no mullions and partly blocked. The interior of the farmhouse was not accessible at time of survey but was said to retain no features of interest.

2.2 A study of the cottages to the north of the farmhouse was carried out in 2006 by JWRC (note 1), but otherwise the Lancashire Historic Environment Record has no additional information on the site. (note 2)

2.3 The farmhouse and the cottages have been subject to a number of planning applications, the earliest being from 1984 (see appendix), and also to some unauthorised works of which RVBC are aware.

3 Historical background:

3.1 The origins of Edisford Hall are obscure, but the present building is thought to have been built in the 17th century, though it contains isolated fragments derived from an earlier structure, and has been very extensively altered since.

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Heritage Assessment (contd)

3.2 There is documentary evidence for settlement at Edisford Bridge from the late medieval period, relating to a hospital established in the 13th or perhaps 12th century for residents of Clitheroe afflicted by leprosy, and although there is a local tradition that the Hall is located on the hospital's site, there is no firm evidence for this supposition. Such a hospital would have been as much a religious institution as one concerned with physical health and well-being, and would have been run as a monastic house, but it seems to have fallen into decline and its assets transferred to Whalley Abbey by about 1350, so that its chapel, dedicated to St Nicholas, was described at the time of the dissolution as already being "decayed".

3.3 Whittaker, the 19th century author, wrote how

The site of this ancient hospital was on the Yorkshire side of the Ribble near the road to Milton, and on the spot where now stands a farmhouse. Some remains of strong and ancient masonry are remembered here, there are also some rude armorial sculptures. (Note 3)

but he gives no account of any firm evidence for linking the farmhouse directly with the hospital. The Ordnance Survey did not note the site of the hospital on their first edition 1:10560 map published in 1850, and simply showed the range of farmhouse and cottages, with farm buildings to the south-west, while their 1:2500 map

of 1886 depicted essentially the same arrangement albeit more clearly, and later maps show that the building's footprint remained the same until the late 20th century

3.4 Census returns from the 19th century show that the Hall was the home to a succession of farmers and their families; in 1841 James Hargreaves lived there, while in 1861 James Dawson farmer of 87 acres was resident. He had died by 1871 when his widow Dinah still farmed 128 acres from the house, but in 1881 the Hall was occupied by Matthias Frankland and his family; his widow Isabella still lived there in 1901.

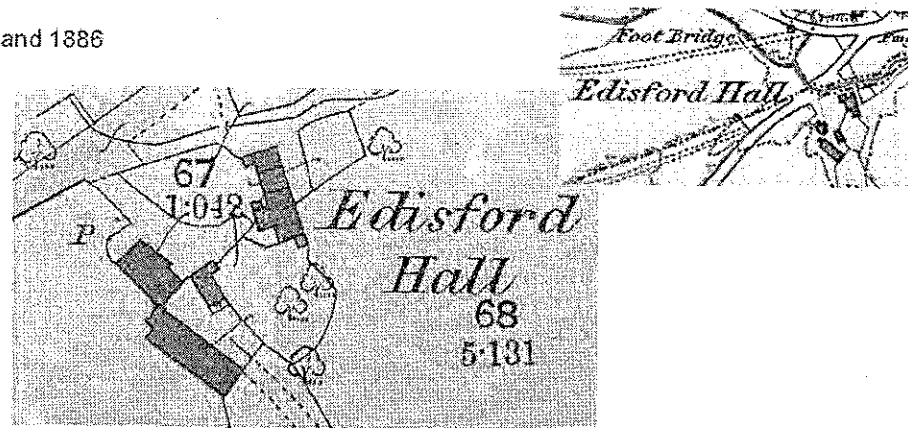
Notes:

(Note 1) JWRC 2006 Edisford Hall Cottages, Clitheroe Lancashire. An Appraisal of their Architectural and Historical Significance.

(Note 2) Enquiry made 6th December 2011.

(Note 3) Whitaker, T.D. 1805 (3rd edition, 1878) The history and Antiquities of Craven in the West Riding of the County of York p. 33-34.)

Figure 1: Ordnance Survey maps: 1850 (top) and 1886



Heritage Assessment (contd)

4 Recent history

4.1 The earliest planning application for the farmhouse was made in 1984, when permission was given for the demolition of an existing lean-to at the south-west corner of the farmhouse and its replacement with a new kitchen extension, the construction of a porch to the front (east) elevation, and internal alterations.

(Note 4 - Application no. 3/1984/0588)

4.2 More recently, and particularly after 2002, a series of other works were carried out, many unauthorised and undocumented, including the entire reconstruction of the front (east) elevation and much of the rear (west) wing, the rebuilding of the chimney stacks, and the re-organisation of the interior on ground and first floors. The last item involved the introduction of a modern staircase into the main range, the construction of a concrete block wall against the party wall with the adjoining cottages, and new partitions on the first floor, removing what was previously a passage running along the west side, which the present proposals aim to recreate. Although the RVBC microfiche copies of the 1984 application drawings are poor, they clearly show that the stairs were at that time housed within the western wing, a position which the current proposals also seek to re-instate.

1886

Edisford Hall Farmhouse

July 2012

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Figure 2: Photograph of 2002, taken before the rebuilding of the front elevation (Images of England)



Heritage Assessment (confd)

5 The present building and its historical development

5.1 Given the extent of modern alterations, it is not easy to arrive at a clear understanding of the farmhouse's historical development, but it would appear that the building originated in the 17th century, with the medieval fragments referred to in the listed building description being confined to the heraldic stones set as ornaments within the east elevation

5.2 The 17th century farmhouse seems to have been built as a three-bay structure, (note 5) a single room deep, and lacking the present southern most bay, but no fixtures and very little of the building fabric remain from this period. The two ceiling beams in the present living room are probably survivals however, and the northern one may have held a plank partition originally. This room is now an open area, but in 1984 it contained a central cross passage with a room to either side (house body and parlour). The movable partition now proposed for this room would go some way towards re-creating this division of the ground floor into two rooms, by breaking up what is now a large, open plan area, very modern in character.

5.3 The rear wing attached to the west elevation seems to have been an early addition to the house, but has been drastically altered since 1984: its walls have been largely rebuilt and incorporate a new arrangement of openings, which does not reflect the fact that previously there was a doorway in its west elevation. - (Note 6) It has also been altered by the addition of the 1984 kitchen extension to the south. The 1984 application drawings clearly show that the stairs were housed within this wing historically, a position which the current proposals seek to re-instate.

5.4 In the late 18th or early 19th century the building was extended to the south to its present length, and it can be seen that this was not an original component of the building, from the observation that its walls are slightly thinner, and also by the higher first floor level, which is borne on pine rather than oak beams. The presence of fireplaces on each floor indicates that this was a domestic addition.

5.5 The heraldic symbols re-incorporated within the re-built east wall are clearly of historic significance, but their relevance to the existing farmhouse is limited, not only because they are clearly fragments derived from an unknown medieval building, but because they were re-set in the 21st century. There are eight in total, with a group of five between bays one and two, a pair between bays three and four, and one over the porch doorway. The group of five all contain cinquefoil motifs, two of them with additional symbols, while the pair include a shield within a quatrefoil, and a griffin, in upright position or "serjeant". These two have been re-incorporated in a different position and their orientation "corrected", as shown in a photograph published on the internet. (Note 7) The eighth tablet also contains a cinquefoil design similar to those in the group of five. The meanings of these symbols, and their origins, is a matter for conjecture but the stones may well have been taken from the hospital remains in the vicinity at the time that the present Edisford Hall was built in the 17th century, or from another building altogether.

Notes: note 5: though the cottages to the north probably formed a continuation of the range at the time - there was a connecting doorway at first floor level until 1984 - and other evidence for the northern part of the range having been extant in the 17th century was identified by JWRG in 2006.)

note 6: Information from Dr MacKean

note 7: <http://www.grinshaworigin.org/WebPages/Edisford.htm>

Statement of Significance.

6 Statement of significance

6.1 Although of local interest, the architectural and historical significance of Edisford Hall Farmhouse is considered to be relatively low for a listed building, and although this opinion is attributable in part to the recent extensive and destructive works, which have removed fabric perhaps meriting the designation, it seems that a greater proportion of the listed building's exceptional attributes were to be found in the pair of cottages, so the farmhouse can be seen as the poor relation of the group. As far as can be established from available sources, prior to the 21st century works the farmhouse comprised a 17th century house, much altered in the 18th, 19th and 20th centuries, with relatively few significant details, of which the late medieval bas-reliefs were perhaps the most important; in contrast, the overall external appearance of the building and its plan form - both of which are now largely modern, mean its significance is very much reduced.

Impact Statement.

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7 Heritage impact of proposals

7.1 Given the extent of recent work to the farmhouse since 1984, which has removed a high proportion of its historic fabric and fixtures and radically altered its plan form, it is considered that the proposed alterations and extension to the farmhouse would have little or no impact on its heritage, and indeed would enhance the building's significance by reinstating former key aspects. These include restoring former historic layout by reinstating key historical aspects including the subdivision of the present living room, the essential re-siting of the staircase to its previous historic position in the rear wing and the re-creation of the pre-existing traditional tripartite first floor respecting the historic bay divisions. The proposed small scale and respectful extension would have negligible impact on the building's heritage which the internal alterations are seeking to enhance.

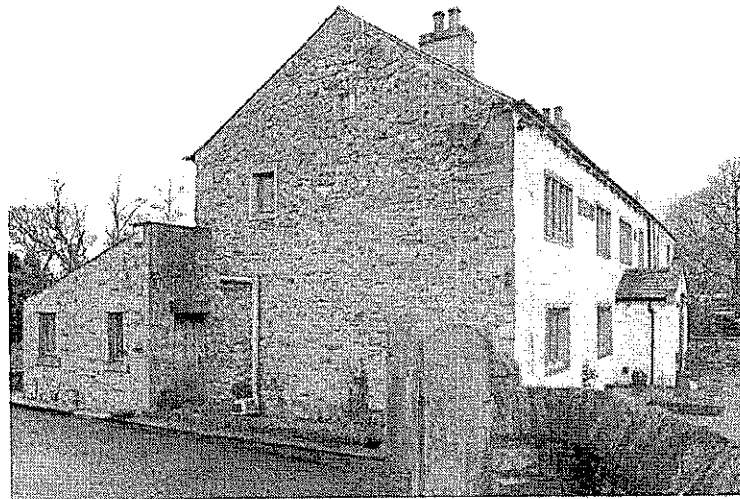
Stephen Haigh MA
28 March 2012

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Photo 1: East elevation (rebuilt c.2006)



Photo 2: South gable, with part of 1984 extension at left



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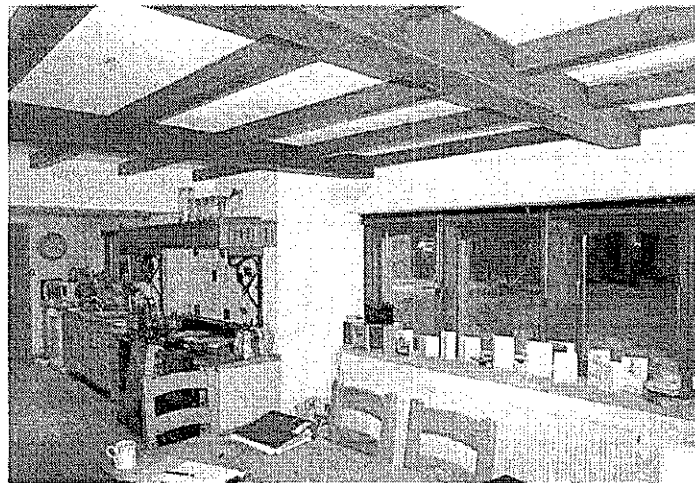
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Photo 3: View of the farmhouse from the south-west, showing 1984 extension in centre of picture and much altered historic wing to left.



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Photo 4: Interior of kitchen within wing (former site of stairs), and 1984 extension beyond (far left)



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APPENDIX: PLANNING HISTORY FOR EDISFORD HALL FARMHOUSE:

Note: Does not include enforcement action, which is confidential

3/2010/0793 Retrospective application to render the quoins over on the east side, to make water-tight. Approved with conditions 17/01/2011

3/2010/0447 Discharge of condition no. 3 (materials), of planning consent 3/2007/0344. Refused 30/07/2010

3/2010/0362 Discharge of condition no 3 (relating to materials) of planning consent 3/2007/0344. Approved 09/06/2010

3/2007/0344 Render east elevation, reconstruction of chimney, removal of Velux windows, replacement of patio doors with 3 light window, reconstruction of porch. Approved with conditions 03/10/2007

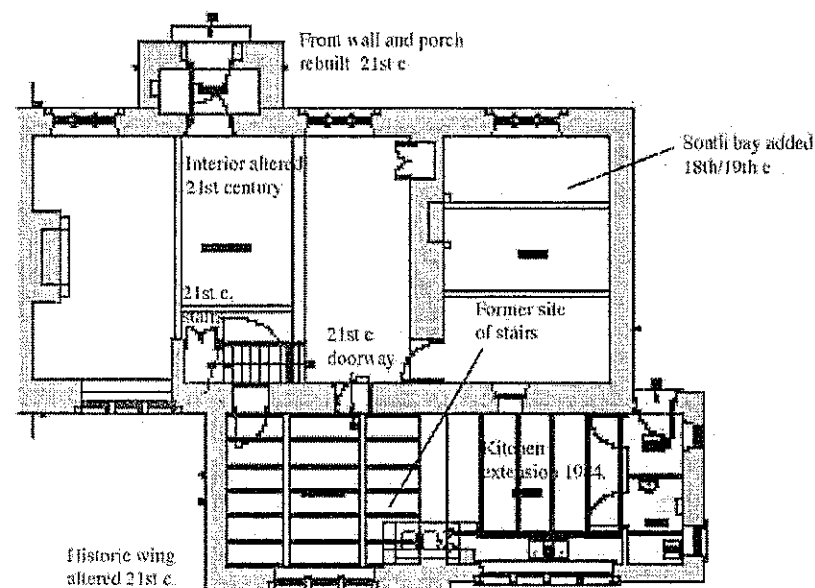
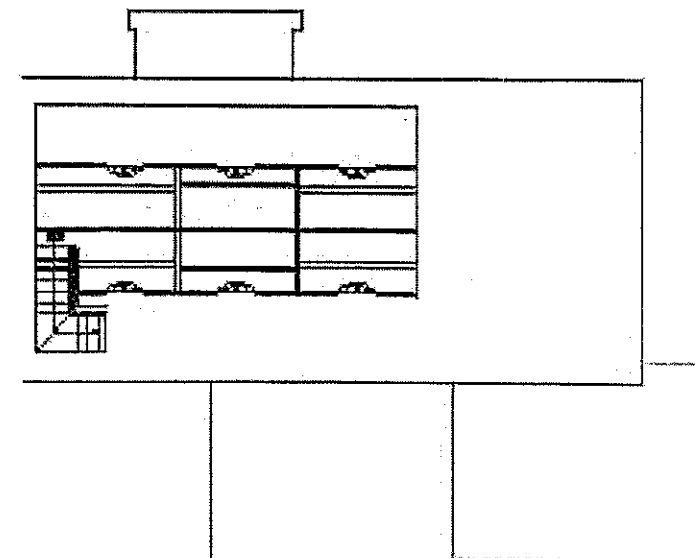
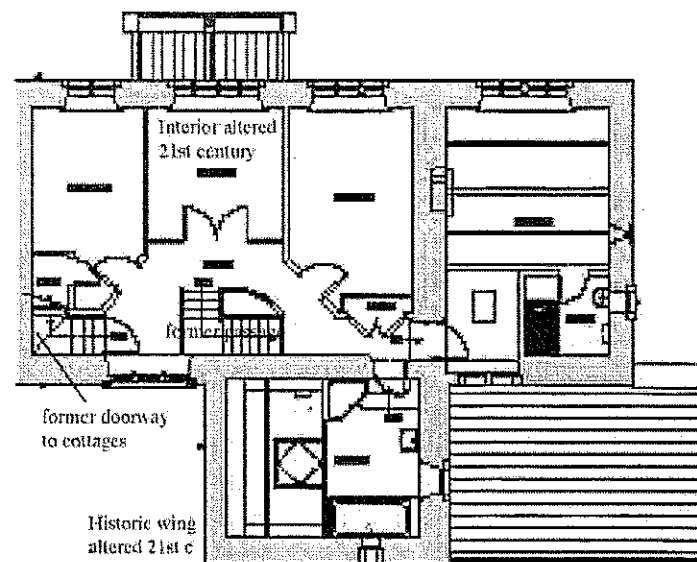
3/2002/0635 Alterations to existing windows in front elevation. Approved with conditions 24/09/2002

3/2002/0389 (Farmhouse & cottages) Re-roof existing east facing roof slope to three dwellings. Approved with conditions 26/06/2002

3/1995/0447 Remove cement render. Approved with conditions 05/09/1995

3/1984/0588 Demolition of existing lean-to and erection of kitchen extension and porch and internal alterations and improvements
Granted 11/12/1984

Existing Survey Plans



New chimney, flue
& fireplace 21st c

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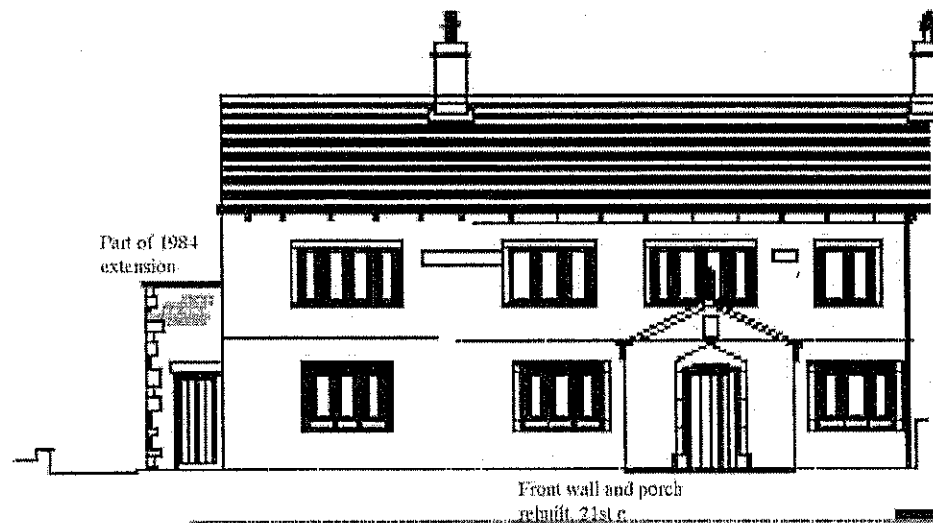
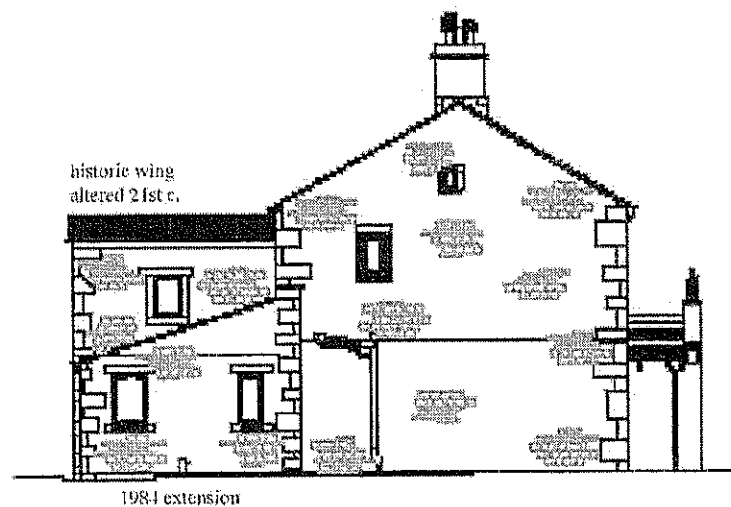
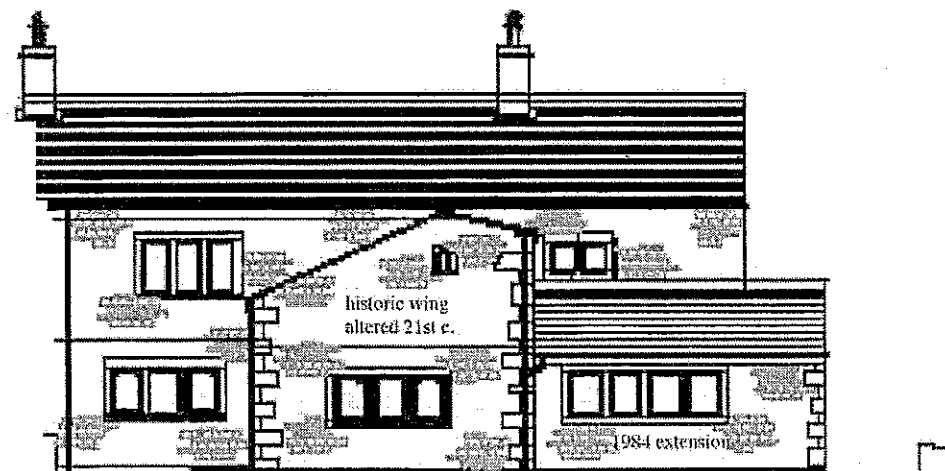
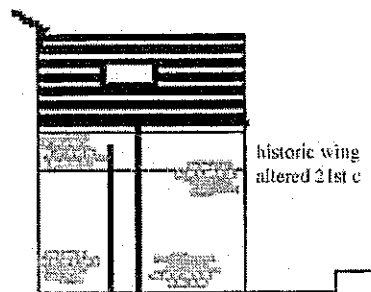
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