

DESIGN AND ACCESS STATEMENT - Window alteration

320120742P



Photograph 1 View from the south side Edisford Hall Farmhouse

Issue of Revision A dated 29/8/2012:
PPS5 text omitted and NPPF text substituted.

Edisford Hall Farmhouse
August 2012

IWA Architects

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Photograph 5 SW elevation Edisford Hall Farmhouse

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

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 make alterations to the first floor master bedroom window on the South West elevation. The window is a modern timber framed replacement in an already altered opening. The window is deteriorating and the window and opening as a whole are proving not to be weather tight. Deterioration appears to have been exacerbated through the use of inappropriate cement based mortar / render, as well as a generally 'rough' construction using reclaimed stone surrounds etc. The applicant would like to take the opportunity to not only make the window weathertight, but to alter the size and profile and reconstruct the opening to a design more in-keeping with the age of the property.

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

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 NPPF applies as follows:

Section 12 Conserving and enhancing the historic environment:

Item 128: The significance of the heritage asset is described in the heritage assessment included within this Design and Access Statement. An Impact statement is also provided. It is noted that significant harm has previously been done and primary reinstatement issues addressed by the Local Planning Authority through enforcement procedures against previous owners. It is understood that enforcement had been served, the appropriate remedial work carried out by the previous owners and that there were no further enforcement investigations pending. The present owner seeks to undertake further reinstatement and improvement work to overcome previous damage and enhance the value of the heritage asset.

Item 129: the impact of the proposal on the setting of a heritage asset. This window change involves taking out an unauthorised window and window surround and in reinstating a weather tight window is deemed to be an improvement. The design reinstating original window pattern and proportions are also deemed to be an improvement which enhances the historic environment. The proposed work would make a positive contribution to the character / distinctiveness of the building.

Item 130: where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision. As stated above: it is understood that enforcement had been served, the appropriate remedial work carried out by the previous owners and that there were no further enforcement investigations pending. The present owner seeks to undertake further improvement, which enhances the historic asset. The proposed work would arrest further decay to the immediate surrounding structure, whilst reinstating a window / opening design more appropriate to the age of the asset.

Item 131 A positive contribution is being made to local character and distinctiveness by this proposal.

Item 132 and Item 135 There is no harm or loss resulting from the proposal.

Planning History & Policy.

Item 134. The proposal strengthens the viable use of the heritage asset and protects it in keeping it weather tight

Item 137. The proposal makes a positive contribution to the asset. The current window / opening does not make a positive contribution to the significance of the heritage asset, but installing a new window and appropriately designed opening in-keeping with the original building will make a positive contribution to the dwelling.

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 materials and appearance will be wholly in-keeping with the original building. The window will be a traditionally detailed timber framed casement design within a natural stone surround, with proportions appropriate to the building

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.

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 NPPF, 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

Heritage Assessment (contd)

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.

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

Heritage Assessment (contd)

4 Recent history

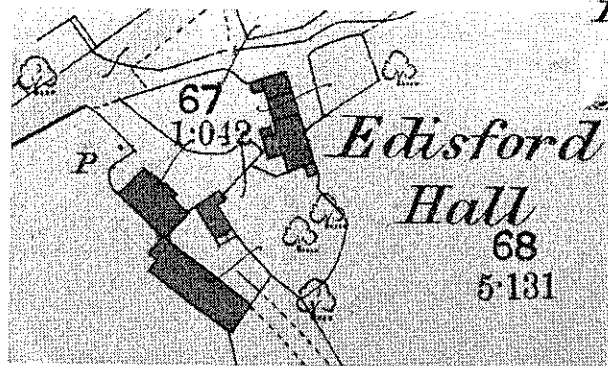
4.1 The earliest planning application for the farmhouse was made in 1984, when permission was given for the demolition of an existing lean-to at the south-west corner of the farmhouse and its replacement with a new kitchen extension, the construction of a porch to the front (east) elevation, and internal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

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



Historic Maps



1886



1850

Edisford Hall Farmhouse

August 2012

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Heritage Assessment (contd)

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 JWRC in 2006.)

note 6: Information from Dr MacKean

note 7: <http://www.grimshaworigin.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.

Stephen Haigh MA
28 March 2012

Impact Statement.

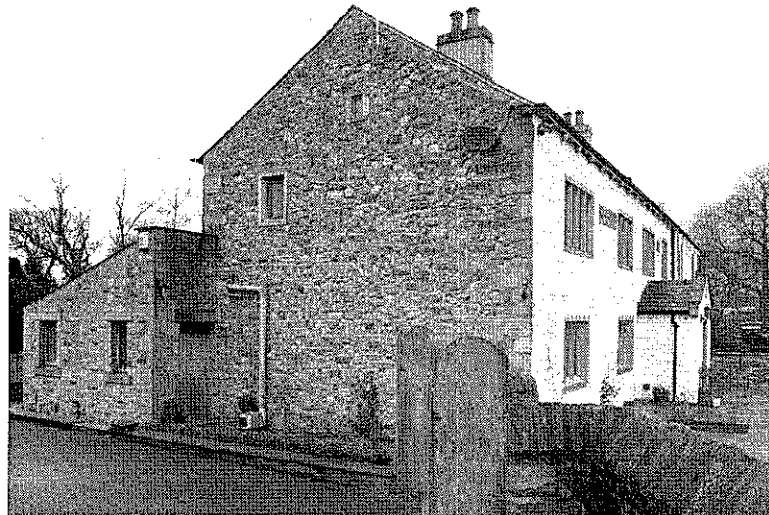
As the window / opening that is proposed to be replaced / altered is not part of the original historic fabric and is currently of poor condition and design, it is thought that the minor alterations required to replace the window with a design that is more respectful in terms of scale, proportion and traditional detailing, will have minimal impact on the building's heritage, and serve to enhance the building both visually, and by reducing any discomfort to the occupiers by restoring the weathertightness of the element

IWA Architects
August 2012

Photo 1: East elevation (rebuilt c.2006)



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



Edisford Hall Farmhouse

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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

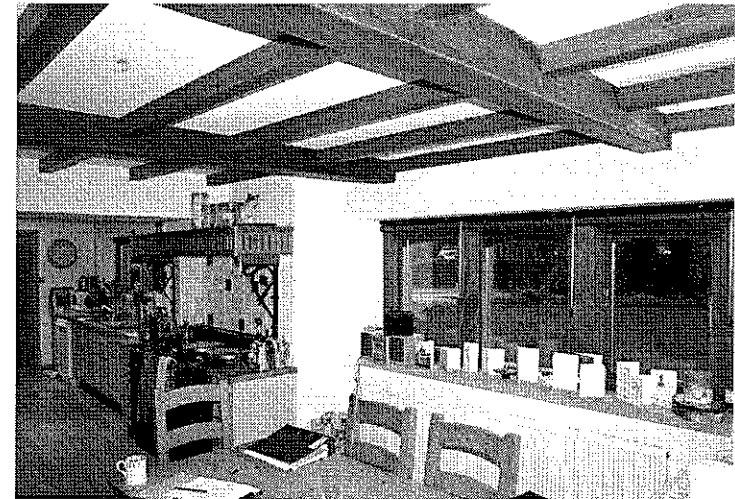


Photo 4: Interior of kitchen within wing (former site of stairs), and 1984 extension beyond (far left)

Edisford Hall Farmhouse

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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

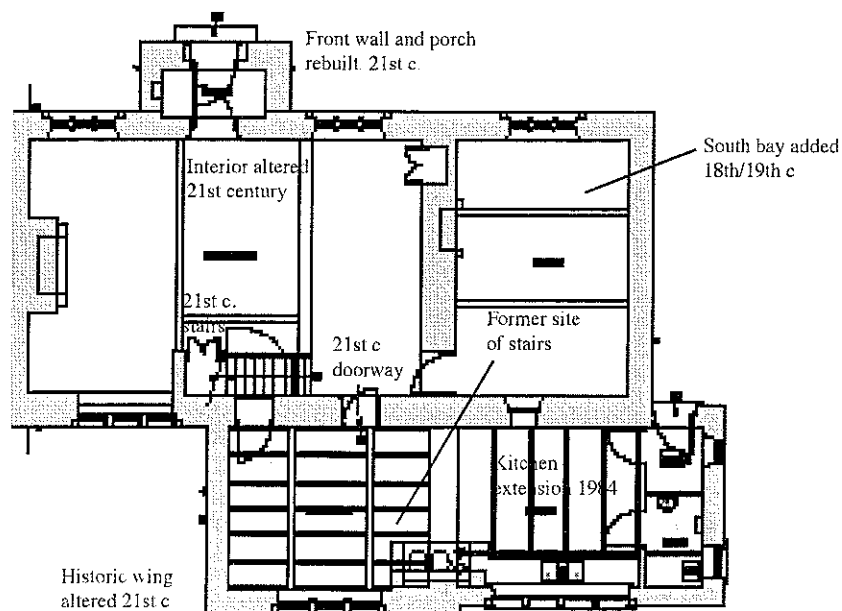
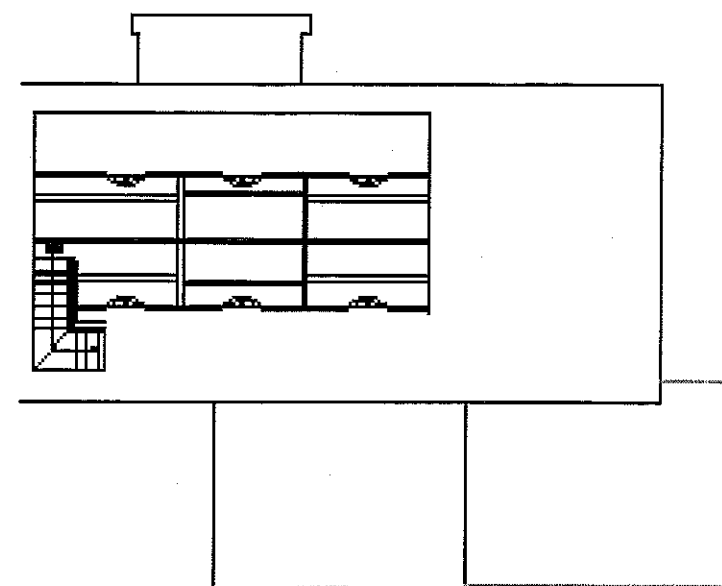
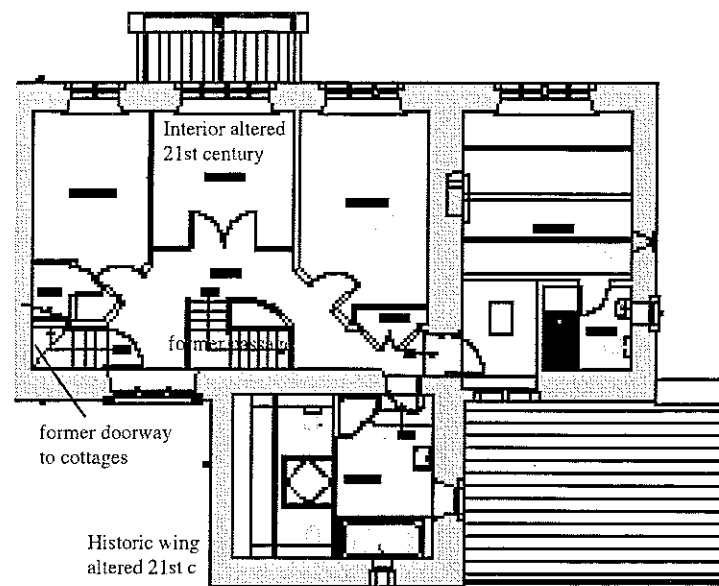
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3/1995/0447 Remove cement render. Approved with conditions 05/09/1995

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



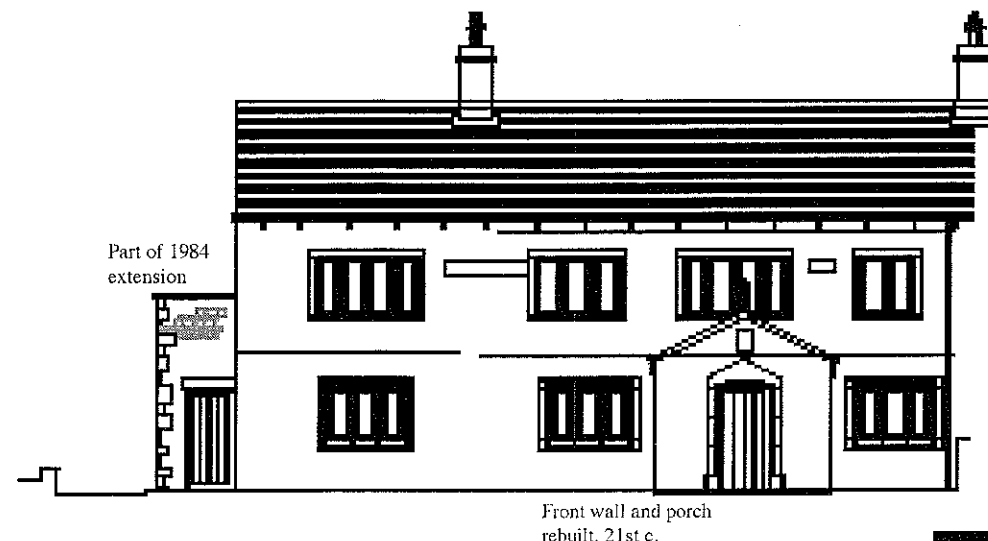
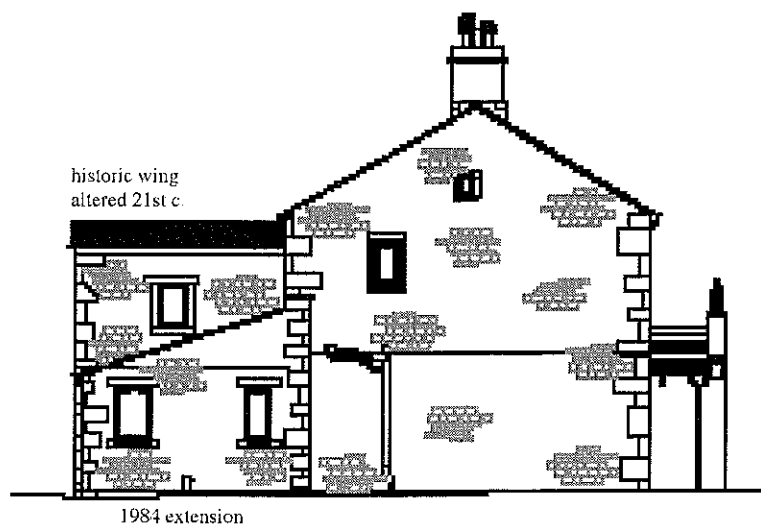
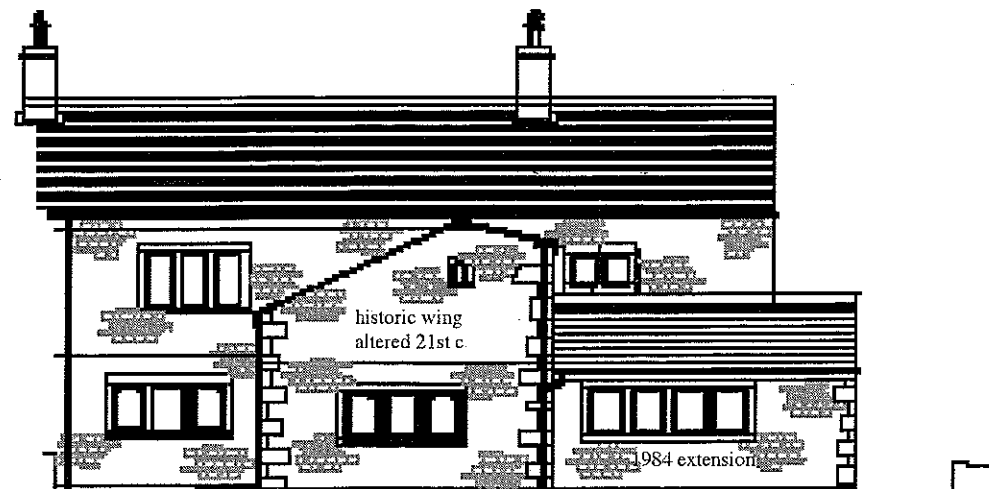
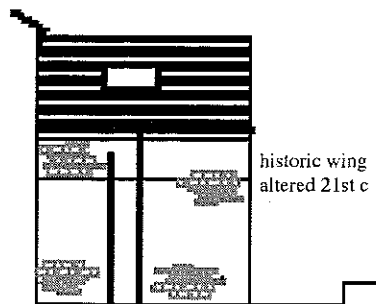
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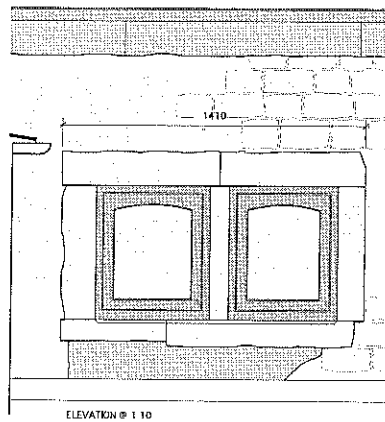
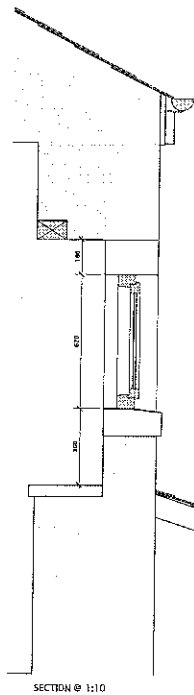
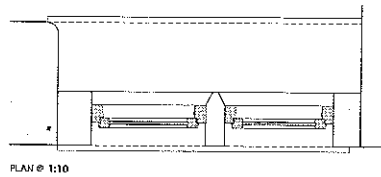
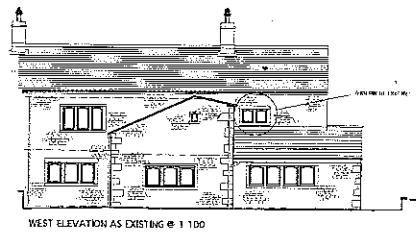
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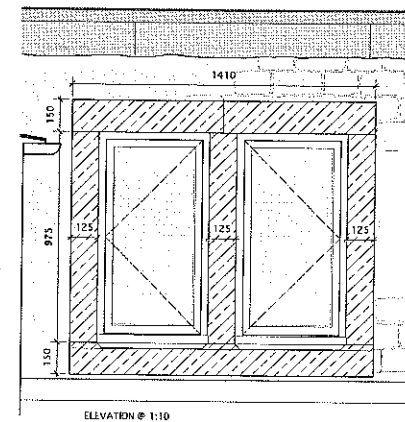
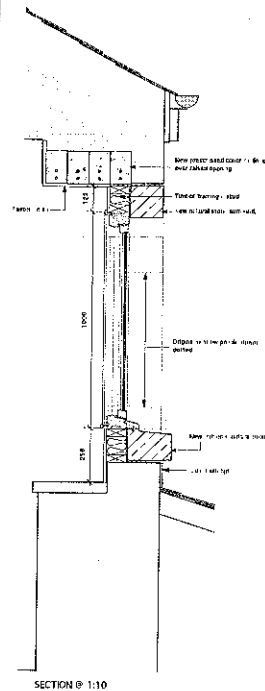
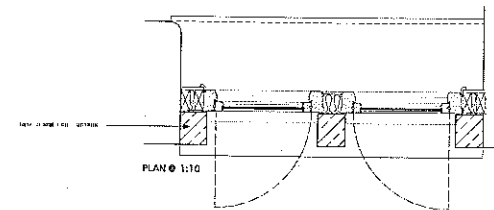
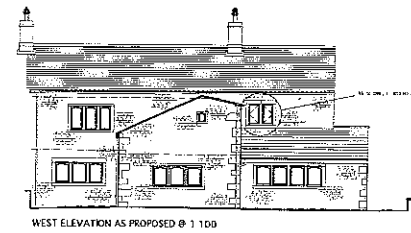
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Proposed Plans / Details



EXISTING

Edisford Hall Farmhouse
August 2012



PROPOSED

Notes:
1. Wall external: Natural random rubble stone wall, laid in a mix of red and white mortar.
2. Wall internal: Plaster to match existing.
3. Windows: Timber framed, double glazed or double window with 'natural' timber or glass finish.

The drawings of this project are to be used for the purpose of planning and building control only. They are not to be used for any other purpose without the written consent of IWA Architects.

Drawings should not be used for any other purpose without the written consent of IWA Architects.

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Project Name	Edisford Hall Farmhouse
Location	Clietheroe
Window Alterations	
Scale	1:100
Date	06/2012
Drawn by	as shown
Checked by	as shown
Approved by	as shown
Project Manager	as shown
Project Engineer	as shown
Project Architect	as shown
Project Designer	as shown
Project Draftsman	as shown
Project Clerk	as shown

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