

DESIGN AND ACCESS STATEMENT



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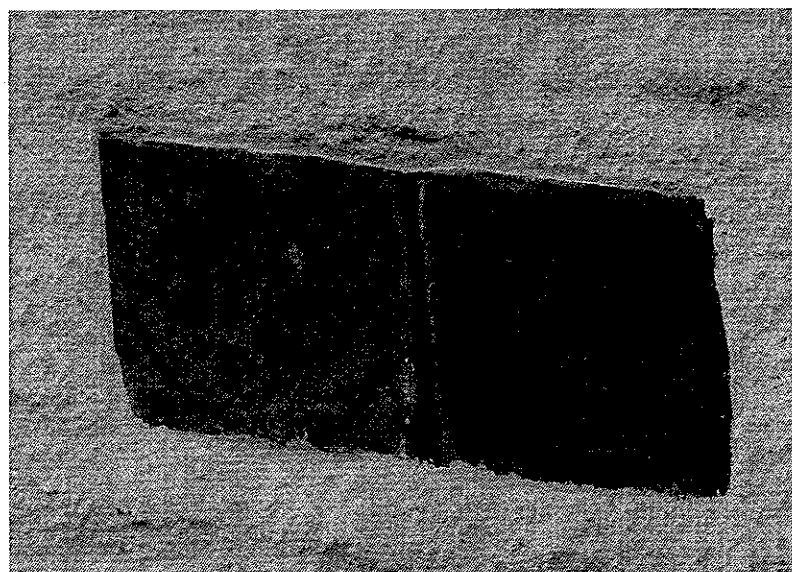
Edisford Hall Farmhouse

March 2013

IWA Architects

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

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



Photograph 2 NE wall - stone shields carved in relief



Photograph 3 NE Porch - shields carved in relief

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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

Rev	Date	Description
-	dd/mm/yyyy	-

Edisford Hall Farmhouse Great Mitton

Location Plan

Drwg. No.: 1826.E.003

Rev.: -

Date: 03/2013

Scale: 1:1250@A4

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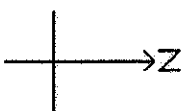
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20 0 20 40 60 80
Metres



Centre Coordinates: 372432 441373

National Grid sheet reference at centre of this Siteplan: SD7241

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Photograph 4 NE elevation Edisford Hall Farmhouse.



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. Some of this is known to have been unauthorised. Enforcement has been taken on the unauthorised external works in the recent past. The applicants and present owners of the property are seeking to undertake work which will as far as possible reinstate the traditional construction details and farmhouse layout internally. There are also aspects of the recent modernisation which do not function well and the proposed small extension to the 1984 extension attempts to solve the layout problems at the kitchen gable end and resolve the hidden and awkward entrance to the house. The following information was included in the archaeological assessment for the Cottages:

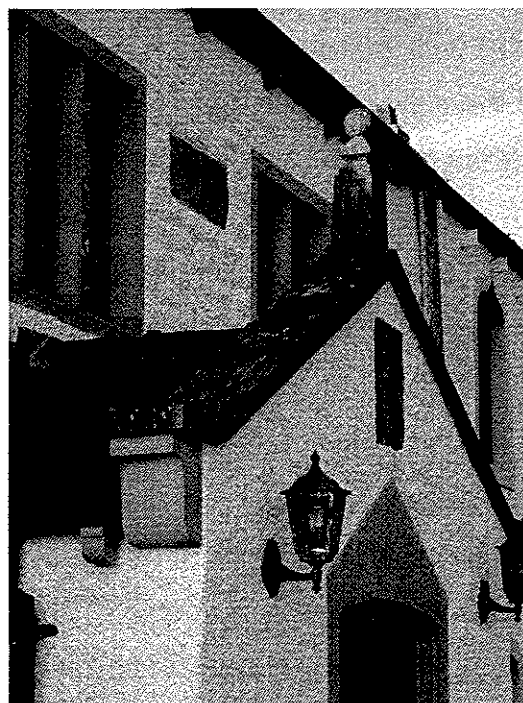
"Edisford Hall and Edisford Hall Cottages are Listed as a single item. A photograph on the 'Images of England' web site shows the east side of the Hall in 2002. At that time the facade was covered by a cement render and had windows that were mostly of mid 18th century type, with flat-faced mullions and 2 and 3 lights. On the ground floor there was one 4-light mullioned window of early 17th century type, similar to the one surviving at the rear of the cottages. The windows to the main facade of the Hall, between chimneys, were irregularly-spaced, suggesting that the building pre-dates the 18th century. By contrast, the facade of the cottages that are the subject of this report is treated as a mirrored pair, with adjacent central doorways, and gothick ogee heads to the four windows. It is visible from the road, like Edisford Bridge Farmhouse opposite also has gothick windows. The style was presumably chosen to enhance the romantic associations of the locality, which was next to the site of a medieval river crossing and leper hospital.

It is likely that the alterations were carried out by a large landowner - further research would be needed to confirm this. However, the Browsholme Hall estate is a candidate, as they were building follies and outbuildings in a gothick style shortly after 1800 and Browsholme Hall is approximately four miles away from Edisford Bridge."

ENGLISH HERITAGE LISTING DESCRIPTION



Photograph 6 SE elevation Edisford Hall Farmhouse.



Photograph 7 NE elevation Re-built porch
Edisford Hall Farmhouse

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

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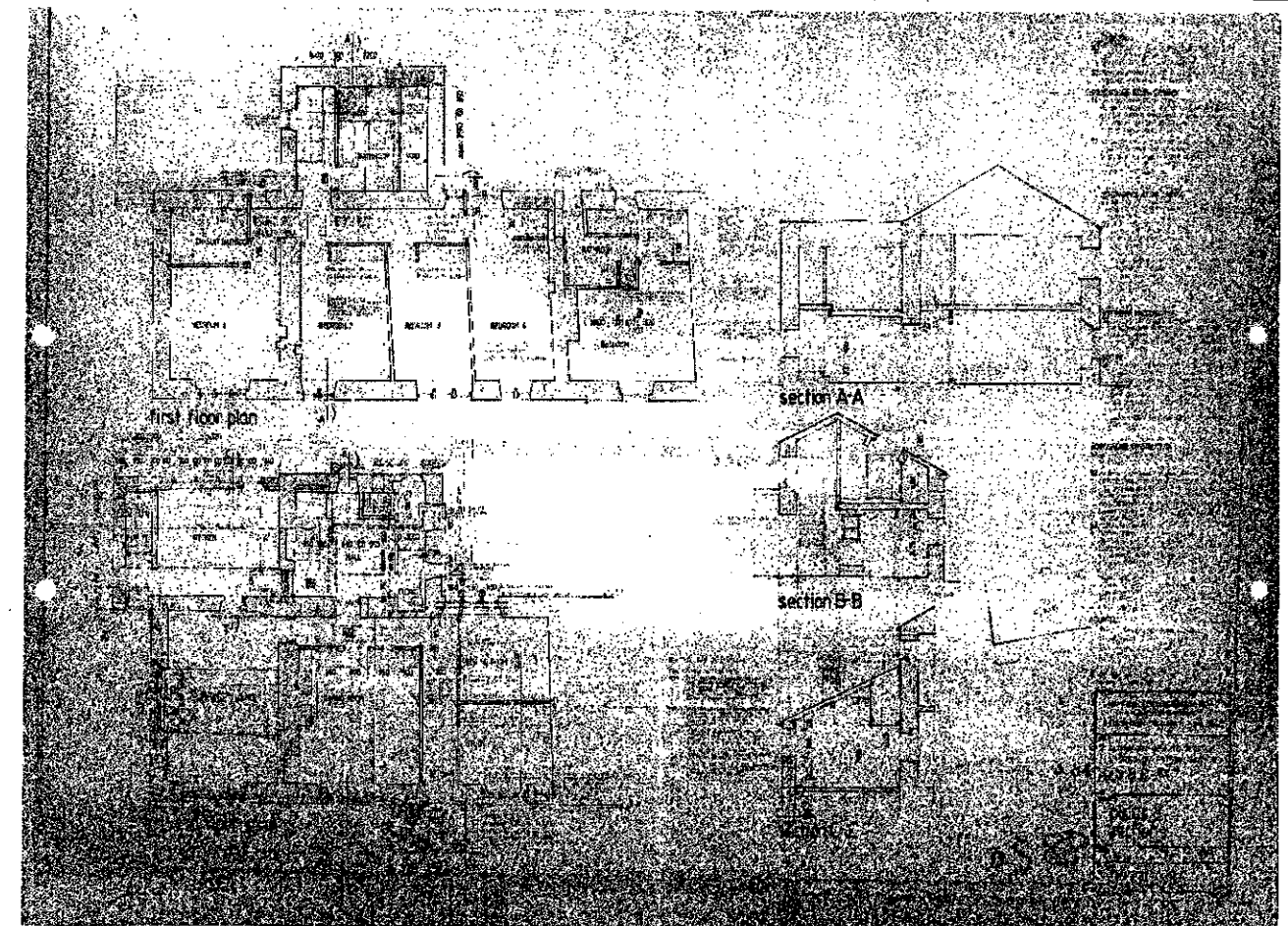
BRIEFING - DESIGN DEVELOPMENT & CONSULTATION

The applicant wishes to restore the original character of the farmhouse and has given careful thought to several design and layout options. The brief and the resulting proposed internal alterations presented here seek to restore the building to its former historic layout. 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 internal alterations are seeking to enhance the traditional and historic layout of the farmhouse.

There is also a desire to reinstate the traditional roof pitch over the bathroom and repair the poor quality modern window frames on the south west side. It is proposed to lime render the South gable and West elevation walls of the original house to match the East Elevation and retain the existing 'out shut' and 1984 extension walls as stone facing as they are at present. The proposed new extension walls are to be clad in a natural cedar (which weathers to a grey/silver finish) with a stone plinth. This is designed to provide a readable contrast between the existing dwelling and the new addition. Following pre-application advice further thought has been given to the extension to address the concerns about a "wrap around" onto the existing historic gable. As a result the extension layout and design has been reconsidered as described in the following section. The proposed small extension to the 1984 kitchen building would have negligible impact on the building's heritage. Indeed the extension on the SE side of the 1984 extension is intended to assist in reinstatement of the historic layout internally, improve the kitchen extension layout and improve the form and appearance of the mono pitch. Practical issues being addressed in the extension include retaining the existing necessary floor area in the kitchen and breakfast area whilst restoring the hall and stairs into their original location. There is also the need to provide access to boot cleaning at the "garden" entrance to the kitchen which also includes a more adequate utility room space. This small single storey extension is added to the 1984 extension with the same roof pitch and remains subservient to the original two storey house.

PRE-APPLICATION ADVICE RECEIVED

The following pre-application response letter is in relation to the previous submission for internal alterations with a 'wrap-around' extension in matching stone which was submitted for pre-application advice in April 2012. Prior to receiving this letter it was understood from a site meeting with Mr. Dowd that whilst he accepted the justification and validity of the internal reinstatement proposals he had concerns about the 'wrap-around' extension. However, page one, 2nd paragraph of the pre-application response letter refers to a previous meeting with the applicant which was an informal discussion in passing about a totally different matter. The matter in question was that the applicant needed to find out if enforcement proceedings on the previous owners had been concluded. As the response was reassuring, the previous owners' unauthorised work is therefore not relevant in the context of the new owners' intentions to restore the original character and plan form of house. The pre-application advice regarding the extension has been carefully considered and the present proposals are intended to ensure the alterations to the kitchen and the small extension to the kitchen do not touch the existing gable. The design of the extension is also intended to provide a clear contrast with the original house to retain the distinctiveness of the historic house. It is noted that there is no objection to altering the Kitchen as the 1984 Kitchen extension is deemed to be an regarded as an "aberration" - an unsatisfactory addition. These proposals set out to overcome the loss of historic significance problems identified and as such cause no additional harm to the historic asset.



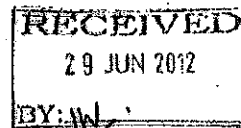
Original 1984 Approved Application with existing 'out shut', west wing extension reinstated as the main entrance hall incorporating the staircase and an original external door opening. Items 4.2 and 5.3 of the Heritage Assessment strongly suggest that this was it's original use.

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PRE-APPLICATION RESPONSE LETTER FROM RVBC.

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: Gareth Fort
direct line: 01200 414501
email: gareth.fort@ribblevalley.gov.uk
my ref: RV/2012/ENQ/00086
your ref:
date: June 29th, 2012



Council Offices
Church Walk, Clitheroe
Lancashire BB7 2RA

Tel: 01200 425111
Fax: 01200 414488
DX Clitheroe 15157
www.ribblevalley.gov.uk

Dear Mr Wilson

PRE APPLICATION ADVICE EXTENSIONS AND INTERNAL ALTERATIONS TO EDISFORD HALL FARMHOUSE

I am writing in response to your request for pre-application advice in respect of the above-named proposals. You are seeking advice on a scheme that seeks to remove unsympathetic and unauthorised internal alterations to the property and restore its historic plan form. You are also proposing an extension of the building on the southern gable.

Pre-application discussion & site visit

Prior to buying the house your clients discussed the enforcement history with my colleague Adrian Dowd on 22nd of September 2011. He also discussed the issues with you in further detail on 23rd September 2011. The discussions addressed the types of works that your client would like to pursue, mainly in terms of internal alterations, *→ not discussed initially with WJ* restoring original ceiling heights etc. At that stage no proposals for significant alterations such as additional extensions were discussed.

The Council received a request for formal pre-application advice on 2nd April, and I met with you and your clients to discuss the scheme in further detail on 19th April. We discussed the policies from the National Planning Policy Framework that would be taken into account as part of the determination of the application, particularly in paragraphs 126-141 in relation to conservation and enhancement of the historic environment.

Given the complicated history of unauthorised work and enforcement, and the nature of the proposals, we agreed that it would be useful to conduct a site meeting with Adrian in attendance. This was undertaken on 25th May and gave us the chance to discuss the legacy of the unauthorised works, and the new proposals in more detail.

Policy Considerations

In assessing the proposals I have been mindful of the heritage guidance in the National Planning Policy Framework, English Heritage's Practice Guidance to PPS5, Ribble Valley Districtwide Local Plan policies in relation to general development control and residential extensions (G1 & H10), and the Council's Supplementary Planning Guidance in respect of residential extensions and alterations.

Chief Executive: Marshal Scott CPFA
Directors: John Heap BEng, CEng, MICE, Jane Pearson CPFA

In terms of the National Planning Policy Framework, paragraph 130 states that "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."

At 131, the Framework states that in determining applications, local planning authorities should take account of: "the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; (and) the desirability of new development making a positive contribution to local character and distinctiveness."

At 132, the Framework states that when considering the impact of a proposed development on the significance of a heritage asset, *great weight* should be given to the asset's conservation... Significance can be harmed or lost through alteration ... of the heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building ... should be exceptional."

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

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use."

At 134, the Framework states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

The English Heritage Practice Guidance on PPS 5 discusses the principles of restoration of heritage assets at paragraphs 158ff. At paragraph 160, the guidance states:

"Restoration is likely to be acceptable if:

1. The significance of the elements that would be restored decisively outweigh the significance of those that would be lost.
2. The work proposed is justified by compelling evidence of the evolution of the heritage asset, and is executed in accordance with that evidence.
3. The form in which the heritage asset currently exists is not the result of a historically-significant event.
4. The work proposed respects previous forms of the heritage asset.

Edisford Hall Farmhouse

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PRE-APPLICATION RESPONSE LETTER FROM RVBC CONTINUED.

5. No archaeological interest is lost if the restoration work could later be confused with the original fabric.

6. The maintenance implications of the proposed restoration are considered to be sustainable."

In terms of local policies, G1 states that all development proposals will be expected to provide a high standard of building design. Development should be sympathetic to existing land uses in terms of its size, intensity and nature. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.

H10 in relation to residential extensions suggests that proposals to extend dwellings within the plan area will be considered on the basis of scale, design and massing of the proposal in relation to the surrounding area. The Supplementary Planning Guidance gives further advice, and suggests that proposals in relation to listed buildings will be subject to strict control, as any extensions will be expected to contribute to their character. The extension should reflect the character of the original house and wider locality. The extension should not dominate the original house. Bulky and overly prominent extensions will normally not be permitted, and extensions should respect the proportion, form and detailing of the original dwelling. The cumulative impact of a number of smaller extensions can be as damaging as single over intensive proposals. Therefore all applications will be assessed with regard to the original dwelling.

Pre application advice

The policies and guidance above have informed the following advice in respect of your proposals.

In terms of the internal restoration of the property, the Council would be generally supportive of the development of proposals to address recent unauthorised works based on robust evidence and the justification for such intervention. Points 1, 2 and 4 of paragraph 160 of the English Heritage Practice Guidance are particularly important to bear in mind, in shaping such a scheme. The building has a number of layers of history, in relation to your proposals it will be important to articulate which layer of this is being considered and why this is the case. In order to restore the original plan form of the building the demolition of the 1984 extension could be a consideration in shaping any future proposals.

In assessing the proposed extension, I am mindful of national guidance in respect of heritage assets. You state that the proposed extension is in effect 'enabling development', which is necessary to facilitate restoration of the building. The proposed internal alterations, in restoring a traditional plan-form for the building will limit the amount of living space within the property. The proposed extension will facilitate the restoration by providing a similar amount of living space to that currently in existence. In assessing this proposal, then, I have been mindful of the National Planning Policy Framework guidance in terms of the weight to be given to differing aspects of a proposal, particularly in terms of balancing harm to the significance of a heritage asset against the public benefits of the proposals, and in terms of providing an optimal viable use.

In making this judgement, it is clear that this Grade II listed building has lost much of its interest and character. However, it is very important to recognise that this is not as a

Edisford Hall Farmhouse

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result of the Council's actions. Indeed, the site is still subject to enforcement investigations with the aim of addressing the appalling damage to the historic building and site. In this context, no significant weight can be given to restoration arguments in justifying the 'enabling development' element of this scheme until the Council has established the full extent of unauthorised works and who should address them.

The list description of the property (16, November 1954) states that 'the interior of the farmhouse was not accessible at the time of survey but was said to retain no features of interest' which does not suggest that the interior was critical to the Secretary of State's decision to add the building to the list. It also suggests that the external features of the building are of greater significance in the assessment of any development proposals. The listed building is a single rectilinear range. The 1984 extension appears to be an aberration and its demolition as part of the restoration proposals would be welcomed. The proposed wrap-around extension obscures the south gable and would be an incongruous and non-traditional form, which would be harmful to the building's significance and also be at variance with Local Plan policies G1, H10 and the Supplementary Planning Guidance in terms of the requirement of additions and alterations to be sympathetic to the character and scale of the existing building. Furthermore, it is far from clear that an optimal viable use of the building cannot be achieved without the development of further extensions. The building currently appears to be in optimal viable use.

Conclusions

To conclude I consider that the proposed extension would be harmful to the character of the building, but please be mindful of the fact that the above advice has been given on the basis of the level of information submitted as part of the pre-application enquiry, which sought guidance on the general principle of development on this site.

I trust that you find the above observations of use and stress that they represent officer opinions only, at the time of writing, given without prejudice to the final determination of any application submitted.

Yours sincerely

Gareth Fort

Pre-planning advice officer

Mr I Wilson
IWA Architects Ltd
Waterloo Mill
Waterloo Road
Clitheroe
BB7 1LR

IWA Architects

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

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Not notified of any new investigations
Not known to be correct.
No context.

RESPONSE TO PRE-APPLICATION ADVICE

Client's initial email response.

Date: 14 August 2012 22:09:48 GMT+01:00

To: planning@ribblevalley.gov.uk

Subject: Pre-Application Advice Re: Edisford Hall Farmhouse - Your Ref. RV/2012/ENQ/00086

Dear Gareth,

I am writing about the Pre-Application advice letter you sent to Ivan Wilson following the site visit to our home.

You mention in the second paragraph on page 1 that I met with Adrian Dowd 22nd September 2011. It is correct that I discussed with him the enforcement history but I did not discuss 'the types of works I would like to pursue'. Rather, I wanted to establish with Adrian if there had been an investigation inside the house and whether there was a likelihood of further enforcement proceedings if unapproved work to the internal layout of the building had been carried out by the previous owners. He was most helpful in this respect. In particular he assured me there were no ongoing investigations likely to lead to enforcement.

He stated that the enforcement had been served, the appropriate remedial work carried out by the previous owners and that there were no further enforcement investigations pending, yet in the paragraph at the top of the final page you state 'the site is still subject to enforcement investigations'. Your statement would appear to be contradictory and I request that in your reply you specifically clarify this.

I am grateful for the inclusion of quotes from the various relevant policies which I have read in detail.

In terms of the pre-application advice, I am pleased to see that 'in terms of the internal restoration of the property, the Council would be generally supportive of the development of proposals to address recent unauthorised works' (third page, fifth paragraph).

We appreciate the comments about the 'number of layers of history' and how best to address this in relation to our proposals.

In terms of the proposed extension I am glad you refer to national guidance. In this regard, I was most interested to read the English Heritage publication 'Enabling Development and the Conservation of Significant Places' as this is highly relevant to our proposals. I would suggest that our proposal to extend should be classed as 'enabling development' - and in particular that 'it will secure the long-term future use of the place and... its continued use for a sympathetic purpose'. This would literally enable the restoration of the internal layout by allowing its 'optimum viable use'.

In the last paragraph on page three you make reference to the loss of character and interest of this property, but make specific mention 'that this is not as a result of the Council's actions' but go on to suggest demolition of the existing 1984 extension - an extension that was of course approved by the Council in 1984. You call it 'an aberration' but then state the building appears to be currently in 'optimum viable use', yet suggest the demolition of the previously approved extension: this would lead to a layout which would eradicate optimum viability. It seems that here the point is being missed. We are seeking to restore an important aspect of the 'form' of the building but argue that the building will only be in 'optimum viable use' and its 'long term future use' secure once we have restored the building internally - but this can only be so by the proposed extension being the 'enabling' factor.

If the extension is not approved, this would lead to a stalemate situation because we are willing and actively wish to restore unsympathetic and unapproved alterations without any need for enforcement, yet would not be able to proceed with this restoration unless we are able to compensate for the resulting loss of the existing living space. It would be a great shame to kill off our proposal for restoration by not approving the very extension which would enable the restoration and securing the 'optimum viable use'.

However, if you feel the current extension proposal is likely not to be approved by the Council but that the principle of 'enabling development' may provide a way forward, we would be most interested to hear what type of extension proposal/ alteration would be likely to gain approval. We would find your advice and guidance most valuable as we are seeking to restore the property as best we can whilst securing its long-term future use.

I look forward to your reply.

Yours sincerely,

Will Mackean

Edisford Hall Farmhouse

March 2013

IWA Architect's response.

The pre-application advice at both a site meeting with Mr. Dowd (RVBC) and in the subsequent correspondence indicated that the internal reinstatement of the historic plan form staircase and entrance hall was received sympathetically. As previously noted the kitchen is also regarded as an "aberration" and can be altered. However the 'wrap around' extension abutting the existing east gable end wall was not considered desirable. The internal restoration is based on existing pre-1984 plans of the house which provide the evidence of the historic plan form and its intrinsic value for this heritage asset. This provides sound reason for the restoration proposals internally.

In restoring the original planform for the hallway and stair location, the existing "optimal viable" size of the Kitchen / Dining Room can only be maintained by creating this small extension to re-model and improve the 1984 extension (existing Kitchen).

As a result of the pre-application advice the extension proposal has been reconsidered to reduce the impact on the existing building. The revised layout and design seeks to make the existing farmhouse form readable and distinct using the contrast in wall materials. This provides a contemporary design approach to the extension.

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PLANNING HISTORY

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.

3 2 0 1 3 0 3 6 6 P

RELEVANT PLANNING POLICY

The National Planning Policy Framework NPPF applies as follows:

Policy 128 – “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”

A ‘Heritage Assessment’ including a ‘Statement of Significance’ is provided below. The proposals attempt to restore the significance of the building whilst also accommodating some minor alterations and a small extension in the interests of practical uses of the building whilst re-establishing the traditional character.

Policy 129 – “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.”

An Impact statement is provided below.

Policy 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.”

The proposed works are intended to restore as far as possible key historic features of the building layout and traditional farmhouse character and overcome the harm done by a previous owner’s unauthorised alteration and rebuilding work. The evidence for the changes proposed have been provided from pre-1984 plans of the house.

Policy 131 – “In determining planning applications, local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.”

A positive contribution is being made to local character and distinctiveness by this proposal. The proposed work is partly a reinstatement of previously lost historic plan form. The alteration to the existing rear wing roof is to re-introduce a normal traditional

pitch for a stone slate roof as the existing is a near flat roof and is unauthorised work by a previous owner. The small extension also sets out to overcome the problems created by the 1984 extension with a subservient scale to the original farmhouse.

Policy 132 – “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.”

There is no harm or loss resulting from the proposal.

Policy 134 – “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.”

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

Policy 137 – “Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

These proposals set out to make a positive contribution by restoring the historic significance of the building. This is proposed to be done in a number of ways:

1. by restoring traditional plan form and internal circulation relationships and proportions of the rooms
2. by changing the roof pitch of the out shut wing which is almost a flat roof, to the traditional pitch of a slate roof.
3. by replacing the awkward 1984 extension with a more suitable contemporary design which provides a clear contrast to the original building.



East elevation (rebuilt c.2006)



South gable, with part of 1984 extension at left.

USAGE & AMOUNT

These proposals as indicated above are intended to improve and restore historic layout and character rather than add additional accommodation.

The small extension adds 28 squares metres to the foot print of the house.

LAYOUT & SCALE

As noted above, the layout restores the internal layout divisions of both the living room and the hall and reinstates the original stair location in the reinstated hallway. To achieve this the kitchen and utility layouts have had to be reconsidered.

MATERIALS & APPEARANCE

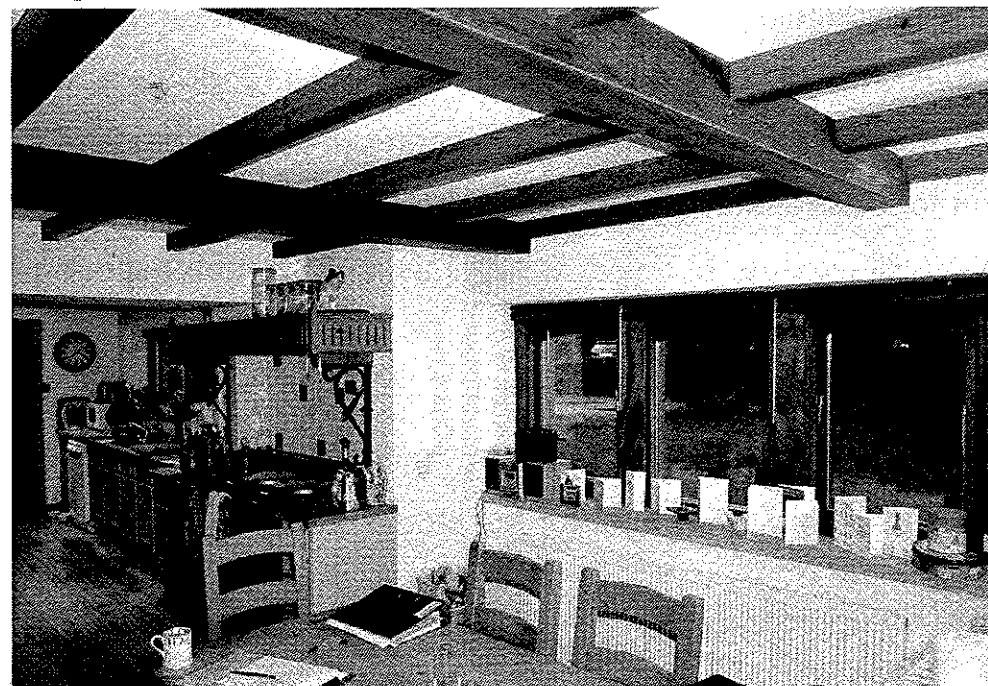
The proposals aim to make as little impact as possible upon the external appearance of the original building. For this reason the rubble stone facing on the south-west and gable ends of the building will remain unchanged. As noted elsewhere, providing a readable contrast between new and original aspects of the building is key, and for this reason the proposed new extension is to be clad in a cedar board which will weather to a grey/silver finish with a rubble stone plinth wall.

The external appearance is proposed to reinstate traditional construction for roof pitches and reinstate traditional roof form for the single storey extension area as far as possible.

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



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

ACCESS & SUSTAINABILITY

The access and sustainability of the property would be improved by these proposed changes.

The proposed new entrance doors can be made wheelchair accessible. The desirability of the property and the use of traditional breathable materials such as the lime render and lime mortar adds to the sustainability.

LANDSCAPING

New paving is intended to be Yorkstone flags to match the existing pathways and stone kerb edgings where necessary.

CRIME PREVENTION

The access and crime prevention precautions will be unchanged. External locks will be 5 lever security locks.

HERITAGE ASSESSMENT

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

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 reinstate.

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



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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 reinstate.

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.

IMPACT STATEMENT

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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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

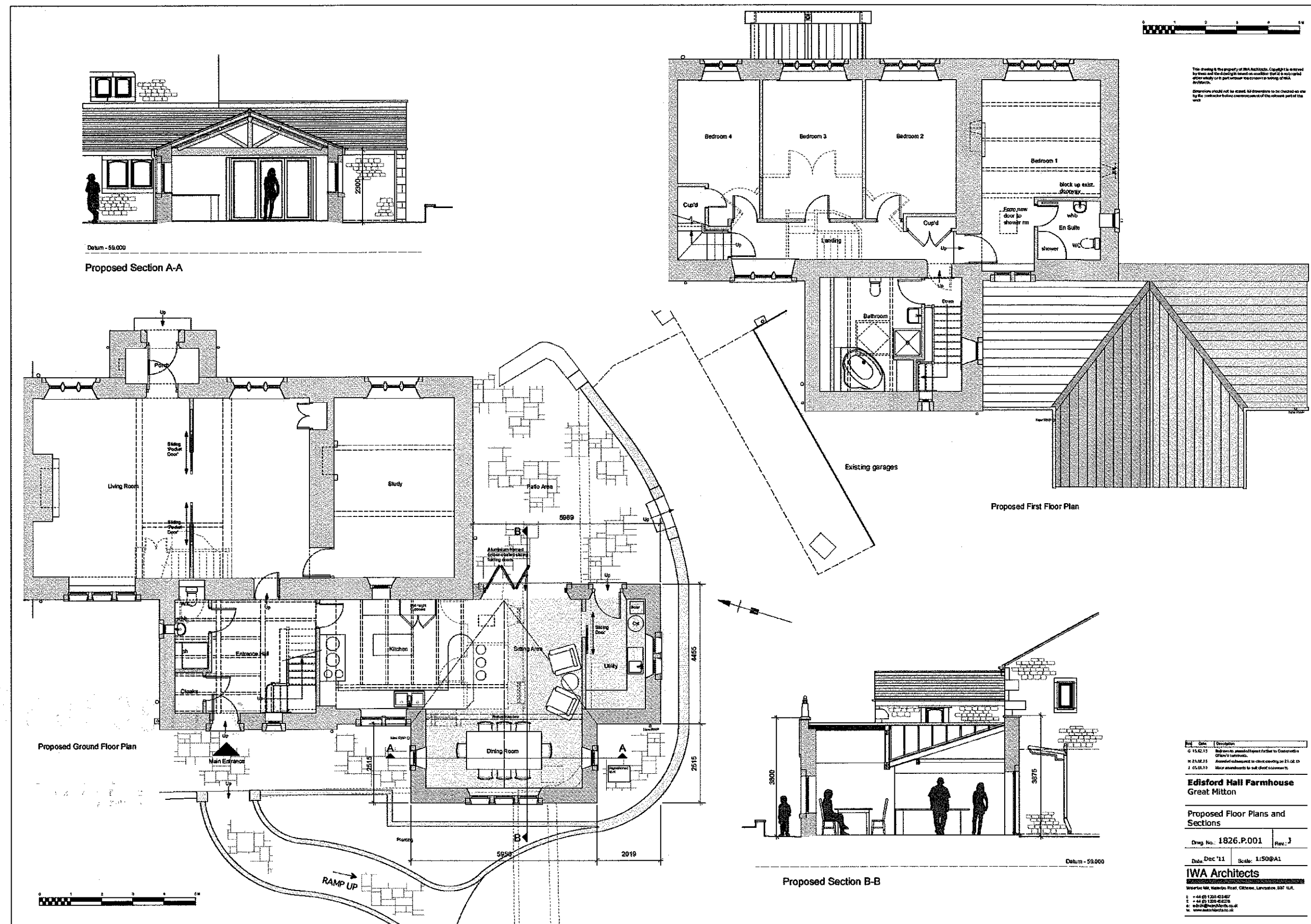
3/2007/0344 Render east elevation, reconstruction of chimney, removal of Velux windows, replacement of patio doors with 3 light window, reconstruction of porch. Approved with conditions 03/10/2007

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



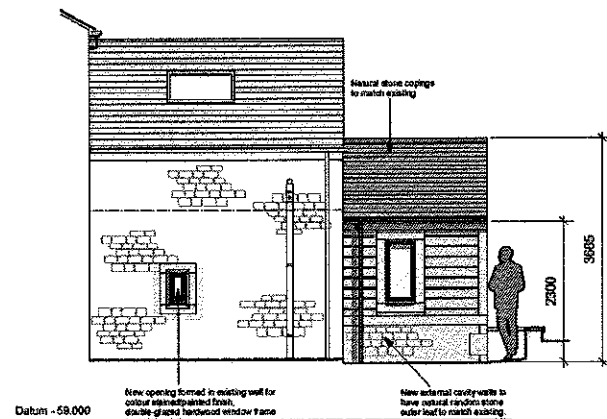
Edisford Hall Farmhouse

March 2013

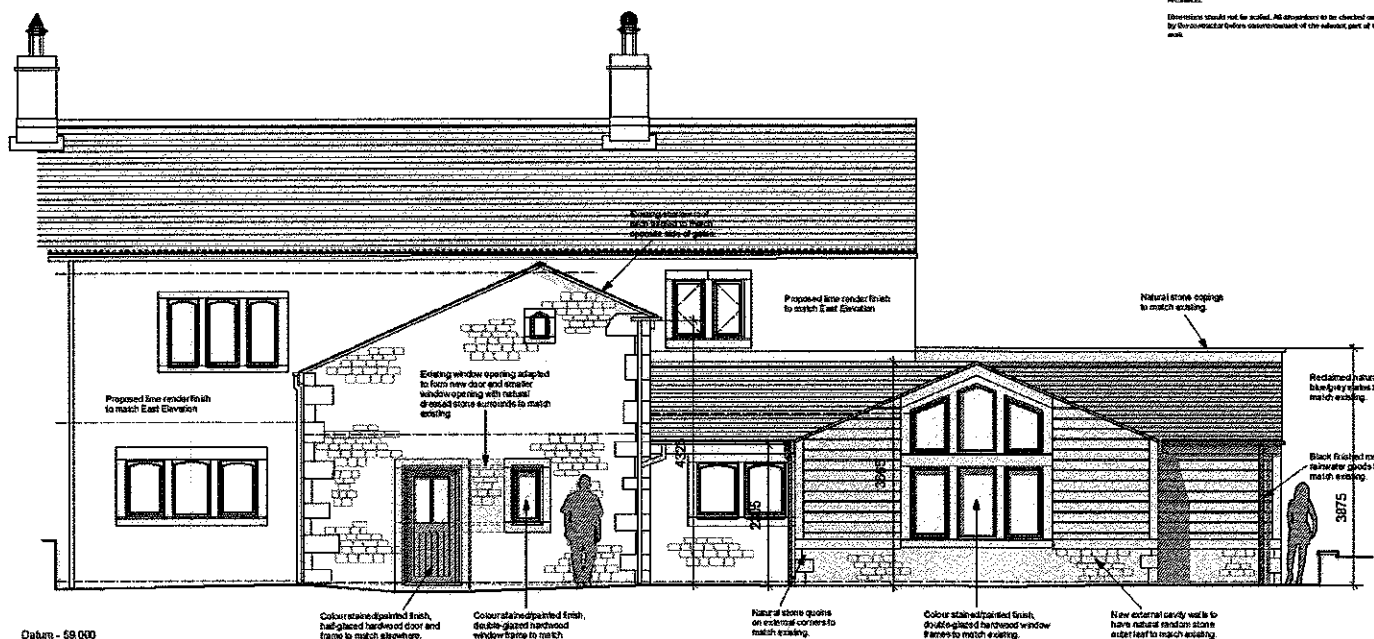
IWA Architects

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

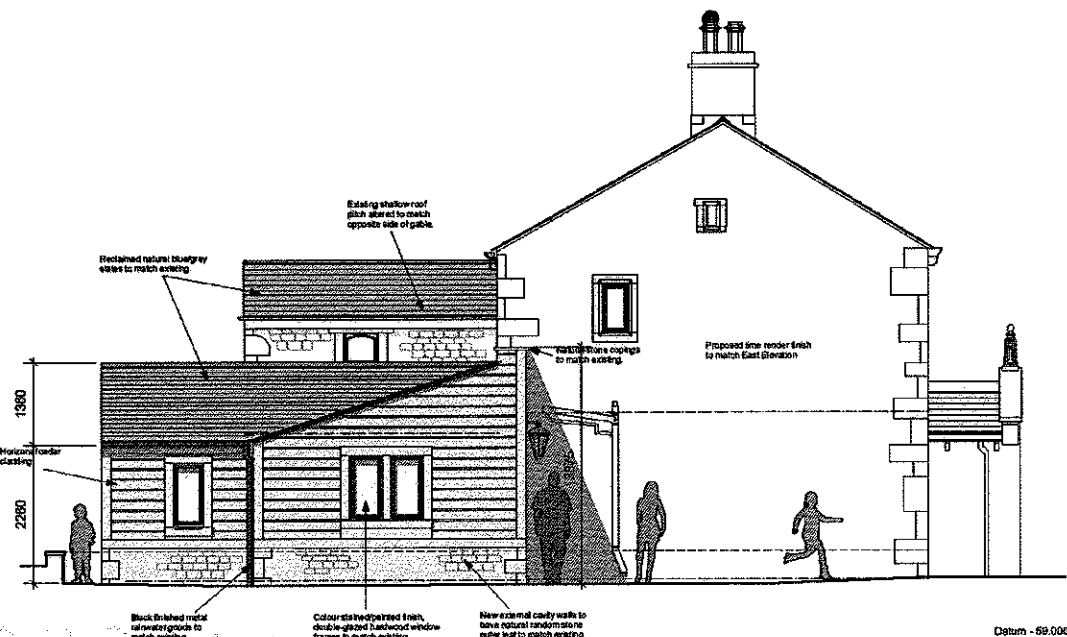
t: + 44 (0) 1200 423487
f: + 44 (0) 1200 458278
e: admin@iwarchitects.co.uk
w: www.iwarchitects.co.uk



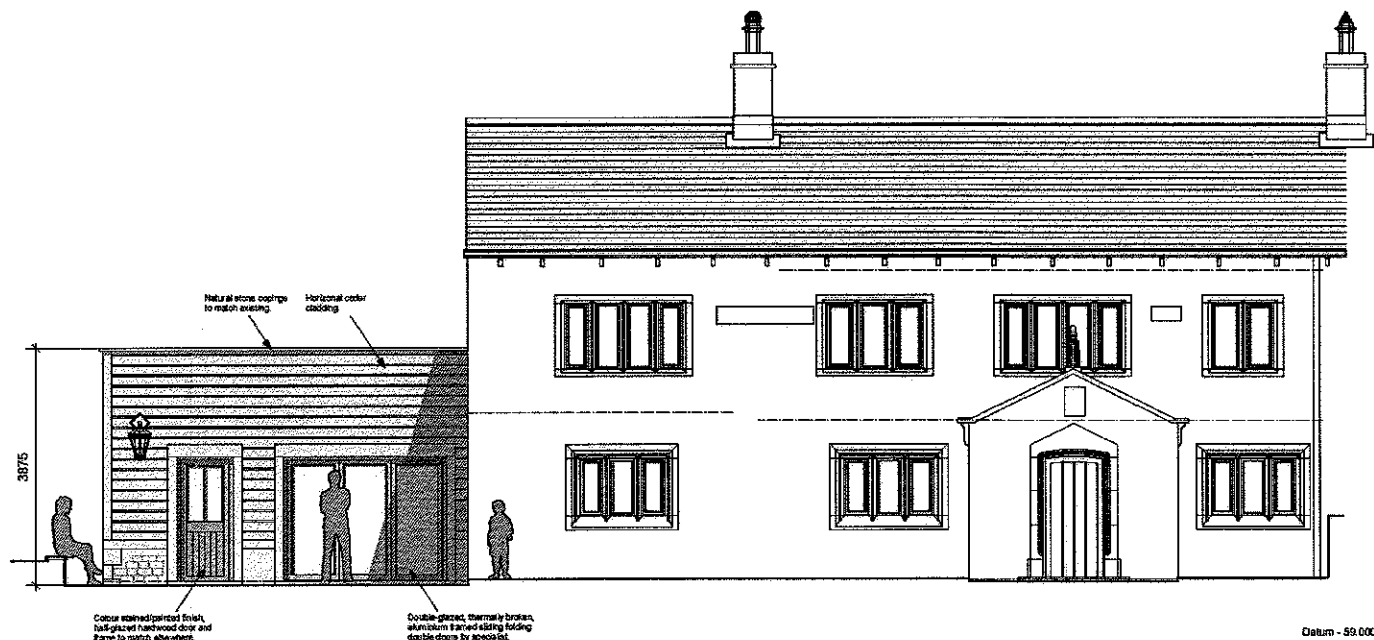
Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Proposed East Elevation

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Edisford Hall Farmhouse
Great Malton

Proposed Elevations

Draw No: 1826.P.002 Rev: K

Date: Dec '11 Scale: 1:50@A1

IWA Architects

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

Rev	Date	Description
G	18.02.13	Revised to amended bynd letter in consultation of client's comments.
H	21.02.13	Amended and approved to client's comment on 23.02.13.
J	05.03.13	Revised to client's comment on 23.02.13.
K	25.03.13	Revised to client's comment on 23.02.13.

T: +44 (0) 1200 423487
F: +44 (0) 1200 458278
E: admin@iwarchitects.co.uk
W: www.iwarchitects.co.uk

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IWA Architects

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

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W: www.iwarchitects.co.uk