

**Outbuildings off Hammond Drive
Read Hall
Read
Lancashire
NGR: SD 757 349**

320180024P

**A
Heritage Impact Assessment
on
Proposed Conversion**

**Text
Richard K Morriss**

**Assistant
R Little
D Salt**

**December 2017
Mercian Heritage Series 1185**

1 | Page

**Outbuildings off Hammond Drive
Read Hall
Read
Lancashire
NGR: SD 757 349**

Contents

1. Introduction	3
2. Planning Guidance	5
3. Heritage Impact Assessments	6
4. The Setting & Outline History	10
5. The Buildings	13
6. Outline Heritage Statement	23
7. The Proposals	24
8. Heritage Impact Assessment	24
9. Conclusions	28
10. References	29

Outbuildings off Hammond Drive

Read Hall

Read

Lancashire

NGR: SD 757 349

Summary

Proposals are being developed to convert a pair of redundant and somewhat enigmatic agricultural buildings and associated yard areas not far from Read Hall, Read, Lancashire, into a modern single-storey dwelling. The buildings are not listed but they are within 500m or so of Read Hall, which is, and close to a listed ice house. This report was commissioned, under the guidelines of the National Planning Policy Framework, to assess the heritage value of the buildings and the potential impact of the proposals on the character, setting and significance of the site and of any adjacent heritage assets. It concludes that the proposals will have only a limited and mostly reversible impact and will ensure the long-term future of what are considered to be non-designated heritage assets.

1. Introduction

Proposals are being developed to combine a redundant pair of small single-storey agricultural buildings on the edge of the former grounds of Read Hall, Read, in north-eastern Lancashire and to create a new dwelling. The buildings were part of Read Hall Farm which was separated from the Hall in the mid-20th century.

The buildings are not listed but are considered to be non-designated heritage assets under the guidelines of the NPPF. They are also within 500m or so of the listed Hall and of a listed ice house.

This report was commissioned to provide a suitably detailed heritage impact assessment of the proposals on the character of the buildings and of any adjacent designated or non-designated heritage assets in order to comply with the guidelines of the National Planning Policy Framework. The work was carried out in November and December 2017 and is not concerned with any other planning matters.

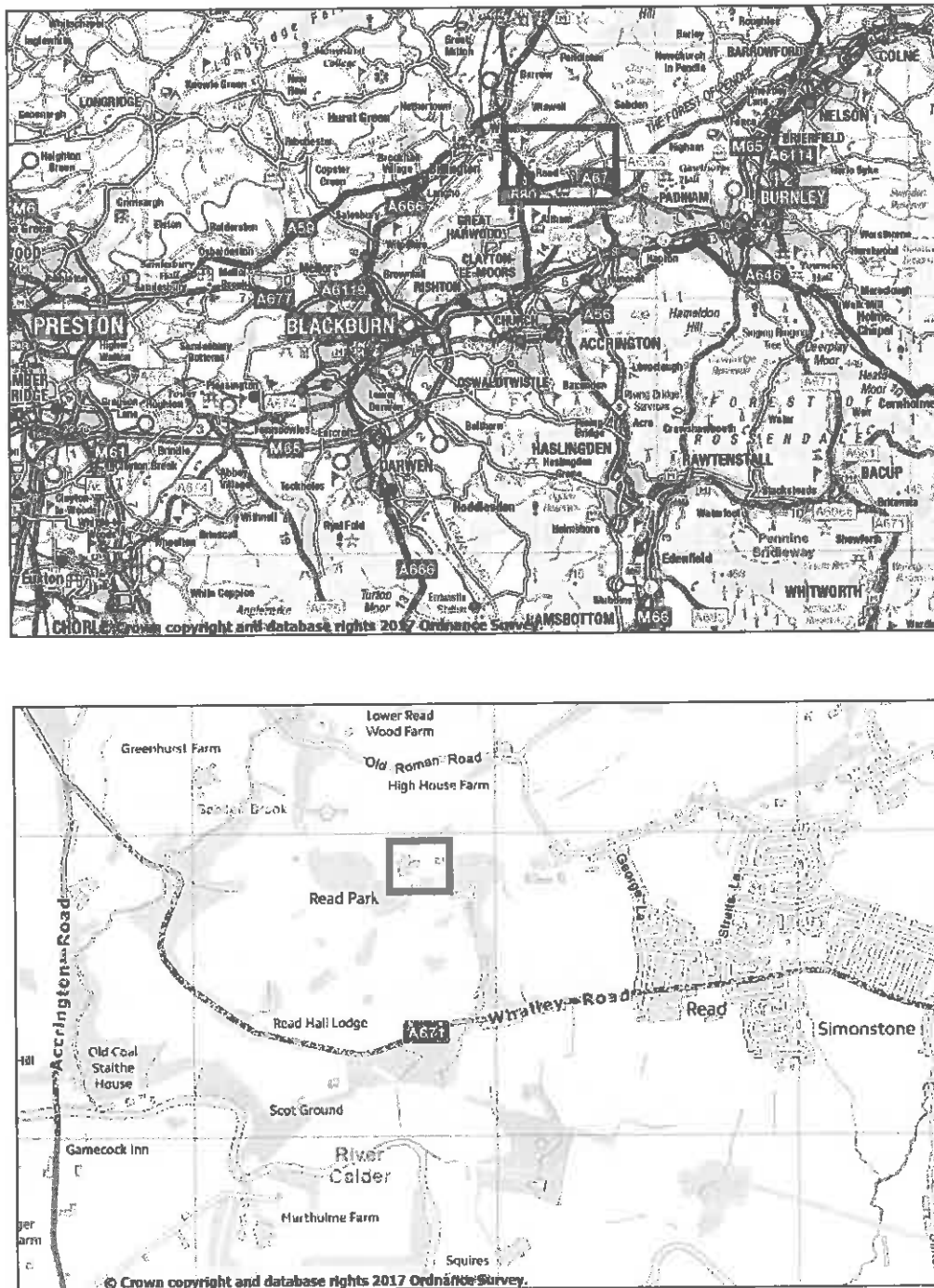


Fig.1: Location Plan.
(OS OpenData).

2. Planning Guidelines

2.1 The National Planning Policy Framework

Planning law relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act deals with the responsibilities of local planning authorities – the decision makers – when dealing with planning applications that could impact on heritage assets and states that:

*‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.*¹

Government guidelines regarding the listed buildings and conservation areas legislation in the 1990 Planning Act changed twice in two years, resulting in the introduction of a new *précis* of planning guidance published in March 2012 – the *National Planning Policy Framework* (NPPF) – which replaced all other separate Planning Policy Guidelines and Planning Policy Statements.² The glossary of the NPPF described ‘heritage assets’:

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).’

The main relevant paragraph in the NPPF states that local planning authorities should require applicants:

*‘...to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposals on their significance’.*³

Generally, the *National Planning Policy Framework* recommends approval of development ‘where the development plan is absent, silent or relevant policies are out-of-date... unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits’.⁴

¹ Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41

² Department for Communities & Local Government, 2012, *National Planning Policy Framework*, para. 128.

³ *Ibid.*

⁴ NPPF, para. 14

3. Heritage Impact Assessments

3.1 General Introduction

The purpose of a heritage impact assessment (HIA) is to meet the relevant guidance given in the NPPF. This outlines the need to inform the planning decisions when considering proposals that have the potential to have some impact on the character or setting of a heritage asset. It is not concerned with other planning issues.

The nature of the heritage assets and the potential impact upon them through development are both very varied. The heritage assets include both designated heritage assets – such as listed buildings, scheduled ancient monuments and conservation area – and non-designated heritage assets, a rather uncomfortable and sometimes subjective category that includes locally listed buildings, field systems, buried archaeological remains and views.

The degree of impact a development could have on such assets is variable and can sometimes be positive rather than negative. The wide range of possible impacts can include loss of historic fabric, loss of historic character, damage to historic setting, and damage to significant views.

Under the requirements of the NPPF and of other useful relevant guidance, such as English Heritage's *Conservation Principles* and *Informed Conservation*, and recent material from the newly formed Historic England, the process of heritage impact assessments can be summarised as involving three parts:

1. understanding the heritage values and significance of the designated and non-designated heritage assets involved and their settings;
2. understanding the nature and extent of the proposed developments;
3. making an objective judgement on the impact that the proposals outlined in Part 2 may have on the information outlined in Part 1.⁵

3.2 Definition of Setting

Setting, as a concept, was clearly defined in PPS5 and was then restated in the NPPF which describe it as:

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

⁵ English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*; Clark, K, 2001, *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*

The latest Historic England guidance on what constitutes setting is virtually identical to the English Heritage guidance it superseded in March 2015:

*'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated (see Designed settings below). Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings.'*⁶

The new Historic England guidance also re-states the earlier guidance that setting is not confined entirely to visible elements and views but includes other aspects including environmental considerations and historical relationships between assets:

*'The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets'.*⁷

In terms of the setting of heritage assets the approach is the same but the latest Historic England guidance - *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (GPA3) of 2015 - suggests a five-step approach.

The steps are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

⁶ Historic England, 2015, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning*: 3, para.4

⁷ *Ibid.*, para.6

3.3 Definition of Significance

The glossary of the *Planning Practice Guidance* (PPG) to the NPPF defines significance as:

‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.

The PPG also states that:

*‘Local planning authorities may identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. In some areas, local authorities identify some non-designated heritage assets as ‘locally listed’.*⁸

but cautions that:

*‘A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process’.*⁹

3.4 Definition of Harm

Current guidance by Historic England is that ‘change’ does not equate to ‘harm’. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to heritage assets – *substantial* and *less than substantial*. Paragraph 133 of the NPPF 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 public benefits that outweigh that harm or loss....’.

Paragraph 134 of the NPPF states that:

‘Where a development proposal would 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 proposals’.

⁸ Planning Practice Guidance, 2014, paragraph 39

⁹ *Ibid.*

Recent High Court rulings have emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’.

As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding impact on the setting of a listed building:

‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’

The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:

*‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused’.*¹⁰

plications that could impact on heritage assets and states that:

*‘In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.*¹¹

¹⁰ Court of Appeal (PALMER and HEREFORDSHIRE COUNCIL & ANR) in 2016 (Case No: C1/2015/3383) para.34.

¹¹ Planning (Listed Buildings and Conservation Areas) Act 1990 c.9 section 66 (1), 41

4. Setting & Outline History

The study site lies on the northern edge of the former grounds of Read Hall, a fine mansion which lies just to the west of the village of read which. Read, in turn, lies about a mile and a half to the west of the small town of Padiham on the north side of the Calder valley. The Hall lies in parkland on high ground between the Calder and the Sabden Brook, a tributary stream to the north-west.

Read anciently belonged to the Honour of Clitheroe in the medieval period and by the 14th century was held by the Nowell family; the predecessor of the present Reed Hall possibly had medieval origins but had been continually altered through the centuries.

Alexander Nowell, the last of the male line, died in 1772 having virtually bankrupted the estate through his extravagant lifestyle and the estate and other lands were then sold on the orders of the Court of Chancery.

It was acquired by James Hilton who, by 1779, had sold it to the three partners of the Oakenshaw Printing Company; the Read Hall portion of the estates came into the hands of one of the partners, Richard Fort, and by the early-1820's he had replaced the old mansion with the present one, built in a neo-classical style to the designs of the architect George Webster – who was probably also responsible for designing the model farm and stables complex to the north of the house.

His great-grandson, also called Richard Fort, sold the estate to Henry Stuttard in 1896. In the mid-20th century the estate was further divided and sold off, including the former farm and stabling complex near the Hall, which have become converted to a series of private houses. There were, in 1975, plans to turn the Hall into a country club, complete with a golf course in the surviving parkland. It is now, however, a private house.

The study area is on the northern edge of a large walled inclosure, shown on the Ordnance Survey map surveyed in the mid-1840's. This was presumably associated with the Hall in some way but its date is not known. On early mapping it seems to be shown as an orchard, accessed from the lane to the south – Hammond Drive; immediately to the east is an ice house. Later maps show it denuded of trees.

The buildings studied in this report are built of flattened ground to the north of the walled enclosure but are not shown on mapping until the early-1890's – but there is a large gap in the available mapping from the 1840's until that date. The site is within an elongated of woodland that was shown on the 1840's mapping and appears to have been a deliberately designed copse on the edge of the slope.

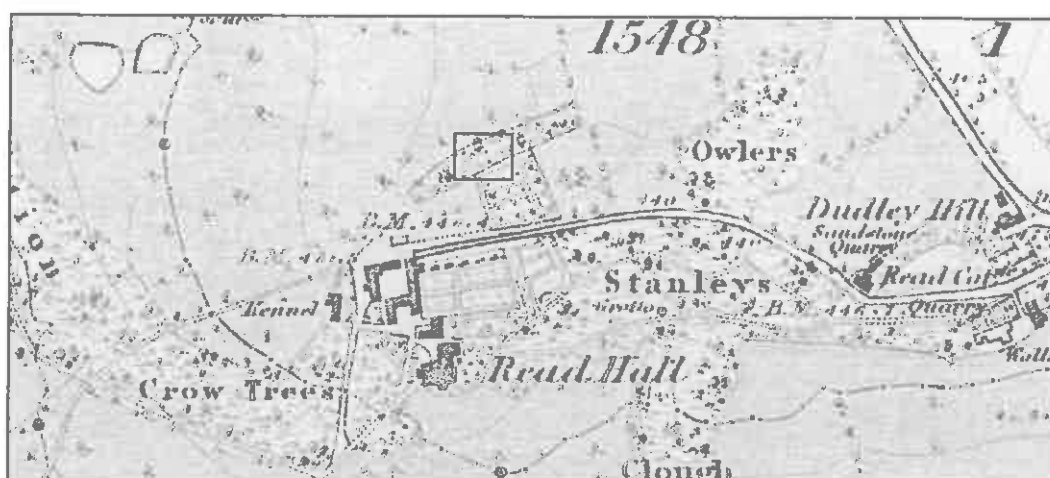


Fig.2: Extract from the 1st edition 6" Ordnance Survey map, surveyed 1844-6.

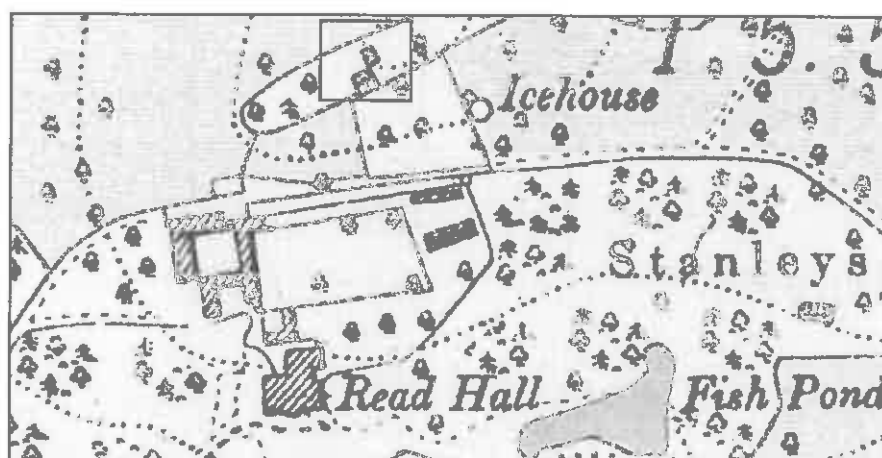


Fig.3: Extract from the 2nd edition of the 6" Ordnance Survey map, surveyed 1890-2.

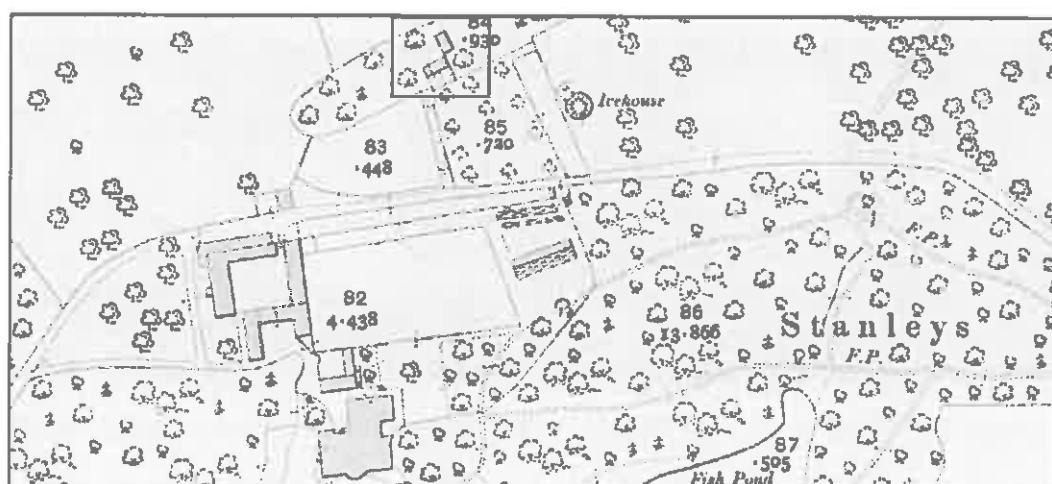


Fig.4: Extract from the 3rd edition of the 1:2500 Ordnance Survey map of 1910.

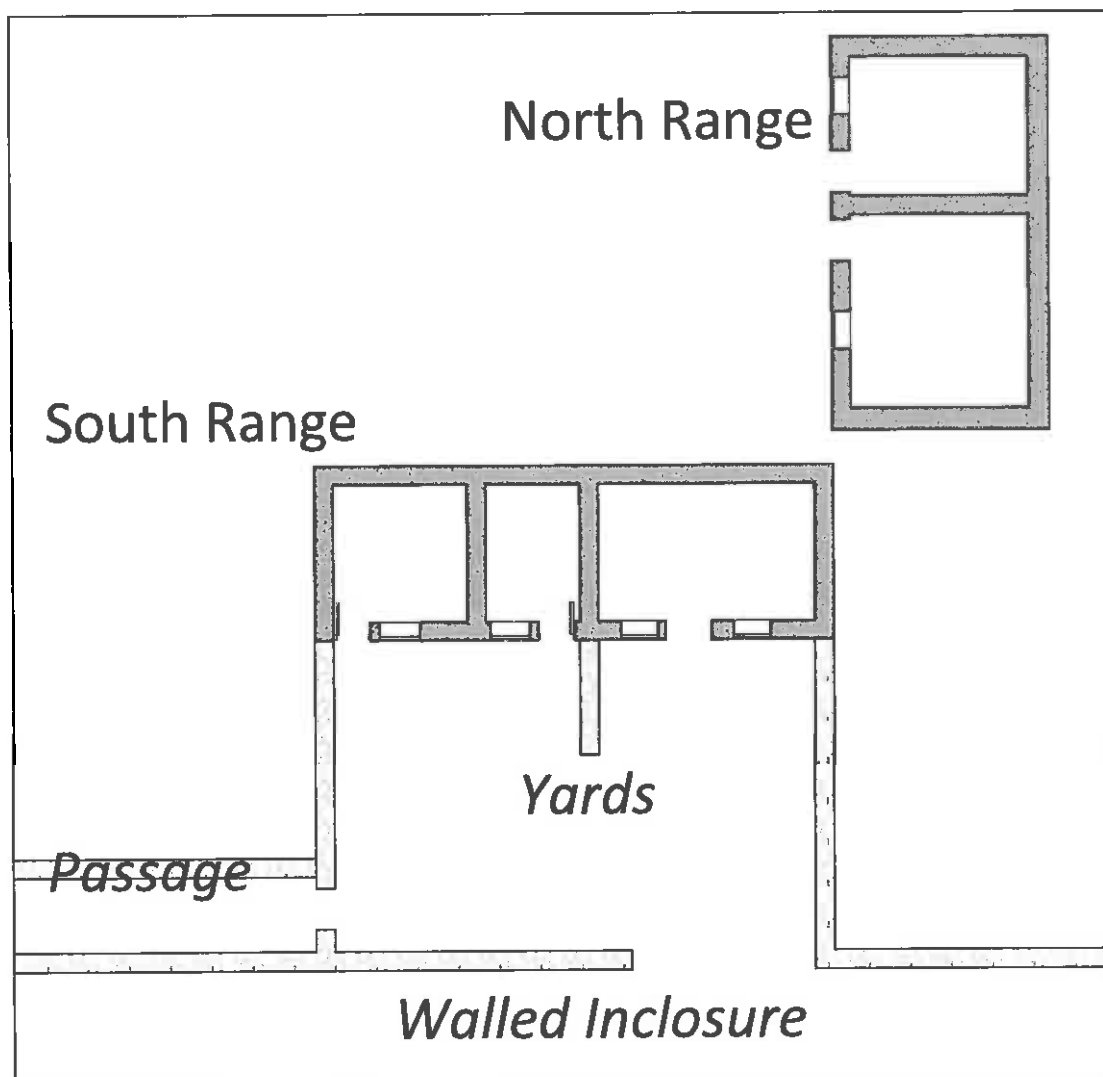


Fig.5: Plan of the buildings (Peter Hitchen Architects, Whalley).



Pl.1: The buildings from the west, North Range to left.

5. The Buildings

The two ranges are built at right-angles to each other on deliberately levelled ground in the former woodland just to the north of the walled inclosure; the two form an 'L-shape' plan with the 'heel' removed; there is just a very small gap in between the two structures, which are of slightly different date and detailing.

5.1 The Southern Range

5.1.1 Description

5.1.1.01 The Exterior

The long rectangular single-storey range is aligned west-east and is built of crude rubblestone granite. There are pairs of openings on the front, or south, elevation – each consisting of a doorway and a window.

These have jambs formed of square sectioned worked single granite stones – with a central shared stone jamb between the openings. These support individual lintels of the same material. The doorways have granite thresholds and the windows, granite sills.

The elevation is not quite symmetrical, though the paired openings are evenly spaced. The three eastern pairs of openings each have the doorway to the right, or east, and the window to the left. The westernmost pair is reversed.

The doors are, or were, ledged plank doors hung on strap hinges hung on iron hooks fixed into the inner faces of the jambs; the easternmost doorway is blocked in rubblestone. The windows are iron barred; the bars in the westernmost window are missing. There are no openings in the rear or gable walls.

5.1.1.02 The Roof

The roof is plain-gabled and covered in traditional slate; the western part of the ridge has angled slate bonnets whilst the eastern portion has interlocking ceramic blue-grey replacement bonnet tiles.

Structurally, the roof consists of vertically set machine-sawn purlins supporting rafter couples that meet at a ridge-board. These are supported by the two surviving cross walls within the building.

It is unclear how much the roof was rebuilt when the chimney stack towards the western end. When the cross-wall in the eastern half was removed, additional support to the ridge was given by a timber stud supported on a cross-piece resting on the tops of the purlins (*see below*).



Pl.2: The south, or front, side of the South Range.



Pl.3: The west side of the South Range and the adjacent front yard.

5.1.1.03 The Interior

Despite once having four doorways and window in its south wall, the interior is now divided into three full-width spaces open to the apex of the roof. The eastern space is now roughly twice the length of the two others, occupying half of the interior.

It is evident that the longer space was originally divided into two by a cross-wall – the scars of which are just visible on either side despite later limewash. Given the lack of bonding in evident in these scars it seems that this missing cross-wall was of brick.

The original surviving central cross-wall is of rubblestone and is bonded into the side walls. The other cross-wall to the west is mainly of brick. On its western side there is clear evidence that this formed the back of a shouldered brick stack that has been demolished; this had a ridge chimney.

In the adjacent narrow space there is a timber feed trough along the eastern side of the former cross-wall and a composite timber and iron hay-rack fixed to the rear wall. There are few other surviving features of note within the building.

5.1.1.04 The Front Yards

The gable ends of the South Range are bonded into tall rubblestone yard walls forming the outer western and eastern boundaries of a pair of open yards between the front elevation of the range and the wall of the inclosure to the south. These walls are topped by worked triangular copers and butt against the earlier wall of the inclosure.

Close to the southern end of the western yard wall is a well crafted door or gateway with worked stone jambs and lintel identical to those in the front wall of the range. This doorway is accessed from the west by a narrow open paved passageway between the wall of the inclosure and a low stone wall parallel to it. In the yard, or east, side of the southern jamb is an iron pintle for a strap hung door.

There is no matching doorway in the eastern yard wall. Instead, towards its northern end close to the junction with the South Range, there is a partly blocked low and quite small opening under a square lintel.

Both yards were evidently once paved; well-worked slabs survive in the western yard. The yards are separated into two equal portions by a cross-wall running southwards from the South Range; this is topped by flattish segmental copers.

The dividing wall appears to have continued all the way to the inclosure wall to the south, but the southern portion of it has collapsed and part has been deliberately removed in the past. It is assumed that there could have been a doorway or opening in this section between the two yards.



Pl.4: The west side of the western cross-wall, showing traces of the lost stack.



Pl.5: The longer eastern space, showing scar of removed cross-wall and added roof support.

5.1.2 Discussion

This range is not shown on the 1st edition of the 6" Ordnance Survey map, surveyed in the mid-1840's. It is shown on the 2nd edition of the map, revised in 1890-2. The building was, therefore, erected between those dates.

As built it consisted of a single-storey range of four full-width spaces, each with a paired doorway and window in the south wall but not interconnecting openings. The westernmost room, at least, was heated – there being a fireplace on the west side of the cross-wall separating it from the next room. That next room was not heated but it is not clear if there had been a stack on the now removed cross-wall in the eastern half of the building.

The building was contemporary with the pair of yards in between its south wall and the adjacent walled inclosure. The western yard was reached through a doorway in the western yard wall, whilst it seems that the eastern yard could be reached through a doorway inserted into the earlier wall of the walled inclosure. There was, presumably, a connecting wall between the two yards.

The existence of secure open yards to the front of the building and barred windows would suggest that the complex was built for livestock – though the size of the openings would suggest that this was not pigs or sheep.

Similarly, the fact that at least one of the rooms was heated could indicate that the buildings were also used by humans who required such comfort and who presumably occupied this part of the building for more than a passing hour or two. The character of the space within which this assumed fireplace once stood was not typical of a feed preparation area.

The similarities of size and apparent usage between this and the probably slightly later North Range indicate that whatever this building was designed to be used for, the demand for that use increased and that further accommodation was soon needed.

5.2 The North Range

The North Range is built at right-angles to the South Range, and to its north-east; it is thus aligned north-south and is another single-storey range though the detailing and design is slightly different.

5.2.1 Description

5.2.1.01 The Exterior

The front of the North Range faces west. This is faced in roughly worked coursed granite rubble. The elevation is of four unequal bays, with a pair of doorways with single windows to each side.

The paired doorways are set to the left of centre. Both have rusticated granite surrounds of single stone jambs and flat lintels. There are no surviving doors but the pattern of iron pintles hammered into the outer faces of the openings shows that, at one time at least, they had two leaf, or 'stable', strap-hung doors.

The window openings are tall and rectangular, with plain jambs but rusticated single stone flat lintels and sills. The openings have vertical iron bars. At the base of the wall towards the southern, or right-hand, end, is a small square-headed opening, possibly for a drain.

The rear and gable walls are of cruder rubblestone. In the rear wall, which is lower than the front wall, are two evenly spaced window openings with the same design of lintels and sills as those on the front elevation; these are also barred.

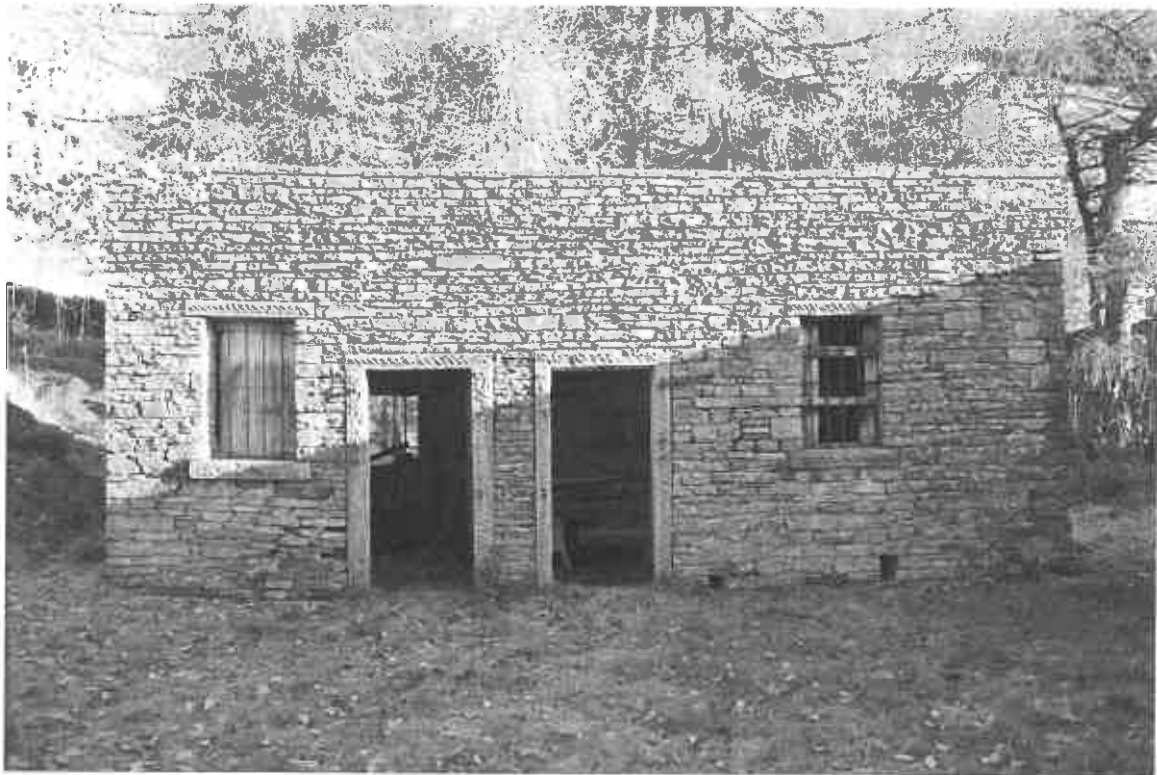
Both gable walls follow the profile of the lean-to roof. In the north gable wall are two very small loops – a lower one with a stone sill, the diminutive upper one, towards the right-hand end, with an internal timber frame.

5.2.1.02 The Roof

The roof is a monopitch, dropping back from the front wall; it is covered with slate. Structurally it is supported on a pair of vertically set machine-sawn purlins virtually identical to those in the South Range.

5.2.1.03 The Interior

The interior is divided into two unequal full-width spaces by a cross-wall set to the north of centre; both spaces are accessed by doorways in the front wall and lit by large windows front and back.



Pl.6: The front, or west, elevation of the North Range.



Pl.7: The North Range from the north-east.

The smaller northern room has a projecting shallow stack on the cross-wall. The stack is a mix of rubblestone and brick and was clearly once topped by a chimney, now demolished. The fireplace has a worked stone surround and is now blocked in brick.

The walls are limewashed. There are sockets in the north and south walls of this space that would have taken the joists of a small loft over the western end of the room – where the lean-to roof is taller. There is evidence that this was in place for some time – the walling below its position having more layers of limewash. The loft would have been lit by the smaller, higher, loop in the north gable wall.

The larger southern room did not have a fireplace in the cross-wall stack. It does have an unusual series of flat headed recesses in the rear wall – two on each side of the rear window, separated by brick piers. These were deliberately and well formed and clearly had an intended use which is at present unknown.

5.2.2 Discussion

Like the South Range, the North Range is not shown on the 1st edition of the 6" Ordnance Survey map, surveyed in the mid-1840's. It is shown on the 2nd edition of the map, revised in 1890-2. The building was, therefore, erected between those dates. Its position and slightly different detailing indicates that it was not built at the same time as the South Range and it seems likely that it was slightly later in date.

The northern space seems to have been for human use. It is well lit and has a domestic scale fireplace; this was clearly not a fireplace for the preparation of animal feed. The evidence for a small loft is possibly significant as well; it could have been a small sleeping loft – lit by the loop in the gable. It is quite possible that this part of the building was used as a bothy for short-term accommodation of a farm worker or keeper.

The larger southern space was probably for animal accommodation and had no direct access through the cross-wall to the smaller space. The series of recesses in the rear wall are intriguing and could have been used for a variety of purposes – from storage, to cage stands, positioning of lamps or lights, etc.



Pl.8: The stack and fireplace, and attic joist sockets, in the north room of the North Range.



Pl.9: The inner face of the rear wall in the southern room of the North Range.

5.3 The Walled Inclosure

5.3.1 Description

The walled inclosure below and to the south of the two bothies is an irregular quadrangle sloping down to the rear drive from the village to Read Hall – Hammond Drive - which passed through the stabling to the rear of the mansion.

It is surrounded by tall rubblestone walls topped by a flat worked stone coping. Most of the southern side wall has been rebuilt and lowered and there are no openings within it; however, evidence from the other three walls indicates that the main entrance into the enclosure had to be on this side.

The west and east walls, rising up the hillside, have and had no openings. The north wall has had a section at its eastern end removed to create a double width gateway through the wall. At its western end, part of the wall has collapsed immediately adjacent to the two bothies and their associated courtyards.

There is a line of crude but fairly even-spaced sockets a little below the top of the wall; these seem too crude to have belonged to the rafters of a lean-to building against the wall and may instead have been associated with the scaffolding required for its construction.

Within the collapsed section, the eastern jamb of an inserted doorway is identifiable; this would have led into the eastern of the two courtyards fronting the South Range and was presumably added when that was built.

5.3.2 Discussion

The walled inclosure was shown on the Ordnance Survey map surveyed in the mid-1840's and is presumably earlier still. Its precise original role is unclear; it seems to have only been accessed from a doorway on the south side. There is no evidence of any other primary openings – not even on the eastern side where the wall runs close to the ice house.

The land within the inclosure is too steep to have been a traditional walled garden and there are no traces of any former buildings along the inner faces of the walls – apart from the possible line of joist pockets on the inner face of the north wall. It does, however, abutt Hammond Drive and, on the opposite side of that are a series of walled gardens more obviously associated with the Hall.

The early mapping of the 1840's shows it to be full of trees laid out in a formal manner so possibly suggesting an orchard, necessarily sheltered by the high walls from the Pennine weather. Another possible role as an animal inclosure – perhaps for deer, given the height of the walls, cannot be ruled out entirely.

As the walled inclosure clearly predates the buildings now attached to its northern side, the relationship between it and them is unclear – but was presumably once significant. The northern wall of the inclosure was pierced by an inserted doorway to provide access from it into the eastern yard of the South Range.



Pl.10: View north from Hammond Drive through the walled inclosure to the study area.

6. Outline Heritage Statement

The buildings are not listed and are assumed to date to the second half of the 19th century. Their exact dates and purposes are at present unclear but the fact that both were once heated indicates that they were used by both animals and humans; indeed, it is quite possible that part of the North Range was used as a bothy – possibly used seasonally.

The buildings form a discrete group within a wider set of buildings associated with Read Hall and Read Hall Farm. The other buildings of the former Farm and the service buildings of the Hall have been converted to residential use since the mid-20th century, creating the general domesticated character of the former grounds in this area.

The buildings are considered to be of sufficient heritage value in their own right and as part of the group of buildings associated with Read Hall to warrant being considered as non-designated heritage assets under the guidance of the NPPF. The buildings are relatively intact and capable of adaptive reuse without the need for radical rebuilding.

7. The Proposals

Proposals have been developed to combine the two buildings to form a single dwelling. This will involve the renovation of the buildings, a glazed link in the re-entrant angle between them, a flat roof over the yards in front of the South Range, the rebuilding of the adjacent section of collapsed wall of the walled inclosure as a glazed screen to the property, and the erection of a low glazed extension on the east side of the eastern yard wall and gable end of the South Range between the walled inclosure and the gable end of the North Range. These are all documented in the planning application drawings and explained in the design and access statement.

8. Heritage Impact Assessment

8.1 Impact on the Buildings

The physical impact on the fabric of the buildings is limited. Most existing openings will either be re-used or blocked in a reversible manner and their positions expressed within the interiors. The blocked doorway in the South Range is to be re-opened and the south window in the North Range will be converted into a doorway. Other inserted openings are limited in number and are to be treated in a manner to subtly distinguish them from the originals.

The collapsed and collapsing section of the adjacent wall of the walled inclosure is to be taken down and rebuilt to form the glazed front of the roofed yard area within the new dwelling. The rebuilt section of walling will be topped by a coping to match the original coping to either side, restoring the integrity of the inclosure. The rest of the alterations to the buildings are essentially additive and potentially reversible.

External views of the buildings will remain substantially as they are at present, except for the rebuilding of the wall to the south. The new low glazed extension on the east side of the complex will only be visible from within the confines of the woodland and not from the public domain or the wider landscape.

The main change to older arrangements will be the roofing over of the yard areas to the south of the South Range. The structure of the roofing and its support is relatively light-weight and ultimately reversible.

These yards were never visible from outside the complex, because of the height of the walls on three sides and the South Range on the fourth. This seclusion was evidently deliberate. Except from within the walled inclosure to the south, the appearance of this part of the complex from outside its parameters will not be altered.

The internal changes are to already the altered interiors and respect the surviving fabric and layouts. Most of the internal changes relate to floor and wall surfaces and additive alterations that are reversible.

Overall, it is considered that the impact on the fabric, character, setting and significance of these non-designated heritage assets is relatively light – and certainly at the lower end of the ‘less than substantial harm’ spectrum as outlined in the National Planning Policy Framework.



Pl.11: View from the front North Range towards Read Hall Farm; the Hall is hidden by trees.



Pl.12: The listed ice house, with the east wall of the walled inclosure to the right.

Such 'harm' is more than balanced by the benefits accrued in the renovation of these buildings and the ensuring of their long-term futures as buildings and as elements of the landscape surrounding Read Hall.

8.2 Impact on Adjacent Designated Heritage Assets

The site is well inclosed and set in private and mainly wooded grounds. The external changes visible from the public domain and even from private land outside the main complex are, as outlined above, very limited due to the private nature of the site and the fact that most alterations are within a walled compound.

There are no clear views from the rear of the Grade II* listed Read Hall, some distance to the south of the site, and there would be no impact on the character, setting, or significance of that building – especially given the fact that its former service buildings and model farm have already been converted to residential use.

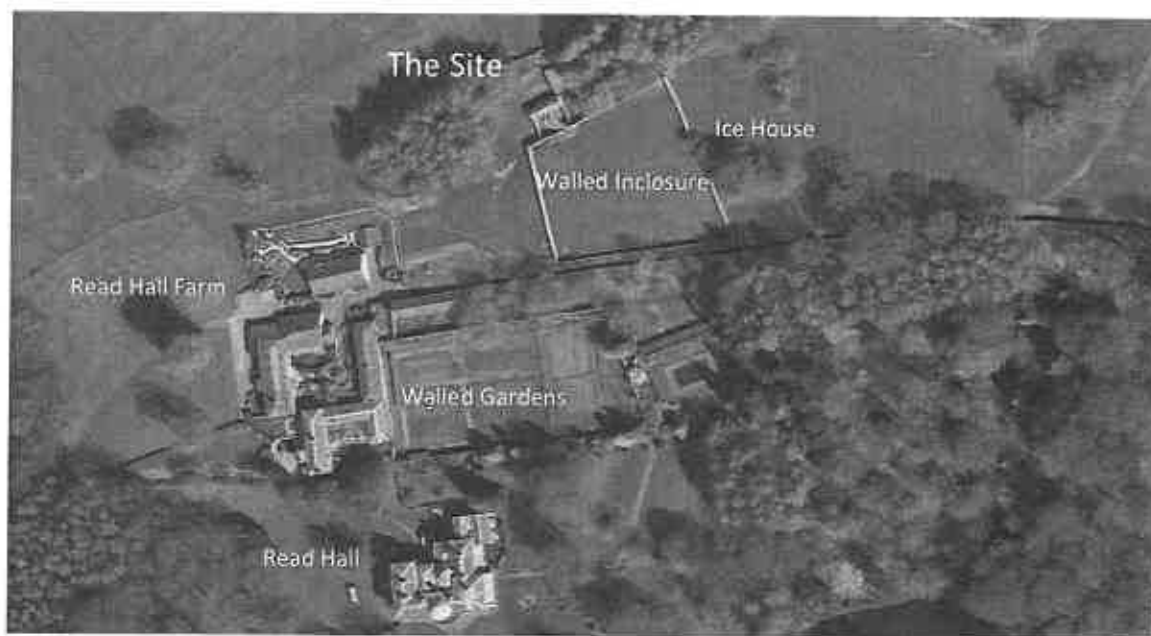
The only other listed structure nearby is the Grade II listed ice house immediately to the east of the walled inclosure to the south of the site. This is a largely subterranean structure and because of its location there are, in any case, no reciprocal views between it and the proposed new dwelling because of the tall walls in between. There would be no impact on its character, setting or significance.

8.3 Impact on Adjacent Non-Designated Heritage Assets

The former model farm buildings of Read Hall Farm to the south-west of the site have limited views to the walls enclosing it, but such views would not be altered as a result of the proposals. These buildings are, as a group, worthy of being considered non-designated heritage assets but their significance in heritage terms has been eroded by their conversion to residential use.

The walled inclosure to the south of the site is of some interest in historical terms, but as its south wall has been entirely rebuilt and there are large gaps – intended and accidental – at either end of the north wall, it is difficult to argue that it has sufficient structural integrity to warrant being considered as a non-designated heritage asset.

The only impact on this inclosure will be the rebuilding of the already collapsed and structurally unsound western end of the north wall adjacent to the new dwelling; this will be rebuilt as a large glazed area but the historic profile and wall coping will be restored as part of the proposals.



Pl.13: GoogleEarth © aerial view of the study area and environs.



Pl.14: Detail from the GoogleEarth © aerial view of the study area and environs.

8.4 Archaeological Issues

The two buildings and the associated yards are built of a levelled area of ground that is clearly man-made; it is highly likely that it was the quarry from which the stone for the walls of the walled inclosure were initially obtained – and subsequently re-visited to provide the masonry for each of the two buildings. The present ground surface within the complex is thus not natural and has been excavated to this level, eliminating its archaeological potential.

9. Conclusions

The proposals for the new dwelling are considered to be proportionate and the design and detailing is of the highest quality. The scheme will result in some internal changes and some minor loss of fabric, but that is not considered to cause harm to the significance of these non-designated heritage assets. Any changes are more than off-set by ensuring the long-term future of these rather enigmatic 19th century buildings.

The nature of the site and its place within the wider landscape means that there would be no impact on any other adjacent heritage assets, designated or non-designated and the fact that the area has been quarried means that there will be no archaeological implications.

The original purpose of the buildings, and of the walled inclosure adjacent to them, is unclear – but both seem to have been used by both man and animals originally. Both have been altered internally and their function presumably altered to purely that of housing animals.

In the recent past, planning guidance has recognised that change to historic buildings is part of their history and that buildings are not and should not be fossilised in time. The prospect of such change, even to listed buildings, is anticipated in the government's *National Planning Policy Framework* but more clearly outlined in earlier guidance from 1996, *Planning Policy Guideline No.15* (PPG 15), which stated – in relation to listed buildings that:

'Many listed buildings can sustain some degree of sensitive alteration or extension to accommodate continuing or new uses. Indeed, cumulative changes reflecting the history of use and ownership are themselves an aspect of the special interest of some buildings, and the merit of some new alterations or additions, especially where they are generated within a secure and committed long-term ownership, should not be discounted.'

10. References

- Clark, K, 2001, *Informed Conservation: Understanding Historic Buildings and Their Landscapes for Conservation*
- Department for Communities & Local Government, 2010, *Planning Policy Statement No.5: Planning for the Historic Environment*
- Department for Communities & Local Government, 2012, *National Planning Policy Framework*
- Ekwall, E, 1970, *The Concise Dictionary of English Place-Names*
- English Heritage, 2008, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*
- English Heritage, 2011a, *Seeing the History in the View: A Method for Assessing Heritage Significance Within Views*
- English Heritage, 2011b, *The Setting of Heritage Assets: English Heritage Guidance*
- Historic England, 2015, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*
- Planning (Listed Buildings and Conservation Areas) Act 1990



The Consultancy

Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes broader area appraisals and Conservation Plans.

*Richard Morriss is a former Member of the Institute of Field Archaeologists and of the Association of Diocesan and Cathedral Archaeologists, archaeological advisor to four cathedrals, occasional lecturer at Bristol and Birmingham universities, and author of many academic papers and of 20 books, mainly on architecture and archaeology, including *The Archaeology of Buildings* (Tempus 2000), *The Archaeology of Railways* (Tempus 1999); *Roads: Archaeology & Architecture* (Tempus 2006) and ten in the *Buildings of* series: Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester (Sutton 1993-1994). The latest work is an Historic England funded monograph on the Houses of Hereford (Oxbow 2017). He was a member of the project team responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling*