

# MULBERRY GRANGE / HIGHER GAZEGILL FARM, DANCER LANE, RIMINGTON:

## HERITAGE STATEMENT

### 1 Introduction

- 1.1 This heritage statement has been produced to support forthcoming planning and listed building consent applications to Ribble Valley Borough Council for works at Mulberry Grange, formerly known as Higher Gazegill Farm, Rimington, on the instruction of the owners, through Sunderland Peacock & Associates Ltd. It has been produced by Stephen Haigh MA (a buildings archaeologist with 20 years professional experience of assessing, investigating and recording historic buildings in the region), following a site visit on 7 September 2018. The author produced an historic building record of the site in 2014<sup>1</sup>.
- 1.2 The farmhouse and attached barn at the site are a grade II listed building, first listed in 1984 (National Heritage List for England, entry number 1072094). The site is currently undergoing work under planning consents 3/2008/0645 & /0646 (which were renewed under 3/2011/0798 & /0799), and a subsequent permission 3/2017/0707. These include consent for the refurbishment of the farmhouse and its extension into the adjoining barn, as well as the conversion of other outbuildings.
- 1.3 The present applications are to include four additions to the existing consents and are partly retrospective: the inclusion of a former slurry pit within the domestic curtilage and its change to a walled garden; changes to the west elevation of the ancillary cottage; the demolition of a modern farm building; and the construction of a link between the former barn attached to the house, and the building housing a swimming pool & garage to the west.

### 2 Statement of heritage significance

- 2.1 The listed building at the site, comprising farmhouse and attached barn (now part of the house), has heritage significance as a pair of vernacular buildings constructed in the early 19th century or possibly earlier. House and barn were built in a single construction phase, apparently on a new site, and in a plain form with few adornments, and are in many ways typical of such farms of that period. The walls of local sandstone, with relatively small window openings and high solid to void ratios, together with the largely unbroken sweep of traditional stone slate roofs, confer aesthetic value to the site, which sits in a largely rural setting,

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<sup>1</sup> Stephen Haigh 2014 *Higher Gazegill, Cross Hill Lane, Rimington, Lancashire: Historic Building Record*

despite the replacement of the former agricultural setting by its current domestic curtilage.

### 3 Impact of the proposals

- 3.1 Overall, the current proposals would have no negative impact on the setting of the listed building, and the inclusion of the former slurry pit within the domestic curtilage and its conversion to a walled garden represents a positive improvement on setting. The former slurry pit was concrete walled with no aesthetic value and was redundant, so its replacement by a well designed garden represents a small public benefit by enhancing setting. Minor changes to the approved scheme for the outbuildings to the south and south-west of the stone barn do not materially affect the setting of the listed building; they are spatially and visually separated from it by the courtyard, and are in keeping with the overall thrust and scale of the approved scheme. Similarly, the “lightweight” link between the barn and the swimming pool/garage building would remain clearly distinct from the historic building; the barn’s large mass and traditional form mean that it would remain unaffected, and dignified. In summary, these changes contribute to the coherence of the development of the site as a whole, and complement the listed building and its setting.

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