

HERITAGE STATEMENT

FOR PROPOSED DEVELOPMENT AT
SEEDALLS FARM
MOOR LANE
WEST BRADFORD
LANCASHIRE
BB7 3JG



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

This page is left intentionally blank

CONTENTS

| | | |
|-----|---------------------------------------|----|
| 1.0 | INTRODUCTION | 04 |
| 2.0 | SETTING AND CONTEXT | 05 |
| 3.0 | HERITAGE ASSET DESIGNATIONS | 12 |
| 4.0 | HISTORICAL AND ARCHAEOLOGICAL CONTEXT | 12 |
| 5.0 | ASSESSMENT OF SIGNIFICANCE | 12 |
| 6.0 | DEVELOPMENT PROPOSALS | 14 |
| 7.0 | HERITAGE IMPACT ASSESSMENT | 14 |

CONTACT INFORMATION

Matthew Fish B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC
E: Matthew.Fish@sunderlandpeacock.com
T: 01200 423178

Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe
Lancashire
BB7 2AG

www.sunderlandpeacock.com

All rights in this work are reserved. This report is for the private and confidential use of Mr and Mrs Evans for whom this document has been produced and should not be reproduced, stored or transmitted in any form (including photocopying or placing on a website) or relied upon by third parties without the express written permission of Sunderland Peacock and Associates Ltd or the Client as appropriate. Applications to reproduce this work, in whole or in part should be addressed to Info@sunderlandpeacock.com.

© **Sunderland Peacock and Associates Ltd 2021**

1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This Heritage Statement has been produced in support of an application for planning permission for the redevelopment of Seedalls Farm.
- 1.1.2 Seedalls Farmhouse appears to be a 17th century former farmhouse, with adjoining barn, both of which have been altered historically and in the more recent past. The building is not listed or sited within a conservation area but is sited within the Forest of Bowland Area of Outstanding Natural Beauty.

1.2 PURPOSE

- 1.2.1 The National Planning Policy Framework (NPPF), 2019 requires that an assessment of the significance of any heritage asset, including their setting, that are to be affected by development proposals as part of planning applications.
- 1.2.2 It is produced in response to Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

1.3 METHODOLOGY

- 1.3.1 This document has been produced in accordance with the following series of documents all of which are considered to be current best practice guidance and consist of the following;
- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.²
 - Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.³
 - Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁴
 - Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁵

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 22nd March 2021)

² Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

³ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁴ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CI%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CI%26GDBA_3.pdf (Accessed on 31st March 2020)

- Historic England (2017) *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (2nd Edition)⁶

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the buildings.

1.4 **AUTHOR**

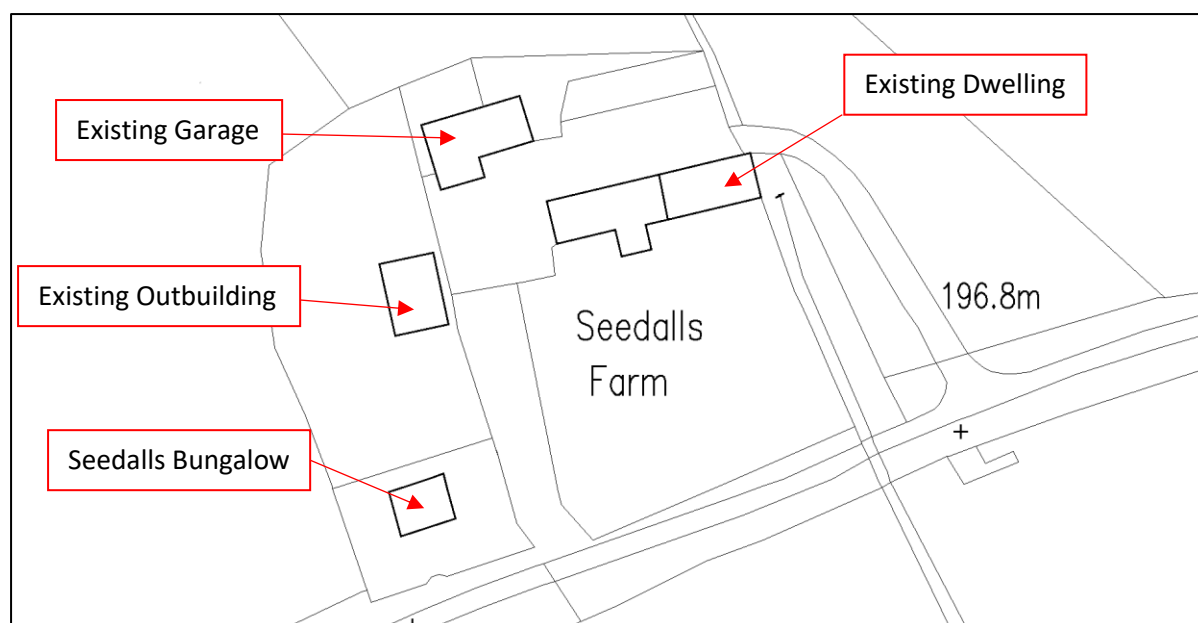
1.4.1 The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

2.0 **SETTING AND CONTEXT**

2.1 **SITE LOCATION**

2.1.1 Seedalls Farm is located in a rural location on the north side of Moor Lane, some 2km to the north west of the small village of West Bradford in the Ribble Valley Borough of Lancashire.

⁶ Historic England (2017) *Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3* (2nd Edition) (Online) Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> (Accessed on 22nd March 2021)



PL01: Existing plan of Seedalls Farm

2.3 BUILDING DESCRIPTION

- 2.3.1 The existing farmhouse is four units long, arranged in a linear progression, a single room deep, and is of two storeys in height. With the exception of the east unit, which is comprised of a single storey lean-to. The building is constructed from local sandstone and was previously finished with white paint which has since been removed. On analysis of the external walls, it does appear that elements of rebuilding and re-fenestration have been undertaken, along with modern window insertions to the now converted former barn. Lines of dichotomy to the elevations, in particular, the gable ends, indicate that the eaves of the building have also been raised. The two stone-built chimney stacks to the eastern end of the building denote the extents of the original house along with the existing sandstone flag roof covering. The remainder of the roof is in natural slate. A small, single storey lean-to adjoins the east gable end and is now incorporated internally into the existing lounge, facilitated by the removal of the former external wall to the gable at ground floor level. The lean-to has one single leaf door opening, with a window opening to both the north and east elevations. Above the door opening is a stone ledge with a small, now infilled, opening into the roof space, presumably used for once housing birds. The window openings to the south elevation are of a fairly uniform pattern, arranged in pairs between the ground floor and first floor. The windows are uPVC double glazed units, set within plain, squared stone surrounds. A modern uPVC entrance porch, with stone dwarf walls is located off centre to the south elevation at the location of the former cart entry door into the barn. Possible evidence of the former entrance door to the dwelling remains, at low level to the east of the soil pipe to the south elevation and is denoted by a possible stone threshold, with a large stone on each side (former jamb stone), with infill masonry between. This would position to the door within the east unit, adjacent to the internal dividing wall. The rear has fewer features of interest again with the window openings being of fairly uniform arrangement a number of which will be modern insertions. Again, the windows are rectangular, with uPVC double glazed casement windows, with plain, square stone surrounds.
- 2.3.4 Internally the building is much altered and contains little of interest, in particular the former barn which is now converted as an extension of the existing dwelling. A ground floor section of the east gable end wall has also been removed along with the fireplace and chimney breast. The two-unit, single pile plan form of the dwelling remains legible to an extent. Two timber beams are present to the ceiling of the ground floor lounge, one of which is chamfered, with moulded stopes indicating a 17th century date. The other beam is a modern imitation.



PL02: View of Seedalls Farmhouse from the north west.



PL03: View of Seedalls Farm from the North.



PL04: View of Seedalls Farmhouse from the South East.



PL05: View of Seedalls Farmhouse from the South West.



PL06: View of lean-to addition to the east gable end.



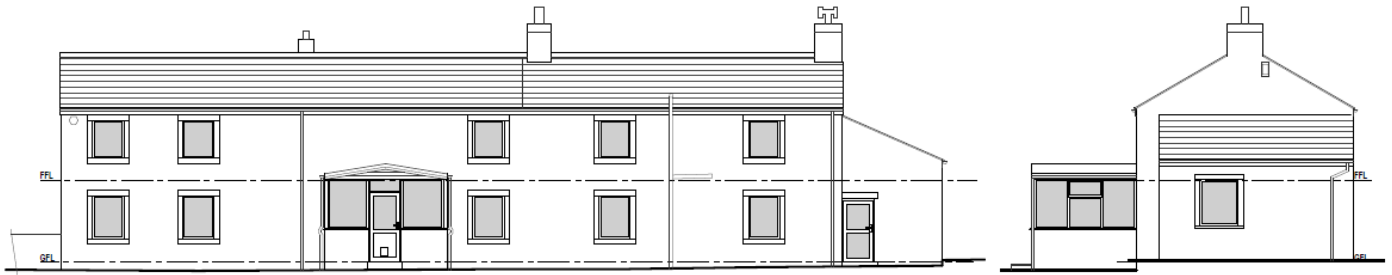
PL07: View of chamfers and moulded stops to a ceiling beam within the ground floor living room.



PL08: View of former cart entry to the south elevation.



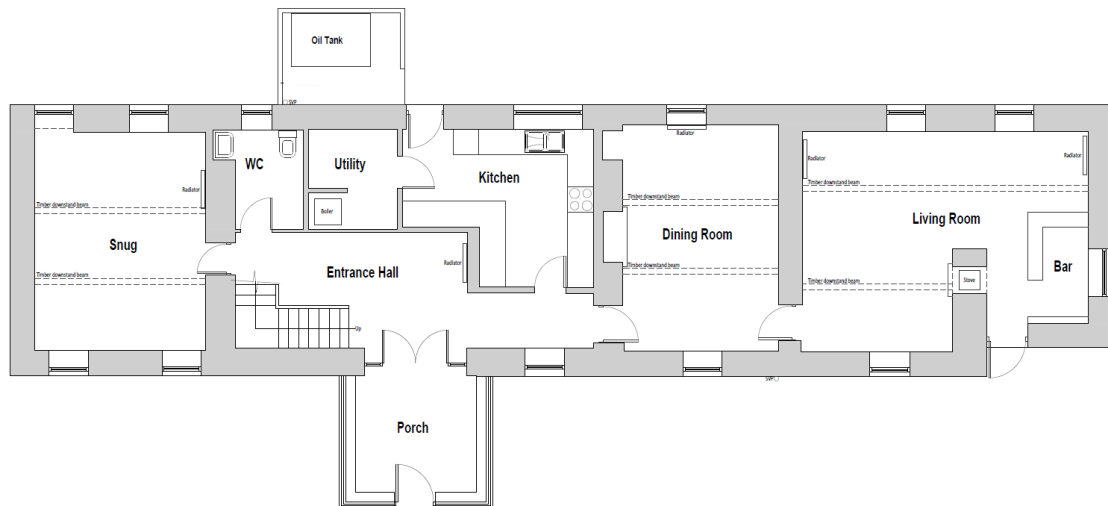
PL09: Photograph of Seedalls Farmhouse from the latter part of the second half of the 20th



PL09: View of south and east elevations.



PL10: View of north and west elevations.



PL11: Existing ground floor plan.



PL12: Existing first floor plan.

3.0 HERITAGE ASSET DESIGNATIONS

3.1 DESIGNATIONS

- 3.1.1 The building is not statutorily listed and is not located within a Conservation Area.

4.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

4.1 SUMMARY OF HISTORICAL DEVELOPMENT

- 4.1.1 The history and development of Seedalls Farm does not appear to be well documented amongst published and unpublished documentary sources. The 17th century origin of the farmhouse is indicated by its two-unit, single pile plan form as well as the presence of a chamfered ceiling beam with moulded stops to the ground floor lounge. No date stone is present to the building to confirm this. An online catalogue does contain evidence that the farm was once part of the Eaves Hall Estate⁷ with further documents⁸ relating to 'Seedalls' dating from the 19th century⁹.
- 4.1.2 There is evidence of rebuilding works to the external stone walls, as well as evidence of the raising of the eaves of both the house and barn, as well as the west unit of the building, which also appears to be a later addition to the building, possibly 18th century / early 19th century. The lean-to to the east gable is also a later addition dating from the 18th century / early 19th century.
- 4.1.3 Ordnance Survey mapping from between 1850 and 1908 shows that the farmhouse and barn have not changed in outline between this time period.

5.0 ASSESSMENT OF SIGNIFICANCE

5.1 ARCHAEOLOGICAL INTEREST

- 5.1.1 The Historic England guidance document "Statement of Heritage Significance: Analysing Significance in Heritage Assets" (2019) states that *"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."*¹⁰
- 5.1.2 Seedalls Farmhouse provides evidence of settlement on the site dating to the 17th century, but its exact origins cannot be firmly dated. It is evidence of both agricultural and domestic use, although the former barn has been converted for residential use as an extension of the existing farmhouse. No dates or initials appear to be present to the fabric of the building. The construction of the farmhouse places it within the category of between 1540 and 1750, prior to when much of the nation's agricultural buildings were constructed. The archaeological interest of the building is relatively low as a result of past external and internal alterations and the removal of historic fixtures and fittings. As a result, the archaeological interest of the building is confined largely to the exterior of the building and is derived from extant historic fabric and retained historic features. The single pile, two cell plan form of the house is also of archaeological interest, but this has also been altered. The extensions to the east side of the house and west side of the former barn likely date from the 18th century / early 19th

⁷ Lancashire Archives, Reference DDX 118, Parcel 7: Seedalls, Hansons and Dowsyke tenements in West Bradford

⁸ Lancashire Archives, Reference DDB/ACC6685 Box 130 b4: Conditions for letting Seedalls Farm, 1853.

⁹ Lancashire Archives, Reference DDX 118/145/4: Edward Hodgson of Clitheroe, esq, to certain copyhold estates called "Seedalls", "Hansons" and Dovesyke situate in West Bradford, 11 Nov 1830 - 13 Oct 1882

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

century and although they are evidence of the later historical development of the building, they possess little archaeological interest on account of their age and lack of historical fixtures and fittings.

5.2 ARCHITECTURAL AND ARTISTIC INTEREST

- 5.2.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*¹¹
- 5.2.2 The house and adjoining former barn are the product of local vernacular building tradition which is prevalent amongst such building within the region and would have been constructed using locally sourced materials and skilled craftsmen. These types of buildings, in this setting and use, would display very little conscious design given that their construction was primarily focused on the intended function of the building and architectural merit was considered to be of little importance. The building possesses few features of interest and merit, with the interest lying in the external appearance of the building, the relative uniformity of the wall openings, with stone surrounds, and construction features such as stone quoins.
- 5.2.3 This being said, the external appearance of the building has been impacted on through the unsympathetic addition of the uPVC porch, which has concealed the former cart entry door opening, and the use of modern uPVC windows and doors along with modern window insertions to the now converted barn.

5.3 HISTORIC INTEREST

- 5.3.1 The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019) states that *“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”*¹²
- 5.3.2 In terms of associative historical value, the building will be associated with its patron and the inhabitants that have followed throughout time, the identity of which have not been elucidated at this time. There are no associations which have been manifested in the extant building fabric and as such these associations will not be harmed by the implementation of the proposals.
- 5.3.3 In terms of illustrative historical value, the building is evidence of a 17th century farmhouse and adjoining barn that has been altered in the subsequent centuries and where likely to have belonged to a yeoman or tenant farmer and their family. The buildings provide a limited insight into the agricultural and domestic use of the site however the loss of internal features from the buildings and the undertaking of unsympathetic alterations has hindered the ability to interpret its history and development. The building, although of 17th century origin, provides little unique evidence about the past, with more significant, rarer and complete examples of this type of building existing elsewhere within the region. It possesses little uniqueness in relation to their design, technology or social organisation.

¹¹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹² Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

5.4 SUMMARY STATEMENT OF SIGNIFICANCE

- 5.4.1 The existing farmhouse and adjoining converted barn are not formally designated as a listed building which suggests that it possesses a limited amount of significance. An analysis of the building has demonstrated that the farmhouse and barn possess a limited intrinsic interest and that this interest is insufficient to be able to establish the building as being of national importance, therefore it is not of a standard suitable for statutory listing and must only be considered to be of local interest as part of the local agricultural landscape.
- 5.4.2 The significance of the building is derived from being examples of their respective building types and lies primarily in its external appearance, albeit the building has not been well preserved and has been altered with unsympathetic changes i.e., uPVC porch, windows and doors as well as inserted window openings to the barn. The 17th century origin of the dwelling is also of interest however, little significant evidence of this remains and it cannot be firmly dated.
- 5.4.3 The interior of the building is of little interest as a result of the removal of historic features and the carrying out of past alterations and also the conversion of the former barn. The building has undergone a number of unsympathetic changes to the internal plan form and spaces as well as the loss of historic internal features and fabric.

6.0 DEVELOPMENT PROPOSALS

6.1 SUMMARY OF DEVELOPMENT PROPOSALS

- 6.1.1 The proposals consist of the following works;
- Demolition of the east lean-to and the erection of a new two-storey extension.
 - Demolition of Seedalls Bungalow and the erection of a new replacement two-storey dwelling.
 - Demolition of the existing outbuilding and the erection of a new residential annex.
 - Demolition of the existing garage and the erection of a new garage.
 - Erection of a new agricultural building.
 - Demolition of the existing porch to the south elevation and the erection of a new oak framed entrance canopy.

7.0 HERITAGE IMPACT ASSESSMENT

7.1 IMPACT ON THE EXISTING BUILDING

- 7.1.1 The removal of the uPVC porch to the south elevation should be welcomed due to its use of incongruous materials i.e., uPVC windows and doors. The proposed oak framed canopy will be built of traditional materials and will be in traditional gable form to minimise impact. The former cart entry door will also no longer be concealed internally and will be reinstated as an external feature of the converted barn therefore better revealing this feature and its significance. The removal of the modern porch will also reinstate the plan form of this area of the ground floor, contributing to its significance. The canopy will be of a size so as to accommodate the cart entry door opening but will result in greater degree of harm when compared with that of the uPVC porch.
- 7.1.2 The proposed two storey extension to the east gable end will result in the loss of the lean-to extension and whilst this is evidence of the past development of the building, it is not considered to be a significant addition. The extension is to be set below the ridge and eaves of the existing farmhouse therefore denoting its original extents and ensuring a sense of subservience between the original building and the extension. The extension is

to be built using matching materials and will incorporate a cat slide roof which is a common roof form amongst agricultural buildings and would therefore not appear incongruous in this context. The window proportions proposed are also similar to those of the existing building. The remainder of the east gable wall at ground floor level as well as the same wall at first floor level is to be removed to create open plan living to the ground floor and a larger bedroom at first floor level. Whilst this will impact on the plan form of the building, 'nibs' have been retained to both floors to provide evidence of the former wall.

- 7.1.3 A number of new buildings are to be erected around the site. These new buildings will be sited on the site or their respective predecessors and will be of a similar size but will also be of a much improved and respectful appearance to the setting of the farmhouse, by virtue of their size, material selection and built form. A large modern agricultural building is to be erected to the north west of the site the use of which will be consistent with the use of the site.

7.2 IMPACT ON NON-SCHEDULED BELOW GROUND ARCHAEOLOGICAL REMAINS

- 7.2.1 The proposals will involve the excavations for foundations to the proposed buildings and extension and an analysis of historic OS mapping of the site has demonstrated that the likelihood of encountering below ground archaeology dating from the mid-19th century onwards is unlikely. However, no historical mapping prior to 1850 has been found and it cannot be confirmed if the remains of any structures built and demolished prior to 1850 will be encountered around the site.