

Land on west side of Eaves Hall Lane, West Bradford, Lancashire:

Heritage statement to support a planning application for change of use to holiday caravan park (RVBC ref: 3/2022/0705)

1 Introduction

1.1 This heritage statement has been produced for the applicant Cherry Investments, to support a current planning application to Ribble Valley Borough Council (RVBC), for the "*proposed change of use of land to holiday caravan park for the accommodation of 12 caravans, access, parking, landscaping and ancillary works.*" A visit was made to the development site and the relevant heritage assets by the writer on 30 August 2022, using public rights of way.

1.2 The site itself has not been identified as a heritage asset, but in their consultation response to the application, the council's Principal Planning Officer commented that:

"The site appears to be within the vicinity of a number of designated heritage assets (Eaves Hall, Grade II listed; Eaves House Cottage and Barn Adjoining to East, Grade II listed; Eaves House Farmhouse, Grade II listed; Dove Sike, Grade II listed). A heritage statement is required to understand the significance of the listed buildings and their settings and impact from development (see section 66 of the Act and NPPF 194). A site notice etc may be necessary in this regard.

NPPG Historic Environment paragraph 13 identifies that in addition to views, setting is also influenced by environmental factors eg noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. Setting is not dependent on there being public rights of way etc. The implications of cumulative change may need to be considered."

1.3 This statement is therefore confined to an assessment of the significance of those listed buildings and their settings, and the potential impact on them which could arise from the development.

2 Location

2.1 The site comprises part of an agricultural field on the west side of Eaves Hall Lane, also known as Moor Lane, about 1km north-west of West Bradford. The NGR for the centre of the site is SD 73556 45226.

- 2.2 Land immediately to the south, west and north of the site is similarly in agricultural use, as improved grassland. The land to the east of the site, across the lane, is occupied by the Three Rivers Woodland Park, a holiday park complex of caravans and lodges. This is an important consideration as regards the settings of heritage assets, as the proposed site would be a small one in relation to the Three Rivers site, and would represent a small incremental growth in this land use here.

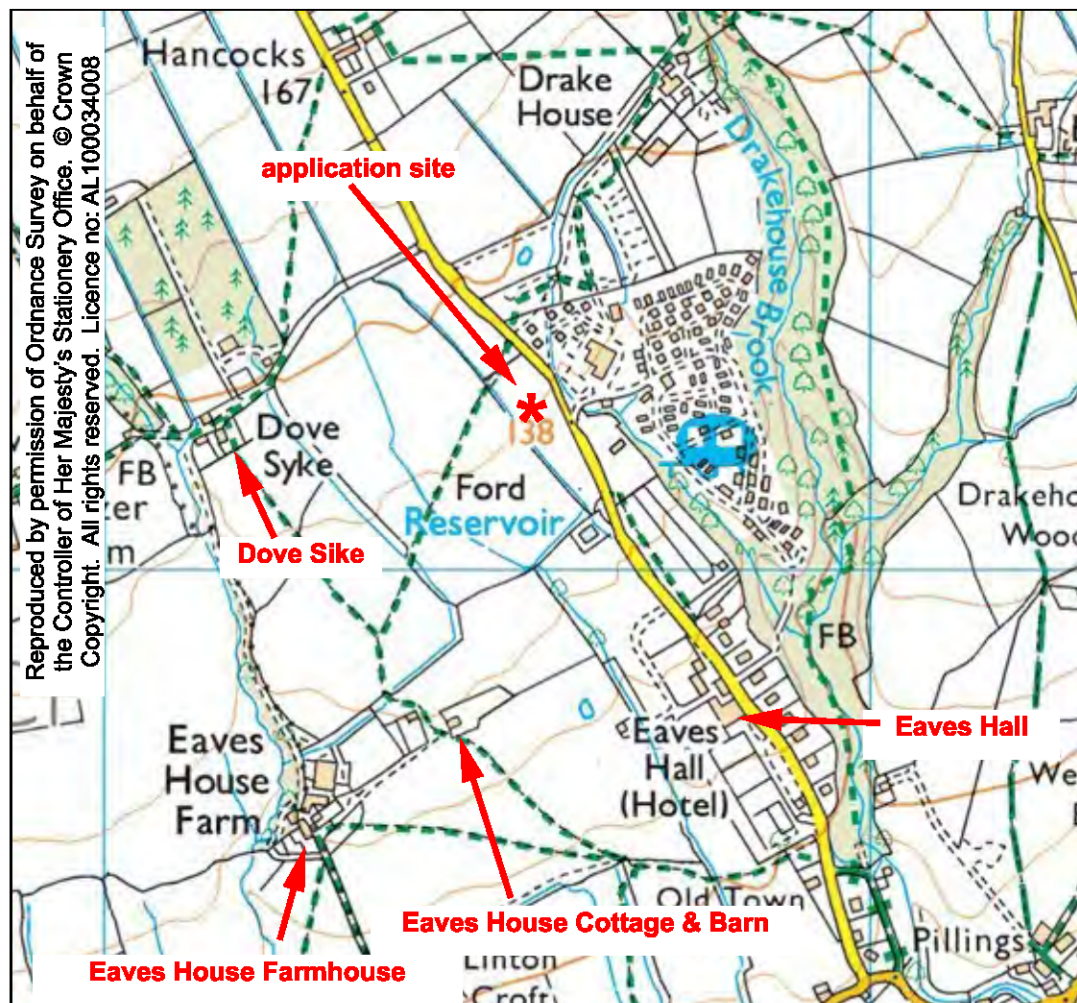


Photo 1: Location map (1:10,000)

3 The listed buildings identified (all grade II)

Eaves Hall¹ (NGR: SD 73827 44812)

- 3.1 This is a substantial former country house standing on the west side of Eaves Hall Lane, about 450m south of the application site, currently in commercial use as "exclusive hospitality". The official list entry describes it as:

¹ National Heritage List, number 1163739
<https://historicengland.org.uk/listing/the-list/list-entry/1163739>

House, 1922 by Hitchon and Pickup (Pevsner). Red brick and Portland stone, with slate roof. 2 storeys with attics, the main part of the south facade being a symmetrical composition in a Free Renaissance style, with stone quoins and cornice, and with 2 projecting wings. These are linked by a balcony, in front of the recessed central section, carried on paired Tuscan columns. In the centre of the 1st floor is a large open pediment on paired Ionic columns, framing a tripartite window with Ionic columns as mullions and with a Diocletian window above. The windows have casements with glazing bars, those to the wings having architraves, with pediments in the centre on the 1st floor. The west facade is in 3 sections, each almost symmetrical. Towards the right is a doorway with a large segmental open pediment on console brackets. Towards the centre is a long window of 7 lights with square mullions, with 4 Tuscan columns set forward, resting on the sill and supporting an entablature. Over the central 3 lights is a semi-circular moulded head with scallop decoration. On the 1st floor is a Venetian window with balcony, under an open pediment. The left-hand section of the facade has a ground-floor window similar to that of the central section, of it lights with 6 columns. Interior planned around an informal central lobby panelled in stained wood with Ionic columns and pilasters.



Photo 2: Eaves Hall

- 3.2 Eaves Hall has extensive grounds, which contain formal gardens to the south and west, as well as other buildings and structures, some or all of which may form part of its curtilage. The group has obvious significance, arising principally from the aesthetic value conferred by the main house, which appears as an elaborate architectural composition of the early twentieth century (albeit perhaps with late nineteenth century origins). Its grounds to the west and south, and some of the structures within them, undoubtedly enhance the setting of the house. However there is a clear break to the of the Eaves Hall site however, where a former agricultural field is currently undergoing development to

accommodate a number of eco-lodges (granted planning permission in 2020 (ref: 3/2020/0544)).

- 3.3 The current application site has no intervisibility with Eaves Hall or its grounds, and is separated from the eco-lodge development there by over 100m. Given the nature and situation of that approved development, and the existence of the Three Rivers Woodland Park, it would seem very clear indeed that there are no grounds for suggesting that the current application would have any impact on the setting of Eaves Hall.

Eaves House Cottage and barn adjoining to east² (NGR: SD 73461 44801)

- 3.4 This listed building comprises an eighteenth century former farmhouse with adjoining barn, the latter now forming part of the dwelling. The official list entry describes it as:

House, late C18th. Sandstone rubble with stone slate roof. 2 storeys, 2 bays. Windows of 3 lights with plain stone surrounds and square mullions. Door to left, under modern stone porch, has plain stone surround. Chimney between bays. Barn to right has wide entrance with segmental head. Wider at right-hand end, which has a door with plain reveals. Interior. The left-hand room of the house has a shouldered stone fireplace.



Photo 3: Eaves House Cottage and barn

² National Heritage List, number 1072164
<https://historicengland.org.uk/listing/the-list/list-entry/1072164>

- 3.5 Eaves House Cottage and barn now form a residential dwelling set in a domestic garden, surrounded by agricultural grassland, whose significance is primarily conferred by its aesthetic and historical values. Its isolated setting within farmland is also important, but because of the considerable distance from Eaves Hall Lane, and lack of intervisibility with the proposed scheme, there would be no impact on its setting from it.

Eaves House Farmhouse³ (NGR: SD 73282 44676)

- 3.6 Eaves House Farmhouse stands some 200m further away from the proposed scheme than the previous heritage asset. It too is an eighteenth century farmhouse, although of more substantial size, and with a number of other historic buildings close to it. The official list entry describes it as:

T House, 'T C 1782' within door pediment. Sandstone rubble, rendered at front, with sandstone dressings and stone slate roof. Double-pile plan with end stacks. Symmetrical composition of 2 storeys and 3 bays with projecting quoins. Modern imitation sash windows with glazing bars and plain stone surrounds. The door, of 9 raised and fielded panels with fanlight, has a plain stone surround with triangular pediment on console brackets. Stone gutter brackets with moulded band below. At the rear the windows have re-used C17th double-chamfered surrounds. On the ground floor are 2 of 3 lights. On the 1st floor 2 of 2 lights. Between is a tall stair window with 2 transoms and semi-circular head. The door has a chamfered surround with segmental head. A porch with each side of a single stone has a moulded open segmental pediment on moulded brackets.



Photo 4: Eaves House Farmhouse

³ National Heritage List, number 1163748
<https://historicengland.org.uk/listing/the-list/list-entry/1163748>

- 3.7 Eaves House Farmhouse is a substantial late eighteenth century farmhouse, whose significance is primarily conferred by its aesthetic and historical values. It is set within a farmstead containing a number of historic buildings, and its wider setting is within farmland. As with the previous heritage asset, there is no intervisibility with the proposed scheme on Eaves Hall Lane, and because of the considerable distance between the two, there would be no impact on its setting from it.

Dove Sike⁴ (NGR: SD 73282 44676)

- 3.8 Dove Sike is another former farmhouse, now with a modern gazebo type extension to the front elevation, set within domestic gardens and with a converted barn just to its east. Beyond these, it is surrounded by the agricultural grassland on the lower slopes of West Bradford Fell, albeit with some modern plantations adjoining. The official list entry describes it as:

House, 1827 with possible earlier remains. Front of squared coursed sandstone. Slate roof. 2 storeys, 3 bays. Modern imitation sash windows with glazing bars and plain stone surrounds, except for the left-hand ground-floor window which has had its sill lowered to form a French window. The door, of 6 raised and fielded panels with fanlight, has a plain stone surround. Over the door is a plaque: 'TT 1827'. End stacks and moulded cornice gutter. The left-hand (west) stack projects and has a stone inscribed 'IB 1740' re-set at 1st floor level. The rear windows are modern. Interior not inspected, but said to contain no features of interest.



Photo 5: Dove Sike (left), with converted barn to right

⁴ National Heritage List, number 1072163
<https://historicengland.org.uk/listing/the-list/list-entry/1072163>

- 3.9 Although a listed building, Dove Sike appears to have relatively low significance in comparison with the other heritage assets considered here. The significance, insofar as it is relevant here, is conferred by its aesthetic and historical values, and has been reduced through modern changes to the building itself, and to those within its close setting. It has no intervisibility with the proposed development, and indeed is topographically distanced by rising ground between the two. No impact on its setting would arise from the scheme.

4 Conclusion

- 4.1 As noted by the council's Principal Planning Officer (see introduction above), national planning guidance states that:

"The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation."

- 4.2 In this case, no impact on the settings of the four identified designated heritage assets can be envisaged as a result of the proposed development. All four are located at some distance from the site, and although views and proximity are clearly not the only considerations, these two aspects of setting would not be materially affected. The heritage asset with the closest relationship to the site is Eaves Hall, where the current development of fifteen eco-lodges to its north means that no further impact on setting would be made by the twelve caravans currently proposed. Similarly, given the proximity of the extant, large, Three

Rivers Woodland Park to the proposed site, no harm to the settings of the three other heritage assets would result.

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