

HERITAGE STATEMENT

PROPOSED ALTERATIONS
AT
EAVES HOUSE FARMHOUSE
WADDINGTON ROAD
WEST BRADFORD
LANCASHIRE
BB12 9JU
NGR: SD 73282 44676



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CONTENTS

1.0 INTRODUCTION

1.1	Overview	05
1.2	Purpose	05
1.3	Methodology	05
1.4	Author	06
1.5	Previous Investigations	06
1.6	Acknowledgements	06

2.0 UNDERSTANDING THE SITE

2.1	Site Location and Description	07
2.2	Built Form Analysis	08
2.3	Heritage Asset Designations	40
2.4	Historical Development	40

3.0 ASSESSMENT OF SIGNIFICANCE

3.1	Assessing Significance	42
3.2	Archaeological Interest	42
3.3	Architectural and Artistic Interest	43
3.4	Historic Interest	43
3.5	Statement of Significance	43

4.0 DEVELOPMENT PROPOSALS

4.1	Development Proposals Summary	44
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5.0 PLANNING POLICY CONTEXT

5.1	National Legislation	45
5.2	National Planning Policy	45
5.3	Local Planning Policy	45

6.0 HERITAGE IMPACT ASSESSMENT

6.1	Assessment of Heritage Impact	47
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APPENDICES

Appendix A – Eaves House Farmhouse: List Entry

SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of an application for Listed Building Consent for the following alterations;

- Creation of a shower room within the existing ground floor utility room with associated plumbing and drainage. Creation of 1 no window opening to the west gable end to serve the proposed shower room.
- Removal of the existing soil stack and branch pipes and installation of new soil stack to the rear north elevation.

Eaves House Farmhouse is mid – late 18th century in origin and is a grade II listed building located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building will be included to determine its significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2021 which 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

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a 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.³
- Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

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

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ 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)

⁴ 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)

⁵ 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/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

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

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 building.

I.4 AUTHOR

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 fully 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.

I.5 PREVIOUS INVESTIGATIONS

Historic Building recording was undertaken in 2009⁷ by Buildings Archaeologist, Stephen Haigh, with regards to three adjoining farm buildings located at Eaves House Farm to satisfy a condition of planning permission. These buildings were historically part of Eaves House Farm but are now under separate ownership different from that of our client. The historic building record provides a brief history of Eaves House Farm as well as a brief analysis of available historic mapping of the site.

I.6 ACKNOWLEDGEMENTS

We would like to thank our client, Mr and Mrs O'Gorman, for this commission.

⁷ Haigh, S. (2009) *Farm Buildings at Eaves House, West Bradford, Lancashire: Historic Building Recording (Online)* Available at:

<https://archaeologydataservice.ac.uk/library/browse/issue.xhtml?recordId=1102500&recordType=GreyLitSeries> (access on 3rd November 2023)

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

Eaves House Farm House stands at NGR: SD 73282 44676, in an upland location straddling the border between the parishes of Waddington to the south west and the parish of West Bradford to the south east.

The site of the listed building lies some 600m to the north of Waddington Road and is accessed by a tarmac road. This road leads to a parking area directly in front of the house as well as providing access around the rear of the farmhouse and leading to the barn and outbuildings.

Directly to the south and east of the farmhouse are gardens enclosed by random rubble stonework boundary walling, with a mixture of carved decorative and plain squared

cappings. To the rear of the listed building is a cobbled yard enclosed by the house to the south, the adjoining outbuilding to the east and the barn to the north. A group of former farm buildings lie to the west and are under separate ownership and have been converted to habitable uses.

The listed building is situated in an upland rural setting comprised largely of open grassland and fields, with clusters of trees and hedges dispersed throughout and denoting field boundaries. Coplow Brook flows along the north west side of the site.

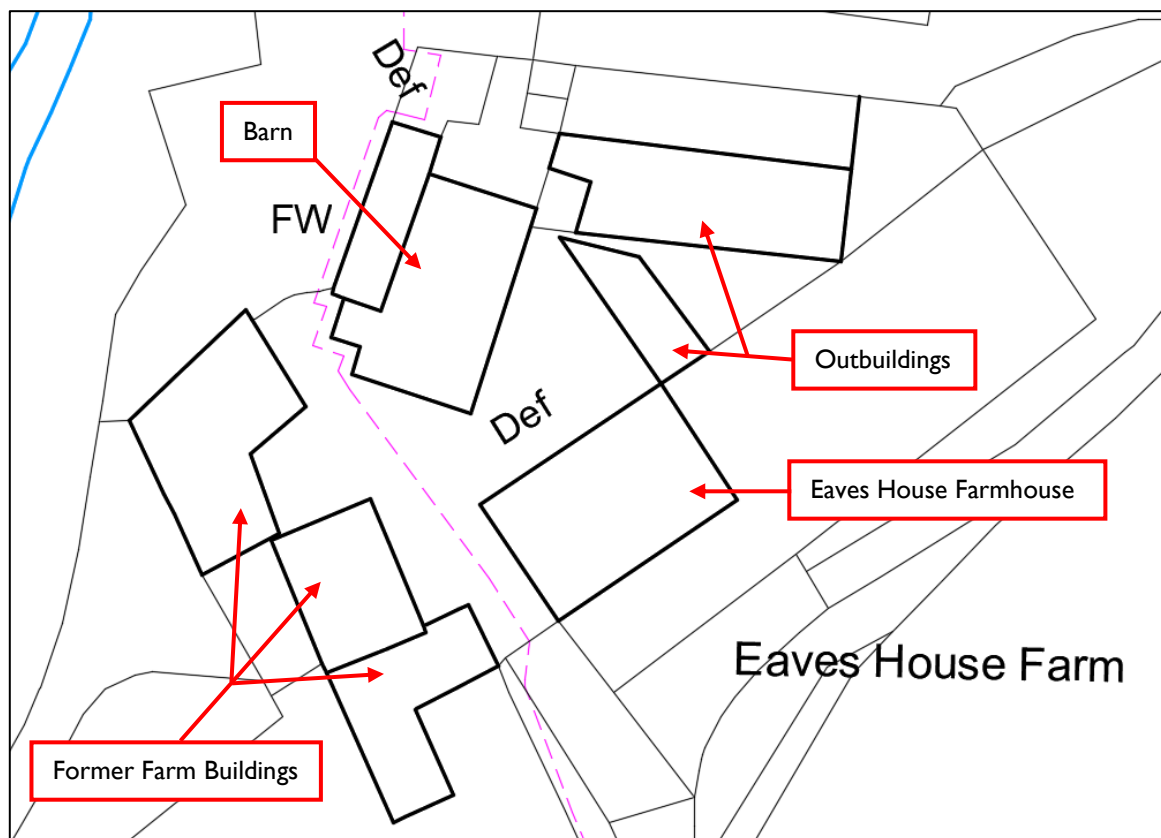


Fig 01: Plan Showing the site of Eaves House Farmhouse.

2.2 BUILT FORM ANALYSIS

Exterior:

Eaves House Farmhouse is a two storey, three bay, double pile dwelling, with gable chimney stacks and a symmetrical composition to the front elevation. The house is of sandstone construction, with sandstone dressings and a pitched roof, with a natural slate covering. The principal entrance door is located centrally to the front south facing elevation and is flanked by top hung 'mock sash' casement windows, with glazing bars and plain stone surrounds, an arrangement which is replicated above, with a matching central window over the doorway. The doorway is formed in plain stone jambs, with triangular pediment on console brackets. Within the pediment is the inscription T.C.T 1782. The door is in timber with 9 fielded and raised panels and a decorative fanlight with glazing bars. The front elevation has been rendered smooth with incised lines to replicate the appearance of ashlar masonry. The front gutter is supported on moulded stone corbels with a moulded string course beneath.

The west facing side elevation bares the similar use of a render wall finish and has single window opening at attic level. The window opening has a semi-circular head and plain stone surrounds containing a modern side hung casement window with glazing bars. Two stone corbels are located to the front side of the elevation indicating that the original guttering returned around the south west corner of the house before discharging into a downspout. The verge of the rear roof slope is finished with moulded stone copings and a 'cyma recta' stone kneeler. The east facing side elevation bears a similar appearance to the west, however it is not rendered and the attic window is off centre to the south and has a rectangular head.

The rear north facing elevation, also not rendered, has an off centre doorway, with chamfered segmental jambs and head and a stone porch, consisting of stone sides, with an open curved pediment, seated on moulded brackets. The door itself is modern. To the ground floor are two 'three-light' windows, with reused 17th century double chamfered surrounds and mullions, with the first floor windows being of two lights, also with similar re-used 17th century stonework. Centrally is a large vertical staircase window, with two stone transoms and a segmental semi-circular head. The windows throughout are a mixture of modern fixed and side hung casement windows.

Interior:

The cellar is accessed via stone staircase leading from the rear entrance hall. The staircase leads directly to a vaulted room, from which a secondary room is accessed through the east wall. The room is served by 1 no window opening

in the east wall and the timber ground floor structure above appears modern.

The ground floor is arranged in a double pile layout (two rooms deep) with a central hallway and staircase, suggesting this is a later version of this type of plan form layout and is consistent with its late 18th century date. At ground floor level, the staircase is in a dog-leg arrangement, with solid stone treads, plain squared balusters, moulded handrail and turned newel posts. The central hallway is flanked by a lounge to the south west and a dining room to the south east. A utility room occupies the north west unit, whilst the kitchen occupies the north east unit. Internal doorways throughout are generally of 6 fielded and raised panels. Broken pediments are present over the doorways to the lounge and dining room.

The ground floor layout is replicated at first floor level, which is occupied by three bedrooms, ensuite and a bathroom.

The staircase leads from the first floor up to the central landing of the attic level, which is flanked by two separate attic rooms. Within each room is a single raised collar truss, comprising of principal rafters, central kingpost with braces and raised tie beam, all with pegged joints and tusk tenon joint between the bottom of the king posts and the ties. Carpenters' assembly marks are clearly visible to the joints of each truss. The truss to the west attic room has a pair of longitudinal braces spanning from the king post up to the ridge beam. These are not present to the east truss and there are no empty mortices which suggest they were ever present. Each principal rafter supports two rows of staggered and trenched timber purlins, some of which appear to be reused. Evidence of re-roofing having occurred is present in the form of a modern roofing underlay and modern softwood rafters to the rear roof slope.



PL01: View of the front south facing elevation of Eaves House Farmhouse



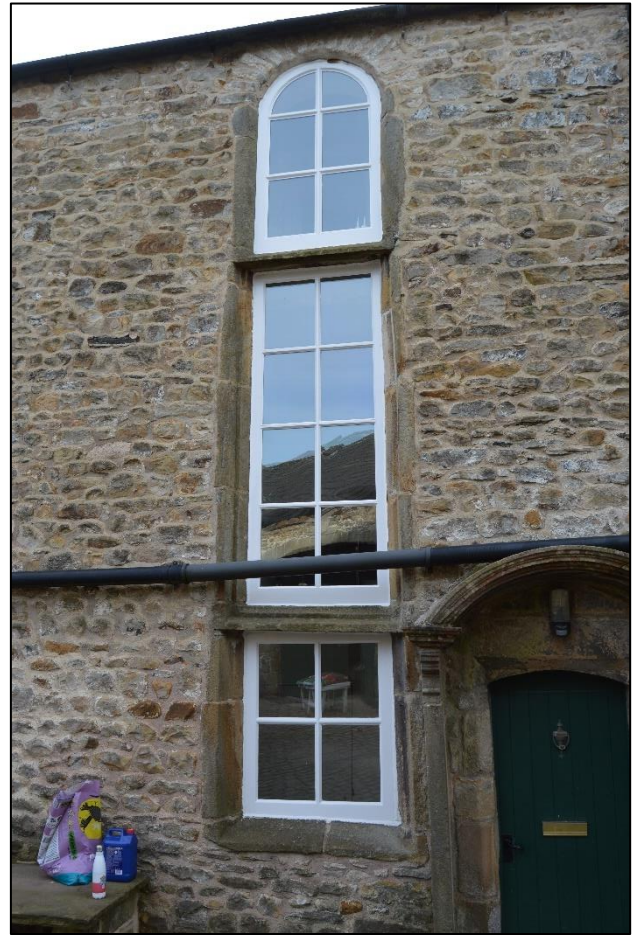
PL02: View of the inscribed initials and date within the pediment over the front entrance door to the south facing elevation.



PL03: View of Eaves House farmhouse from the north west.



PL04: View of the rear north facing elevation of Eaves House Farmhouse.



PL05 (left): View of the rear doorway to the rear north elevation. PL06 (right): View of the staircase window to the rear north elevation.



PL07: View of the east gable end of Eaves House Farmhouse.



PL08: View west within the ground floor utility room.



PL09: View north west within the ground floor utility room.



PL10: View of the extant window to the rear north wall of the ground floor utility room.



PL11: View east within the ground floor utility room.

2.3 HERITAGE ASSET DESIGNATIONS

Eaves House Farmhouse is a grade II listed dwelling is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Please refer to Appendix A of this report for the historic England List Entry.

2.4 HISTORICAL BACKGROUND AND DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

As brief history of the site is detailed by Stephen Haigh (2009) and is reproduced below;

“The site of Eaves House has been occupied since the 1740s and probably much earlier, but it is thought that John & Margaret Taylor left the property to their son John around that time: the couple’s initials are those inscribed on a datestone on the former stables. The latter John married in 1744, and in 1752 built another nearby house called Laneside, where the track to Eaves House meets the Waddington - West Bradford road. His son Thomas, born in 1753, lived at Eaves House, and married Catherine Rimmington in 1778, but was widowed in the early years of the 19th century, when he sold Eaves House and later built Waddow Lodge to the south-west of Waddington, in 1824. Thomas is believed to have had Eaves House re-fronted, hence the date of 1782 over its front door and the initials of Thomas and Catherine Taylor. The barn to the rear of the house is also dated, to 1779. Thomas Taylor was therefore a relatively affluent landowner, also known to have been involved in the fulling mill at nearby Feazer, who in later life at least would have been considered minor gentry, rather than a yeoman farmer.”

Ordnance survey mapping of the site shows that the House, Barn, stables, granary and cart shed were all extant by the mid-19th century.

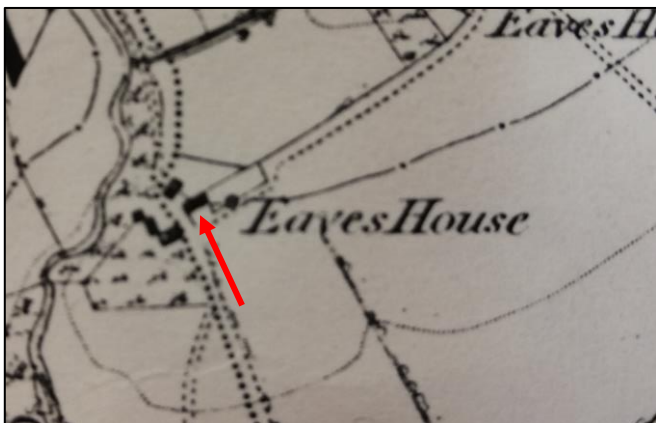


Fig 02: Extract from 6 inch, 1:10,560 scale mapping from 1847.

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁸ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of the house so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of the listed building as well as the contribution made by its setting.

For the building, the following heritage interests have been assessed as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice; to provide a summary statement of significance.

Archaeological interest: “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.”⁹

Architectural and Artistic Interest: 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.”¹⁰

Historic Interest: “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.”¹¹

3.2 ARCHAEOLOGICAL INTEREST

This former farmhouse provides evidence of both settlement and agricultural practices at the site in conjunction with the former agricultural buildings which are located close by and also date to a similar time.

The building appears to be the product of a single phase of development; however, it has been suggested that the existing front façade was introduced as a result of remodelling and the inscribed date of 1782 being the date that this was undertaken, meaning the majority of the house has earlier origins, possibly mid-18th century. There appears to be no obvious evidence of enlargement or significant alteration which might suggest the past gentrified remodelling of an earlier building.

The extant external historic fabric is limited to walling and window and door openings. It is possible that the blue slate roof covering is not original and the house may have previously had a stone slate roof covering. The existing windows and the rear door are all modern.

There appears to be few features of interest internally, likely owed to past renovations works and are limited to the staircase, internal joinery, the existing staircase and the existing roof trusses and purlins. There appear to be no internal historic features which denote the specific internal use of the rooms throughout the house.

The double pile plan form, although altered to the ground floor and first floor, remains legible but with little evidence

⁸ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

⁹ 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)

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)

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)

of past historic function of the individual spaces, however the uses can be inferred.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

The original 18th century farmhouse is the product of vernacular building tradition in that it would have been built by which is prevalent amongst such building within the region and would have been constructed using locally sourced materials and skilled craftsmen.

The principal south elevation of the farmhouse is symmetrical, with a central entrance door and a regular pattern of fenestration, all of which creates a neat and dignified appearance. The adoption of polite features, i.e., incised render, pediments, corbels, copings, and kneelers contribute to the semi-polite nature of the building. This is as a result of the suggested remodeling of the front elevation which occurred in the late 18th century, likely to confirm with the architectural trends and fashions which were popular at the time. Resulting from this the building has a strong semi-rustic Georgian character. In contrast the, rear and east elevations appear somewhat more rustic, on account of the random rubble walling and reused stonework.

The former farmhouse still retains its agricultural character given its semi-rustic appearance. The size of the building contributes to its prominent and imposing presence within the site and when viewed as a group with the surrounding buildings they strongly contribute to the agricultural character of the area.

3.4 HISTORIC INTEREST

Historic Interest can be illustrative or associative. The historic interest of the farmhouse lies in its survival as an example of traditional vernacular architecture (which is encroaching on the realms of polite architecture), evidenced in its construction and appearance as well as being illustrative of its building type and of the areas current and past agricultural function. The historical development of the building also contributes to its historic interest in that it illustrates how the farmhouse has evolved since the since its construction, largely derived from the suggested re-fronting of the building to comply with the fashionable architectural trends of the day.

In terms of associative interest, the house was the dwelling of Thomas Taylor, a member of the minor gentry class, and his family, with his social status and wealth being affirmed by his ownership of a number of properties and businesses. This association is acknowledged in the datestone to the south elevation and their prosperity evidenced by the size

and appearance of the farmhouse itself. Subsequent farming families are also associated with the farmhouse from the middle of the 19th century onwards. The associations of these families are not manifested within the physical fabric of the building and therefore cannot be harmed. The illustrative and associative interest of the building also contributes to an idea of what 18th and 19th century life was like, for the various farming families.

3.5 STATEMENT OF SIGNIFICANCE

Eaves House Farmhouse is an example of an 18th century, purpose-built farmhouse which possibly has earlier origins. The buildings designation as a grade II listed building suggests it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance.

The building is significant as an example of a mid to late 18th century farmhouse, which was possibly re-fronted in the late 18th century, and existed as part of a traditional farmstead prior to the more recent conversion of some of its former farm buildings which are now under separate ownership. Its association with a wealthy member of the minor gentry is also significant and is reflected in the size and design of the house and indicates the families social standing within the local area.

The 18th century dwelling retains its traditional external character and its original double pile plan form layout, although now a little altered but still very much legible, and does contain some external and internal features of interest although this is now limited likely due to past renovation works.

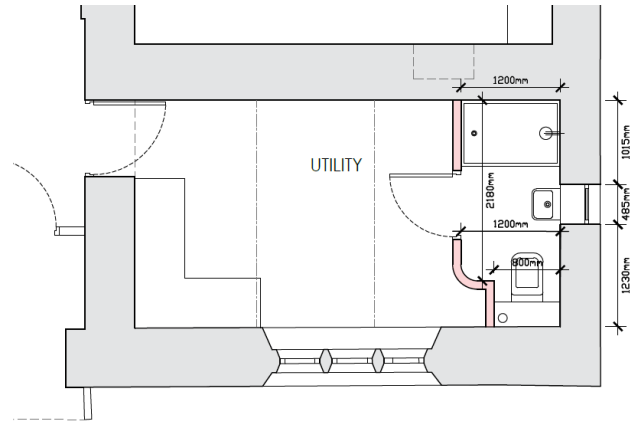
SECTION 04

DEVELOPMENT PROPOSALS

4.1 SUMMARY OF PROPOSALS

The development proposals consist of the following elements;

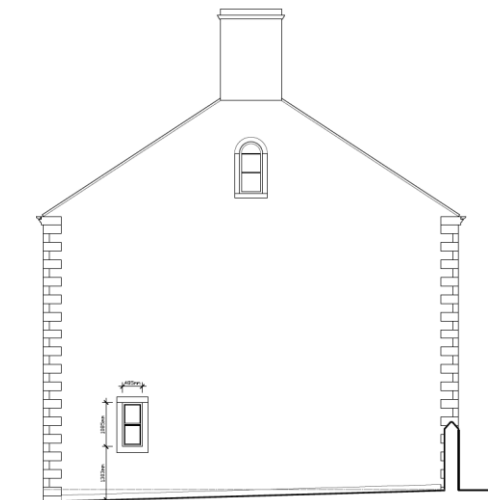
- Creation of a shower room within the existing ground floor utility room with associated plumbing and drainage. The shower room partition is to be built in timber stud construction and has been designed so as to avoid obscuring the closest stone jamb to the utility room window. To achieve this, a portion of the wall is essentially set back slightly to avoid this, whilst providing space for the WC and cistern.
- Creation of 1 no window opening to the west gable end to serve the proposed shower room. The window is required for the purpose of providing natural lighting and ventilation. The proposed window is to be a timber casement window, with thin double glazing and single horizontal glazing bar. The window is to be modest in size and is to have plain stone surrounds and is generally reflective of the window styles to the rear and side elevations of the building.
- Removal of the existing soil stack and branch pipes and installation of new soil stack to the rear north elevation. The existing soil stack and waste arrangement is unsightly with the branch pipe cutting across the staircase window. The soil stack is to be connected into new below ground drainage which will lead to a new sewage treatment plant.



PLI 2: Plan illustrating the proposed shower room and window opening.



PLI 3: Proposed rear north elevation showing the location of the proposed soil stack and the removal of the existing soil stack and waste branch.



PLI 4: View of the west gable end elevation showing the location and appearance of the proposed shower room window opening.

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Eaves House Farmhouse is a grade II listed building and as such, the building benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act 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

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development’.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as ‘sustainable development’ and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework

(LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies. Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place. The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

I. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials

and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their

conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.

b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.

c) Production of design guidance.

d) Keeping conservation area management guidance under review.

e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.

f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

Forest of Bowland Area of Outstanding Natural Beauty Management Plan 2019 – 2024:

The Forest of Bowland AONB Management Plan describes the special qualities of the area which contribute to the national significance of the landscape. It identifies the major trends and opportunities for the area. The document provides a policy framework and identifies a 5-year programme of actions (April 2019 - March 2024) to help guide the work of the AONB partnership organisations towards achieving the purpose of this plan - to conserve and enhance the natural and cultural beauty of the Forest of Bowland landscape.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

In order to understand the effect of the impact on the heritage values of Eaves House Farmhouse, the following assessment provides a comparable analysis of the heritage value against the level of impact.

This impact assessment discusses the impact of the proposals upon the significance of Eaves House Farmhouse and the overall design philosophy which underpins the proposals, as well as providing a professional judgment on the acceptability of the proposed interventions.

There is currently no prescribed or overarching method for assessing heritage impact, however this assessment is based on the criteria set out by ICOMOS in their Guidance on Heritage Impact Assessments for Cultural World Heritage Properties (2011) and is a clear way of understanding not just the impact of change but how levels of impact vary according to the value of the heritage asset.

6.2 CRITERIA FOR ASSESSMENT

The level of impact will be assessed based on the following criteria, as set out by ICOMOS (2011):

High Beneficial: The proposed changes will seriously improve the overall setting and character of heritage assets, revealing and/ or enhancing important characteristics which were previously inaccessible. There would be a substantial improvement to important elements of the building. Any change resulting in a positive impact should be encouraged.

Moderate Beneficial: The proposed changes will considerably improve the setting or overall character of the heritage asset. There may be an improvement in key uses and beneficial change (e.g., the creation of coherency) to the visual characteristics of the interior of the building. Any change resulting in a positive impact should be encouraged.

Minor Beneficial: The proposed changes may cause minimal improvement to the setting or overall character of a heritage asset. Any change resulting in a positive impact should be encouraged.

Negligible: The proposed changes will have a very minor visual impact on the heritage asset or very minor impact on the overall character of the surrounding context.

Neutral: The proposed changes will have no impact on the heritage asset.

Minor Adverse: The proposed changes will have minimal impact on the setting or overall character of a heritage asset. Change of this magnitude may be acceptable if suitable mitigation is carried out.

Moderate Adverse: The proposed changes will negatively alter the setting or overall character of the heritage asset. It will likely disturb key features and detract from the overall heritage significance. Change of this magnitude should be avoided where possible, but can be neutralised through positive mitigation.

High Adverse: The proposed changes will seriously damage the overall setting and character of heritage assets. They will cause a notable disruption to or in some cases complete destruction of important features. Change of this magnitude should be avoided.

6.2 IMPACT ON THE LISTED BUILDING

Proposed Shower Room:

The proposed shower room is expected to have a negligible impact on the to be located within the existing utility room, within the north wet unit of the ground floor. The proposed shower room is consistent with the utility room use of this unit and is the most appropriate location for the proposed shower room, especially given the close proximity of the existing foul drainage. The proposed partition walling has been designed so as to avoid obscuring the exposed window stonework to the utility room window and the proposal is considered to be reversible, with the space capable of being reinstated in the future if desired, with minimal impact and works required to do this. The harm to the fabric of the building will be negligible in that the small wall penetrations that are required for pipework and ducting are only minor in nature and scale and only require a small amount of fabric from the external wall to be removed. The proposed shower room is small in size and is considered to be the minimum required by the client. There are no historic skirting boards or cornices to the affected location of the utility room and the wall paneling present to the north west corner is modern. The sub-division of the north unit (utility room) is required to form the proposed shower room; however, this will have a negligible impact on the overall plan form layout due to a clear division of the unit and ensuring that the shower room does not appear as a stand alone / projecting unit,

within a corner of the utility room. The proposed shower room will improve the level of internal accommodation / facilities within the building and provide an enhanced function.

Proposed Ground Floor Window to the West Elevation:

The proposed window is expected to have a negligible impact on the significance of the listed building and has been designed so as to be in keeping with the external appearance of the house through the adoption of the prevailing window style and features. The window is to be modest in size and of matching appearance with similar adopted features such as plain stone surrounds and a timber window with glazing bars. This will improve the visual appearance of the proposed window and ensure that it is not incongruous in the context of the listed building. A small amount of fabric will require removal in order to form the proposed window opening however this is non-significant. It is also worth noting that there was formerly a ground floor window to this elevation albeit to the south end of the elevation as opposed to the proposed north end. Given the small scale nature of this element, it will do little to harm the strong Georgian character of the house.

grant Listed Building Consent in isolation. The proposals are considered to be in accordance with Policy DME4 of the Ribble Valley Core Strategy as the application site does not contribute to the significance of the listed buildings as part of their setting, therefore the proposals will result in a negligible level of harm to the setting of the listed buildings and therefore their significance.



PLI 5: Photograph showing the former window to the ground floor of the west gable elevation, at the south end of the elevation.

Removal of existing soil stack and branch pipe and installation of new soil stack:

The existing soil stack and waste arrangement to the rear of the house is unsightly and the main waste branch cuts across the staircase window at this location. The removal of these elements and the installation of a new cast iron / aluminium soil stack and waste branches will offer an enhancement to this particular elevation of the building and will have a minor beneficial impact.

The proposed works are not considered to result in any significant measurable harm upon the Grade II designated heritage asset to a degree that would warrant the refusal to

APPENDIX A

EAVES HOUSE FARMHOUSE: LIST ENTRY

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.