

Heritage Statement

in connection with an

**Extension and alterations to Halsteads Farmhouse,
Rimington**

Prepared by

C.J.O'Flaherty MRICS, MSc

June 2024 (rev C)

Contents

| | | |
|----------|---------------------------------------|-----------|
| 1 | INTRODUCTION | 3 |
| 2 | GENERAL DESCRIPTION | 5 |
| 3 | HERITAGE APPRAISAL..... | 11 |
| 4 | ANALYSIS OF THE PROPOSALS..... | 14 |
| 5 | SUMMARY & CONCLUSION | 23 |

1 INTRODUCTION

Purpose and Methodology

- 1.1 This revised heritage statement has been prepared to assess the potential heritage impacts of a proposed extension and interior alterations to Halsteads Farmhouse (grade II), Rimington. The specific issue being considered is how the proposed extension might affect the heritage significances of the listed building.
- 1.2 The design of the scheme has been altered following the refusal of a previous scheme for which a previous heritage statement was composed (December 2023). Elements of that statement are contained here, with the specific commentary relating to impact being revised in line with the new (and reduced) scheme.
- 1.3 The approach adheres to the principle of managing change intelligently, which lies at the heart of national planning policy for conservation of the historic built environment. The methodology employed involves the following sequential steps:
 - Establish the nature of the proposed change(s), including the overall aim of the change and any emergent design proposals
 - Identify any designated and/or non-designated heritage assets potentially affected by proposals for change
 - Evaluate the heritage values and significances of the heritage assets, placing particular focus on values and significances that might be affected by the proposed change(s)
 - Produce a statement of significance which is to be used to guide the design of changes in a manner that places conservation of significance as a priority
 - Analyse the potential impact of the finalised design upon the significance(s) of the heritage asset(s)
- 1.4 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'ⁱ and 'Conservation Principles, Policies and Guidance'ⁱⁱ and responds to heritage policies outlined in Chapter 16 of the National Planning Policy Framework (DCLG 2023). Historic England guidance in preparing heritage statements, entitled 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (Historic England Advice Note 12, 2019) has also been used. The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. Further guidance has been obtained from relevant Historic England Advice Notes (HEAN) and Good Practice Advice Notes (GPA). Relevant local planning policies have also been consulted.

The Author

- 1.5 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

- 1.6 Inspections of the site were initially carried out in November 2023 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the building/site, the proposed change(s) and the likely impact of the change(s).
- 1.7 In terms the site's potential for buried archaeology, this potential has not been assessed beyond scrutiny of historic mapping.

2 GENERAL DESCRIPTION

Location

- 2.1 Halsteads Farm is north east of Rimington village centre, on the south east side of Rimington Lane. A location plan is given below in figure 1.



Figure 1) Site location (Halsteads Farmhouse circled)

Outline Description & Historical Background

- 2.2 The original farmhouse at Halsteads Farm is an altered two storey twin-bay and double-pile house with coursed watershot stone walling to the front (south facing) with rendered and rubble stone walls to the sides and rear. It has a gabled slated roof with gable stacks. The residential property now includes an attached former stone built barn (with slated gabled roof), converted and extended for residential use at the east end of the main house (1988). The main house has a symmetrical main façade with three light stone mullion windows at ground and first floor level, and a central entrance door with modern canopy roof. There is a datestone above the door to the front elevation inscribed 'JG 1783'. There are further windows and doors to the rear and side, including an arched topped stair window to the rear. Adjacent to the farmhouse there is a C20th detached garage block.
- 2.3 The double fronted and double-pile plan form of the house is typical of the later C18th era, when classical architecture had become a popular influence in domestic architecture. The original entrance central hall has however been lost through past alteration. The classical influence is characterised in a subtle manner at Halsteads Farm through the formal symmetrical façade and arched topped stair window to the rear. The house also possesses some vernacular features, such as the stone mullioned windows and watershot stone

coursing (laid at a slight angle to discard water from the wall face).

- 2.4 The barn attached to the building was converted to residential use in 1988. It was probably used for combined storage and animal housing, with a former cart entry door (now a window) next to the house. A vertical joint between the house and barn shows the buildings were built at different times. Owing to the lower nature of the latter and some retained evidence of former openings, it is possible that the barn part predates the house and might have originally comprised a barn with adjoined dwelling in the laithehouse tradition. This interpretation is supported by historic mapping with OS maps from the mid C19th (see figures 7 and 8) depicting the linear house and barn range as comprising three adjoined buildings.
- 2.5 Mapping from c.1970 (figure 9) shows major expansion of the farmstead through the C20th, with a series of large structures adjoining and adjacent to the house/barn range. These were later removed after farming activity ceased.
- 2.6 The house and converted barn have been subject to substantial repair and upgrading in recent years, with replacement windows, doors and interior fittings. General images of the house and site are given below.



Figure 2) Main façade with converted barn to the right (south east facing)



Figure 3) House main façade with datestone and three light mullion windows



Figure 4) Barn part with former cart entry (the arched lintel of which appears to have been lowered) with some inserted openings (1988) and rooflights



Figure 5) Western gable – both openings appear inserted (non-original)



Figure 6) Road facing elevation showing vertical joint between house and barn parts and arch topped stair window to the centre of the house



Figure 7) 1849 OS map showing Halstead Head (farmhouse and adjoined barn) with additional building to the south. The map also shows a path approaching the farm from the south east, which might account for the principal façade facing this direction

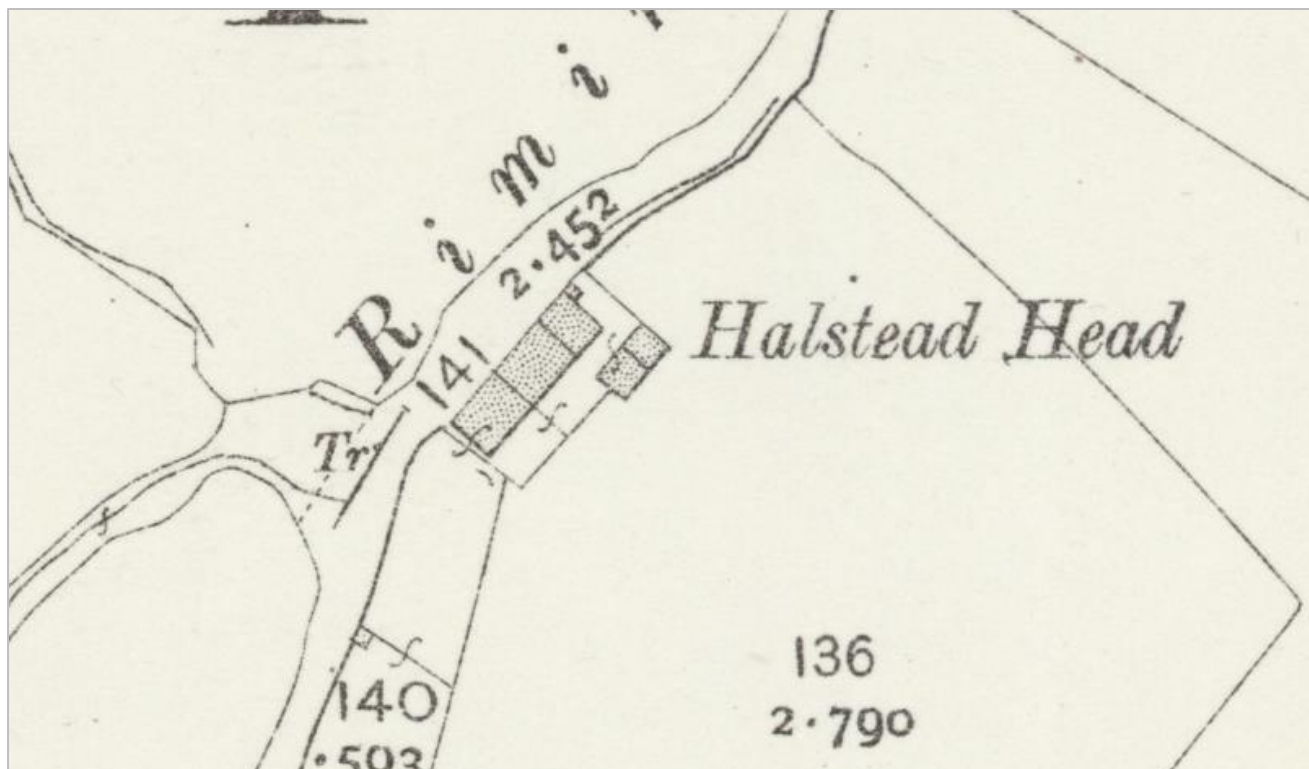


Figure 8) 1907 OS map showing three adjoined buildings forming the main linear block, with the farmhouse at the western end, a barn central and possibly a former stable to the east with exterior stair to hay loft



Figure 9) 1970 OS map showing the expanded farmstead with buildings adjoining the barn to the east end of the house range

Heritage Asset Designations

2.7 The farmhouse at Halsteads Farm is a grade II listed building, the listing description for which is given below:

2.8 SD 84 NW RIMINGTON RIMINGTON LANE

4/144 Halsteads Farmhouse (formerly listed as Halsteads Head) 16-11-1954 - II

House, 1783. Watershot sandstone with modern tile roof imitating stone slates. Double-pile plan with gable chimneys and central entry. 2 storeys, 2 bays. Windows, of 3 lights, have plain stone surrounds and square mullions. The door has a cement surround, and an open pediment on square brackets. Above on the 1st floor, within a rectangular plain stone surround, is a plaque with an oval border, inscribed 'JG 1783'. The rear wall, facing the road, has 2 bays having 2-light windows with plain stone surrounds and square mullions. Between them is a stair window with plain stone surround and a semi-circular head with keystone and impost blocks. It is divided by a square mullion.

Listing NGR: SD8090446065

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by Historic England (2008 and 2019)^{iii,iv} and relates specifically to the requirement contained in paragraph 200 of the National Planning Policy Framework (2023), given in extract below:
- 3.2 *"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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*
- 3.3 The appraisal begins by identifying and assessing any heritage values/interests that might be affected by the proposals, before evaluating these and composing a 'Statement of Significance'. The essential purpose of the Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals, with specific interest in the avoidance of harm.

Heritage Interests

- 3.4 The heritage interests explored below are distilled under the following headings: archaeological interest; historic interest; architectural and artistic interest. The exploration focusses specifically on those interests deemed of possible relevance to the proposals site, and it is not an exhaustive assessment of the inherent heritage interests of the relevant heritage assets. The phrase 'heritage interests' is interchangeable with the phrase 'heritage values', which was used in Historic England guidance from 2008^v.

Archaeological Interest

- 3.5 Historic England (2019) suggests 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."*
- 3.6 The datestone on the house indicates construction in the late C18th, however it is possible the original farmstead, at what was known as 'Halstead Head', predates this period. Indeed, the barn part might be the oldest element of the range. There is no evidence on historic mapping of any building at this time to the south west of the range (the position of the proposed extension described later), however, to verify the likelihood of any below ground archaeology a desk-based study would be required.

Historical Interest

- 3.7 Historic England (2019) suggests this to be - *"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"*.
- 3.8 Halsteads Farmhouse has a degree of illustrative interest through the manner in which it portrays later C18th rural lifestyles. The authenticity of this interest has been eroded through conversion of the barn and some loss of internal plan form within the house (entrance hall removed). The changes to the barn have removed readily interpretable evidence of the building's farming functions, albeit the former cart entry does indicate the building's original purpose. The former barn part therefore retains limited historical interest, but some historic interest remains with the house in terms of its altered plan layout.

Architectural and Artistic Interest

- 3.9 Historic England (2019) suggests 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."*
- 3.10 A degree of architectural interest stems from the house's blend of vernacular (e.g. mullion windows) and subtle classical (e.g. symmetrical façade) influences. This, when twinned with the double pile plan form (a notable shift from the typical single pile plan of vernacular houses), shows that the house illustrates the gradual shift from vernacular to polite architecture in the design of dwellings, which occurred through the later C17th and C18th. The loss of the original entrance hallway has however undermined its authenticity.
- 3.11 To a much lesser extent, some interest can be derived from the form and presence of the adjoined converted barn part, which possibly predates the house and retains some fragmentary evidence of blocked former openings. However, conversion of this part eroded architectural interest derived from its plan layout, and the former barn element is not mentioned on the building listing description.
- 3.12 In terms of appearance, the main south east facing facade is without doubt the most visually appealing part of the building. This appeal is mostly derived from the symmetrical formal composition of the house part, with watershot stone walling and the mullion windows.

Statement of Significance

- 3.13 Having assessed the heritage interests associated with the site, it is now possible to take a more informed approach to the assessment of site significance. This will consider prioritising conservation, in light of the proposals for change. In this context, a statement of significance is given below.
- 3.14 An appraisal of heritage interests has been conducted to explore the inherent heritage interests of the grade II listed Halsteads Farmhouse, Rimington. The house has an adjoined converted barn to its east side, which does not feature in the building's listing description but is part of the listed building.
- 3.15 The main findings of the appraisal of heritage interests is that the house presents a typical example of late C18th rural domestic architecture, which has a datestone from 1783. It is an altered double-pile and double fronted building, with symmetrical main façade (south east facing) and central door with added porch canopy. Herein the main architectural significance of the building is derived, including some vernacular detailing such as stone mullion windows and watershot coursing. The rear elevation of the building, facing the lane to the north, possesses much less interest, but it does have an arch topped stair window which is indicative of the building's very subtle classical styling.
- 3.16 The former barn that adjoins the house was converted for residential use in 1988 (it too has a datestone from 1988). It retains some interpretable clues about its farming function (e.g. glazed cart entry) and provides evidence of the history of farming at the site. Herein, the former barn contributes a degree of historic interest to the listed building.
- 3.17 Overall, whilst it is listed grade II, Halsteads Farmhouse is a building with fairly limited architectural and historic interest, and heritage significance derived almost solely from the main house part.

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2023). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. In order to do this, it is first necessary to understand the heritage significance(s) of heritage assets before commencing with design.
- 4.2 Part 3 of this statement fulfils the need to understand significance and the findings of part 3 have informed the design of the proposals. There follows, here in section 4, an objective review of the finalised scheme, verifying to what extent conservation of significance has been achieved or whether any harm is likely to accrue.

Summary of the Proposals

- 4.3 The current proposals have been re-designed following the refusal of a previous scheme by Ribbles Valley Borough Council (ref: 23/1049 and 23/1050). The new scheme responds to consultation comments made in connection to the refused, with the main change being a reduction in the size of the extension.
- 4.4 The revised proposals involve extending the listed building to its west side and altering the interior of the house and former barn. The extension is single storey and pitched roofed, with an L-shaped plan. It has random stone walling and a slate roof covering. The extension adjoins the existing western gable of the house and sits back from the main façade frontage to the south.
- 4.5 Inside, within the converted barn part, the non-original inserted floor above the left hand room (lounge) is to be removed in order to re-establish a full height space as per the original building. Also, the eastern ground floor room is to be altered as a bedroom with en-suite to the north end, and the central first floor room is to be slightly altered to facilitate the opening up of the new adjacent full height space.
- 4.6 In addition to the newbuild and alteration elements, there will be complimentary hard and soft landscaping that generally follows the style and materiality of previous external works on the site (patios with low walling etc).
- 4.7 The proposals also seek to regularise recessed glass tile rooflights, now to be replaced by conservation style rooflights, inserted to the converted barn part which were not previously given listed building consent. The aim, thus, is to obtain retrospective consent.
- 4.8 Illustrative drawings and images of the proposals follow below.



Figure 10) Existing elevations



Figure 11) Proposed main front elevation (from the south) with extension to the left

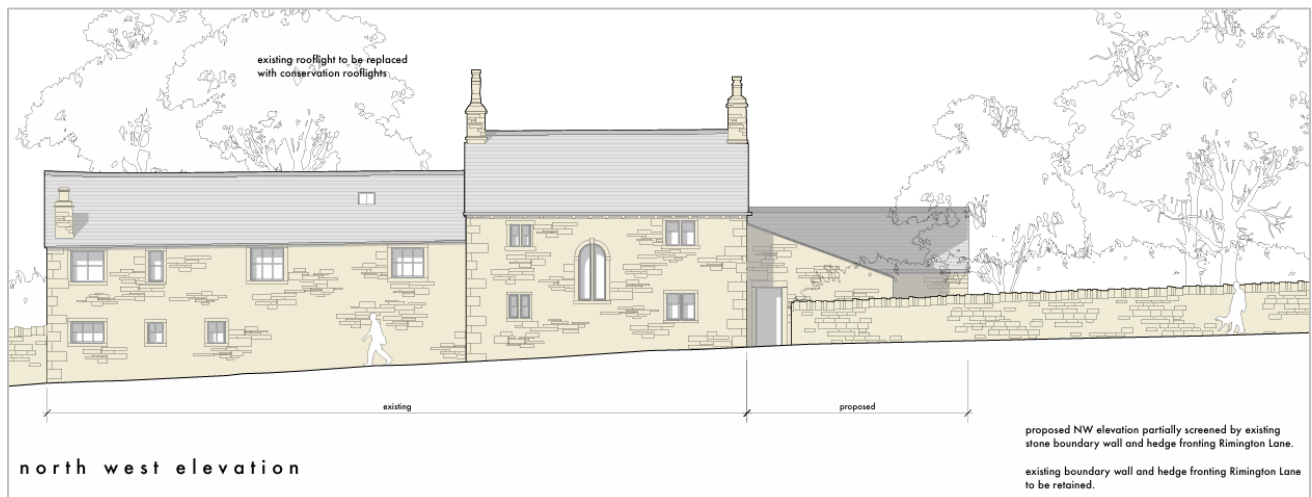


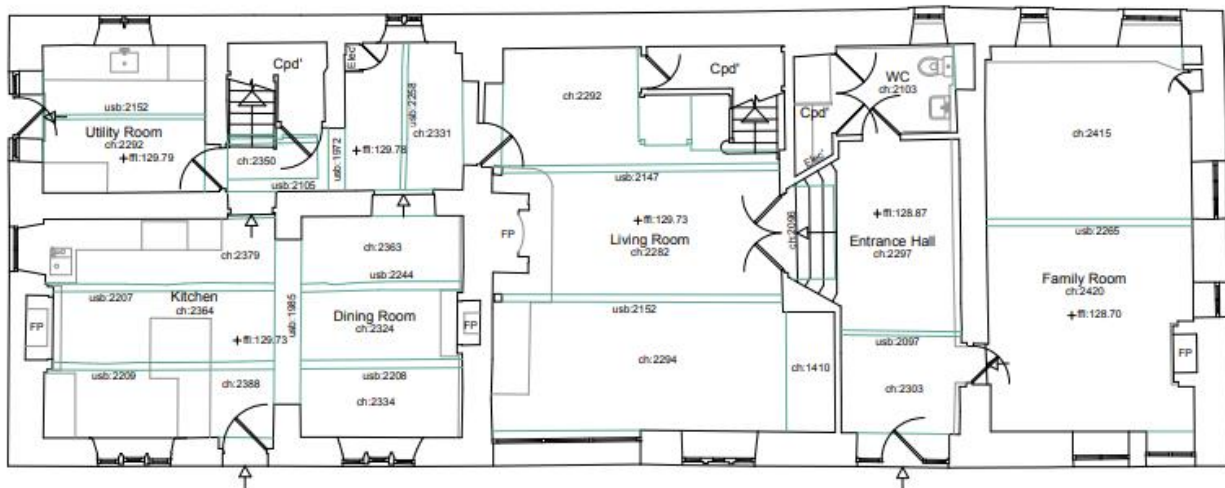
Figure 12) Proposed elevation to the lane showing the extension sitting behind the boundary wall



Figure 13) Proposed western elevation showing extension against house gable



first floor plan



ground floor plan

Figure 14) Existing plans

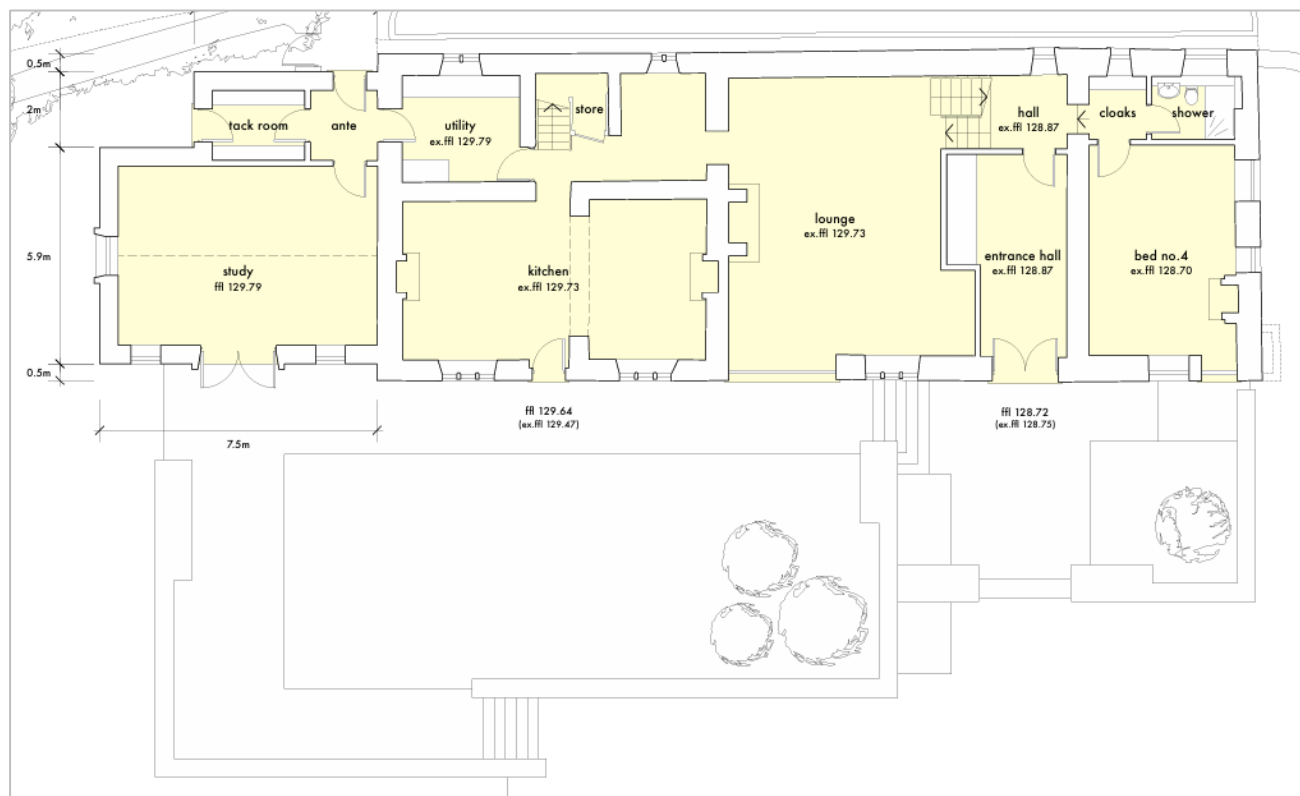


Figure 15) Proposed ground floor plan showing extension to the left and minor alterations to the right end in the former barn part

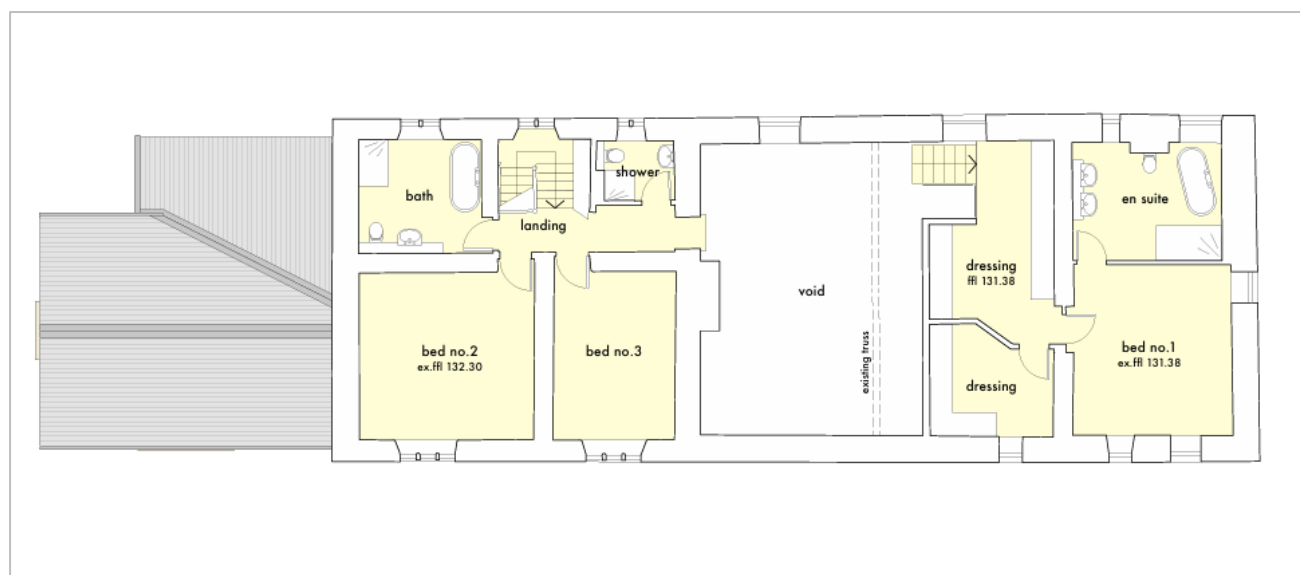


Figure 16) Proposed first floor plan of the house showing void opening up full height space in the former barn part ('lounge')

Analysis of the Proposals: National Planning Policy Framework

4.9 As discussed earlier, section 16 (Conserving and enhancing the historic environment) of the NPPF (2023) considers heritage planning and identifies the following key drivers in the

decision making process:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

4.10 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Paragraph 205

4.11 Paragraph 205 of the NPPF states:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

4.12 Parts 2 and 3 of this heritage statement acknowledge the need to explore and understand heritage significances in order to guide proposals for change and review likely impacts, all as outlined within the NPPF. On the matter of whether any harm to significance accrues, this is discussed in the passages below.

NPPF Paragraph 207

4.13 Paragraph 207 of the NPPF states:

“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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use."

- 4.14 Paragraph 207 of the NPPF considers the circumstances where total loss or substantial harm to significance of a designated heritage asset might accrue on account of new development. In this case, the proposals involve extension of the listed building without any demolition therefore there is no risk of total loss or substantial harm to significance.

NPPF Paragraph 208

- 4.15 Paragraph 208 of the NPPF states:

"Where a development proposal will 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 proposal including, where appropriate, securing its optimum viable use."

- 4.16 A potential risk of less than substantial harm to significance of a designated heritage asset, as referred to in paragraph 208 of the NPPF, is a relevant consideration in this case because the proposed extension will marginally alter the appearance of the listed building. In this regard, it is noted that the redesigned scheme follows closely advice received from RVBC, wherein a smaller extension set back from the main façade and with greater visual and material similarity to the listed building was requested.

- 4.17 Otherwise, opening up a full height space in the former barn is a change that notably *enhances* significance and this positive aspect needs to be considered when assessing overall impact.

- 4.18 Pre-application advice from RVBC for the previously refused scheme reiterated the Authority's policy DMG1 (Design) which requires consideration of that Building in Context Toolkit^{vi} design principles, jointly authored by English Heritage and CABE. These principles are laid out and assessed with reference to the submitted scheme below:

- 4.19 **"A successful project will relate well to the geography and history of the place and the lie of the land"** – The proposed scheme continues the linear expansion of the building range, as historically determined by the openness of the rural setting and the site's juxtaposition with Rimington Lane. The positioning of the extension is therefore contextually appropriate for the listed building, with the main façade of the extension, as it is with the main house, facing away from the lane towards the south east.

- 4.20 **"A successful project will sit happily in the pattern of existing development and routes through and around it"** – The extension lines the southern side of Rimington Lane in the same manner as the house. It also occupies unused space without the need for any

major interventions or new access routes.

- 4.21 **"A successful project will respect important views"** – Without doubt the most important view of the listed building is that from the south east. Historic mapping suggests the dwelling's south easterly facing wall was made the main façade because of an historic pathway approaching the farm from that direction. The extension will sit to the left side of this important view. Through its diminutive scale and materiality the extension will respect the primacy of the listed building as viewed from all angles.
- 4.22 **"Respect the scale of neighbouring buildings"** – The reduced extension is lower than the listed building and smaller in terms of scale. Herein the listed building retains its dominant presence and elevated status.
- 4.23 **"Use materials and building methods which are as high in quality as those used in existing buildings"** – The listed building has a traditional palette of robust local materials, notably its stone walling (watershot and random rubble) and slated roof which are a dominant visual characteristic of the building. The extension will likewise be built of matching materials.
- 4.24 **"Create new views and juxtapositions which add to the variety and texture of the setting"** – The proposed extension adds some visual interest and variety to the setting of the listed building, but is generally reflects the character of the existing building. Based on the assumption that the barn range might in fact predate the house, the extension would also bring another chapter of historical development to the site.
- 4.25 In summary, there is clear evidence that the design of the proposed extension responds positively to the architectural and historical context of the listed building. The newbuild element will be subservient to the listed building and the extension could be readily removed (reversible) without causing any physical harm.
- 4.26 Furthermore, opening up of full height space in the former barn is a very positive and enhancing change which strengthens the significance of the listed building. The changes do reduce the floor space within the listed building, and this lost space is replaced by the extension.
- 4.27 On the specific matter of the rooflights inserted without permission to the barn conversion roof and now to be replaced with conservation style rooflights, it is noted that these are positioned on a part of the listed building that has much lower levels of heritage significance. Furthermore, it is noted that glass tile rooflights are a very typical feature of barn roofs, and are therefore considered to be an acceptable minor alteration that enhances interior living conditions without causing any harm to significance. Finally the replacement of these rooflights with conservation style rooflights improves their visual appearance.

Analysis of the Proposals: Local Heritage Planning Policy

4.28 Local planning policy effectively follows, as it must legally do, the policy requirements of the NPPF. Therefore separate consideration of local policy in the heritage planning context is not deemed necessary, however it is noted that the Building in Context Toolkit assessment carried out in the preceding passages refers to local policy requirements within policy DMG1.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has been prepared to assess the potential heritage impacts of a revised scheme involving proposed extension and interior alteration to Halsteads Farmhouse (grade II), Rimington. The specific issue being considered is how the proposed extension might affect the heritage significances of the listed building. The statement also considers the impact of glass tile rooflights fitted upon the roof of a converted former barn that adjoins the farmhouse (and forms part of the listing), which are now to be replaced by conservation style rooflights. The revised scheme follows refusal of previous scheme earlier in 2024 and acts upon advice provided by RVBC as to the nature of the design.
- 5.2 The initial findings of the statement are that the listed farmhouse (dated 1783) includes an adjoined and converted former barn which is now part of the house. The barn was converted in 1988, long after the listing in 1954. Whereas the listing description does not mention the adjoined barn, the barn is part of the listed building which possesses much lower levels of heritage significance due to the impacts of conversion and alteration.
- 5.3 The main significances of the farmhouse lie in its altered double fronted and double pile plan, with a neatly composed symmetrical façade (a classical influence) with mullion windows and watershot coursing. The building is a typical example of later C18th rural dwelling, mixing classical and vernacular elements.
- 5.4 The proposed extension to the house, which has been reduced considerably in scale following the previous refusal, is a small stone built single storey building with gabled and slated roofed. The extension is positioned on the western end of the house, thereby continuing the linear plan and expansion of the house/barn range. It is also set back from the main southern façade of the house.
- 5.5 The new addition has been designed with reference to the principals laid out in the Building in Context Toolkit (jointly published by English Heritage and CABE), with special attention drawn to respecting the architectural and historic significances of the listed building and responding to the context of the site.
- 5.6 The proposed changes to the house, which involves opening up a full height space in the former barn, enhances the heritage significance of the listed building.
- 5.7 The likely impact of the scheme upon the heritage significances of the listed building has been assessed, including the positive alterations within the listed building and the impact upon setting brought about by the extension. The overall findings are that the cumulative impact of the proposals will be benign in nature and therefore appropriate for approval.
- 5.8 With regard to the rooflights inserted without permission to the barn conversion roof, it is noted that these are positioned on a part of the listed building that has much lower levels

of heritage significance. Furthermore, it is noted that glass tiles are a very typical feature of barn roofs. The proposed replacement of these now with conservation style rooflights improves the visual appearance of the rooflights and follows approved contemporary practise for barn conversions.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{iv} Historic England Advice Note 12 (2019) *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

^v Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

^{vi} <https://helm.org.uk/server/show/nav.00h013001>