

Cockshutts Farmhouse, School Lane, Simonstone

Heritage Impact Assessment



Blue Willow Heritage
Historic Environment Consultancy

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TABLE OF CONTENTS

<i>Executive Summary</i>	1
1. Introduction	2
1.1 Project Background	2
1.2 Site Location and Description	2
1.3 Description of Proposed Development	3
1.4 Aims of the Study	3
2. Site Survey Description	5
2.1 Cockshutts Farmhouse	5
2.1.1 Exterior Description:	5
2.1.2 Interior Description:	7
2.2 Associated Outbuildings	12
2.2.1 Exterior Description:	12
2.2.2 Interior Description:	12
2.3 Huntroyde Demesne Landscape Park	14
2.4 Views	14
2.5 Surrounding Heritage Assets in the Study Area	16
2.5.1 Designated Heritage Assets	16
2.5.2 Non-Designated Heritage Assets	16
2.6 Other Sources	20
2.6.1 Cartographic Sources.....	20
2.6.2 Archival Sources	26
2.7 Previous Work	26
2.8 Historic Farmsteads in Character Area 35	28
2.9 Brief overview of the Development of the Huntroyde Estate and Starkie Family	28
2.10 Brief overview of the Development of the Cockshutts Family	29
3. Statement of Significance	30
3.1 Cockshutts Farmhouse	30
3.1.1 Archaeological Interest.....	30
3.1.2 Historic Interest	31
3.1.3 Architectural and Artistic Interest	31
3.1.4 Contribution of Setting	32
4. Assessment	33
4.1 Physical Impacts	33
4.1.1 Cockshutts Farmhouse	33
4.1.2 Outbuilding	35
4.2 Setting Impacts	35

4.2.1	Views.....	35
5.	Conclusions	36
6.	Sources	37
6.1	Bibliography	37
6.2	Websites	37
6.3	Archival Sources	38
	<i>Appendix 1 – Gazetteer</i>	39
	<i>Appendix 2 – Legislation, Policy and Guidance Framework</i>	41
	Legislation	41
	Policy	41
	Guidance	44
	<i>Appendix 3 – Methodology and Sources</i>	45
	Overview	45
	Walkover Survey	45
	Significance	45
	Impact	48
	Sources	49

EXECUTIVE SUMMARY

This Heritage Impact Assessment has been commissioned to provide an assessment of the potential heritage impact of a proposed development at the Grade II listed Cockshutts Farmhouse, Simonstone (NHLE 1237665). The proposed development comprises planning and listed building consent applications to renovate the existing western cottage for continued residential use and the associated curtilage listed outbuilding for continued use as a storage facility. The cottage formerly served as a rental property but is currently vacant, and has been for some time. As such, the property requires a comprehensive update to achieve a good standard for future rental. The proposed works would involve a scheme of comprehensive renovation works, including internal alterations and external landscaping.

This assessment finds that some elements of the proposed scheme would result in some minor negative impacts, such as loss of, and disruption to, limited historic fabric, principally stemming from the routing of services, in part to comply with modern building regulations. Where this is the case, design advice throughout the scheme has been to focus such alterations on less significant parts of the building and where unavoidable, ensure that the level of impact is reduced and mitigated. It is considered, however, that these negative impacts are more than balanced by the overall positive impacts and conservation gains of the proposed scheme, both in terms of the long-term sustainable use of the listed building and in the retention or repair of elements of the historic fabric which contribute meaningfully to its overall character and significance.

Indeed, the heritage-led nature of the scheme is such that it will result in a series of significant positive heritage gains including: removal of inappropriate modern interventions; remedial repair works which will improve the appearance and condition of the building; and ensuring the building is brought back into a viable use. Indirectly, the scheme has also necessitated base line research into the historical development of the farmhouse as well as the social history of its occupants that share important and unique ties with the Huntroyde Estate/Starkie family in Simonstone as well as the wider North Lancashire area. Subject to further study, this has the potential to further enhance our understanding of the development of the plot, as well as the wider area in general. Furthermore, given the sensitive approach to the scheme, the ability to appreciate its inherent social hierarchy and purpose of the individual spaces within the interior of the building will not be compromised.

In terms of wider setting impacts, the proposals have been sensitively designed to avoid altering the external appearance of the building. Indeed, it is considered that the alterations proposed would result in a minor to moderate positive impact to the significance of the listed building, improving the overall external envelope and therefore views of the property both to and from the viewpoints identified as part of this assessment.

Representing a balanced judgement between the potential impacts and conservation benefits, the proposed development is considered to result in an overall positive impact to the significance of the listed building and, as such, contributes to the fulfilment of the environmental objective of 'sustainable development' as defined in NPPF (MHCLG 2023, 5). The development seeks to adapt the heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation, thereby ensuring its continued contribution to quality of place.

Indeed, it is also considered that the development is in line with local planning policy (Ribble Valley Borough Council 2014) in that it will preserve and, in some cases enhance the significance of the listed building. It is also considered to be appropriate in terms of sympathetic design, detailing, and the use of high-quality, traditional materials whilst ensuring the building becomes fit for purpose for the 21st century and beyond.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development at Cockshutts Farmhouse, School Lane, Simonstone. The farmhouse forms part of the Huntroyde Estate and has been known as both Cockshutts and Cockshotts Farmhouse over the years, with the former shown in earlier documentation and maps as well as the most recent list description. For the purposes of clarity, Cockshutts Farmhouse will hereafter be referred to as the 'study site'. The study site comprises a substantial farmhouse constructed in the 16th century, later extended in the 17th century and now divided to form a pair of cottages; this application refers to the western cottage.

Cockshutts Farmhouse is listed at Grade II (NHLE 1237665) on account of its special architectural or historic interest. The study site also includes a small, brick-built outbuilding to the north which, for the purposes of this assessment is considered to be curtilage listed. The listing description for Cockshutts Farmhouse has been reproduced below:

SD 73 SE SIMONSTONE SCHOOL LANE

3/61 Cockshutts Farmhouse and Cockshutts Farm Cottage 17.12.1968 formerly listed as Cockshott 's Farmhouse) II

Farmhouse, probably C16 enlarged in C17, now 2 dwellings. Slobbered thin sandstone rubble (except wing which is faced in squared sandstone), stone slate roof with a chimney on the ridge at the junction of the bays, one at the right gable, and another at the rear corner of the wing. T-shaped: 2-bay through-passage plan hall-range with projecting stair-turret porch to 2nd bay, and crosswing at left end. Two storeys; 2-storey porch with carried-down roof has chamfered doorway to left, round headed light to right; hallpart has a 5-light window with recessed ovolo and fillet moulded mullions and a hoodmould, an inserted door close to the wing on the left, at 1st floor a similar 2-light window and a 12-pane sash. Gable wall of wing has windows of 5 lights at ground floor and a 4 lights above, both with cavetto-moulded mullions and hoodmoulds. Right return wall has 2 small deeply-chamfered round-headed lights on each floor (one blocked); rear of this part has 3 similar windows at 1st floor, and at ground floor 2 small windows and a wide shouldered opening to a recessed doorway to the through-passage; rear of hallpart has, inter alia, quoins to the junction, a recessed 2-light window at 1st floor (lacking the mullion), and a little square light above the back door next to the wing; rear gable of wing has two 2-light windows at ground floor and another above. Interior: crudely-chamfered beams in the hallpart, and a smokehood in the chamber above; chamfered stone doorways to both rooms in the crosswing (both of these made like external doorways, and one of them inside out); parlour in front bay of wing has 2 beams supported by exceptionally large moulded corbels in the outer wall; kitchen in rear bay has small inglenook fireplace; wing has collar truss roof.

Listing NGR: SD7763534540

The purpose of this HIA is to provide baseline information on the cultural heritage resource in the proposed development site and surrounding area, and to assess any potential effects of the proposed development on that resource. The conclusions reached in this report are informed by detailed historic research, a site visit and the application of professional judgement based on historic, archaeological, architectural, or artistic interest.

1.2 SITE LOCATION AND DESCRIPTION

The study site is situated roughly at the centre of Simonstone, a small village in the Ribble Valley district of Lancashire (centred at NGR SD 77635 34540). Simonstone is around 4 miles west of Burnley, and south of Pendle Hill and Clitheroe. The village adjoins the village of Read, Lancashire and neighbours Padiham. Simonstone lies immediately south of the Forest of Pendle section of the Forest of Bowland Area of Outstanding Natural Beauty.

The area in which the study site is located is residential in nature, with the predominant built form comprising terraced houses, interspersed with larger detached dwellings alongside green spaces as well as Simonstone St Peter's Church of England Primary School to the south west. The study site occupies a prominent position along School

Lane, despite being set back slightly and sheltered to an extent by mature vegetation. It can be accessed via a short driveway, leading off School Lane. The driveway, which leads to an area of hardstanding suitable for parking and turning, is shared by both cottages. The continuation of the driveway is an access track leading to arable/pasture land as well as a derelict farm beyond. The surrounding arable farm/pasture land provides a unique and tranquil setting.

The study site is roughly rectangular in shape and comprises a substantial farmhouse and brick-built outbuilding to the north. The farmhouse forms part of a pair of cottages and was constructed in the 16th century using slobbered thin sandstone rubble. It is topped with a stone slate roof and three chimney stacks. The farmhouse is composed of two storeys and features a 2-bay through-passage plan hall-range. Notable features include recessed ovolo and fillet moulded mullions, cavetto-moulded mullions and hoodmoulds. Internal features include crudely-chamfered beams, chamfered stone doorways and exceptionally large moulded corbels. Cockshutts Farmhouse has been altered consistently over time to suit continued use as a residential dwelling, notably in the early 17th century and later in the early 2000s. As a result, the farmhouse features some later additions and alterations, including inappropriate render on the west facing elevation.

1.3 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development seeks to renovate the existing western cottage for continued residential use and the associated outbuilding for continued use as a storage facility. The cottage formerly served as a rental property but is currently vacant, and has been for some time. As such, the property requires a comprehensive update to achieve a good standard for future rental. The proposed works would involve a scheme of comprehensive renovation works, including internal alterations and external landscaping. The details of the application, including the supporting *Planning, Design and Access Statement* prepared by Danielle Arkwright of DC Architectural Design, should be consulted for information.

1.4 AIMS OF THE STUDY

The focus of this document relates principally to the setting of the Grade II listed Cockshutts Farmhouse (NHLE 1237665) and curtilage listed brick-built outbuilding to the rear, and the potential impact of the proposed development on this fabric and setting.

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and the wider study area
- To assess the potential effects of the proposed development upon the known and potential cultural heritage resource
- Make recommendations based upon this assessment as to any potential requirement for evaluation and/or mitigation and off-setting which may be required



Figure 1 Location Plan

2. SITE SURVEY DESCRIPTION

A site visit was undertaken in clear and bright conditions on 11th July 2024. A description of the building and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections.

2.1 COCKSHUTTS FARMHOUSE

As previously noted, Cockshutts Farmhouse comprises a substantial farmhouse which has been altered and extended consistently since the 16th century, to suit continued use as a residential dwelling and as such, features some later additions and alterations. The phasing of the building can clearly be determined and outlined below:

- **Phase 1 (16th Century):** Construction of the central section (now contained within the farmhouse)
- **Phase 2 (Early 17th Century):** Construction of the later projecting cross wing to the west
- **Phase 3 (Early 17th Century):** Construction of the eastern cottage
- **Phase 4 (Early 17th Century):** Construction of the projecting stair turret to the eastern cottage
- **Phase 5: (Date Unknown):** Division of the farmhouse into two dwellings
- **Phase 5 (Early 2000s):** Reconfiguration of internal layout

2.1.1 EXTERIOR DESCRIPTION:

The study site features a principal, south facing elevation. As previously stated, this fronts onto School Lane, albeit separated by a large front garden, bounded by a dry-stone wall and screened by mature vegetation. It is considered that the south facing elevation provides views of the earliest part of the farmhouse – the central section – as well as the gable end of the later projecting cross wing to the west. It also provides views of the neighbouring cottage with projecting stair turret to the east; however, the cottage does not form part of the study site and therefore, will not be discussed in detail here. The earliest part of the farmhouse, the central section, has been constructed using coursed slobbered thin sandstone rubble and is topped with a stone slate roof with a chimney in the ridge at the junction of the bays – one at the right gable, and another at the rear corner of the wing. Although similar in materiality, the projecting cross wing to the west has been faced in squared sandstone. On the central section of the house, and at ground floor level, there is a five light mullion window; this features recessed ovolo and fillet moulded mullions beneath a hood mould. A similar two light window is at first floor level, as well as a twelve-pane sash window, likely of a similar date to the that of the opening at first floor level. To the left of the mullion on the ground floor, there is a later, probably 19th century door, complete with a four pane overhead. The projecting cross wing which, as previously mentioned, was added at a later date, features a five light mullion window at ground floor level, with latterly inserted fenestrations and a four light window above. Both mullions are cavetto moulded beneath hood moulds.

The west facing elevation comprises a subservient side elevation. This elevation, including the external chimney breast has been rendered using inappropriate materials, which is contributing to the prevalence of damp internally. Features of note on this elevation include a five light mullion window at first floor level, the central pane of which is broken, as well as an inserted window at ground floor level.

The north facing elevation comprises the rear elevation of the farmhouse. Much like the south facing elevation, the north facing elevation provides views of the earliest part of the farmhouse – the central section – as well as the gable end of the later projecting cross wing and neighbouring cottage with projecting stair turret. Part of the central section, as well as the later projecting cross wing has been painted white. Features of note on this elevation include a doorway at ground floor level, set in a stone surround, above which there is a small picture style window. On the gable end of the projecting cross wing, there are two, three light mullion windows at ground floor level, and one at upper level, the central pane of which is broken. Both sets of windows are feature hood moulds, except the one at ground floor level to the west. It is unclear why this opening is without a hood mould and indeed, why it is slightly ‘dropped’ in comparison to the adjacent eastern opening. It has been suggested that this could be due to historic use of room,

or the presence of a former doorway. However, determination of either of these possibilities has largely been precluded by ground treatment which comprises an area of sloped paving. A prominent double line of return quoins to the east of these openings indicate that the projecting cross wing has been extended to the east historically, with the pitch of the roof carried down and a new chimney breast also inserted.



Figure 2: Principal south facing elevation of Cockshutts Farmhouse



Figure 3: Rendered west facing elevation



Figure 4: Rear elevation

2.1.2 INTERIOR DESCRIPTION:

Internally, the farmhouse features a through passage plan which has been well preserved, despite the fact that the layout and form of the building has been much altered over time. The ground floor is dominated by the aforementioned through passage, which runs between the central section and the cross wing. This is characterised by flagstone flooring and an attractive panelled staircase, with understair cupboard, that rises from the south adjacent to the wall of the cross wing. From this through passage, access into the three principal rooms can be gained; these comprise a front and rear reception room, contained within the cross wing, and a small kitchen contained within the central section. The two chamfered doors leading into the cross wing are of particular interest, as they are more reminiscent of external doorways than interior ones.

The front and rear reception rooms of the cross wing are relatively plain, and feature minimal decoration, excepting such features as low skirting, mullions with deep reveals, flagstone flooring, fireplaces and attractive beams. Indeed, the front room is dominated by a large fireplace with a woodburning stove and two exceptionally large corbels that have been built into the external wall; these support two beams – one chamfered and one boxed in. The corbels on the opposing wall are quarter round. It is likely that the large corbels were reused, and perhaps taken from the nearby Whalley Abbey, which was dissolved in 1536. The rear reception room features an inglenook fireplace in the north east corner as well as two beams, resting on corbels along the west external wall which support the first floor above.

It is understood that the rear reception room was historically subdivided and used as a kitchen/pantry which featured extensive stone shelving supported on brickwork. However, only a timber cupboard in the south east corner of the room remains. It is also understood that a step once led down from the kitchen to the pantry, the location of which is marked in the floor by an area of concrete. The dividing wall between the kitchen and pantry was removed, and the space opened up, as part of the renovation works completed in the early 2000s. The door between the kitchen and pantry, which was formed of three broad planks secured to battens by pegs and hung on two strap hinges has been reused elsewhere in the property. The presence of doors of a similar nature located throughout the property makes it challenging to determine the exact position to which this existing door has been relocated.

It is assumed that the kitchen, which is situated within the eastern extent of the farmhouse, formerly served as the Hall before the space was subdivided. Evidence of this irregular subdivision is supported by the fact that the placement of the existing mullion window now appears irregular. The first floor above is supported by a large chamfered beam which runs from the front to the rear wall, as well as two pine beams that run into it. These have clearly been reused as indicated by the extant mortices and circular holes for wattle infill. It is understood that these pine beams historically ran into a large chimney breast with an inglenook fireplace and flanking salt cupboards. However, this is no longer visible and thus, it is assumed that it has been incorporated into the neighbouring cottage. No other features of note were recorded in the kitchen which is now dominated by fitted cupboards and appliances, none of which are considered to hold any inherent heritage value, being modern in nature.

It was noted during the site survey that all ground floor rooms are suffering from significant issues relating to damp. It is considered that this has in part been caused by: use of inappropriate render that has been added to the west facing elevation; an area of sloped paving that has been added on the north facing elevation; and lack of adequate ventilation for an appreciable amount of time.

Access to the first floor can be gained via the staircase situated in the through passage. This leads up to a small stepped landing, from which access into the three principal bedrooms and two bathrooms can be gained. The landing is lit by an unusual picture style window with a deep reveal and sill. Much like the ground floor, the first floor features an irregular layout, owing to the significant alterations that have taken place at the farmhouse, mainly through the change of use of various rooms over time. This is indicated by the width, orientation and irregularity of the floorboards as well as elements of tie beams and roof trusses that now project down into the bedrooms and are faced with boarding. Further evidence is provided by the openings in the bedroom and bathroom contained within the central section, which are now partially concealed. Although the first-floor rooms are relatively plain and feature simple decoration, including low skirting, notable features include a late Victorian fireplace with arched cast iron insert, moulded timber

surround and hearth. This is situated in the front room contained within the projecting cross wing. No other features, including those contained within the bathrooms, are considered to be of any particular historic or architectural interest.

Although the attic space was not inspected as part of the site survey, it is understood that two collared oak roof trusses support the roof to the cross wing, in which there are supported purlins and spars. The stone roof slates are pegged over the battens. The main roof members, which comprises trusses and purlins have chamfered edges with stops. This indicates that the ceilings are perhaps a later addition and that the original timbers would, at one point or another, have been exposed. The areas between the tie beam and collar and the principal rafters are infilled with wattle and daub and finished with limewash. Further detail relating to the roofscape can be found in a watching brief completed by Taylor (2002) when the roof was re-slatted and thus, original fabric was temporarily exposed.



Figure 5: View of the ground floor through passage



Figure 6: View of the rear sitting room



Figure 7: View of the rear sitting room



Figure 8: View of the kitchen



Figure 9: View of the front sitting room



Figure 10: View of the chamfered internal doorways on the ground floor

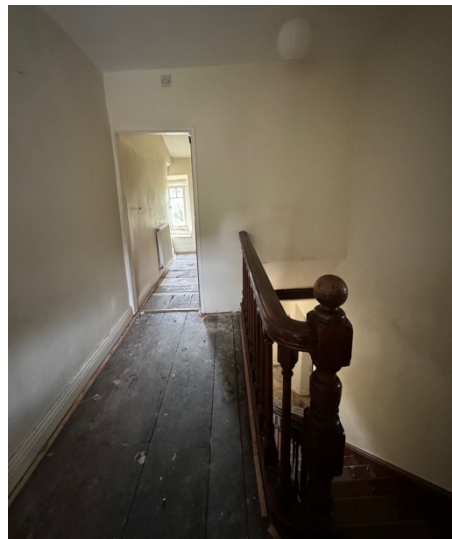


Figure 11: View of the first-floor landing



Figure 12: Example first floor bedroom



Figure 13: Example first floor bathroom



Figure 14: Example first floor bathroom



Figure 15: Example first floor bedroom



Figure 16: Example first floor bedroom

2.2 ASSOCIATED OUTBUILDINGS

To the north of the study site, there are a range of outbuildings, of both stone and brick construction. As discussed in Section 2.5, these structures are first visible in the Ordnance Survey mapping of 1848, although are likely of earlier origins. This is excepting the small, brick-built outbuilding situated immediately north of the farmhouse, which was erected in the mid- late 19th century, as indicated by satellite imagery. All these outbuildings are understood to have been used for agricultural purposes historically, but have fallen into disuse and indeed, disrepair over the years. Of these structures, only the small brick-built outbuilding forms part of the proposed development and therefore, the remaining stone buildings will not be discussed in any further detail here.

2.2.1 EXTERIOR DESCRIPTION:

The small brick-built outbuilding is roughly rectangular in shape is topped with a stone slate roof. Although it is of predominately brick construction, completed using common stretcher bond, it also features elements of stonework, including stone headers and sills to the openings on the east facing elevation. Indeed, the east facing elevation comprises the principal elevation, which fronts onto the area of hardstanding to the rear of the farmhouse. The east facing elevation is characterised by a variety of openings, including two doors with timber headers and frames which flank two central openings comprising 3 pane bottom hung casements over 3 pane fixed lights. Both fenestrations have been painted black. Other notable features on this elevation include brick corbels. It is assumed that these have been inserted to support the weight of the roof above.

Whilst much of the rest of the structure, including the roof, was obscured by overgrown vegetation during the time of the site survey, other features that were visible and noted as being of interest was a section of stone walling on the north facing gable end. This possibly pertains to the remains of an earlier structure, although it is difficult to prove conclusively. On the south facing gable end, the structure has a bullnosed edge. Given the close proximity of this structure to the farmhouse, it is assumed that this feature was added to reduce potential injuries.

2.2.2 INTERIOR DESCRIPTION:

Internally, the brick-built outbuilding comprises a single cell space that is relatively plain, and features machine cut trusses, a concrete floor and walls that have been painted white. A range of features, including a Belfast sink on brick piers, as well as wall mounted storage cupboards evidence the use of this space as an ancillary building. It was noted during the site survey that the structural integrity of the outbuilding is currently being threatened by the overgrown vegetation visible externally.



Figure 17: Exterior of the brick-built outbuilding



Figure 18: Exterior of the brick-built outbuilding



Figure 19: Interior of the brick-built outbuilding

2.3 HUNTROYDE DEMESNE LANDSCAPE PARK

Although it will be discussed in more detail in Section 2.5.2, it is worth noting here, for contextual purposes, that the western border of the Huntroyde Demesene Landscape is located c.100m east of the study site.

The landscape of Pendle Hill is said to have been influenced by the backdrop of country parks – including Read and Huntroyde – alongside medieval forests. These parkland landscapes mark clear human influences on this landscape including intentional attempts to design the landscape surrounding Pendle Hill – something which contributes much to the sense of place of the region (Forest of Bowland AONB Unit n.d., 7). Huntroyde Demesene was reportedly created in 1576 for the Starkie family and included a pheasantry, orchard, ponds, weirs, and large plantation area by the 20th century (Parks and Gardens 2023). The name ‘Huntroyde’ itself derives from the word ‘royd’ meaning forest clearing (Whitaker 1818, 44). Key parts of this designed landscape included features like eye catchers, gateways, gardens, and estate yards in the vicinity of Huntroyde Manor (Forest of Bowland AONB Unit n.d., 11). Another feature includes the Ha-Ha situated c. 205 m south-east of the study site and approximately 60 m south of the listed building of Huntroyde Manor.

Deciduous woodlands were planted within this designed landscape during the mid to late 19th century including a mixture of beech, sycamore, oak, and ash; particular attention is given to several ancient oak trees which date back several centuries (Forest of Bowland AONB Unit n.d., 42). Such woodlands provided not just aesthetic functions but also shooting cover (*ibid*). The open fields and parkland are also reflections of the widespread land ownership boundaries of the landed estate which necessitated fewer subdivisions – unlike other areas of sublet land (*ibid*). The growth of this estate – alongside those of Read and Downham – is attributed to the growth of the East Lancashire industries including a focus on the processing of textiles at Sabden, Barley and Roughlee; this resulted in streams of wealth production for the gentry class and the development of the private estate and planned landscape of Huntroyde (Forest of Bowland AONB Unit n.d., 27). The agricultural industries in the region were also said to have flourished in the 17th and 18th centuries as complemented by rapidly increasing crop yields (*ibid*).

2.4 VIEWS

As previously noted, Cockshutts Farmhouse occupies a prominent position along School Lane, despite being set back slightly from the road. It can be accessed via a short driveway, leading off School Lane. Cockshutts Farmhouse features a principal south facing elevation that is best viewed from School Lane, facing north. Due to the position of the site within the landscape, as well as the presence of mature vegetation along the boundary line of the plot, which provides effective screening, it is considered that views of this elevation are glimpsed. Although, less screening may be provided in winter months. Whilst there are several other vantage points along School Lane from which the study site should theoretically be visible, the prevalence of dense vegetation largely precludes this, with only glimpsed views of the west facing elevation and associated roofline visible from School Lane facing east.

Views of the side and rear elevation of Cockshutts Farmhouse are generally limited to within the grounds of the property, with only glimpsed views possible from the upper floors and gardens of neighbouring properties as well as nearby public footpaths. This is due to the distance between the study site, School Lane and neighbouring properties as well as the intervening topography and vegetation. No other meaningful views are considered possible to and from the study site.



Figure 20: View of the trackway providing access to Cockshutts Farmhouse from School Lane



Figure 21: View of the study site from School Lane

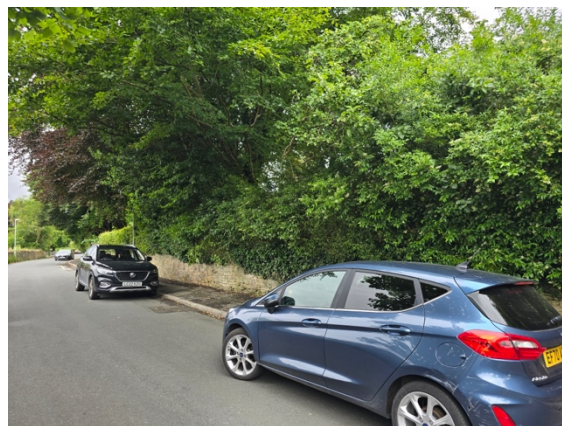


Figure 22: View of the study site from School Lane



Figure 23: View of the west facing elevation of the study site from School Lane

2.5 SURROUNDING HERITAGE ASSETS IN THE STUDY AREA

2.5.1 DESIGNATED HERITAGE ASSETS

Beyond the boundary of the study site but within the 500 m study area, the HER records the following designated heritage assets:

- 11 Grade II listed buildings

The closest listed building to the study site is Toll Bar Cottage (1274570), which is listed at Grade II. The Cottage is located c. 250 m south west of the study site along the Whalley Road/Simonstone Lane junction. Several other Grade II listed buildings are also located along Simonstone Lane, including Starkie Farmhouse (1274569), Wilkinson's Farmhouse (1238972) as well as an associated pigsty with poultry loft, located c. 15 m north west of the farmhouse (1237666). The remaining listed buildings are located to the south of the study site and comprise two further farmhouses (1238940; 1293917), Simonstone Hall (1239023) and the associated barn and attached stable range linked to the north side of Simonstone Hall (1239025). Due to the distance between the study site and the assets, as well as the intervening topography, vegetation and built form, it is not considered that the proposed development has the potential to impact on the significance of any of the listed buildings discussed above.

A full gazetteer of listed buildings is included in the Appendices.

2.5.2 NON-DESIGNATED HERITAGE ASSETS

There is a total of 27 records within the HER for the 500 m study area relating to historical/archaeological sites or findspots, several of which are duplicates of the designated assets outlined above. The closest and most pertinent of these include the Huntroyde Demesene Landscape [MLA34373], the western border of which is located c. 100m east of the study site. This record pertains to evidence of a probable 19th century parkland. Several other designated heritage assets are contained within this parkland, ranging from earthworks and pumphouses to gatehouses and farmhouses [MLA6185; MLA10865; MLA3308; MLA9362; MLA9352]. However, due to the distance between the assets and the study site, as well as the intervening topography, mature vegetation and built form, it is not considered that the proposed development has the potential to impact on the significance of these non-designated heritage assets. The same can be said for the remaining assets located to the north [MLA19357] and west of the study site [MLA18066], as well as those to the south [MLA19356; MLA18067; MLA37304; MLA19368; MLA20754; MLA18063; MLA18061; MLA18062; MLA6195], the majority of which are located along Simonstone Lane, although some of which are situated within the arable farm/pasture land beyond [MLA18060; MLA18069; MLA19355; MLA19355; MLA738; MLA9354; MLA18068].

No other assets recorded within the HER are considered relevant to the proposed development site.

A full gazetteer of HER sites is included in the Appendices.



Figure 24: Designated heritage assets in the 500m study area



Figure 25: Non designated heritage assets in the 500m study area

2.6 OTHER SOURCES

2.6.1 CARTOGRAPHIC SOURCES

- 1848** Consultation of historic mapping showed that, whilst there are a number of early pictorial maps of the area, none of these are at a sufficient scale to provide any detail of the study site. Indeed, information gleaned from this mapping does not show the site in any detail until the Ordnance Survey map of 1848. At this point in time the study site is clearly shown and labelled as 'Cockshotts Farm'. The building appears similar in form to how it does today, albeit a single dwelling rather than two, comprising a linear range of an east to west orientation, with two southerly projecting offshoots. The structure is depicted as being set back from School Lane and separated by a large garden that clearly served both houses. To the rear, and accessible via the driveway leading off School Lane which is still visible today, there is a large courtyard area featuring two small outbuildings that are roughly rectangular in shape. Given that the study site is labelled as a 'farm' as well as its proximity to surrounding arable farm/pastureland, it is not unreasonable to assume that these structures were used for agricultural purposes, perhaps for housing livestock, storing grain or associated agricultural machinery/equipment. Indeed, the study site is surrounded by arable farm/pasture land to the north, south (albeit divided by School Lane) and west, and the Huntroyde Demesene Landscape Park to the east; the historical development and significance of the Huntroyde Demesene Landscape Park has already been discussed in Section 2.2 and therefore will not be repeated here. Within the vicinity of the study site, development is minimal and limited to School Lane and Simonstone Lane. Although there are some larger dwellings with associated land nearby, as well as estates such as Simonstone Hall.
- 1914** No further changes are visible to the study site until the Ordnance Survey map of 1914. At this point in time the study site appears relatively similar in form to how it did in preceding mapping; this is except for the fact that the main dwelling is depicted as a large structure that is roughly rectangular in shape. The two southerly projecting offshoots visible in the Ordnance Survey map of 1848 and indeed the later Ordnance Survey map of 1895, are no longer visible. Although it is considered that this is likely due to the fact that the map has been drawn inaccurately as opposed to the building itself being altered, particularly as these offshoots are still visible today. Also visible on the Ordnance Survey map of 1914, is an additional small outbuilding that has been added to the south of the existing most eastern outbuilding contained within the courtyard to the rear. This was roughly rectangular in shape. Within the vicinity of the study site, the barn which lies to the north of the study site has now been labelled as 'Middle Barn' and the Old Gravel Pit which lies to the west has also been labelled. Development surrounding the study site has intensified in general, particularly along Whalley Road, culminating in the introduction of further residential dwellings.
- 1932** By the time of the Ordnance Survey map of 1932, the additional small outbuilding has been extended southwards, and a further outbuilding has been added to the north of the plot; this comprises a long, rectangular structure of several bays. No further changes are visible to the main dwelling, which still appears roughly rectangular in shape. Within the vicinity of the study site, development had intensified again, particularly along School Lane where residential dwellings with associated gardens were clearly visible.
- 1947** No further changes are visible to the study site in the most recent historic mapping of 1947 or indeed in the subsequent aerial imagery of 1949. This is partly attributed to the lack of detail in this imagery, which was clearly intended to cover a much broader region.
- 2000** The next satellite imagery of 2000 is comparatively clearer and evidences changes such as the derelict state of the outbuildings contained within the rear courtyard. It also provides clarity on the form of the house which is depicted as featuring the two southerly outshots visible in the Ordnance Survey map of 1848, thus confirming that the building was, incorrectly drawn throughout available mapping from 1914 to 1947. No further changes are visible to the study site between the satellite imagery of 2000 and 2009.

2009 Although it is not understood when the study site was converted into 2 dwellings, it is interesting to note that by the time of the satellite imagery of 2009, the existing front garden had been subdivided, roughly down the middle to form two self-contained garden spaces.

No further changes are visible to the study site between the satellite imagery of 2009 and 2023.

Historic mapping consulted is outlined in the table below:

Date	Map/Compiler	Author and Work (where known)
1848	Ordnance Survey	<i>Lancashire 55 Surveyed 1844-1846, Published 1848</i>
1895	Ordnance Survey	<i>Lancashire Sheet LV.SE Surveyed 1890-1892, Published 1895</i>
1914	Ordnance Survey	<i>Lancashire Sheet LV.SE Revised 1909-1910, Published 1914</i>
1932	Ordnance Survey	<i>Lancashire Sheet LV.SE Revised 1929, Published 1932</i>
1947	Ordnance Survey	<i>Lancashire Sheet LV.SE Revised 1938, Published 1947</i>
2000	Google Earth	<i>The GeoInformation Group</i>
2003	Google Earth	<i>Infoterra Ltd & Bluesky</i>
2005	Google Earth	<i>Infoterra Ltd & Bluesky</i>
2009	Google Earth	<i>Infoterra Ltd & Bluesky</i>
2011	Google Earth	<i>Maxar Technologies</i>
2015	Google Earth	
2018	Google Earth	
2020	Google Earth	
2021	Google Earth	
2022	Google Earth	<i>Maxar Technologies</i>
2023	Google Earth	<i>Airbus</i>

Table 1 Historic mapping consulted



Figure 26: Ordnance Survey Map of 1848 (Lancashire 55 Surveyed 1844-1846, Published 1848)



Figure 27: Ordnance Survey Map of 1895 (Lancashire Sheet LV.SE Surveyed 1890-1892, Published 1895)

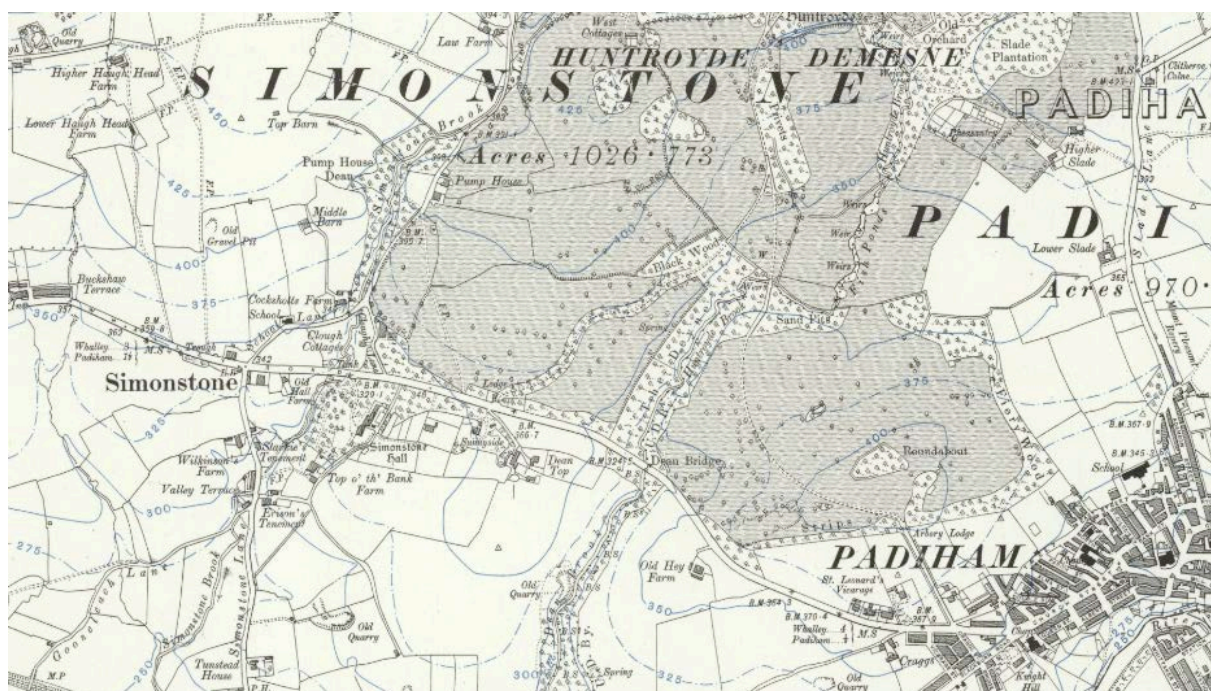


Figure 28: Ordnance Survey Map of 1914 (Lancashire Sheet LV.SE Revised 1909-1910, Published 1914)



Figure 29: Ordnance Survey Map of 1932 (Lancashire Sheet LV.SE Revised 1929, Published 1932)

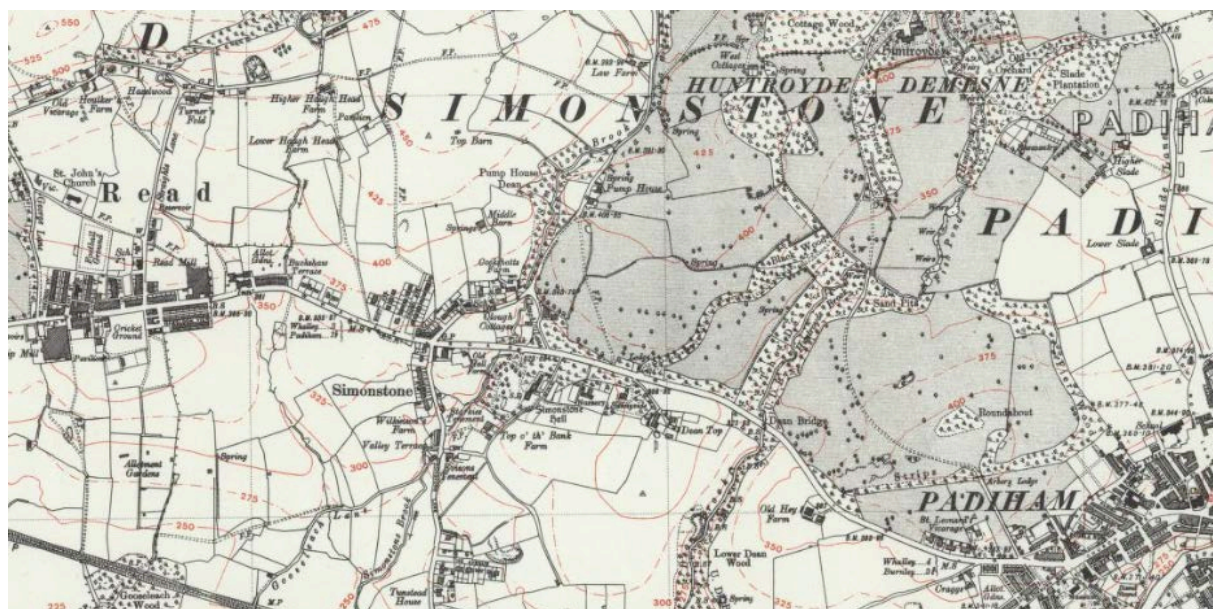


Figure 30: Ordnance Survey Map of 1947 (Lancashire Sheet LV.SE Revised 1938, Published 1947)



Figure 31: Aerial Imagery of 1949 (raf_58_255_v_5038)



Figure 32: Satellite Imagery of 2002 (Google Earth 2024 - The Geoinformation Group)



Figure 33: Satellite Imagery of 2009 (Google Earth 2024 - Infoterra Ltd & Bluesky)



Figure 34: Satellite Imagery of 2023 (Google Earth 2024 - Airbus)

2.6.2 ARCHIVAL SOURCES

Archival sources were consulted as part of this assessment, in particular to supplement existing historic mapping. Most of the archival images which exist for the Huntroyde Estate depict Huntroyde Hall itself including images of the Starkie family hosting events within the building. Certain images were recovered of the highland cattle which were bred at Home Farm nearby, during the early 20th century – something which highlights the prominence of the dairy industry in the vicinity, especially given depictions of cattle roaming in front of the hall. Other images of the villages of Simonstone, Padiham and Read were recovered. However, no images could be recovered of Cockshutts Farmhouse itself.

2.7 PREVIOUS WORK

The Historic Environment Record (HER) records 3 previous archaeological events and/or interventions within the 500 m study area, 2 of which are contained within the study site. These records pertain to an archaeological watching brief [ELA829], undertaken at various times from January to July 2003, and an archaeological building survey [ELA830], carried out in July 2022. Both events took place around the time that significant internal and external alterations were made to the dwelling. The subsequent reports have proven invaluable, particularly in furthering our understanding of the different phases of construction, both within the farmhouse and cottage. These phases, as well as the historical development of the study site and wider area in general are discussed in more detail throughout Section 2.9. The only other event in close proximity to the study site was a photographic survey completed at Dean Top, c. 490m to the south east. Given the considerable distance between the study site and the location of the survey, as well as the screening provided by intervening mature vegetation and built form, it is not considered relevant to this scheme.



Figure 35: Previous archaeological events in the 500m study area

2.8 HISTORIC FARMSTEADS IN CHARACTER AREA 35

Cockshutts Farmhouse is located in the character area 35 known as the Lancashire Valleys. This region is known for estate farms involved in intensive cattle rearing in addition to sheep farming – industries which developed significantly by the 17th century (Lake 2020, 2-3). The most common plan form in this character region was linear and dispersed farmsteads. However, courtyard farms were also common and believed to be associated with ‘high-status manorial and estate centres’ with many relating to old estate centres as early as the medieval period – alongside strong associations with wealth obtained from the textile trade (*ibid*). Their combination barns – with housing for cattle placed at storeyed ends – are linked to larger farms dating from the early 17th century which generally came into widespread use by the 19th century (*ibid*).

The buildings of this character area are predominantly concerned with housing cattle and their feed due to significant increases in the dairy industries by the 17th century which concentrated around the estate farms within the valley (*ibid*, 3). These estate farms are said to strongly contrast with the industrial towns which demonstrated not parkland estates but enclosed farmland which practiced more mixed farming, unlike the dominance of the cattle and sheep industry within the estate farms (*ibid*). In response to such industries, many of the farmhouses throughout the character area featured loomshops and dairies on the upper floors or lower ends of the building (*ibid*, 4). Widespread rebuilding programmes utilising stone and slate dominated the region from the 18th century which marked a transition from earlier timber-framed buildings which once populated the region (*ibid*, 2). The farmstead structures were largely constructed out of Milstone Grit (sandstone) and Carboniferous limestone quarried locally from the 18th century, with Welsh slate also imported into the region from the late 18th century (*ibid*, 8).

2.9 BRIEF OVERVIEW OF THE DEVELOPMENT OF THE HUNTROYDE ESTATE AND STARKIE FAMILY

Much information on the estate can be glimpsed from the Starkie family tree, land acquisition records alongside the research conducted by Thornber (2024) which has been published online. The estate has historically been in the hands of the Starkie family – also historically known as ‘Starky’. The family is known to have originated in Barnton, Cheshire. Historical sources state that the estate came into the possession of the family around the year 1465, following the marriage of Edmund Starky to Elizabeth (daughter of John Symondstone) – a family known to have possessed considerable land in Simonstone since 1230. As such, the Starky family gained ownership of extensive lands throughout Huntroyde and Simonstone by the 15th century. However, the family tree can be traced back as far as the 13th century. This lineage is known to have begun with Geoffrey Starky whose children included Richard and Randle Starky. It was Geoffrey Starky who continued this family lineage with the birth of four children. This notably included Randle Starky – from whom William (of Barnton), Ralph, and William Starky were descended. Finally, through Randle Starky came Edmund Starkie himself who gained possession of these extensive estates.

The family gradually acquired increasing numbers of land through various marriages and purchases. Areas later falling under their control included land at the house at Hall i' th' Wood in Bolton; Shuttleworth Hall in Hapton; property at Heaton near Horwich; lands at Simonstone, Osbaldeston, Salesbury, and Westhoughton; alongside estates in Pendle, Mearly, Pendleton and Heyhouses. As such, the family are estimated to have owned almost 9,000 acres of land within Lancashire by the close of the 19th century – particularly in the central and north-eastern regions.

Given the size of this family tree, the Starkie family clearly has a rich and fascinating history which can be traced back many centuries. Of particular interest is the role of the family in the funding of the Spanish Armada in 1588 in terms of both cash flow and arms for the local militia. Other notable roles various members of the Starkie family have undertaken include: Chief Justices of the Peace in Lancashire and Sheriff of Lancaster in 1633 (John Starkie); Captain in the Parliamentary Army (Nicholas Starkie); and member of the committee for the confiscation and disposal of former Royalist lands (John Starkie). Furthermore, Roger Starkie presided at the famous trial of the Lancashire Witches in 1612, whilst Nicholas Le Gendre Starkie (1799 -1865) was a Member of Parliament for Pontefract from 1826-32 alongside taking on the role of the Provincial Grand Master for the Western Division of Lancashire Freemasons. In more recent years, Edmund Starkie (1871 -1958) performed an important role as a Captain in the Boer War. Clearly, the Starkies rapidly became an influential, wealthy, and prosperous family who played numerous

important roles in the local community. This included providing funds for the erection of various bridges and structures throughout the local area. As such, the family even had a Starkie crest— something which has evolved over time.

2.10 BRIEF OVERVIEW OF THE DEVELOPMENT OF THE COCKSHUTTS FAMILY

The Cockshutts are a historically notable family, known for their contributions to, and presence in, the Lancashire region over several decades. Their name appears in various historical records and documents, indicating their links to the Lancashire witches and involvement in the weaving industries of north east Lancashire. The Cockshutt family's origins are far reaching and have been traced back thirteen generations, to the late 16th century. Indeed, the complex inter relationship between the various Cockshutt families who resided in north east Lancashire as well as the Starkie family has been explored extensively by Dr Ted Flack. Whilst the content of the works produced by Dr Ted Flack will not be repeated here, it is important, for contextual purposes to note that Cockshutts Farmhouse was inhabited by varying members of the Cockshutts Family since at least the mid-late 17th century until the late 18th century.

Cockshutt's Farm is listed in an RCHME survey of 1985 as being a house whose owners rose to the gentry status c.1700 and being built between c.1610 and c.1660. Additionally, an inventory of the goods and chattels of Edmund Cockshutt made in 1644 details the names of many of the rooms in the house and provides some indication of their use. For example, the first floor of the farmhouse was used as three bedrooms and was located 'over the house', 'over the parlour' and 'over the kitchen'. On the ground floor there was a parlour that housed three beds as well as a buttery and kitchen. Nevertheless, given the age of the building, and indeed the fact that it is understood that the Simonstone Cockshutt family have been associated with the Starkie family since the 1500s, it is possible that the dwelling was inhabited by the Simonstone Cockshutt family since before this time.

3. STATEMENT OF SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four ‘interests’ identified within *NPPF* (MHCLG 2023). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset.

3.1 COCKSHUTTS FARMHOUSE

Cockshutts Farmhouse comprises an example of a substantial and well-proportioned farmhouse. Constructed in the 16th century, the farmhouse offers a clear and complete understanding of the principles of traditional estate agricultural vernacular. Cockshutts Farmhouse is of considerable aesthetic value, as a linear range of historic farm buildings, with later alterations and additions. Constructed in a vernacular style, the farmhouse sits comfortably within its semi-rural setting.

The structure has been altered over time, but retains architectural features from each phase of use. The attic is particularly unique in that it provides views of the internal roof structure and consequently, the building’s probable earlier origins. In some areas, and particularly the through passage of the dwelling, the building has been subject to minimal change and due to its completeness, evidences a high level of authenticity and integrity. Furthermore, the cottage to the east with its associated extensions, and the outbuildings to the north of the cottage and farmhouse are of both historic and archaeological interest and provide an indication of the evolution of the building as well as hierarchy of space within the plot.

Since construction, Cockshutts Farmhouse has been used as a residential dwelling, but has been adapted to suit continued use, having been extended to the east and west in the 17th century, subdivided to form two dwellings and later reconfigured internally in the early 2000s. These distinct phases of remodelling and development of the building’s planform demonstrate high illustrative historical value, particularly in reflecting changing use of the space, architectural fashion, and ways of living and working across the 16th and 17th centuries. Moreover, it illustrates how successive generations of the Cockshutt and Starkie families, who have long inhabited the dwelling, continued to take advantage of the building’s favourable proximity to neighbouring park/farmland, the village of Simonstone and the wider Huntroyde Estate.

Key aspects of significance include:

- Cockshutts Farmhouse’s ability to demonstrate the principles of attractive, 16th century architecture as well as traditional agricultural vernacular.
- Unique survival of historic planform and character, including fixtures and fittings, despite being altered considerably over the years.
- Rare survival of elements of the original 16th century roofline and timber framing.
- Associations with the development of the Huntroyde Estate and Huntroyde Demesne Landscape Park.
- Associations with the Cockshutt family and their involvement with the Lancashire witches and in the weaving industries of the north east Lancashire.

3.1.1 ARCHAEOLOGICAL INTEREST

Cockshutts Farmhouse holds much archaeological interest, which is principally derived from its different phases of construction, providing clear evidence for development of the building over time. This includes: the cross-wing extension to the west; cottage and associated extensions to the east; division of the building into two dwellings; and other internal reconfigurations. As previously stated, views of internal roof structure provide an indication of the existing roofline. Further evidence is provided elsewhere internally, where stud partitions and changes in material all provide an indication of the building’s multiple phases of development. Throughout the building, there is also high archaeological interest in the presence of reused building fabric, which reveals historic attitudes, tastes and sensibilities. Further archaeological interest is derived from the hierarchies between different areas of the building,

which has created distinct formal and functional areas. All these features are considered to make a positive contribution to the significance of the Grade II listed building.

In addition, the associated outbuilding to the north of the farmhouse, which was developed to serve an ancillary function to the main building is considered to derive considerable group value from its spatial and historical association to Cockshutts Farmhouse. The ancillary outbuilding is considered to contribute to our overall understanding of the building, thereby making a positive contribution to its overall significance.

There is no evidence to suggest significant potential for any below ground deposits; however the possibility cannot be ruled out. The significance of any such archaeological information has the potential to contribute to knowledge of historic activities occurring in this area predating the historic structures visible today.

3.1.2 HISTORIC INTEREST

All these archaeological changes are intricately linked to the historic interest of the building, which makes a positive contribution to its overall significance. Cockshutts Farmhouse derives considerable significance from its historical association with the development of traditional agricultural buildings in the Lancashire as well as perhaps more importantly, the Huntroyde Estate and Huntroyde Demense Landscape Park. The building is an example of a purpose-built farmhouse. The high level of detail and decoration applied to the interior and exterior of this modest, dwelling, particularly through the introduction of cavetto hood mouldings, illustrates the high status of the Starkie family and the importance that they imbued on all estate properties, regardless of their intended function.

As previously noted, the farmhouse has continuously been used as a residential dwelling but has been altered and extended over time. The distinct phases of remodelling and development of the building's planform demonstrates high illustrative historical value, particularly in reflecting how successive generations of both the Cockshutt and Starkie families have continued make use of the building.

The building therefore derives some significance from its continued use as a farmhouse and particularly the layout and arrangement of surviving fabric. This is particularly evidenced by its layout which, for the most part, preserves the historic form of the interior space of the original farmhouse, despite its periods of successive modernisation. This provides historical illustrative interest as a surviving example of a farmhouse of its time, with the space for the main living areas, service spaces and accommodation still legible. Nevertheless, as previously stated, this significance has been denuded to an extent, and although the historic planform and some internal fixtures and fittings remain, other fixtures that related to the historic use of the building have been removed or concealed as part of renovations, including salt and pepper shaker shelves and fireplaces.

3.1.3 ARCHITECTURAL AND ARTISTIC INTEREST

The building, given its age and design is considered to derive some of its significance from its overall architectural style as expressed externally, along its high-quality principal and rear façades, which can be appreciated from the farmhouse's rural surroundings. Both the front and rear facades were designed with attractive proportions and decorative elements, such as recessed ovolo and fillet moulded mullions as well as cavetto moulded mullions and hoodmoulds. As previously noted, this illustrates the importance with which the Starkie family viewed their estate and reflects the continued important nature of ensuring that each estate building is of an impressive design regardless of its function. A design with highly decorative elements was chosen with deliberate intent, to demonstrate that the family was respectable, understood the connotations of highly decorative designs and could be considered trustworthy. Elements such as the cross wing and other extensions, which have been constructed using similar materials ensure that the building forms part of, and provides positive contributions to, the wider vernacular.

The unique design of the farmhouse, with its attractive composition of local stonework and stone slate roof adds substantial aesthetic character to the farmstead as a whole and is largely reflective of the local vernacular of the village of Simonstone. This has been termed 'aesthetic value' by English Heritage which allows people to receive 'sensory and intellectual stimulation from a place' including from the design value of the farmhouse and experience of the

surrounding landscape as a whole; it therefore pertains to their composition (views, proportion, and form) and choice of materials. The way in which their layout, size and utilisation of local materials specifically embody the 'distinctive local character' of the region can also be termed 'design value' (Cameron 2002, 8; EH 2008, 30). Some features that were evident on the external envelope of the building but have since been lost include the original fenestrations and hoodmoulds. Thus, a significant portion of the architectural and artistic interest of the building has been lost and it is therefore predominately the remaining historic fabric that makes the strongest positive contribution to the architectural significance of the building as a whole.

The rear portion of the building, which fronts onto the area of hardstanding has always been considered secondary to that which fronts onto School Lane and this is reflected in the complicated phasing and informality of built form. This portion of the dwelling makes a lesser contribution to its wider significance. However, this elevation still provides some contributions to the significance of the listed building in terms of its architectural and artistic interest.

The building also derives considerable significance from the survival of some historic features within the interior of the building. This is most pronounced in the principal living areas, where fireplaces, skirting, and exceptionally large and attractive beams have been retained. The decoration is lessened in the more functional areas of the building, such as the kitchen, which was not used for this purpose historically. As previously stated, some of the architectural and artistic interest of the building has been denuded by the loss of several features as a result of the works that have been completed to reconfigure the space.

Although the building was always intended to be a single dwelling, the building did, as previously stated, go through a significant phase of remodelling, which involved extending the building as well as the movement of material to allow navigation through the spaces. Despite this, the historical planform of the building at each phase of development remains largely visible in its current configuration, from which it derives considerable significance.

3.1.4 CONTRIBUTION OF SETTING

The study site, semi-detached and situated within its own grounds, is considered to derive a contribution to its significance from its position in a semi-rural location. The property itself is set back substantially from School Lane and is afforded inherent prominence due to its elevated position within the landscape and vast expanse of open farm and parkland, which surrounds the property on almost all sides. As such, this setting is considered to make a strong positive contribution to the overall significance of Cockshutts Farmhouse.

Elements that detract from the significance of the setting of the listed building were also noted during the site walkover, in particular: the overgrown vegetation that is concealing elements of the external envelope of the small brick-built outbuilding; inappropriate render, which is concealing elements of the external envelope of the farmhouse; and the dilapidated stone-built outbuildings to the north of the farmhouse. These elements are considered to detract from the overall setting and therefore, the significance of the Grade II listed Cockshutts Farmhouse.

4. ASSESSMENT

4.1 PHYSICAL IMPACTS

As outlined in Section 1.3, the proposed development seeks to make several physical alterations to the cottage and associated outbuilding. The cottage formerly served as a rental property but is currently vacant, and has been for some time. As such, the property requires a comprehensive update to achieve a good standard for future rental. The proposed works would involve a scheme of comprehensive renovation works, including internal alterations and external landscaping. The details of the application, including the supporting *Planning, Design and Access Statement* prepared by Danielle Arkwright of DC Architectural Design, should be consulted for information. The impact of the proposed work on the physical fabric of the building, as well as its setting are considered below:

4.1.1 COCKSHUTTS FARMHOUSE

EXTERNAL

The proposed development seeks to carry out a scheme of general repair works to the exterior of the cottage. These comprise:

- at ground level, all paving, pathways, steps and walls would be cleaned and repaired where necessary
- on the north facing elevation, an inverted drain would be created, to take the rainwater runoff away from the building. All existing paintwork on north facing elevation would be removed.
- the inappropriate render on the west facing elevation, which is contributing to damp related issues experienced internally, would be removed, following which all stone would be repaired, cleaned, and repointed where necessary, using appropriate a NHL3.5 Lime mix.
- general repairs would be undertaken at roof level, including relaying of the existing stone tiles, treatment of existing timbers and repair of existing felt where necessary. It is also proposed that the roof of the attached cottage undergo repairs at the same time. All chimney stacks and pots would be repaired/repointed where necessary, with bird guards fitted to the 2 wood burner flues, and any redundant chimneys would be blocked/ventilated. Insulation would be fitted at ceiling level.

Given that the changes would result in a higher quality structure, with views on all façades significantly improved, it is considered that these works would have a moderate positive impact on the significance of the listed building by improving its overall external envelope. It is considered that the installation of insulation at roof level would improve levels of thermal efficiency within the structure, and provide positive contributions to the longevity of the building, through the promotion of more effective ventilation, thereby decreasing chances of rot within the existing timbers. Whilst insertion of the new inverted drain could be considered harmful to any existing historic fabric, it is important to note that there are already services sited in this area, and therefore the works would result in a negligible impact to the significance of the listed building which is considered to be offset by the conservation gain of improved drainage.

REPLACEMENT WINDOWS

The proposed development seeks to carry out a scheme of sympathetic repair works to all windows throughout the cottage. As previously stated, the existing openings are highly decorative, and feature attractive, recessed cavetto-moulded mullions and hoodmoulds, elements of which have clearly been altered over the years. Although the majority of the existing fenestrations are clearly in serviceable condition, some of the existing frames are in poor condition, and several individual window panes have been lost; this is particularly evident at first floor level, where the windows on the north facing and west facing elevations are missing panes. Where existing panes have been lost, the proposed development seeks to reinstate these elements of historic fabric. Where frames require replacing, these are to be completed using like-for-like in design slim line double glazing units (14mm) in Accoya painted timber. Again, doing so would result in a higher quality structure, with views on all façades significantly improved. It is

considered that these works would have a moderate positive impact on the significance of the listed building by improving its overall external envelope as well as its thermal performance.

For the purposes of complete clarity, it is important to note here that all existing doors within the property, both internal and external are to be retained.

LANDSCAPING

The proposed development seeks to undertake several alterations to the associated landscape, including: clearance of overgrown vegetation; exposure of the existing rear patio and hardstanding to the west; as well as repair of the existing timber fence dividing the eastern cottage from the west. As previously noted, the cottage has been vacant for some time, and therefore the landscape surrounding the structure has become very overgrown. Clearance, exposure, repair and reinstatement of features is considered to have a positive impact, improving the aesthetic value of the site, as well as views of the external envelope from the surrounding landscape.

The proposed development also seeks to establish a dedicated 'bin area' and a small gravelled section with drainage on the north facing elevation of the cottage. Introduction of these new additions is considered to result in a negligible impact to the significance of the listed building, by virtue of the fact that they would partially alter views of the north facing elevation. However, it is considered that the 'bin area' and gravelled section would both have a limited visual presence, and that they would not meaningfully hinder our ability to understand or appreciate the wider façade, resulting in – on balance – an overall neutral impact to significance.

INTERNAL

The proposed development seeks to make limited physical alterations to the ground floor, which would continue to accommodate the main living/kitchen and dining areas. Proposed alterations to the planform of the ground floor are minimal and comprise two key changes – establishment of a new kitchen area, situated within the existing rear reception room, and conversion of the existing kitchen for use as a dedicated study. Given that both rooms have historically been altered, principally to accommodate division of the building into two separate cottages, it is not considered that the proposed alterations would have a detrimental impact on legibility of historic planform of either of these rooms or indeed any of the extant historic fabric contained within them, which as previously mentioned, is considered to be minimal. Further benefits inherent in reconfiguring the ground floor layout include increased usability of the space.

Perhaps more invasive is the proposed insertion of an acoustic wall, in the existing kitchen. This would be fitted to the separating/party wall for the purposes of providing further acoustic insulation between the two residential properties. Insertion of this acoustic wall would impact the significance of the listed building, by virtue of the fact that the existing historic fabric would be altered. Nevertheless, given that the existing wall, which is itself is considered to be a later addition – added to facilitate subdivision of the farmhouse into two separate dwellings - the impact of the proposed works is considered to be minor. Throughout the design process, careful consideration was given to the discrete routing of these services to ensure impact on historic fabric was minimised where possible. To further mitigate any negative impacts incurred, it is intended that existing historic fabric such as skirting, would be carefully removed prior to the commencement of works in this area, and that it would be refitted following completion.

The proposed development also seeks to make limited physical alterations to the first floor, which would continue to accommodate three bedrooms and two bathrooms. Only general repairs and refurbishment would be required to prepare the space for continued use. It is considered that the repairs would have a moderate positive impact on the significance of the listed building, by virtue of the fact that the works would improve the overall condition of the first floor. The only significant alterations proposed for the first floor include replacement of both existing bathroom suites. Nevertheless, as outlined during the site walkover, neither of these bathroom suites are considered to be of any special architectural or historic interest and therefore the impact of the proposed works is considered to be neutral in terms of the physical fabric of the listed building.

4.1.2 OUTBUILDING

The proposed development seeks to make limited alterations to the brick-built outbuilding situated to the north of the farmhouse. Only general repairs, including the removal of invasive and overgrown vegetation as well as repairs to the brickwork and roof where necessary would be required to ensure that the space could continue to be used for storage in future. It is considered that the proposed general repair works would have a positive impact on the significance of the curtilage listed structure, improving its structural integrity and ultimate longevity, as well as views both to and from the outbuilding and cottage.

4.2 SETTING IMPACTS

The most pertinent elements of the setting in relation to the impacts of the proposed development are examined here.

4.2.1 VIEWS

As noted during the site walkover, the study site occupies a prominent position along School Lane, despite being set back slightly and sheltered to an extent by mature vegetation. Alterations to the principal elevations of the buildings - alongside those which are most visible from the street - have a small potential to be affected by the proposed development and particularly where overgrown vegetation is to be cut back as part of the proposed external landscaping scheme, thereby enhancing views. Nevertheless, it is considered that all of the proposed works to the principal and west facing elevations have the potential to improve views. In particular, works such as repointing and removal of existing render would, as previously mentioned, have a minor to moderate positive impact, improving the overall external envelope of the cottage significantly.

As previously mentioned, views of the rear elevation of the cottage and the associated outbuilding are generally limited to the grounds of the property, with only glimpsed views possible from the upper floors of neighbouring properties. As such, views of the rear elevation and outbuilding are not considered to be affected by this scheme due to screening by other intervening development. Overall, it is therefore considered that the proposed development will result in an overall positive visual impact by improving the external appearance and views of the buildings.

5. CONCLUSIONS

This assessment finds that some elements of the proposed scheme would result in some minor negative impacts, such as loss of, and disruption to, limited historic fabric, principally stemming from the routing of services, in part to comply with modern building regulations. Where this is the case, design advice throughout the scheme has been to focus such alterations on less significant parts of the building and where unavoidable, ensure that the level of impact is reduced and mitigated. It is considered, however, that these negative impacts are more than balanced by the overall positive impacts and conservation gains of the proposed scheme, both in terms of the long-term sustainable use of the listed building and in the retention or repair of elements of the historic fabric which contribute meaningfully to its overall character and significance.

Indeed, the heritage-led nature of the scheme is such that it will result in a series of significant positive heritage gains including: removal of inappropriate modern interventions; remedial repair works which will improve the appearance and condition of the building; and ensuring the building is brought back into a viable use. Indirectly, the scheme has also necessitated base line research into the historical development of the farmhouse as well as the social history of its occupants that share important and unique ties with the Huntroyde Estate/Starkie family in Simonstone as well as the wider North Lancashire area. Subject to further study, this has the potential to further enhance our understanding of the development of the plot, as well as the wider area in general. Furthermore, given the sensitive approach to the scheme, the ability to appreciate its inherent social hierarchy and purpose of the individual spaces within the interior of the building will not be compromised.

In terms of wider setting impacts, the proposals have been sensitively designed to avoid altering the external appearance of the building. Indeed, it is considered that the alterations proposed would result in a minor to moderate positive impact to the significance of the listed building, improving the overall external envelope and therefore views of the property both to and from the viewpoints identified as part of this assessment.

Representing a balanced judgement between the potential impacts and conservation benefits, the proposed development is considered to result in an overall positive impact to the significance of the listed building and, as such, contributes to the fulfilment of the environmental objective of 'sustainable development' as defined in *NPPF* (MHCLG 2023, 5). The development seeks to adapt the heritage asset in a mode sympathetic with its surroundings, in order to maintain it in a viable use consistent with its original use and long-term conservation, thereby ensuring its continued contribution to quality of place.

Indeed, it is also considered that the development is in line with local planning policy (Ribble Valley Borough Council 2014) in that it will preserve and, in some cases enhance the significance of the listed building. It is also considered to be appropriate in terms of sympathetic design, detailing, and the use of high-quality, traditional materials whilst ensuring the building becomes fit for purpose for the 21st century and beyond.

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6.3 ARCHIVAL SOURCES

Burnley Express. 1893. *Mrs. Starkie at Home*.

APPENDIX 1 – GAZETTEER

NHLE	Name	Grade
1237665	COCKSHUTTS FARM COTTAGE COCKSHUTTS FARMHOUSE	II
1237666	PIGSTIES WITH POULTRY LOFT, CIRCA 15 METRES NORTH WEST OF WILKINSONS FARMHOUSE	II
1237667	PUMP HOUSE FARMHOUSE	II
1238940	EVESONS FARMHOUSE AND EVESONS FARM COTTAGE	II
1238972	WILKINSON'S FARMHOUSE	II
1238990	MILESTONE ON SOUTH SIDE OF ROAD CIRCA 220 METRES WEST OF CORNER OF SIMONSTONE LANE	II
1239023	SIMONSTONE HALL	II
1239025	BARN AND ATTACHED STABLE RANGE LINKED TO NORTH SIDE OF SIMONSTONE HALL	II
1273917	TOP O'TH' BANK FARMHOUSE	II
1274569	STARKIE FARMHOUSE	II
1274570	TOLL BAR COTTAGE	II

Table 2 Listed buildings in the 500 m study area

UID	Name
MLA18059	Cockshutts Farmhouse and Cockshutts Farm Cottage, Simonstone
MLA18060	Eveson's Farmhouse and Eveson's Farm Cottage (Nest Cottage)
MLA18061	Starkie Farmhouse, Simonstone Lane, Simonstone
MLA18062	Wilkinsons Farmhouse, Simonstone Lane, Simonstone
MLA18063	Wilkinsons Farm, Simonstone Lane, Simonstone
MLA18065	Pump House Farmhouse, Trap Lane, Simonstone
MLA18066	South side of Simonstone Lane, Whalley Road, Simonstone
MLA18067	Toll Bar Cottage, Whalley Road, Simonstone
MLA18068	Simonstone Hall, Whalley Road
MLA18069	Top O' Th' Bank Farm, (off) Whalley Road, Simonstone
MLA19352	Dean Top, Simonstone
MLA19353	Simonstone Hall
MLA19354	Simonstone Hall
MLA19355	Top o' th' Bank Farm
MLA19356	Simonstone School (now St Peter's Church), School Lane
MLA19357	Top Barn, Simonstone
MLA19362	Opposite Sunnyside, Whalley Road, Simonstone
MLA19368	Old Hall Farm, Whalley Road, Simonstone
MLA20754	Old Hall Farm, Whalley Road, Simonstone
MLA24815	Cockshotts Farm and Cottage, School Lane, Simonstone

MLA24827	Cockshotts Farm and Cottage, School Lane, Simonstone
MLA3308	North of Simonstone Hall
MLA37304	Simonstone Lane, Simonstone
MLA6185	Simonstone
MLA6195	Valley Terrace, Simonstone
MLA738	Simonstone Hall, Whalley Road, Simonstone
MLA34373	Huntroyde Demesne, Simonstone

Table 3 Non-designated heritage assets in the 500 m study area

UID	Event Name	Event Type
ELA1747	Dean Top, Simonstone: Photographic Survey	EVS
ELA829	Cockshotts Farm and Cottage, School Lane, Simonstone: Watching Brief	EVT
ELA830	Cockshotts Farm and Cottage, School Lane, Simonstone: Building Survey	EVS

Table 4 Previous archaeological events in the 500 m study area

APPENDIX 2 – LEGISLATION, POLICY AND GUIDANCE FRAMEWORK

LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 6 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the <i>Ancient Monuments and Archaeological Areas Act (1979)</i> , are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under <i>The Ancient Monuments (Class Consents) Order 1981</i> , as amended by <i>The Ancient Monuments (Class Consents) Order 1984</i> , which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> . Buildings designated as ‘Listed’ are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The <i>Hedgerow Regulations (1997)</i> include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 5 Legislation relating to cultural heritage in planning

POLICY

NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework (NPPF)* (MHCLG 2023), which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the built and historic environment is specifically noted as being a part of one of the three key objectives contributing to sustainable development. Specifically, environmental objectives can be realised by schemes which serve to: ‘protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’
200	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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
201	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.
202	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
203	In determining applications, local planning authorities should take account of:

	<p>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <p>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and</p> <p>c) the desirability of new development making a positive contribution to local character and distinctiveness.</p>
204	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
205	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.
206	<p>Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:</p> <p>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;</p> <p>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional</p>
207	<p>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:</p> <p>a) the nature of the heritage asset prevents all reasonable uses of the site; and</p> <p>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</p> <p>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and</p> <p>d) the harm or loss is outweighed by the benefit of bringing the site back into use.</p>
208	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.
209	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
210	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
211	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
212	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
213	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

214	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
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Table 6 Key passages of NPPF in reference to cultural heritage

LOCAL POLICY

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development, this is currently represented by the saved policies of the saved policies of the *Ribble Valley Core Strategy 2008-2028* (Ribble Valley Borough Council 2014). Within this document, the following are key policies with reference to cultural heritage and the nature of the proposed development:

Policy	Key Text
EN5	<p>There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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.</p> <p>This will be achieved through:</p> <ul style="list-style-type: none"> • Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance. • Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. • Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset. • 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
DME4	<p>In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.</p> <ul style="list-style-type: none"> • 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. • 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. • 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. • Scheduled monuments and other archaeological remains

	<p>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 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, Ribbles Valley aims to seek positive improvements in the quality of the historic environment through the following:</p> <p>a) monitoring heritage assets at risk and;</p> <p>i) supporting development/re-use proposals consistent with their conservation;</p> <p>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.</p> <p>B) supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.</p> <p>C) production of design guidance.</p> <p>D) keeping conservation area management guidance under review.</p> <p>E) use of legal enforcement powers to address unauthorised works where it is expedient to do so.</p> <p>F) assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.</p> <p>The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.</p>
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Table 7 Summary of relevant local planning policy

GUIDANCE

NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

- *National Planning Practice Guidance (NPPG)* (MHCLG 2019)
- *Conservation Principles, Policies and Guidance* (EH 2008)
- *Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment* (HE 2015)
- *Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets* (HE 2017)
- *Historic Environment Good Practice Advice in Planning. Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets* (HE 2019)
- *Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment* (CIfA 2014a)
- *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014b).

APPENDIX 3 – METHODOLOGY AND SOURCES

OVERVIEW

In accordance with the aims outlined in Section 1 above, the information within this report has been gathered from a number of sources, both primary and secondary; it has been undertaken in line with the relevant Historic England and Chartered Institute for Archaeologists Standards and Guidance (CIfA 2014a; 2014b; 2019; HE 2008; 2015; 2016; 2017).

The following tasks were undertaken as part of this assessment:

- Consultation of historical mapping, freely available satellite imagery, and archival sources
- Compilation of appropriate desk-based and online resources including the National Heritage List for England
- Creation of a bespoke geographical information system (GIS) to allow for the integrated analysis of all data
- Site visit to establish current conditions and make an assessment of potential effects on heritage assets
- Rapid appraisal of heritage significance of existing site and/or building
- Preparation of an assessment of known and potential physical and setting effects.

WALKOVER SURVEY

A walkover survey, forming part of the Heritage Impact Assessment, was undertaken in July 2024 and comprised an assessment of the building and its environs.

SIGNIFICANCE

DEFINING SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significant Criteria
NPPF (MHCLG 2023)	<p>The statement of heritage significance is based upon four ‘interests’ and their relative ‘importance’:</p> <ul style="list-style-type: none">• Archaeological• Architectural• Artistic• Historic
Ancient Monuments and Archaeological Areas Act 1979	<p>This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are:</p> <ul style="list-style-type: none">• Period or category• Rarity• Documentation (either contemporary written records or records of previous investigations)• Group value• Survival/condition• Fragility/vulnerability• Diversity (importance of individual attributes of a site)• Potential

Table 8 Criteria for assessment of significance

ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in *Note 2 of the Historic Environment Good Practice Advice in Planning* (Historic England 2015):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets means that, in the majority of cases, they are unsuitable for assessment via a nominally ‘objective’ scoring of significance, and there will always therefore be an element of interpretation and professional judgement within a considered assessment. There is no ‘one size fits all’ criteria for assessing the level of significance, as each asset must be evaluated individually against the four interests outlined within *NPPF*. The following table outlining relative significance is intended to be used as a guideline for determining the level of significance any given element of an asset holds or the level of contribution it makes to the asset’s overall significance.

Relative Significance	Description
High	Elements of a heritage asset and/or place which are of key national significance, comprising one of the best and/or only surviving examples of its type, or being associated to other assets of equal or greater significance. Potential for a high degree of communal value, stemming from important social and/or historic events, movements, or ideas.
Medium	Elements that contribute to the character and understanding of an asset or place, providing further historical and/or spatial context to other features of equal or greater significance. Features can be considered good and representative examples of a building or site type, being of local and/or regional significance, but surviving examples may be common nationally. Potential for historic and/or spatial association to other heritage assets of equal or greater significance, as well as a moderate degree of communal value.
Low	Elements that are of minor contribution to significance, either in and of themselves, or in terms of their contribution to our understanding and/or appreciation of an asset, but crucially also not considered to disturb or detract from significance.
Negligible	Elements which make a highly limited contribution to significance, whereby their absence and/or alteration would not meaningfully impact upon our understanding and/or appreciation of an asset.
None	Elements which are wholly modern and considered to hold no discernible heritage value, or elements (such as unknown below-ground archaeological remains in cases where the potential has been identified as low) where it is not possible to be certain on the basis of the evidence currently available.
Detracts	Elements of the physical fabric and/or setting of a heritage asset which detracts visually from or obscures understanding of more significant elements. Their removal and/or improvements to mitigate their impact on an asset is encouraged.

Table 9 Criteria for assessing relative significance

DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2017), setting is defined as (quoting *NPPF*) ‘the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral’ (*ibid.*, 2). A staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.*, 7):

- Identify which heritage assets and their settings may be affected

- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset's setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development
- Other effects of the development, including
- Physical effects such as changes to a skyline or environmental factors such impact of noise, dust, lighting, hydrology or soil chemistry
- Changes to wider context such as the alteration of landscape character or use
- Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (MHCLG 2019) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being...an ability to... experience that setting".

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: "elements of a setting may make a positive or negative contribution to the significance of an asset". Acknowledging this, "the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting" (MHCLG 2019), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of 'buried assets' (Historic England 2017, 5).

ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial discrimination of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise before further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

IMPACT

ASSESSING IMPACT

The final stage of this assessment, following the establishment of the existing significance of the asset, is to understand the impact of the proposal upon that significance in line with *Good Practice Advice Note 12* (Historic England 2019, 3) in relation to analysing the significance of heritage assets. It is generally considered that negative impact should, in the first instance, be avoided; failing that, it should be minimised, such as by the proposal being reversible. Any negative impact should be justified in accordance with the social, economic, and/or environmental objectives in *NPPF* and, where possible, mitigated. Proposals are also encouraged to incorporate any opportunities to better reveal or enhance significance.

ASSESSING HARM

Harm is defined by Historic England as ‘change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of place’. Development or alterations are not, by definition, considered to result in harm; this is only applicable where the development or alteration reduces the significance (derived from the four interests out-lined in *NPPF*) in a way which is harmful. The scale of harm, or negative impact, ranges from negligible to minor to moderate to major. This is further explored in the table below.

ASSESSING POSITIVE IMPACT

As part of this assessment, opportunities for positive impacts which better reveal or enhance the significance of the heritage asset. Positive impacts, depending on their scale of impact (minor, moderate, or major) have the potential to offset and/or balance negative impacts of equal scale, i.e. a minor negative impact resulting from an element of the scheme may be offset by a minor positive impact resulting from an element of the scheme, on balance resulting in an overall neutral impact to significance.

SCALE OF IMPACT

As previously noted, proposals are required to avoid or minimise and, where required, mitigate impact upon the significance of a heritage asset. Harmful impacts or negative impacts on aspects of significance may, if applicable, be justified by public benefit and/or offset by enhancing other aspects of significance. The overall scale of impact is, as part of this assessment, determined by assessing the balance of positive and negative impacts resulting from the individual elements of the scheme, as well as any justification by public benefit and/or mitigation of impact. The following table outlines the criteria utilised as part of this assessment to determine the overall impact, assessing both positive and negative impacts.

Level of Impact	Criteria for Determining Level of Impact
Major Positive	Major beneficial impact, resulting in alterations which improve and/or better reveal elements of high significance.
Moderate Positive	Medium beneficial impact, resulting in alterations which improve and/or better reveal elements of moderate significance.
Minor Positive	Low beneficial impact, which is limited in scope and/or affects elements of low significance.
Neutral	Alterations which will neither meaningfully enhance nor detract from significance.
Negligible	None or very limited impact, overall preservation of significance.
Minor Negative	Low adverse impact, which is limited in scope and/or affects elements of low significance.
Moderate Negative	Medium adverse impact, potentially amounting to ‘less than substantial harm’ as defined in <i>NPPF</i> .
Major Negative	High adverse impact. Potential for ‘substantial harm’ and/or total loss as defined in <i>NPPF</i> .

Table 10 Criteria for assessment of impact

It is important here to distinguish between a neutral impact to an element of a scheme versus an overall neutral impact of a scheme. In the case of the latter, an overall neutral impact does not constitute no change, but rather the result of a planning balance taking into account the positive and negative impacts of a scheme where one is considered to outweigh the other.

SOURCES

NATIONALLY DESIGNATED SITES

The National Heritage List for England (NHLE) was consulted to allow an assessment of designated heritage assets, including:

- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites

This assessment has considered all designated assets within the 500 m study area. All assets within the study area have been assessed in terms of potential setting effects.

HISTORIC ENVIRONMENT RECORD

The Lancashire County Council Historic Environment Record was consulted for the study area of 500 m around the study site. Information concerning the site and its immediate vicinity has allowed for an assessment of potential physical impacts, whereas other sites were examined in order to allow both an assessment of the general archaeological and historic character of the area and also to feed into the assessment of setting, over and above any potential effects on designated heritage assets.

CARTOGRAPHIC SOURCES

Assessment of relevant mapping held in archives and digital mapping available online was undertaken to provide information on the archaeological potential of the proposed development site and its historic development.

PUBLISHED AND UNPUBLISHED SOURCES

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 2000 BC
- Bronze Age: 2000 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1750
 - Tudor: AD 1485 – 1603
 - Stuart: AD 1603 – 1714
 - Georgian: AD 1714 - 1837
- Industrial: AD 1750 – 1900

- Victorian: AD 1837 - 1901
- Modern: AD 1900 – Present



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