

HORROCKSFORD HALL FARM WEST BRADFORD ROAD CLITHEROE

HERITAGE STATEMENT



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Section 1 Introduction

This Heritage Statement has been prepared in support of the proposals, updated following consultees comments regarding the alterations and change of use of the former Horrocksford Hall Farmhouse, adjacent to the Horrocksford Hall Barn, Horrocksford Hall Farm, West Bradford Road, Clitheroe, Lancashire, BB7 4QF. The site is owned by Heidelberg Materials, and will be leased to the Ribble River Trust, a charity, for their office use. Horrocksford Hall Barn is a Grade II listed building. The farmhouse is sited within the setting of the listed barn. It is curtilage listed and could be considered a non-designated heritage asset. This Heritage Statement should be read in conjunction with the proposed plans and elevations, and other information submitted with the application.

This Heritage Statement has been prepared in accordance with NPPF chapter 16. It has been prepared by Kathryn Sather & Associates, Heritage Conservation Consultants. This Heritage Statement aims to provide sufficient information specific to the proposal site and its immediate surroundings. To this end the Statement provides; a survey of the site; a description of the existing site; a review of the historic uses of the site; an assessment of the significance of the buildings on the site; a review of the historic structures within the vicinity of the proposal site; a summary of the proposed works and a heritage impact assessment describing the impact that the proposed works will have on the significance of the farmhouse and the setting of adjacent listed barn. The Heritage Statement will include a justification for the proposals, setting out how the development will have a beneficial impact on the setting of the listed barn.

Section 2

Planning Policy Context

2.1 Introduction

Both national and local planning policies and guidance affect the planning policy context for the proposal site. These include the Ribble Valley Core Strategy, the NPPF Chapter 16, the NPPG and guidance from Historic England.

2.2 Core Strategy 2008-2028 – A Local Plan for Ribble Valley

The Ribble Valley Core Strategy was adopted on 16th December 2014. It sets out the strategic planning policy framework to guide development in the borough up to 2028. It also includes development management policies to assist in the determination of individual planning applications. Relevant policy includes:

KEY STATEMENT EN5: HERITAGE ASSETS

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.

This will be achieved through:

- 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.

POLICY DME4: PROTECTING HERITAGE ASSETS

In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

2. Listed Buildings and other Buildings of Significant Heritage Interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

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

A) Monitoring heritage assets at risk and;

I) Supporting development/re-use proposals consistent with their conservation;

II) Considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.

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

C) Production of design guidance.

D) Keeping conservation area management guidance under review.

- E) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- F) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

2.3 The Planning (Listed Building and Conservation Areas) Act 1990

Local Planning Authorities have statutory duties regarding decisions involving heritage assets. The following provisions are relevant to the site:

Section 66 (1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'in granting planning permission for development which affects a listed building or its setting,' a LPA must have 'special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

2.4 National Planning Policy Framework and National Planning Practice Guidance

Section 16 of the NPPF, 'Conserving and enhancing the historic environment', provides the policy framework for the conservation of the historic environment. The following guidance is relevant to the site:

Proposals affecting heritage assets

207. 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.

208. 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.

210. In determining applications, local planning authorities should take account of:

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

Considering potential impacts

212. 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.

213. 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:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. 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.

216. 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.

217. 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.

218. 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.

219. 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.

Updates to the Planning Practice Guidance on July 23, 2019, have clarified national guidance to Local Authorities on the identification of non-designated heritage assets.

National Planning Practice Guidance Para 039:

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

National Planning Practice Guidance Para 040:

There are a number of processes through which non-designated heritage assets may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.

Plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide greater clarity and certainty for developers and decision-makers.

This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets.

It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on [Historic England's website](#).) They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.

In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area.

2.5 Other National Guidance Documents: Historic England

Several Historic England documents provide relevant guidance. These include *Local Heritage Listing: Identifying and Conserving Local Heritage*, Historic England Advice Note 7 2nd Edition (2021); *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning*: 3 (2017); *Conservation Area Designation, Appraisal and Management* (2019); *Farmstead Assessment Framework* (2015) and *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12 (2019).

The Historic England document *The Setting of Heritage Assets* defines setting as: 'the surroundings in which a heritage 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 the asset, may affect the ability to appreciate that significance or may be neutral.'

Setting is also described as being a separate term to curtilage, character and context. Curtilage is largely a legal term referring to the extent of a property boundary, as prescribed by ownership and the character of a place depends upon a sum of all of its attributes. Setting is largely a visual term and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

The guidance sets out a five staged process for assessing the implications of proposed developments on setting. The steps are as follows:

1: Identifying the heritage assets and their settings

The first stage of the analysis is to identify which heritage assets and associated settings are likely to be affected by the proposed development.

2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage asset

Initially, the significance of the heritage asset needs to be assessed. This assessment should be informed by both archival research and site survey. In assessing the contribution of the setting to significance, the physical surroundings of the asset should be considered, as well as the relationship with other heritage assets, the way in which the asset is experienced, the asset's associations with people and events and patterns of use. This information will provide a baseline for establishing the effects of a proposed development on the significance of a heritage asset.

3: Assessing the effect of the proposed development on the significance of the asset

The range of effects the proposals may have on the setting and the resultant degree of harm or benefit to the significance of the heritage asset can now be considered. The guidance advises on the best

approach for assessing the effects of the specific proposals on the heritage assets concerned. In general,

‘The assessment should address the key attributes of the proposed development in terms of its: location and siting, form and appearance, additional effects and permanence.’

4: Maximising enhancement and minimising harm

The guidance advises that adverse effects can be limited and the maximum advantage achieved if proposals liable to affect setting are considered from the project’s inception. Further limitation of harm can be achieved by producing a well-designed scheme that will minimise detrimental impacts and identify opportunities for enhancement.

Steps to reduce the harm caused by proposals to the significance of a heritage asset include the relocation of a development or its elements, changes to the proposed designs, the creation of visual or acoustic screening, or management measures secured by planning conditions or legal agreements. When harm cannot be avoided, screening should be implemented, although the design of this should be in keeping with the surroundings and avoid having a further negative impact on the area.

5: Making and documenting the decision and monitoring outcomes

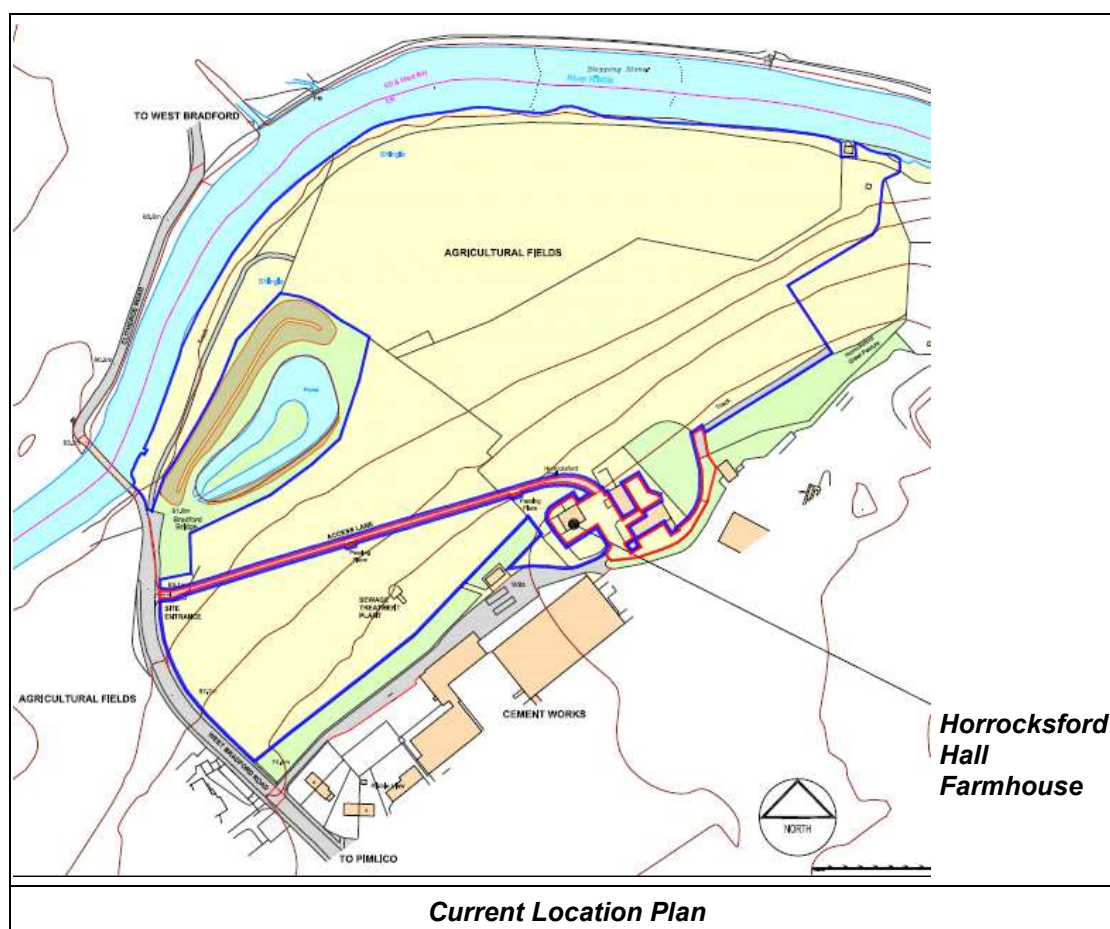
The final phase of the process is to come to the final decision about the proposals. All of the information gathered from the previous steps must be considered. It must also be considered that all heritage assets are not of equal importance and the contribution made by their setting to their significance also varies. The capacity for a setting to accommodate change must also be considered and therefore decisions are therefore made on a case by case basis.

Section 3

Description of the Site

3.1 Location and Setting

The proposal site is located in an area to the north of the centre of Clitheroe, a town and civil parish in the Borough of Ribble Valley in the county of Lancashire. Clitheroe sits to the east of the banks of the River Ribble and is located approximately 18 miles northeast of the city of Preston and approximately 34 miles north of Manchester. The proposal site is relatively close to the village boundary of West Bradford. Beyond West Bradford is the Forest of Bowland, an area designated one of the UK's Areas of Outstanding Natural Beauty which is sandwiched between the M6 and the Yorkshire Dales. There is a Public Footpath that runs along the River Ribble to the south which offers a glimpse of the proposal site which is situated on elevated ground. Located to the east of the proposal site is Pendle Hill, home of the Pendle Witches who were tried and executed for witchcraft in 1612. Adjacent to the site, to the south is a large cement works (Ribblesdale Works) with an access road off West Bradford Road to the southwest.



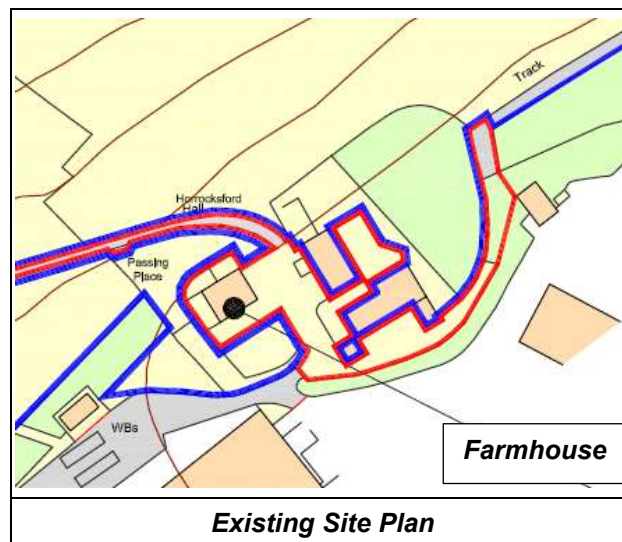
3.2 The Site, Boundaries and Context

Horrocksford Old Hall is considered to date from the 15th century, the Horrocksford estate, however, is known from the early part of the 14th century. The western section of the present farmhouse was erected in 1898 (as detailed on the wall plaque at the west elevation), however, the eastern section predates this. Horrocksford Hall Barn is possibly 17th century and is Grade II listed. The former farmhouse is curtilage listed and could be considered a non-designated heritage asset.

The site is bounded by the Ribblesdale Cement Works to the south. There are agricultural fields to

the north which incorporate a large pond. The proposal site is located on elevated ground and has views across the fields and include the Forest of Bowland. Beyond the fields lies the River Ribble, Bradford Bridge and the village boundary of West Bradford. Current access to the proposal site is via a shared road with the cement works via West Bradford Road to the southwest. The access road continues east to the south of the site which then becomes a track. The area to the east of the site is formerly Horrocksford Great Pasture, forming part of the Horrocksford Estate which consists of a narrow section of open land and woodland that reaches Chatburn. The cement works have expanded north into this area which formerly was expansive. There is dry stone walling at the perimeter of the site, some of which has partially collapsed.

The site consists of the former farmhouse, the Grade II listed barn to the northeast, and a further large outbuilding located to the southeast of the site, adjacent to the existing entrance. A separate access road has been approved which will run from an existing field entrance northeast of the farmhouse to the west.



Existing Entrance into the Site off the Shared Road, Fencing to the Boundary at the South



Looking South Towards Ribblesdale Cement Works



Looking North Towards Outshut and Outbuilding



Gateway Leading to the Track to the East



Southeast Boundary with the Cement Works



Partially Collapsed Boundary Stone Walling at the East, Beyond the Farm Boundary



Looking Northwest Towards River Ribble, Beyond is West Bradford



Looking Northeast, Agricultural Fields to the North



Looking South Towards Proposed New Access Point



Looking South Towards the Farmhouse



Looking Southwest, Partially Collapsed Stone Walling



Stone Wall to the East of the Farmhouse



Cleared Area to the East of the Farmhouse



***Stone Wall to the West of the Listed Barn,
Approved New Access Point***



Looking West, Collapsed Timber Fencing and Beyond Stone Walling



Looking West Towards the Cement Works



Looking North, Former Garden Area



Former Front Garden with Stone Walling, Cast Iron Railing Top



Timber Shed to the South



Stone Walling and Remaining Stone Pier



Looking West, Cleared Area at the South Elevation



Remnants of Foundations and Stone Steps to the Farmyard, Listed Barn Behind

Late 19th C / Early 20th C Outbuilding

The large outbuilding located to the south of the listed barn has a single storey outshut located at the

east of the building. The barn and outshut is constructed from stone. The roof to the barn is of slate and features a tall cart entry at the north elevation. The outshut has metal sheeting at the roof. There is an additional single storey stone building attached at the southwest corner which has a slate pitched roof. The barn is currently being used for storage by the River Ribble Trust charity.



North Elevation



East Elevation



South Elevation, Single Storey Outshut



South Elevation, Tall Cart Entry



West Elevation of Outshut



South Elevation



East Elevation of Additional Building



South Elevation



West Elevation



North Elevation



North and West Elevation

Interior

The main section of the building is supported by timber roof trusses. There is a loft section which is currently being used for storage by the River Ribble Trust. Under the loft there is evidence of cowstalls. The outshut has remnants of cow stalls with a timber roof structure and concrete flooring, timber framed windows and timber doors.



Timber Roof Structure in Main Section of the Barn

	
<i>Former Cow Stalls at the Outshut</i>	<i>Timber Roof Structure</i>
	
<i>Concrete Flooring</i>	<i>Timber Framed Windows</i>

3.3 Horrocksford Hall Barn

3.3.1 Plan and Form

The Grade II listed barn forms part of a group of buildings forming Horrocksford Hall Farm. The barn is located to the east of the farmhouse. It is rectangle in plan.

3.3.2 Materials

The barn is built in coursed stone with a stone slate roof.

3.3.3 Architectural Design

The listing description suggests that the barn was probably built in the 17th century. It features ventilation slits and a tall cart entry. There is a dovecote at the south gable end. The barn has a single storey outshut located at the north and east elevation.

Exterior



West and South Elevation



South Elevation with Dovecote



West Elevation, Ventilation Slits and a Tall Cart Entry



North Lean-to



Stone Architrave and Timber Door



North Elevation



East Elevation

Interior

The interior features a timber roof structure of four king post trusses and purlins. There is evidence of a former loft floor, including a loft door to the south. One truss has been repaired with several metal supports.



<i>Looking Towards Gable-end</i>	<i>Tall Cart Entry</i>
	
<i>Gable-end, Loft Access, Later Addition Metal Truss Support to the King Post</i>	<i>Base of Gable-end</i>

	
<i>Entrance at the East Wall</i>	<i>Traditional Purlins, Missing Slates</i>

3.4 Horrocksford Hall Farmhouse

3.4.1 Plan and Form

The farmhouse is two storey with basement and attic located to the west of the Grade II listed Barn. It is rectangular in plan and has an entrance at the north, west and south elevations.

3.4.2 Materials

The farmhouse is built of brick with a dashed render finish and smooth render plinth. The roof is covered in natural slate tiles, clay ridge tiles, dressed stone coping with corbel and ball features, stonework chimneys with clay chimney pots with weather caps. The house has painted timber doors and painted timber window frames at the west and east elevation with later UPVC windows at the south and north elevations. There are two main entrances located at the west and north elevations. The west entrance has stained glass windows. The doors and windows feature dressed stone surrounds, and the building has dressed quoin features. There is a mixture of plastic and cast-iron

water goods.

3.4.3 Architectural Design

The west section of the former farmhouse has a date stone of 1898 and historic map evidence would suggest that this section was built at this time, replacing an earlier structure. The eastern section is earlier, vernacular in design and architectural features remaining would suggest it dates from the mid-17th C. Many of the early features remain, however the house is in a poor condition and in need of renovation. Some of the window frames have been replaced with UPVC.

Exterior

West Elevation

The west elevation has a painted central timber door with side lights and transom of stained glass. The door is surrounded by a stone architrave with scrolls to the base and surmounted by a hoodmould. Either side of the entrance there are tripartite sash windows under stone hoodmoulds. The elevation has dressed quoin features, with coping stones to the gable, finished with ball finials. At the first floor there is a stone date tablet of E 1898 above the single central window at the first floor. Either side of the central window there is a double sash window also under a hoodmould. Most of the windows are broken and boarded up. To the front of the west elevation there is garden enclosed with a green painted metal fence.





Painted Timber Door and Dressed Stone Surround, with Stained Glass Windows (Boarded Up)



Stone Date Tablet Above Central Single Window



Triple Dressed Stone Window Surround, Ground Floor, to the North



Dressed Stone Window Surround and Plinth



South Elevation

All the windows at this elevation have been replaced with UPVC frames. The windows do still feature the dressed stone surrounds and hoodmoulds to the western section.. The first floor windows are located close to the roofline. The windows located to the west of the elevation mirror the design details of the windows to the west elevation, with a triple window at the ground floor and a double window above. The windows to the east of the elevation are modern window frames, all the same size, featuring a less ornate stone surround. The door is timber and vertically boarded, painted cream, with a stone surround. Adjacent to the door there is a dressed stone boot scraper recess. There is a cast iron down pipe at the centre of the elevation and the render has water damage in addition to the general poor condition of the render. At the plinth there are painted cast iron vents. The eastern section of the roof has a rooflight. There are three chimneys, one at the east gable end, one central, and one larger chimney to the western section.





Looking Towards the Grade II Listed Barn



South Elevation



West Side of Elevation, Water Damage to the Render



Triple Ground Floor Window with Dressed Stone Surround and Hoodmould and Replacement Window Frames



Double First Floor Window with Replacement Window Frames



East Side of Elevation with Entrance



Stone Surround, Painted Timber Door



Stone Surround Boot Scraper Recess



Window to the West of the Door



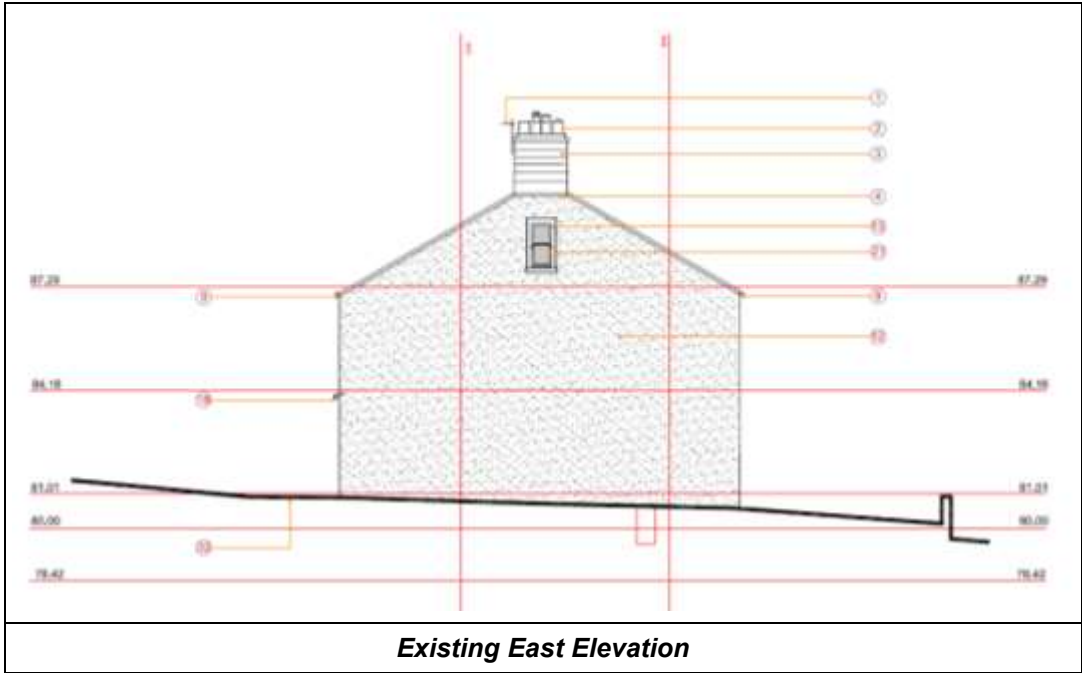
Window to the East of the Door with Shutters



Window at the First Floor

East Elevation

The east elevation has a small window with a timber painted frame and a stone surround located at the attic level just below the stone chimney. At the ground level there is evidence of a demolished extension with an area of hardstanding.



Looking West



Timber Frame, Broken Pane



Former Extension with Hardstanding



Former Basement Opening

North Elevation

This elevation reflects the south elevation in style, with quoins and coping stones to the west elevation. The western half includes three windows, each with a hoodmould. All the windows at this elevation have been replaced with UPVC frames, following the vandalism of the windows and timber frames being broken. The western half includes a triple sash window to the ground floor, and a double and single sash window to the first floor. To the east side, at the basement level there is a timber framed window with painted metal window bars and stone lintel. At the ground floor there are two windows one either side of a timber painted door with stone surround and boarded up transom. To the first floor of the east side there are two windows with stone surrounds, one with two frames. The north elevation has a rooflight.

There are two down pipes located just off centre of the elevation, one is plastic, and one is a cast iron downpipe at the centre. There is a stone wall attached to the elevation at a right angle which divides a former garden area into tow gardens, with a metal gate through to the eastern section. The render has water damage in addition to the general poor condition of the render. At the plinth there are painted cast iron vents.



North Elevation



Plastic and Painted Cast Iron Downpipes





First Floor Windows at the Centre of the Elevation



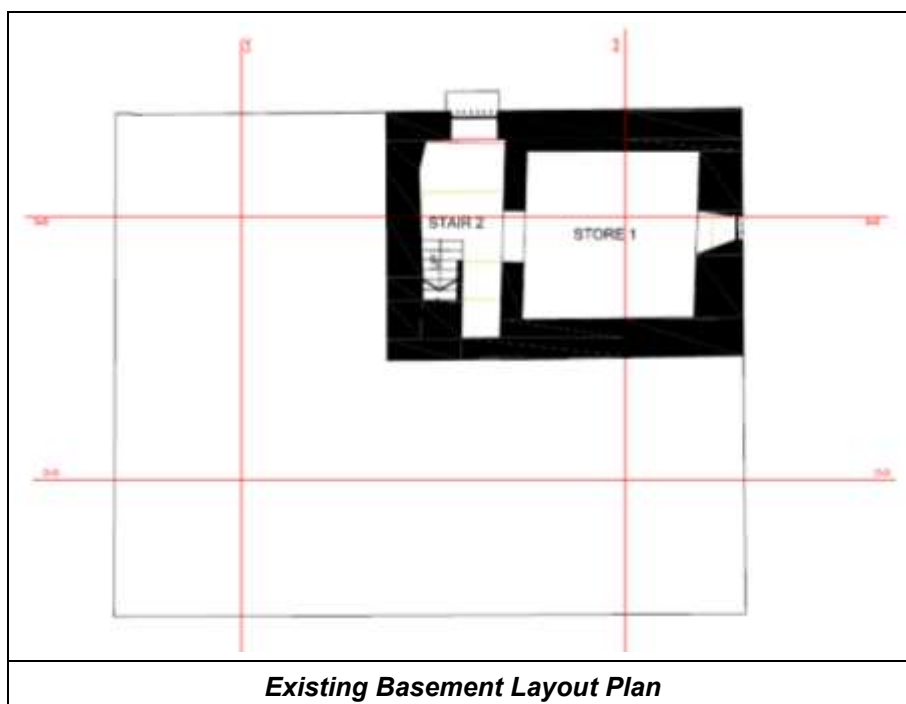
Windows at the West of the Elevation

Interior

The interior is divided over two and a half floors with basement and has two staircases. There are earlier features still in situ, however as the property has been vacant for the last five years the property is in a poor state of repair. In addition, there has been a break-in which has resulted in some damage to the property including broken window frames and glass.

Basement

The basement has an opening at the north elevation, with a timber frame and metal window bars and a small, blocked up opening at the east elevation. The layout consists of stone stairs and small area with understairs alcove (Stair 2) and store (Store 1).



Stair 2

Stair 2 is accessed from Hall 2 via a timber painted door which has a storage cupboard above. The stairs are built of stone in a dog-leg design. At the bottom of the stairs there is a small square shaped area with timber framed window and access to Store 1.

		
<i>Timber Door to Basement</i>	<i>Top Section of Stairs</i>	<i>Lower Section of Stairs</i>

	
<i>Small Alcove Under the Stairs</i>	<i>Evidence of Earlier Wallpaper</i>

Section at the Base of Stair 2

This section of the basement is square in plan and is located at the base of Stair 2. The area consists of a stone shelf with a rendered brick base, timber framed window with an iron bracket at the west wall and iron work to the ceiling.



Looking North, Timber Framed Window, Iron Bracket at Wall



Stone Shelf with Rendered Brick Base



Timber Framed Window, Ironwork at the Ceiling



Ironwork at the Ceiling, with an Iron Hook in Situ

Store 1

The store has a curved ceiling, stone flooring, a doorless opening into the room and a blocked up

small timber framed window located at the east elevation. The room has a stone shelf with brick bases at the north and south walls.



Looking East, Store 1



Looking South, Stone Shelf and Brick Base



Small Blocked-up Opening at the East Elevation



Damage to the Ceiling



Stone Flooring



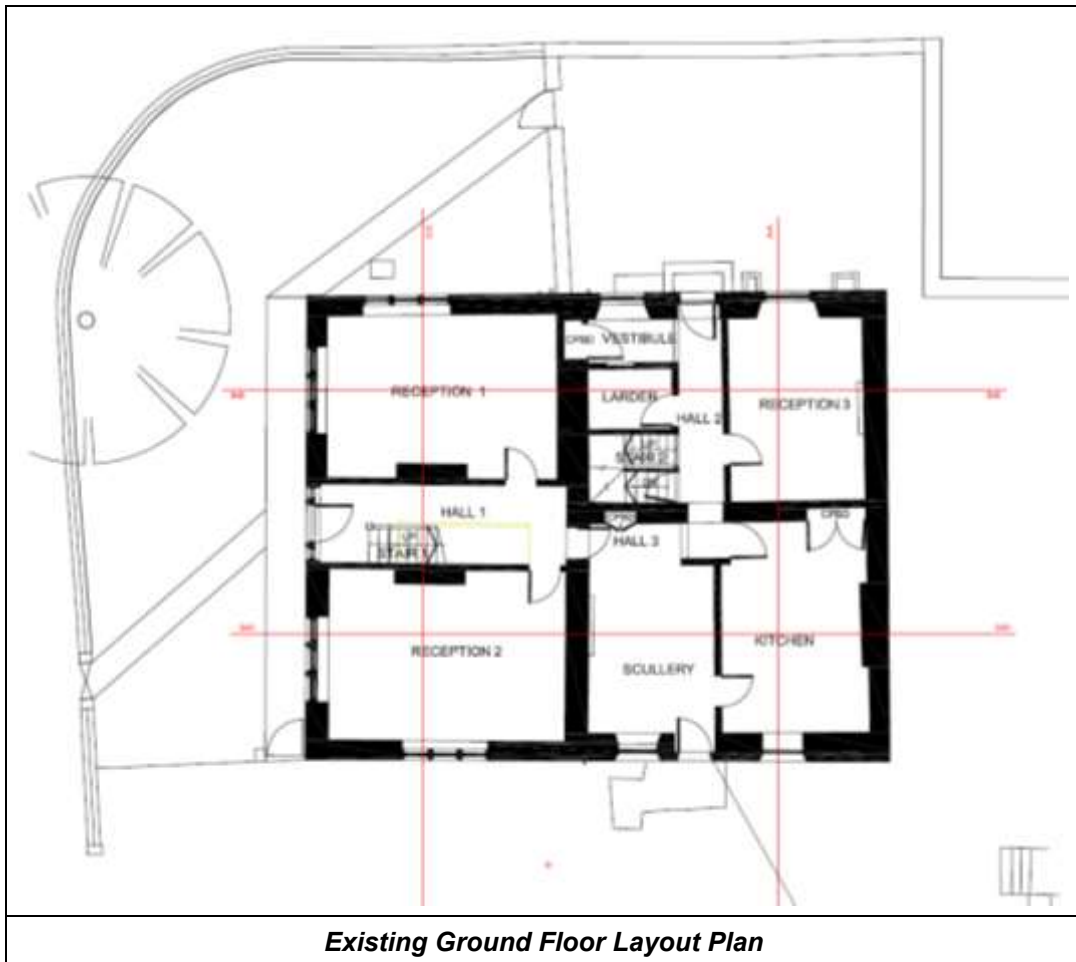
Stone Shelf and Brick Base at the North Wall



Existing Opening

Ground Floor

The ground floor layout consists of three entrances into the property; one at the west elevation (Hall 1), one at the north elevation (Hall 2) and one to the south elevation. Hall 1 leads into Hall 3 which is located at the existing scullery leading to the kitchen at the east elevation. There are three reception rooms, a larder adjacent to Stair 2 and a vestibule with a built-in cupboard. There are early features within the rooms, notably fireplaces, cornices and skirting boards as well early flooring.



Stair 2





Slender Square Balusters, Some Missing

Hall 2

Hall 2 is accessed from Stair 2 and the entrance at the north elevation. It provides access to the vestibule, larder, Reception 3, the kitchen and Hall 3. The hall has tiled flooring.



Looking South

Looking North, Painted Panelled Door at the North Elevation

Reception 1

Reception 1 is located at the northwest corner of the property. It has two triple windows, and the room has some early features; a painted panelled door, a fireplace with a marble surround, high skirting boards, plaster cornice, ceiling rose and floorboards. The window at the west elevation is currently boarded up. The skirting boards have been partially removed from the room.



Windows at the Northwest Corner



Fireplace at the South Wall



Plaster Cornice, Missing Picture Rail



High Skirting Board in Situ



Marble Fireplace Surround



Painted Panelled Door Leading to Hall 1

Reception 2

Reception 2 is located at the southwest corner of the property and accessed via Hall 1.

Reception 3

Reception 3 is located at the northeast corner of the property and accessed via Hall 2. There is no coving, picture rail, skirting boards and there are areas of exposed brickwork. There is a ceiling rose and the remnants of a timber shutter at the window. There is a painted surround at the fireplace with candle holders above.



Replacement Window at the North Elevation



Painted Fireplace Surround and Candle Holders



Ceiling Rose



Remnant of Timber Shutters

Hall 1

Hall 1 is accessed via the main entrance located at the west elevation. The timber door has a stained glass surround which is in a poor state of repair, damaged by vandals, and is currently boarded up at the exterior. The hallway has tiled flooring and a plaster cornice. Reception 1, Reception 2, Stair 1 and Hall 3 are all accessed from Hall 1.



Looking West Towards Timber Door and Stain Glass Surround at Main Entrance



Tiled Flooring Under Stairs



Plaster Cornice



Damage to the Glazing at the Side Panels



Stair 1

Stair 1 has carpeted stairs with unpainted slender turned balusters. Stair 1 leads to Hall 4.



Larder

The larder is located adjacent to Stair 2 and opposite Reception 3. It has a painted panelled door. The walls have been stripped of shelves and sections of the wall has exposed brickwork. There is an iron hook still in situ. There is an opening, former window at the north wall which is a party wall with the vestibule.



Vestibule

The vestibule is located adjacent to the larder and has a replacement window with traditional shutters at the north elevation. The flooring has tiling. Located at the west is a former built-in cupboard with timber door. The area has been exposed to some water ingress and has left some damage to the walls and skirting boards.





Ceiling at the Former Built-in Cupboard



Exposed Brickwork



Replacement Window with Traditional Shutters and Architrave



Archway Architrave at Hall 2 into Vestibule

Kitchen

The kitchen is located to the southeast of the property and can be accessed via Hall 2 and Hall 3. The room has a traditional range located at the east wall. There is an alcove for a removed built-in cupboard, missing its doors, located at the north wall. The room has a stone floor which has damaged areas, with no skirting boards. The room has a painted panelled door which leads into the scullery.



Looking East



Stone Flooring



Cupboard at the North Wall



Stove



Interior of the Oven



Hearth



Remnant Ceiling Wheel Possibly for a Hanging Laundry



Painted Panelled Door Leading to the Scullery

Scullery

The scullery is accessed via the entrance at the south elevation and via Hall 1. The door that accesses the scullery leads into what is referred to as Hall 3 which leads onto the kitchen and gives access to Hall 2. The room has a replacement window with remnants of the earlier window shutters at the south wall. The room has a stone floor.



Looking Towards Door Leading to Hall 1



Built-in Cupboard at North Wall



Stone Flooring, No Skirting Boards

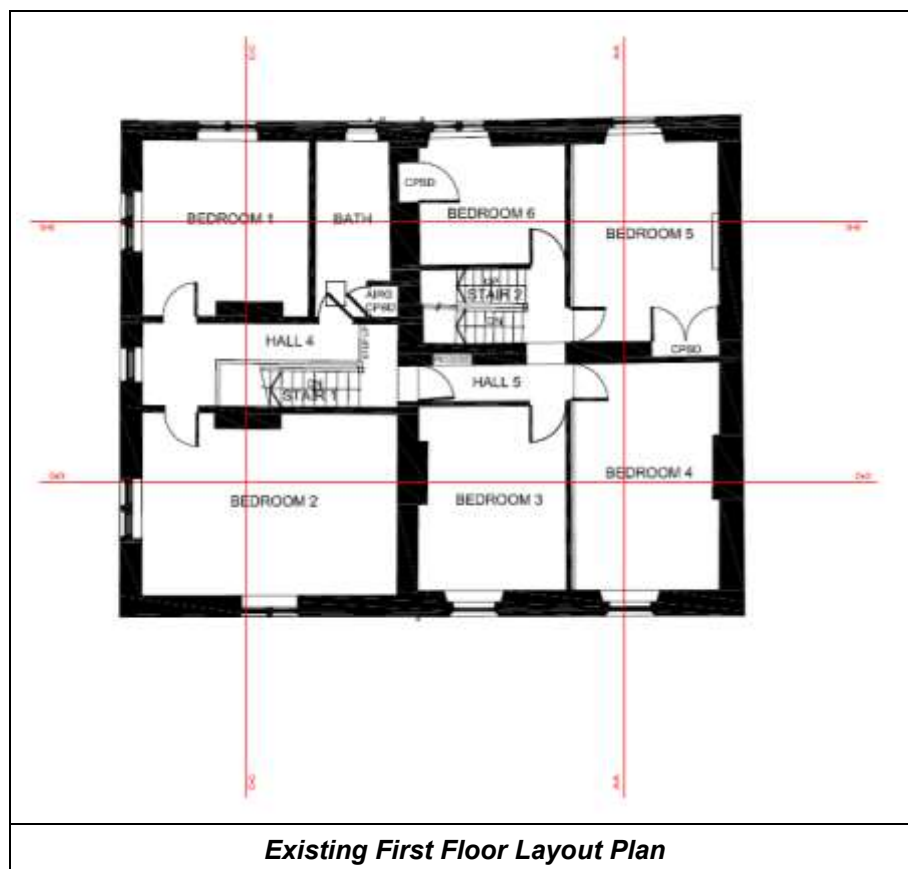


Looking North, Entrance to the Kitchen



First Floor

The first floor layout consists of six bedrooms and one bathroom. The first floor can be accessed by Stair 1 and Stair 2. Hall 5 provides access across the full length of the property.



Hall 4

Hall 4 provides access to bedrooms 1 and 2, and the bathroom as well as Hall 5. There is a plaster cornice and small ceiling rose, and skirting boards.

		
<i>Hall 4, Looking Towards Hall 5 to the East Via Archway</i>	<i>Hall 4, Looking West</i>	<i>Damaged Architrave at Boarded-up Window to the West</i>

Bath

The bathroom is accessed off Hall 4. There is a replacement window the north, there is a timber architrave. The wall is half tiled.

	
<i>Looking North</i>	<i>Replacement Window, Wooden Architrave</i>

Bedroom 1

Bedroom 1 is access from Hall 4. The room has painted panelled door with architrave, a cast iron fireplace surround and tiled hearth, traditional skirting boards and a plaster cornice. There is a replacement window to the north.



Panelled Door at Hall 4



Door Interior



Cast Iron Surround at Fireplace



Tiled Hearth



Replacement Window to the North



Plaster Cornice

Bedroom 2

Bedroom 2 is located opposite to Bedroom 1 and features a ceiling rose and a plaster cornice, and skirting boards. There is a cast iron fireplace surround with tiled hearth. There is a replacement window at the south wall and timber framed windows at the west wall.



Looking East



Plaster Cornice



Timber Surround



Tiled Hearth



Plasterwork Repair



*Corner of Room, Dual Aspect
Replacement Window to the North and Timber
Frame Window to the West*

Hall 5

Hall 5 gives access to both the west and east sides of the property. There is curved timber door. The hall has an alcove. Hall 5 leads into Hall 6.



Looking Towards Hall 4

Recess

Bedroom 3

Bedroom 3 is accessed of Hall 5. There is a replacement window and damage to the ceiling. The room has a painted fireplace surround.



Painted Fireplace Surround



Replacement Window to the South



Exposed Ceiling Timber Slats



Replacement Window



Painted Panelled Door

Bedroom 4

Bedroom 4 is accessed off Hall 5. There is a replacement window. The room has a painted fireplace surround.



Looking Southeast



Fireplace



Replacement Window



Safe



Party Wall with Bedroom 3

Bedroom 5

Bedroom 5 is accessed off Stair 2. The room has a replacement window, and a painted fireplace surround and built in cupboard.



Looking Northeast



Tiled Hearth



Wall to the West



Built in Cupboard

Bedroom 6

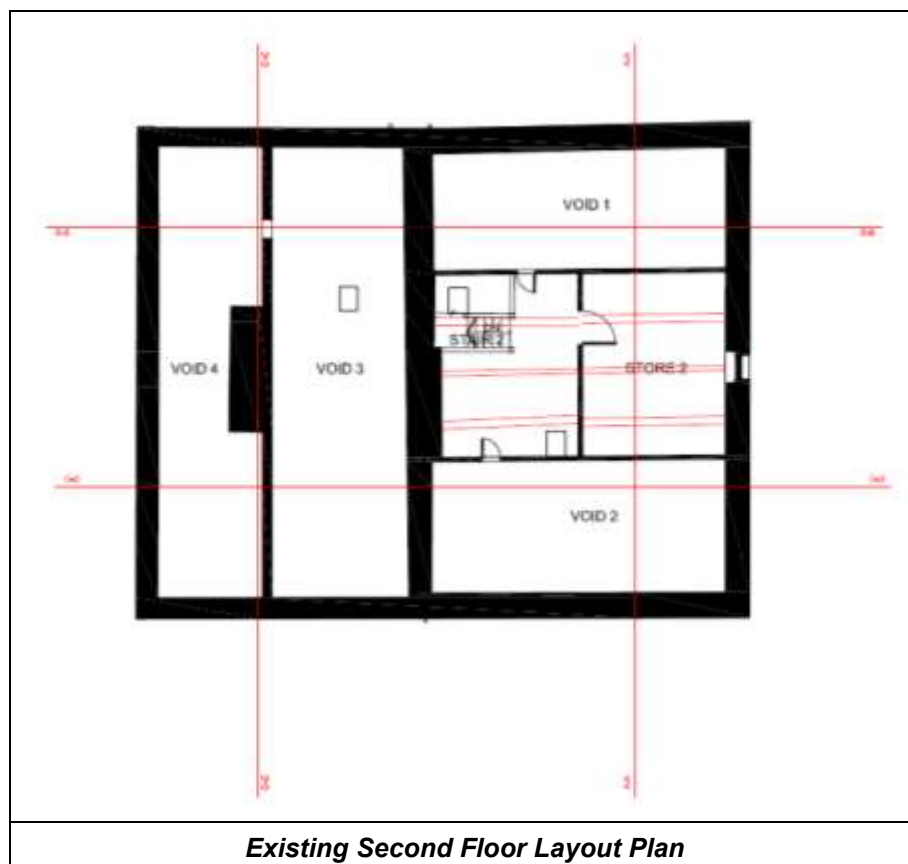
Bedroom 6 has a replacement window at the north wall and a small adjacent built-in cupboard.



Cupboard Door and Replacement Window at the North

Second Floor

The second floor consists of a landing area from Stair 2, access to Void 1 and Void 2 as well as access to Store 2 which has a window located at the east elevation.



Existing Second Floor Layout Plan

Landing Area

The early rooflight can be seen at the landing area, also a small access point into Void 2. The wooden banister has slender balusters and turned posts. There are painted beams at the ceiling which form part of the roof structure.



Looking Towards Void 2



Looking Towards Store 2



Painted Beam, Early Roof Light and Access Point

Store 2

Store 2 has a timber framed small window located at the east elevation which is currently boarded up from the inside. There are painted beams at the ceiling which form part of the roof structure. The room has a painted panelled door and wooden floorboards.



Boarded-up Window at the East Elevation



Panelled Door

Section 4 History and Development of the Surrounding Area and the Proposal Site

4.1 History and Development of Clitheroe, Lancashire

The historic environment record for the immediate area does not have any finds that indicate early human presence, however, there have been archaeological finds within the Clitheroe area; notably Bronze Age pottery and finds of neolithic pottery at Pendle and cremation urns found at Pendleton which are displayed at the Clitheroe Castle Museum. The name Clitheroe is considered to have come from the Anglo Saxon words for a Rock Hill, indicated as *Cliderhou*, *Clyderhow* and *Cletherwoode* as well as variants such as *Gliderhou*, *Clederowe* and *Clithero*. The town was not recorded in the Domesday Book and probably developed around an early Norman fortress established by Roger de Poitou. Poitou was granted the Honour of Clitheroe by William the Conqueror. The estate passed to the De Lacy family and the estate at one time formed part of the Duchy of Lancaster. Henry de Lacy granted a town charter in 1283. There is documentary evidence identifying 66 burgesses resident in the town by 1258.¹

Although there may have been an earlier Norman castle at Clitheroe, the present Clitheroe Castle was built by Roger de Lacy, who began construction of a stone keep around 1186. Clitheroe Castle was once the administrative centre for the Lords of Bowland; however, the title is now owned by the Crown. Henry VI took refuge in 1464 in the Bowland district following his defeat at the Battle of Hexham. He hid at Waddington Hall but was betrayed, escaping from the hall across the river Ribble but was captured just a mile from Clitheroe Castle.

Whilst Clitheroe experienced a period of economic growth in the sixteenth century, returning two members to the House of Commons in 1558, the castle fell into a state of poor repair and was close to collapsing. The condition was impacted further during the Civil War in 1644 and in 1649 when the castle was briefly garrisoned from the instruction of Prince Rupert. The Royalists were defeated at Marston Moor and Parliament ordered the castle to be slighted in 1649, in order for the castle not to be used against them. The castle served as the administrative centre for Blackburnshire until the Town Hall was built in 1922. The council purchased the site in 1920 to act as a memorial for the fallen in WWI.



Blaeu Atlas Maior, 1662-5 Volume 5

The Clitheroe Royal Grammar School was established in 1554 known as *The Free Grammar School* former by Royal Charter by King Philip and Queen Mary. The school was set up to teach boys and young men but today the school welcomes girls and boys. One of the infamous Pendle Witches,

¹ Farrer, W, D. Litt and J Brownbill, J. (Eds). 1911. *The Victoria History of the County of Lancaster*, Volume 6. Constable and Company Ltd. London.

Margaret Pearson was acquitted of witchcraft in 1612 but was sentenced to stand in the pillory at Clitheroe.

The parish church is dedicated to St Mary Magdalene, formerly a chapelry in civil parish of Whalley. The church was almost completely rebuilt in 1828. The old church dated from the 11th century and contained a fine Norman chancel arch. During the restoration two medieval effigies were discovered which now located in the south aisle. Also, there is a tomb to John Harrison (d. 1718) and a memorial brass to John Webster (d. 1682).

Formerly Clitheroe was governed by two bailiffs until the passing of the Municipal Corporations Act of 1835. The corporation consisted of a mayor, four aldermen and 12 councillors. Gas works were established in 1837.

A railway station was opened in Clitheroe in 1850. The station is the northern terminus of the Ribble Valley line / Clitheroe Line. The station was replaced in 1893-4 approximately 200 yards to the north. The station was closed in 1962 as part of the Beeching cuts but remained in use for certain services until 1971. Service resumed in part in 1990 with the station fully opening in 1994 when passenger services resumed. The Clitheroe interchange today is the main transport interchange of Clitheroe and the Ribble Valley district.

The Public Hall in York Street was built in 1874. The Town Hall in Church Street was opened in 1879 with a free lending library. A weekly Saturday market was opened in King Street in 1879 selling vegetables with an alternate Monday market for cattle sales.

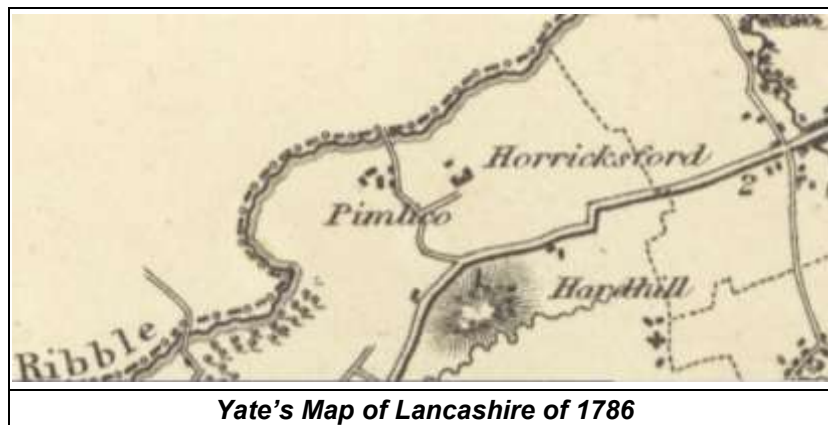
The development of the area has been impacted by industrialisation. Notable industries include; the manufacturing of cotton goods, quarrying of lime, notably Horrocksford Lime Co. as well as a bobbin turnery and the establishment of breweries.

Clitheroe today is described as a base for tourists visiting the Ribble Valley. Clitheroe Castle Museum was originally opening in 1954 and is located within the castle walls and housed in the 18th century Grade II listed building the Steward's House. Adjacent is the old courthouse which is now a gallery. The museum has over 5,000 objects spanning the social history of Clitheroe and its castle, with a smaller collection of geological specimens, natural history, costumes, archaeology and local art.

4.2 History and Development of the Proposal Site

There are no entries in the HER for any events at the proposal site, however, the HER does include entries of events that have taken place during the period of May 2005 and December 2006, located to the east of the proposal site (ELA 1375, ELA 1376 and ELA 1377). The events took to the form of environmental intervention, environmental sampling, core sampling and unsystematic fieldwork study which encompassed a wider geographical area beyond Clitheroe and the Ribble Valley. The event was organised as a joint project between the University of Liverpool's Geography Department and Oxford Archaeology North (OA North). The project was funded by the Aggregates Levy Sustainability Fund (ALSF) under the overall management of English Heritage. The responsibility of the project was between the organisations; the University of Liverpool undertook the geological and geomorphological elements of the project whilst OA North undertook the archaeological elements, and the palaeobotanical elements were undertaken jointly. No archaeological findings were recorded, but recommendations have been made regarding further work within the region.

Clitheroe is depicted on the Blaeu Map of 1662-5, the area of Horrocksford (depicted as Horricksford) can be seen on the Yate's Map of 1786 along with the area of Pimlico. A structure can be seen to the east of the road along with a clay pit to the south at Hare Hill.



The Anglo-Saxons of Britain are the first to have developed the name Horrocksford. The name Horrocksford was given to someone who was a shipwright or sailor. The name is derived from the Old English word *horrok*, meaning part of a ship. However, the name may also be derived from a geographical locality, 'Of Horrocks'. Horrocksford in Clitheroe may have derived from a habitational name from a lost locality on the River Ribble called *Hurroc* alluded to in *Hurrocford* (about 1330).

Horrocksford Old Hall is considered to date to the 15th century, the Horrocksford estate however is known from the early part of the 14th century. The west section of the present house (former hall) was erected in 1898 (as seen on the wall plaque). The eastern section is earlier, and more vernacular in character, and the sash windows, square section window surrounds, cross passage with gable chimneys and door design suggest an 18th C date. The map evidence documents a different structure to the west section, now demolished. Horrocksford Barn is possibly 17th century and is Grade II listed.

The 1847 tithe map of Clitheroe depicts the barn and the hall with a smaller structure between the two, as well as an additional building to the northeast and one to the southwest of the farmhouse, and names them as 'Horrocksford Hall'. The central buildings are located in Plot nos. 1478, 1479 and 1480. The plots were owned by Earl Howe and occupied by James Hoyle. Plot no. 1478 was listed as Croft West of Lane, no. 1479 was listed as Pasture Croft and no. 1480 was listed as Horrocksford Hall Yards. The farmhouse itself was not allotted a plot number and the Tithe apportionment data shows that James Hoyle occupied the farmhouse 'Horrocksford' to the west of the proposal site at this time (plot no. 1472 described as House, Stables etc.). This is corroborated in the census data where James Hoyle, farmer, can be found on the 1841 census, along with his son John, at 'Horrocksford' with two domestic servants and an agricultural labourer. James Hoyle in 1851 is listed at 'Horrocksford' as a farmer and merchant employing 43 men and his nephew John is listed as farmer and lime merchant. The acreage of land at 'Horrocksford' is listed as 341 in 1861 and James' occupation is listed as farmer and lime burner with his nephew listed as assistant. The 1871 census has James Hoyle listed at 'Horrocksford', farmer of 258 acres along with his two nieces, domestic and farm servants.

In 1841 'Horrocksford Hall' is occupied by William Marsden, an agricultural labourer, his wife and daughter, along with John Walmerley, his son-in-law, an agricultural labourer and his wife and two sons. It appears that the Hall was being used as accommodation for farm workers at this time. The extended Marsden family are still at 'Horrocksford Hall' in 1851. In 1861 and 1871 the farm is now listed as 'Horrocksford Old Hall' on the census and is unoccupied. The OS mapping however continues to label the buildings as 'Horrocksford Hall' up to the present day and there is no evidence of a 'new Hall' elsewhere. The 1881 census lists George Briggs, farmer of 170 acres of land, and his wife May and their three daughters and a labourer at 'Horrocksford Old Hall' and Elizabeth Briggs, farmer of 60 acres of land and her four daughters and labourer are listed at 'Horrocksford' to the west. It would appear that the two farms at this stage are still being run together by one extended family. After this time the farms then appear to be under separate stewardship. The 1891 census lists John Dawson, farmer at 'Horrocksford Old Hall' and William Tailor, farmer at 'Horrocksford Hall'. It is likely that the census is referring to the farm to the west of West Bradford Road in this case as 'Horrocksford Hall' and in subsequent census as 'Horrocksford Farm' however, similar to the discrepancies in the

naming of 'Horrocksford Old Hall', OS mapping continues to label this farm to the west 'Horrocksford'. In 1901 Joseph Strickland and his family are at 'Horrocksford Farm' and in 1911 it has passed to the Addison family who remained there until at least 1921.

The 1895 Royal National Directory of Lancashire with Manchester lists John Dawson as 'Farmer, Horrocksford Old Hall'. In 1901 the occupant of 'Horrocksford Old Hall' is John F B Eastham, in 1905 Kelly's Directory of Lancashire lists John Speak as farmer at Horrocksford Old Hall, in the 1911 census the farm has been taken on by Edgar Fielding Jackson and is again under new stewardship in 1921 under John James Crook and his family. A member of the Crook family then remained at the Hall until relatively recently. The farmhouse at Horrocksford Hall has been vacant for the past five years.

In 1891 John Briggs is listed on the census at 'Horrocksford' and his occupation is as a foreman at the Lime Works. In 1901 Robert Watson is listed as a secretary to Lime Quarry Co. and living at 'Horrocksford' and in 1911 there is a census entry for Harry Parkinson, a secretary working for Horrocksford Lime Co. living at 'Horrocksford'. It is unclear whether these census entries are referring to a building at the lime works for these workers but as the entries are listed as 'Horrocksford' rather than 'Horrocksford Hall' or 'Horrocksford Farm' it would indicate a different location to the farms.

Horrocksford Hall Farm

The 1847 tithe map of Clitheroe depicts the barn, the hall, a smaller structure in between and a further two structures, one to the northwest and one to the southeast of the site. The overlays below indicate that the barn's footprint has expanded incorporating an outshut to the north and east. The current farmhouse has two clear sections, and there is evidence it was used as two separate dwellings, documented by the plan form, two staircases, the entrances, and the separation of the gardens to the north. The western section of the farmhouse, the map overlays below show, has changed from a footprint with several outshuts (OS Map 1886) to a more simple square form (OS Maps 1912) which aligns with the date plaque on the west elevation of E 1898. The footprint of the east part of the farmhouse appears unchanged on the OS mapping from 1886 to the present day. This along with survey evidence of difference in architectural style, points to the east part of the house being of much earlier date to the west section. Although designed and used as two separated dwellings, the house has been altered to be used as one dwelling sometime in the 20th C, by opening two doorways in the party wall. The structure to the east of the hall has been recently demolished, not depicted on available OS mapping. The structure may have been connected to the farmhouse as depicted on the OS Map of 1912. The area has been cleared to the east of the farmhouse, to prepare the area for the new access road from the north, however there is still a section of hardstanding in situ close to the east elevation. That section of the yard housed additional structures which have since been cleared, with some remnants of stone foundations and stone walls still visible. The outbuilding appears to have been constructed around the time of the farmhouse and mimics the design of the Grade II listed barn with outshut and tall cart entry. The 1930 OS Map depicts a club house to the southeast of the site, servicing the golf course located within the Horrocksford Great Pasture. By 1938 the club house was gone and the area to the south of the site was acquired by Ribblesdale Cement Works.



		
<i>'Horrocksford Old Hall', c1910 © Red Rose Collections</i>	<i>'Horrocksford Old Hall' 2025</i>	<i>Stone Date Tablet</i>

Recent Vandalism Damage at the Farmhouse

The Farmhouse has been vacant for the last five years. A recent break-in at the farmhouse has resulted in damage to the majority of the windows at the property. The majority of the window glass and window frames were broken, with some window frames even sawed through using a saw found on the premises. The house has also been broken in at other times as well. Police have been contacted each time and formal reports were made. Following the vandalism and break-ins, the owners have commenced replacing the windows with new frames, coloured to match the previous damaged windows, and in the same sash style with window bars and horns, but in a different material, using upvc in place of timber. The joints of the upvc frames follows the joints of the timber frames, such that the replacement windows appear very similar to the original timber windows.



Reception 2



Hall 1, Front Entrance



Store 2, Attic

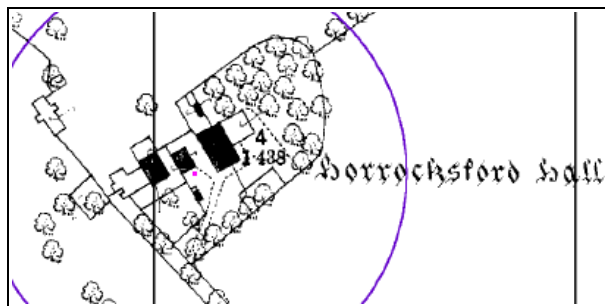


Bedroom 1

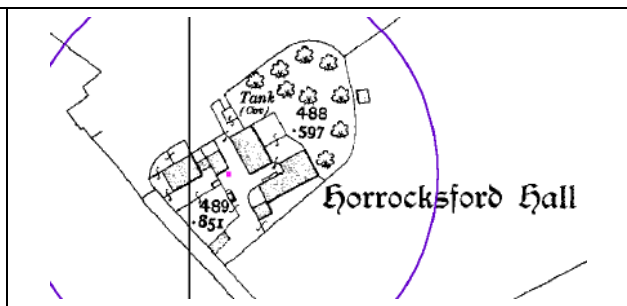
Sequential Development of Horrocksford Hall Farm



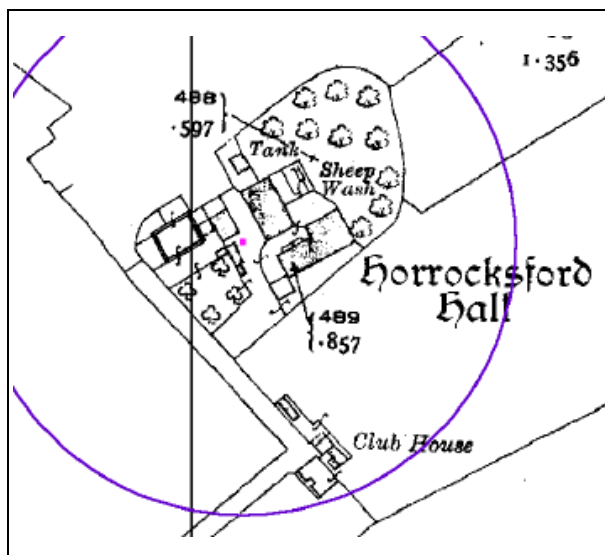
1847 tithe Map



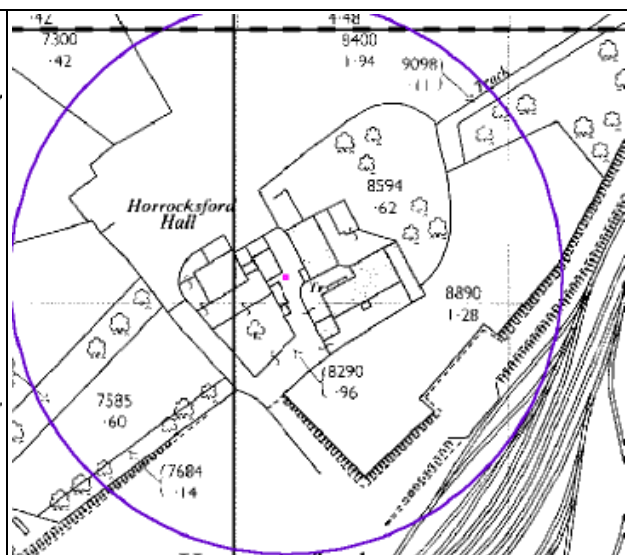
OS Map 1886



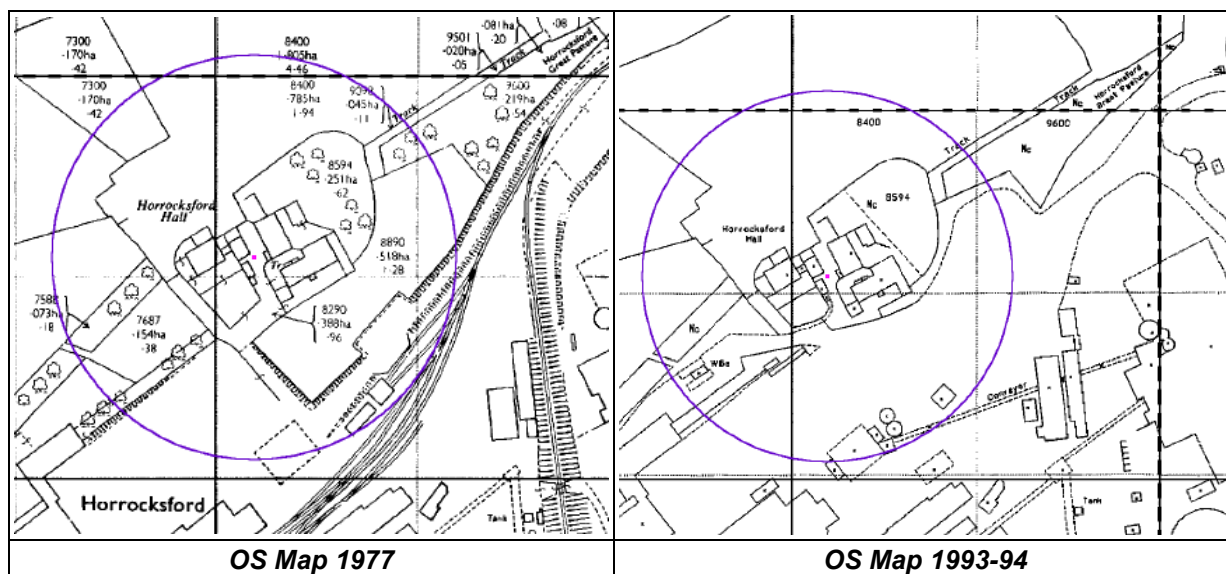
OS Map 1912



OS Map 1932

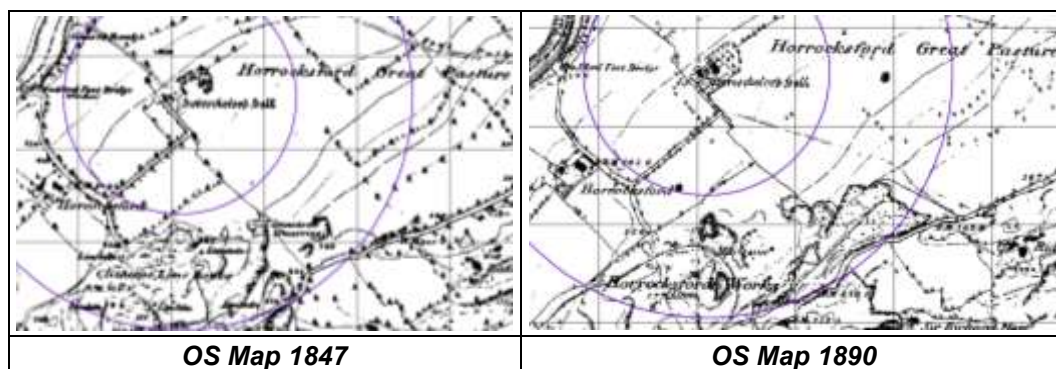


OS Map 1965-69

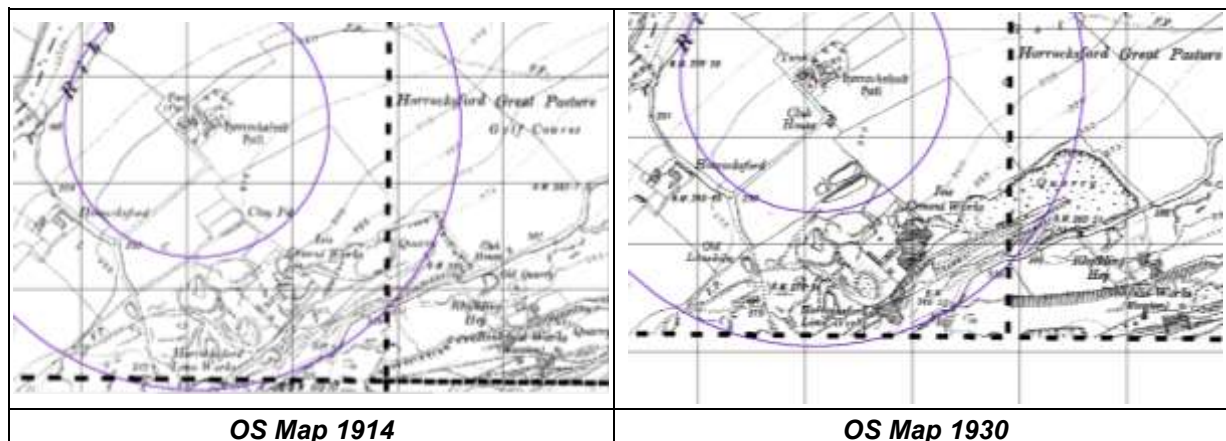


History and Development of the Cement Works

From the census research, occupations are listed (see Appendix 2). Some residents of Horrocksford were employed by the Lime Company. Quarrying first took place in the area around 400 years ago. Horrocksford Lime Co Ltd, Coated Macadam and Stone Producers are a company who can be found listed on *The National Archives Database* as their main function and activities in glass, pottery, bricks and cement, concrete and stone. The archives have minutes from meetings and financial records from 1882-1974. The OS Map of 1847 (see below) has the Clitheroe Lime Works located quite some distance from Horrocksford Hall. By 1890 the map depicts the name Horrocksford Works.



Between 1890 and 1914 the Isis Cement Works was built located to the northeast of the Horrocksford Lime Works. Isis Cement Works is described historically as a small site, possibly closing in the 1920s/1930s, the site being absorbed by Ribblesdale Cement Ltd.





Isis Cement Works 1920s, Viewed from the West © by Peter del Strother

In 1936 redevelopment of the area to the northwest of Isis Cement Works was undertaken by Ribblesdale Cement Ltd. Ribblesdale cement works was set up in 1936 as a joint venture between Tunnel Cement and Ketton Portland Cement.



OS Map 1938



OS Map 1955



Ribblesdale Cement Works, Horrocksford, 1938 © Historic England

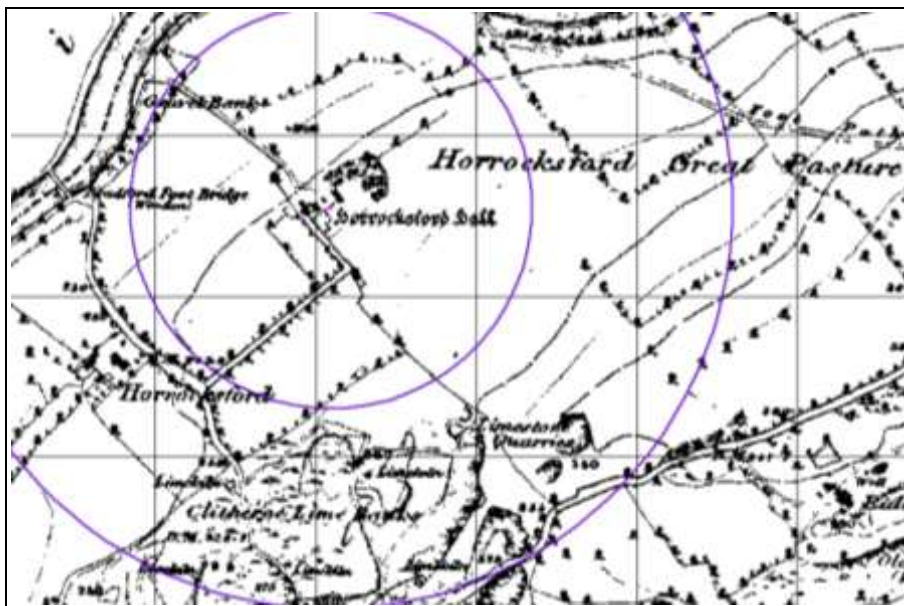
Between 1986-2009 Ribblesdale Cement became Castle Cement Ltd and from 2009 the site was owned by Hanson Cement UK (Heidelberg Cement) which at some point absorbed Horrocksford Hall yard and buildings. The site has expanded to include an office building and semi-detached housing at Ribble View along the West Bradford Road. The site today is known as Heidelberg Materials, Ribblesdale Works.

Heidelberg Materials have provided office space for over 20 years to the environmental charity the River Ribble Trust. RRT deliver river and catchment conservation activities across the Ribble area (from the Yorkshire Dales to the Fylde coast). RRT entered discussions with Heidelberg Materials in 2021 regarding a need to seek alternative premises due to the Trust's recent growth and continued expected growth. RRT need to secure premises which could accommodate more office space, storage area and operation needs. Through the discussions an opportunity was identified to lease Horrocksford Hall Farm, to create new office accommodation, new storage facilities, a demonstrator site and a training facility. RRT decided to phase the proposed work with the demonstrator site being prioritised first followed by office and accommodation, followed by a training and education facility. The storage accommodation and demonstrator site have been secured with Heidelberg Materials. In the future it is hoped that permission and funding will be secured to convert the Grade II Listed Barn into the training and education facility, supporting a sustainable use for a valuable heritage asset ensuring its long-term maintenance and condition. Access to the site will be via an approved new lane from West Bradford Road. The lane will provide vehicular, pedestrian and cycle access. Planning Permission for the lane was granted on 11 February 2016 and the work has commenced. The lane will be completed before the proposed change of use is implemented.

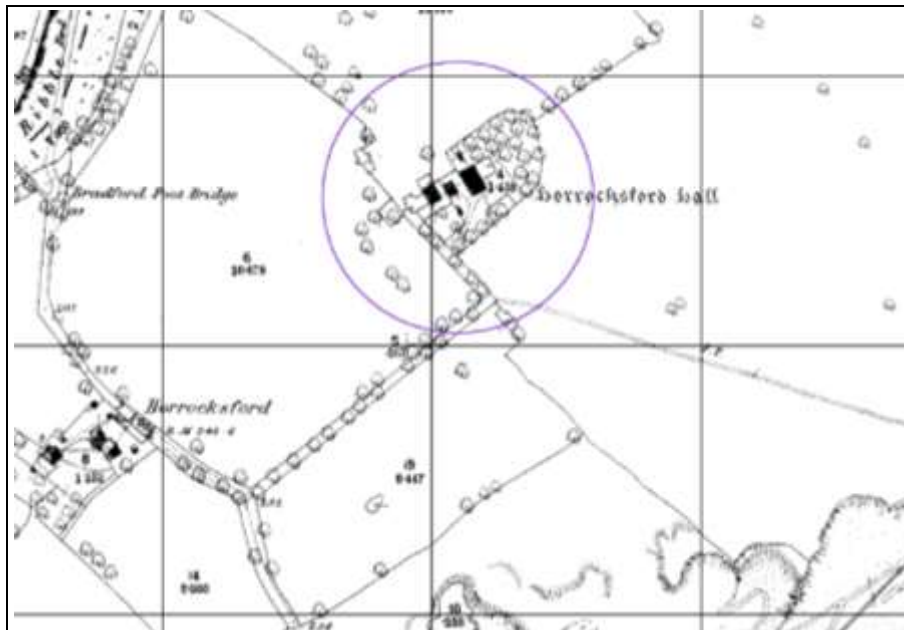
4.3 Sequential Development of the Area



Tithe Map of Clitheroe 1847



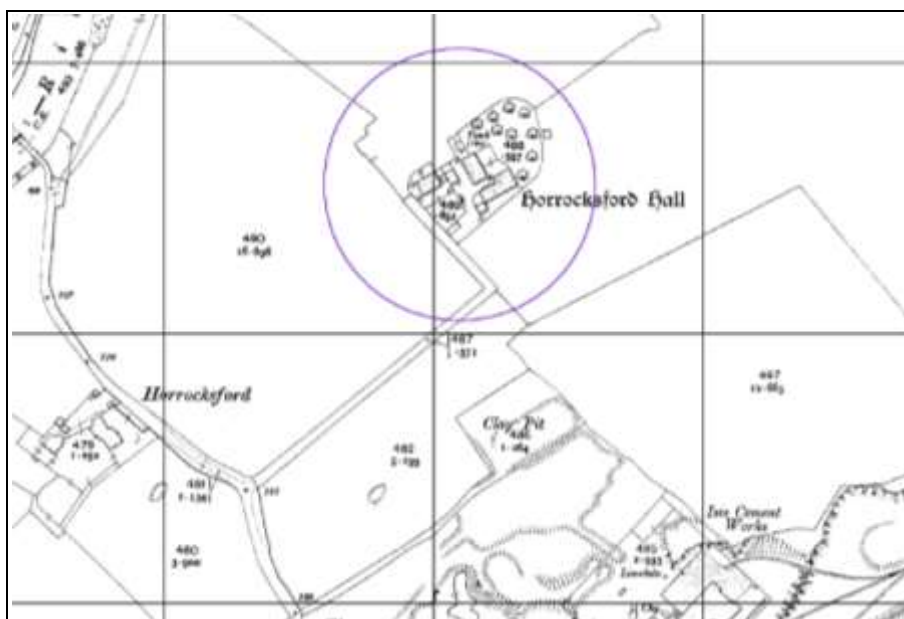
OS Map 1847



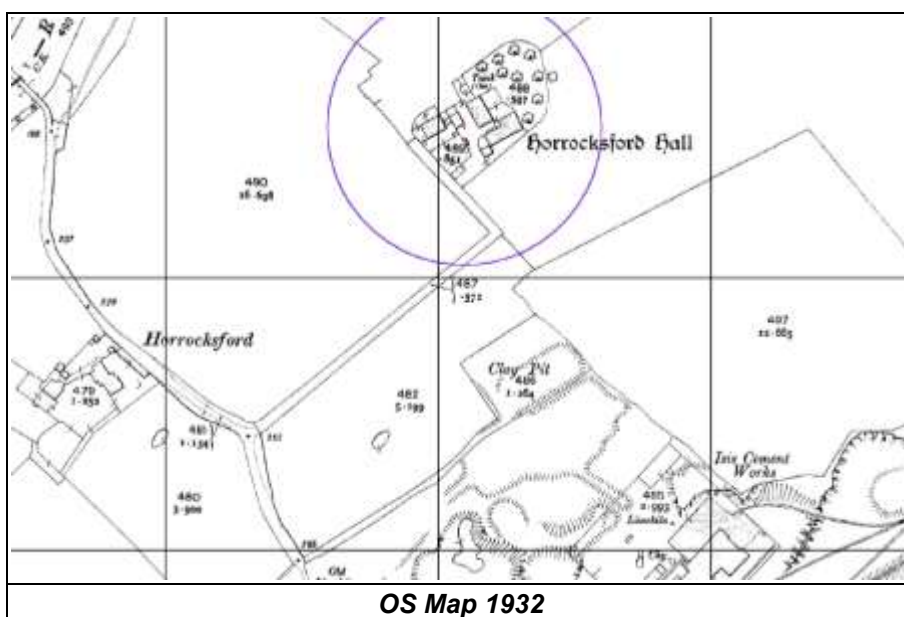
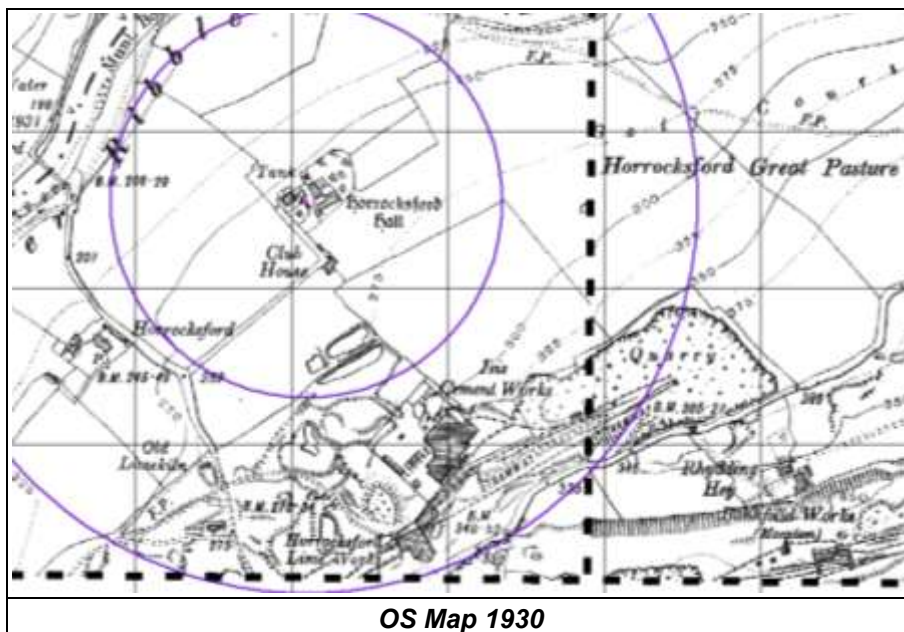
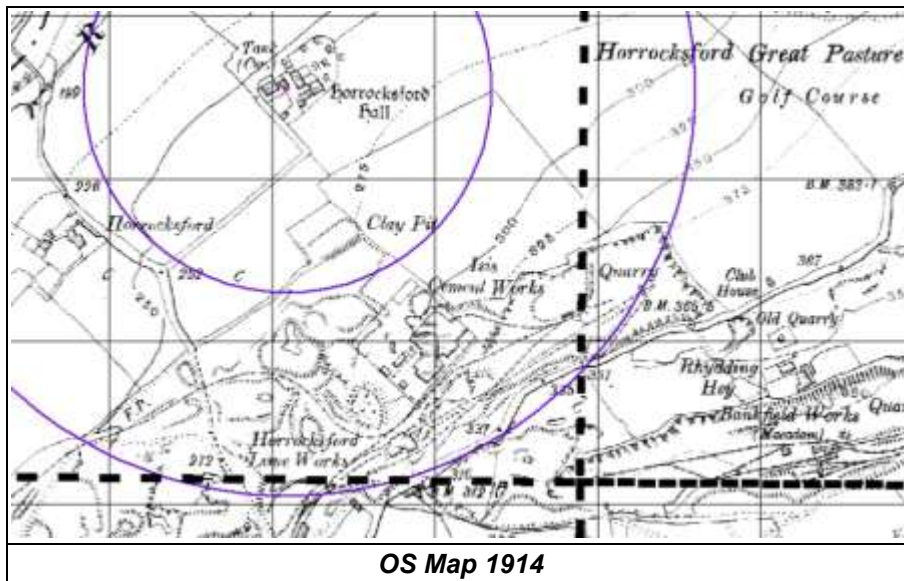
OS Map 1886

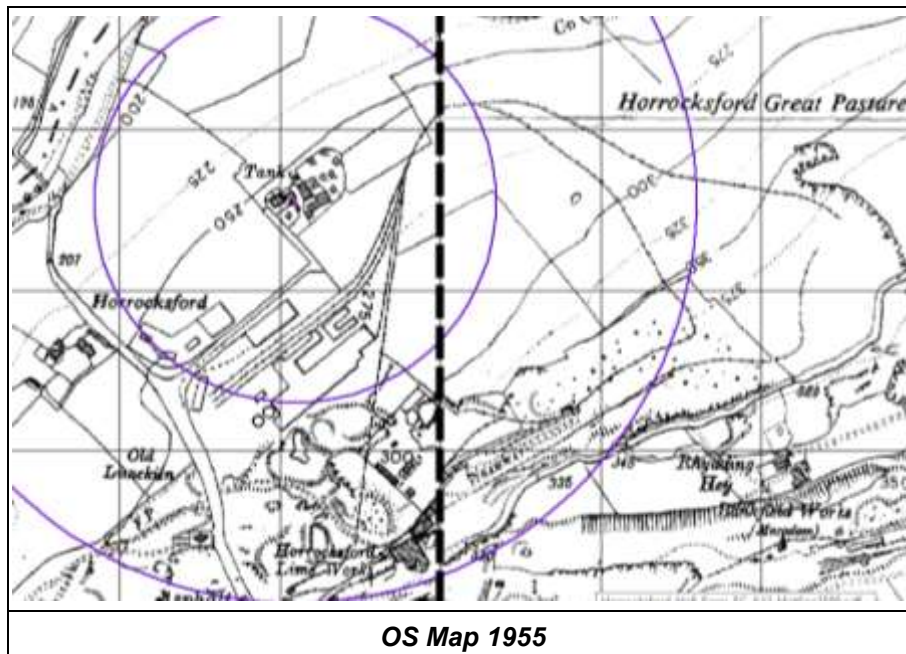
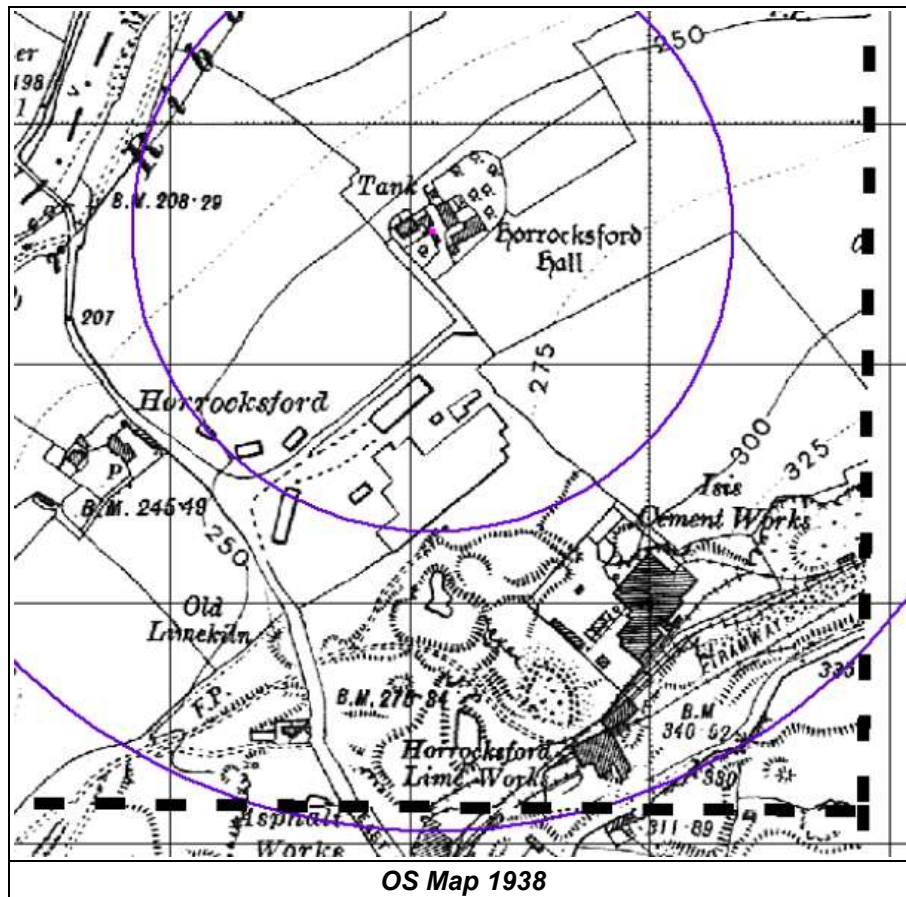


OS Map 1890



OS Map 1912



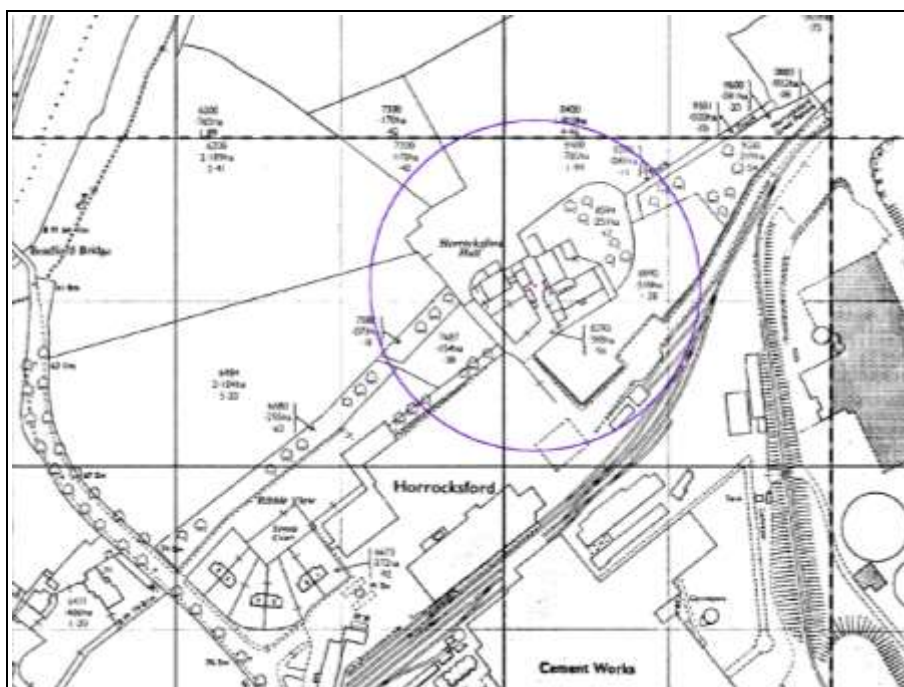




OS Map 1965-69



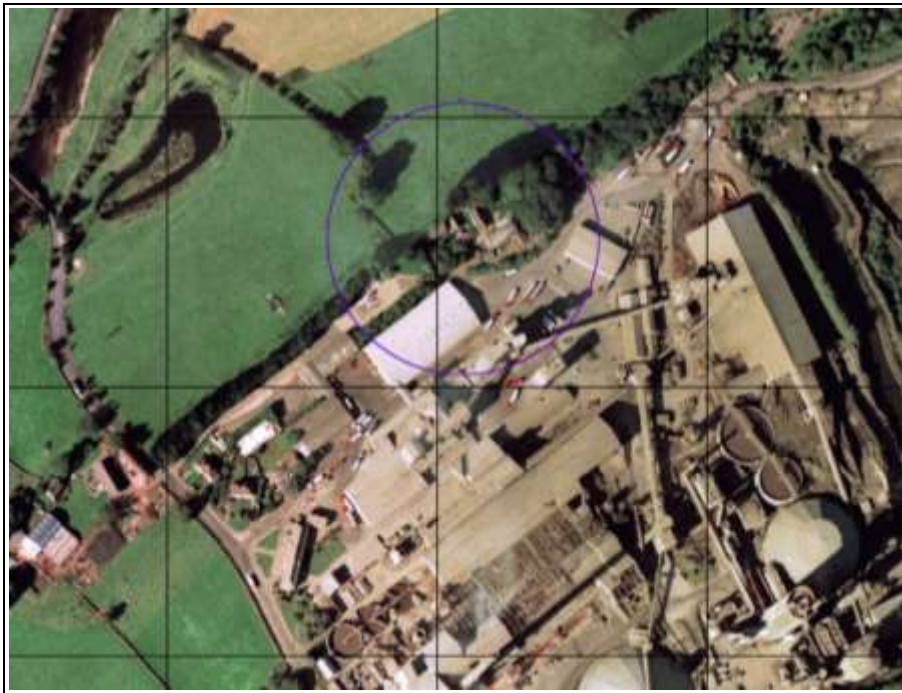
OS Map 1970-77



OS Map 1977



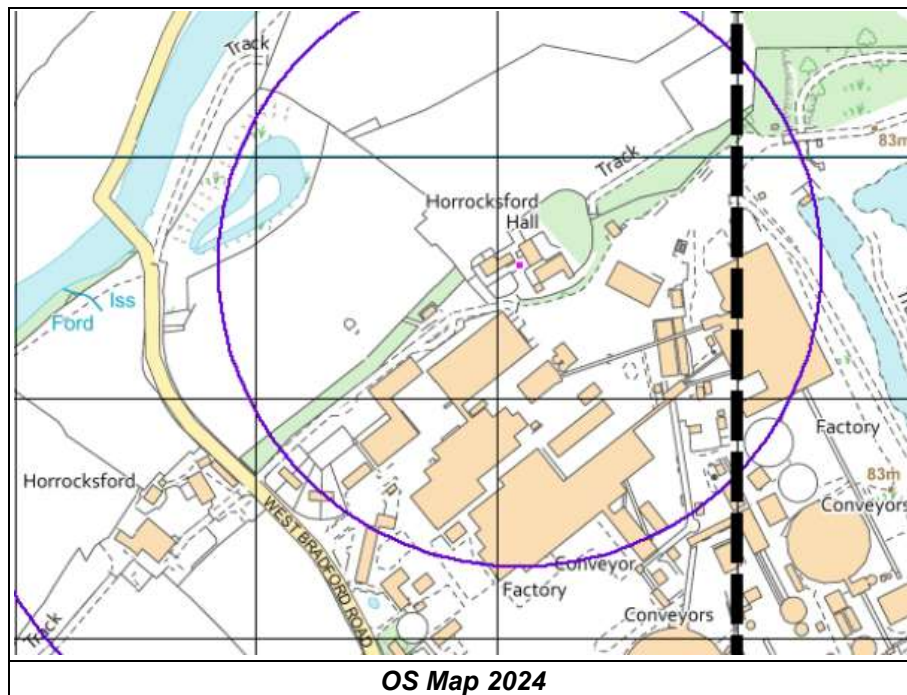
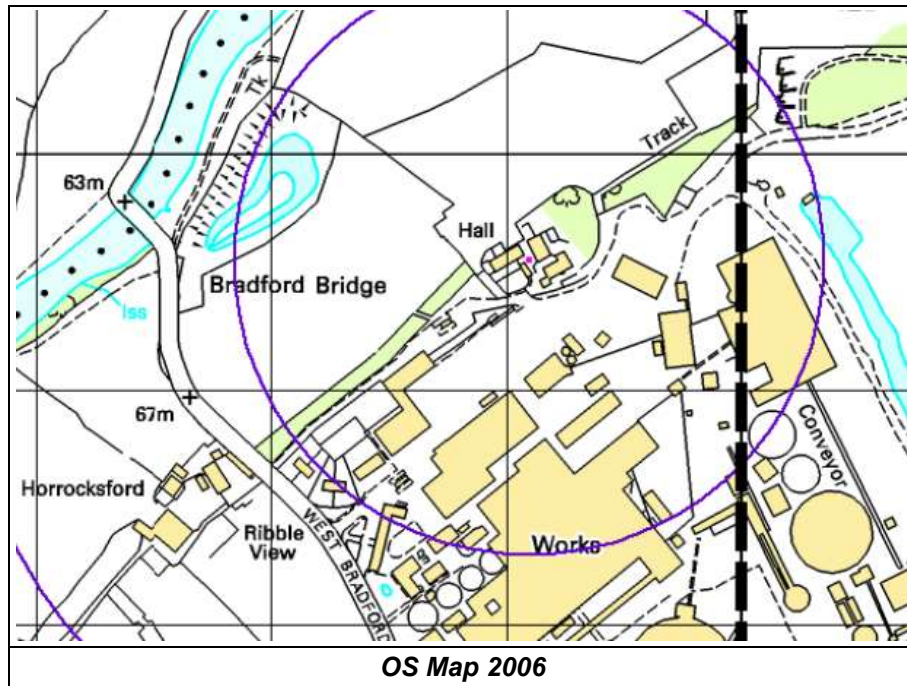
OS Map 1993-94



Historic Aerial Photograph 2001



OS Map 2001



Section 5 Significance of the Heritage Assets

5.1 Method of Assessment

This section contains a statement of significance which addresses the significance of the Grade II listed Horrocksford Hall Barn and the former farmhouse which is considered within the setting of the listed barn, as well as curtilage listed and could be considered a non-designated heritage asset. The significance of the buildings have been assessed with reference to the values outlined in Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019). These values are archaeological interest, historic interest, artistic and architectural interest. The July 2021 'Principles of Cultural Heritage Impact Assessment in the UK' document, published jointly by ClfA, IHBC and IEMA, sets as a prerequisite the need to identify the significance of the asset, through an analysis of what is valued about the asset, leading to a statement of cultural significance and to place this in a framework which communicates its relative importance, relating this to the level of protection that the asset merits in planning policy and cultural heritage legislation. In the summary, this is related to a framework for importance based on the English listing categories. The framework for assessing the level of significance of the assets is very high for Grade I, high for Grade II*, medium for Grade II/Conservation Areas and low for non-designated heritage assets.

5.2 Significance of Horrocksford Hall Barn

Historic Interest

- The barn is depicted on the 1847 tithe map of Clitheroe and is considered to possibly be 17th century.
- The Horrocksford estate is known from the early part of the 14th century.
- The barn illustrates the growth of the local agricultural economy in Lancashire following the consolidation of landholdings after the Reformation.

Architectural and Artistic Interest

- The original coursed stone with stone slate roof, ventilation slits and tall cart entry provides evidence of historic building techniques.
- The later extensions and alterations document the changing needs of local agriculture.

Summary

As a Grade II listed structure, Horrocksford Hall Barn is considered to have national significance. In line with heritage impact assessment criteria, the building is assessed as having a medium level of significance. Its significance is derived primarily from the remaining physical evidence of the original 17th century structure and how it was altered while preserving the core structure. Externally the building retains elements of the historic building design and offers evidence of historic building techniques.

5.3 Significance of the Former Farmhouse

Historic Interest

- The west part of the house has date stone of 1898, the east part is earlier vernacular, probably dating to the 18th C.
- The Horrocksford estate is known from the early part of the 14th century.
- The farmhouse illustrates the growth of the local agricultural economy in Lancashire following the consolidation of landholdings after the Reformation.
- The later western section, originally a separate dwelling, documents the economic growth of the local area.

Architectural and Artistic Interest

- The original dressed stone detail, slate roof, stain glassed windows, timber framed windows, timber panelled doors provide evidence of historic building techniques.
- The west section is an example of a fashionable architecture with quoins, kneelers, coping kneelers, window hood moulds, stained glass, and inside, plaster cornices and higher status fireplaces.
- The east section of the house is vernacular in character with square window surrounds, a cross passage house with gable chimneys at both ends.
- Horrocksford Hall Farmhouse was designed as a vernacular house for a tenant farmer.
- Alterations to the building illustrate how lifestyles, needs and expectations have evolved over time.

Summary

Horrocksford Hall Farmhouse is considered to have local significance, it is curtilage listed and could be considered as a non-designated heritage asset. In line with heritage impact assessment criteria, the building is assessed as having a medium level of significance. Its significance is derived primarily from the remaining physical evidence of the 18th and 19th century structures and how it was altered while preserving part of the core structure. Externally the building retains elements of the historic building design and offers evidence of historic building techniques.

Section 6 Contribution of the Proposal Site to the Setting of the Heritage Asset

6.1 Introduction

Due to proximity, the proposed works has the potential to affect the setting of the heritage asset, the Grade II listed Horrocksford Hall Barn. When assessing the contribution to the setting of a heritage asset, Historic England guidance recommends considering the physical surroundings of the asset and how the asset is experienced.

6.2 The Physical Surroundings of the Heritage Asset

The attributes of the physical surroundings of the listed structure helps determine the contribution the setting makes to the significance of the heritage asset. The topography of the area is hilly. Horrocksford Hall Farm is located on elevated land to the east of West Bradford Road and lies to the north of the Ribblesdale Cement Works. The farm consists of the Grade II listed barn, former farmhouse and a further large barn with additions located to the southeast of the site, adjacent to the existing entrance. The setting of Horrocksford Hall Farm is one of predominantly compact group of structures.

The area to the south of Horrocksford Hall Farm is dominated by the high structures associated with the Cement Works, 1930s housing (Ribble View) and the 2 ½ storey office block along West Bradford Road. There is an historic barn located along West Bradford Road, west of, made of stone which is depicted on the 1847 Tithe Map of Clitheroe. The barn forms part of farm known as 'Horrocksford'.

Boundaries include stone walls, some partially collapsed, and timber fences. There is a historic functional relationship between the listed barn and the proposal site, as the buildings and surrounding land were previously and continue to be owned by the same owner and formed part of the Horrocksford Hall Farm. The listed barn and outbuildings are built of similar materials, but the former farmhouse has rendered walls which differentiates the structure. There is some evidence of cobbled surfaces remaining in the farmyard and surrounding areas. The former farmyard is surrounded by fields and trees to several sides, with the cement works to the south.

The former farmyard between the house and the barn provides a partially enclosed area, with boundaries provided by stone walls. However, there is a sense of openness looking towards the fields and the River Ribble just to the north. The former functional relationships and communications remain apparent, with farm tracks documented by openings in the stone walls and farm gates, and the proximity of the agricultural buildings to the earlier barn and to the farmhouse.

Due to the development of the cement works, there has been a large change to the setting of the barn in the 20th C. However, the farmstead remains understandable, and the relationship with the field systems and the River Ribble to the north remains intact.

6.3 How the Heritage Asset is Experienced

The way in which the setting of a heritage asset contributes to the experience of the heritage asset can help establish the contribution made by the setting. The surrounding landscape character to the north, northeast and west is primarily of open land incorporating Horrocksford Great Pastures, the River Ribble, Bradford Bridge and the village boundary of West Bradford. Horrocksford Great Pasture consists of a narrow section of open land and woodland that reaches Chatburn to the east, the cement works have expanded north into this area which formerly was expansive.

Horrocksford Hall Barn is relatively concealed from view due its elevated positioning, the tall structures at the cement works and the mature trees which surround the group of structures. Current access to the proposal site is via a shared road with the Cement Works via West Bradford Road to the southwest. The listed barn and additional large barn can be glimpsed as you access the cement works northeast area. The listed barn can also be seen from a far, between a gap in the treeline along Clitheroe Road, to the west of the River Ribble from the Public Footpath which runs to the south of the River Ribble.

The new private access road will be located to the north of the Listed Barn, with the entrance into the site located between the former farmhouse and Listed Barn offering a view of the north and west elevation of the barn. Due to the location adjacent to the cement works, there is existing noise and vibrations, movement and activity to the south of the barn. However, the agricultural area and river to the north provide a more tranquil and rural character. The farmyard, partially enclosed by the listed barn, the former farmhouse and the additional agricultural buildings, provides a sense of partial enclosure and privacy. At present the listed barn and the former farmhouse are vacant and unused, however the adjacent Barns are presently used for storage by the River Ribble Trust. The listed Barn is experienced primarily from within the yard with visibility between the former farmhouse and Barn. Due to its location and private use, there is no interpretation or promotion to the public.

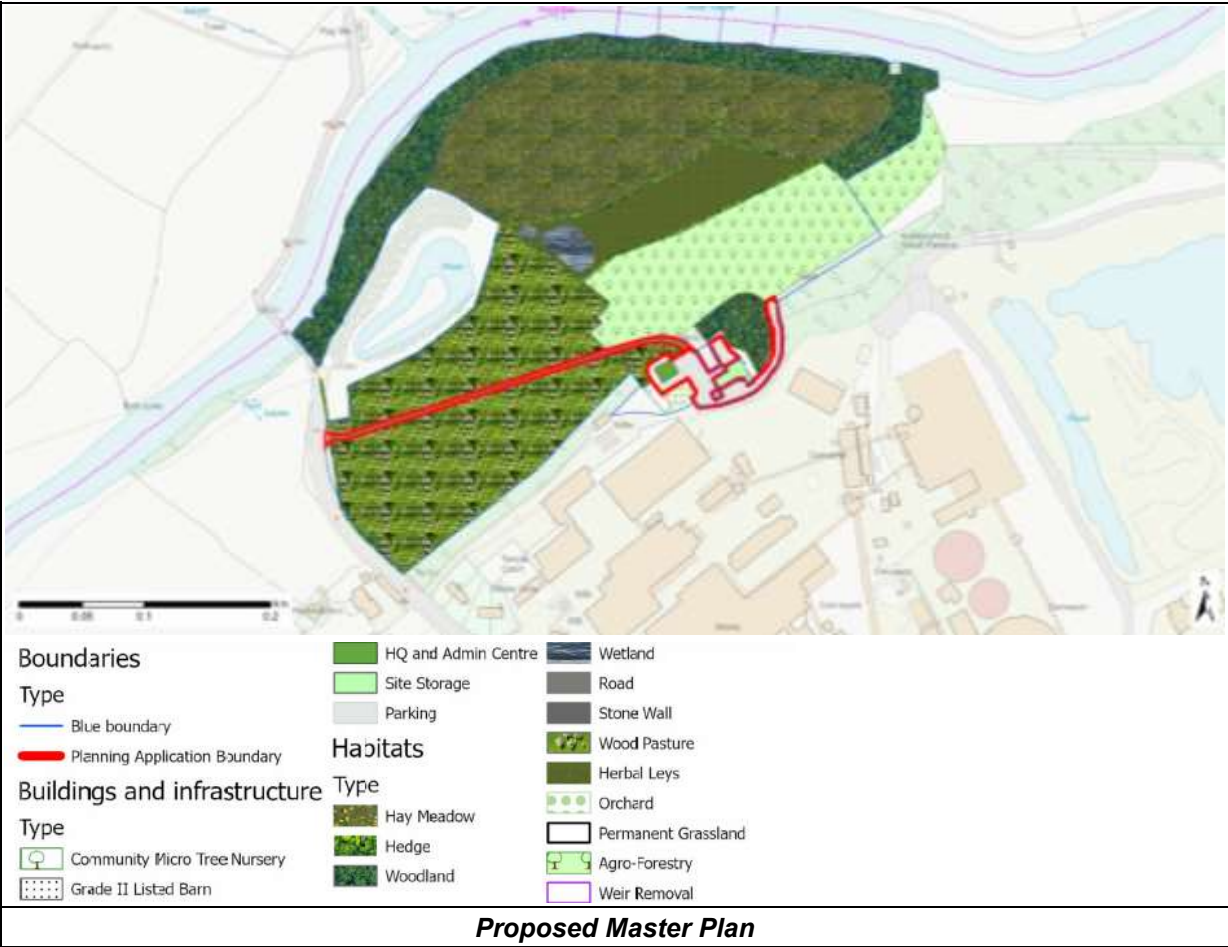
6.4 Contribution of the Proposal Site to the Setting of the Heritage Asset

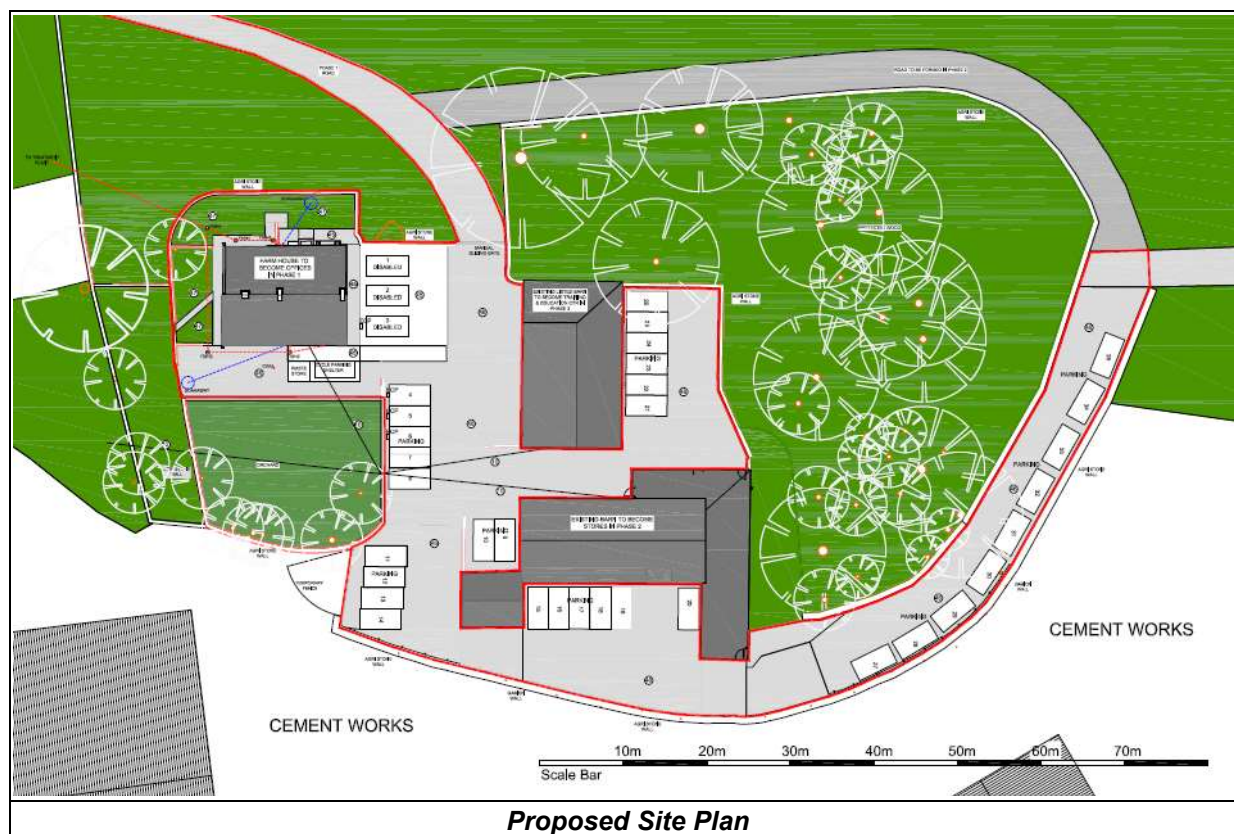
The proposal site has a historic functional and associative relationship with the listed Barn. The buildings were not built at the same time, with the farmhouse dating to the 18th and late 19th century and the Listed Barn possible dating to the 17th century. However, as a historic element of the former farmstead, the former farmhouse makes a significant positive contribution to the setting of Horrocksford Hall Barn.

Section 7 Proposed Works

7.1 Overview

The proposed works include alterations and change of use of Horrocksford Hall Farmhouse from residential to offices at Horrocksford Hall Farm, West Bradford Road, Clitheroe. The former farmhouse will be accessed via a new lane off West Bradford Road to the west of the proposal site, providing access for both vehicles and pedestrians. The lane will traverse the agricultural fields to the north and access onto the farm will be located adjacent to the Grade II listed barn. Planning permission for the lane has been granted by the local authority on the 11th February 2016, and the work has commenced. The proposed alterations and change of use aim to conserve and enhance the farmhouse which is currently vacant and in a poor state of repair, for future generations, retaining the existing external form as well as the architectural details that give the farmhouse its character. The proposed works include associated landscaping and car parking.





7.2 Proposed Works to the Exterior

General External Works

The TV antenna and lighting protection system will be removed, to reduce clutter. The roof will be repaired and new prefinished metal clad rooflights will be installed to replace the existing rooflights, fitted into the existing openings. The existing cast iron rainwater goods will be replaced with new prefinished round profile aluminium rainwater goods. The existing cast iron drainage pipework will be replaced with UPVC drainage pipework. The timber window at the east elevation and timber window at the north elevation, semi-basement level will be replaced with UPVC windows to match existing UPVC windows. The existing metal bars at the semi-basement level will be redecorated. The remaining timber doors and frames will be repaired and redecorated. The existing stained glass glazing and frames will be repaired. The dressed stonework and render (both dash and smooth) will be cleaned. New external light fixtures in an appropriate style will be installed along with discretely located security cameras and extract fan terminals (in black).

Window Details

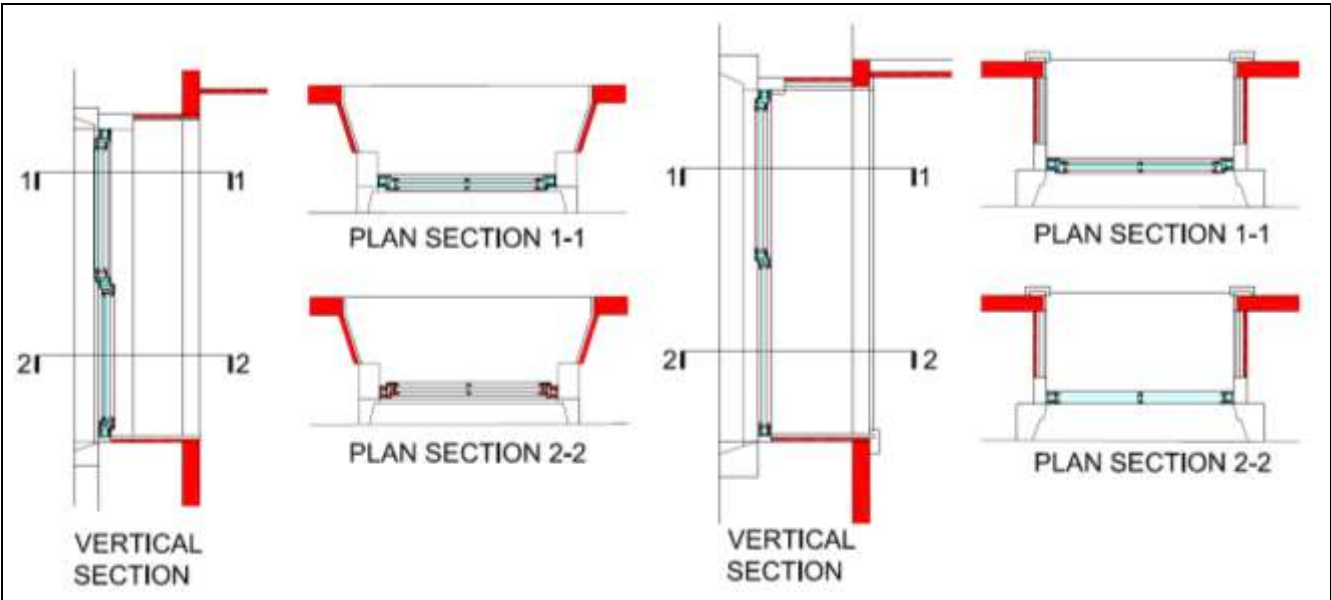
Some of the windows have been previously replaced in upvc, following several break-ins and significant vandalism to the window frames and glass. Specifically, the windows to the south and north elevations have been replaced, and the replacement windows for the other elevations have been produced but not yet inserted, following advice that the house may be considered a non-designated heritage asset. The replacement sash style windows have been designed to reflect the original windows, with joints designed to match the damaged timber frames, and with other details such as the window bars and horns also designed to match the existing windows. In addition, the colour of the frames has been matched to the damaged frames. In appearance, the replacement windows will reflect the damaged window frames.



Replacement Window



Horns and Joints of Replacement Window

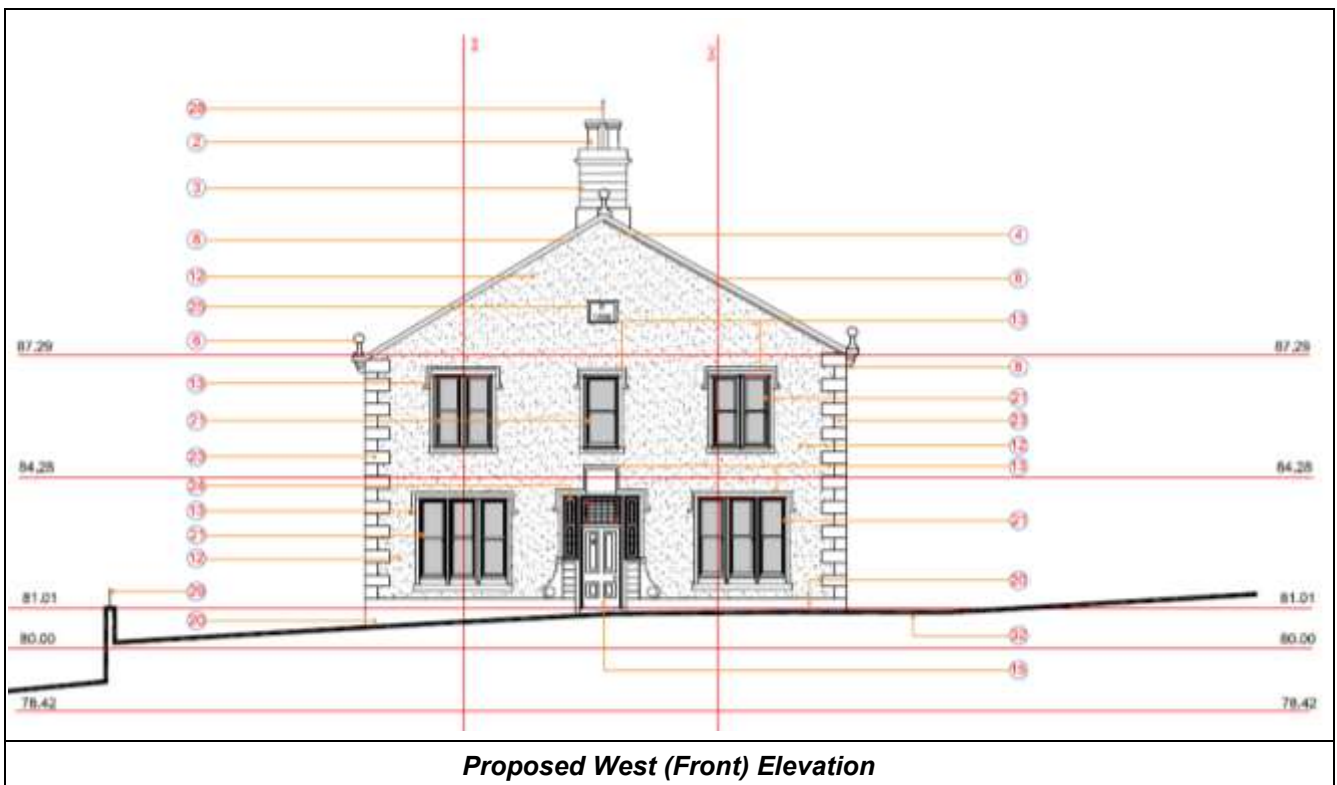
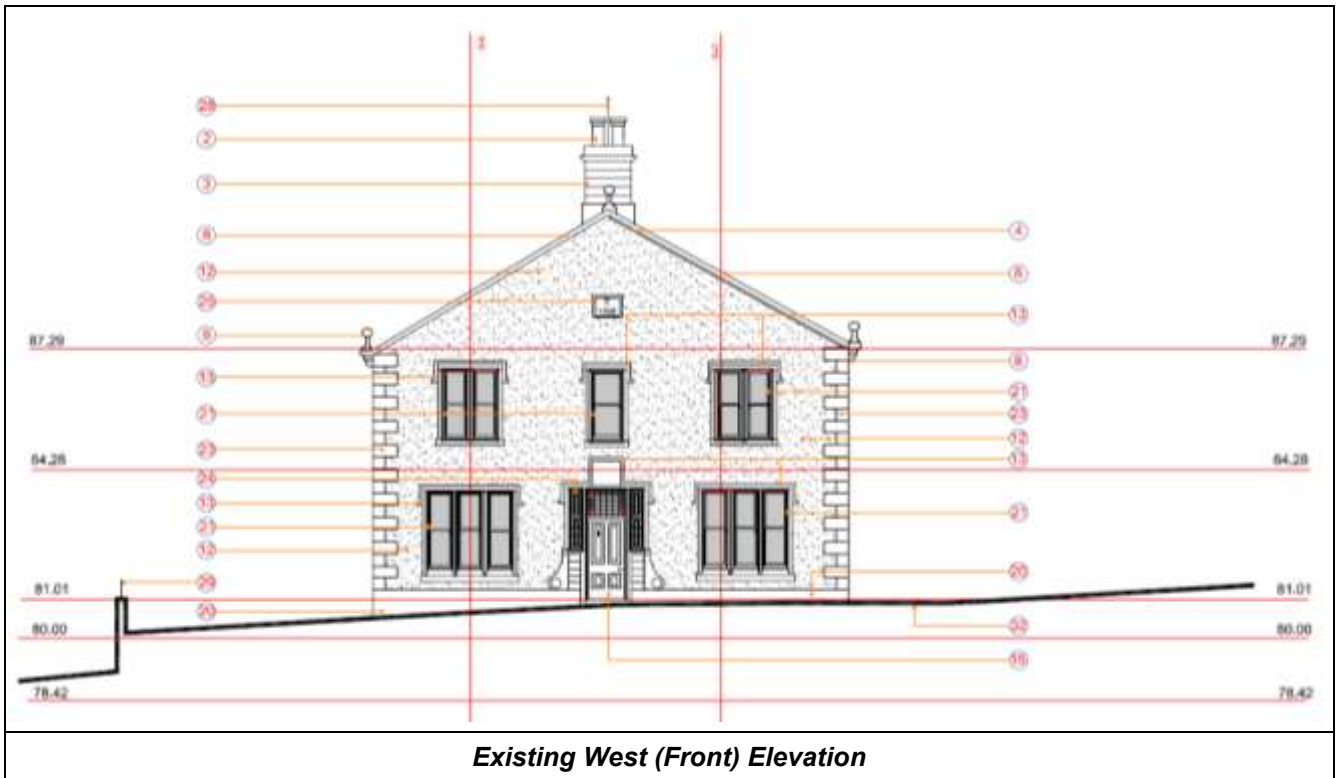


Proposed Office 5 Window

Proposed Men's WC Window

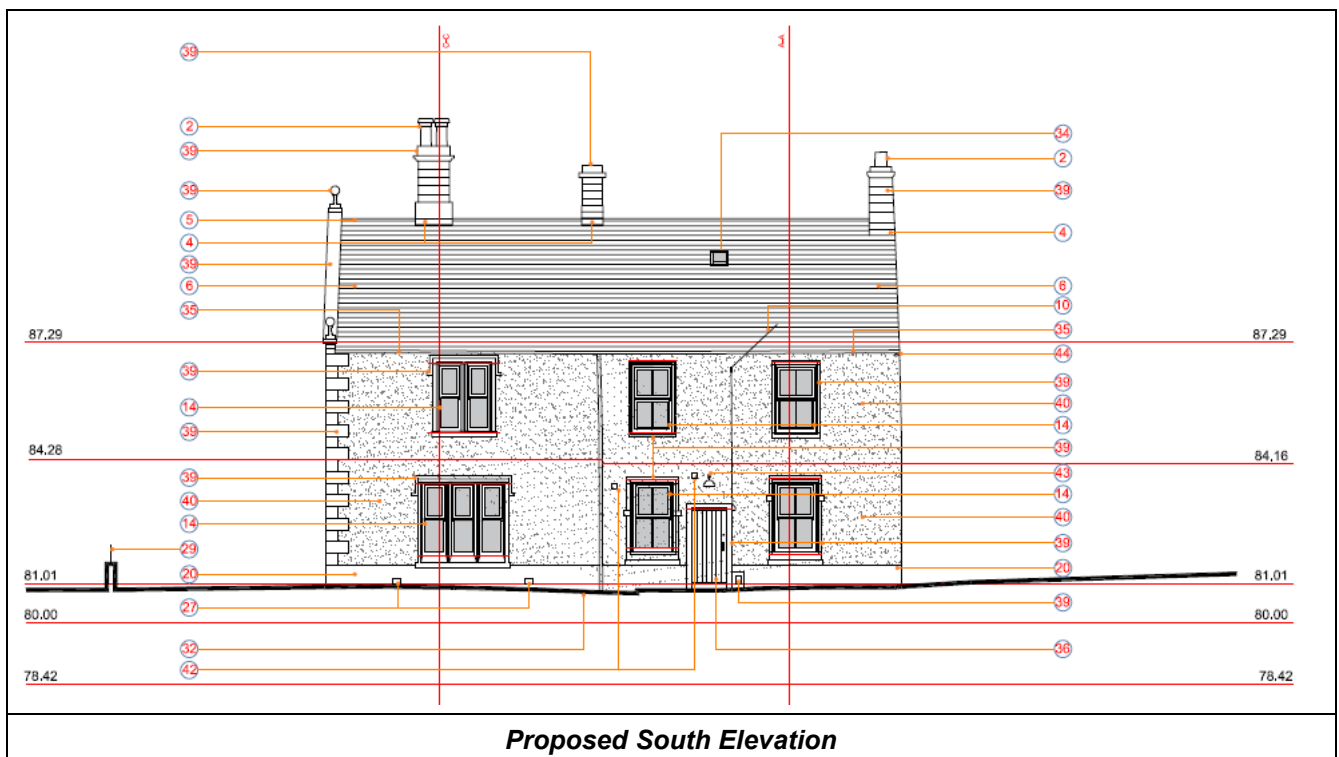
Proposed West (Front) Elevation

The existing timber window frames around the door (containing the stained glass window) will be retained and repaired and painted white, and the timber door will be retained and repainted white. The other windows to this elevation will be replaced with UPVC windows in white to match existing UPVC windows. The existing stained glass windows will be repaired where necessary and retained in situ. The existing dressed stonework and dashed finished render will be cleaned.



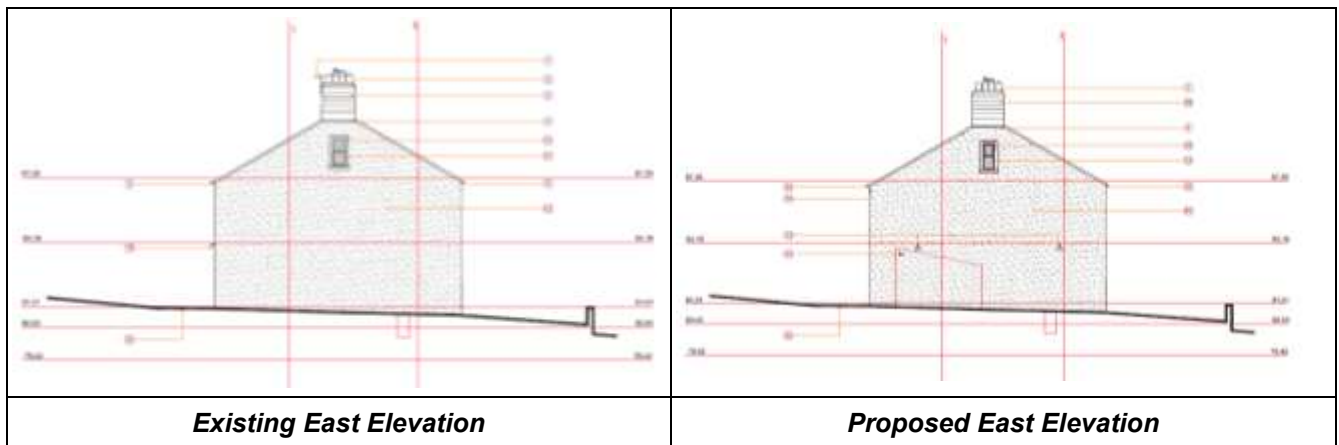
Proposed South Elevation

Repairs will be made to the roof and a new pre-finished metal clad rooflights will be installed into the existing opening. Existing timber door will be repainted white. New lighting and extract fan terminals will be installed above the door (in black).



Proposed East Elevation

The existing timber window will be replaced with a UPVC window in white to match existing UPVC windows. New lighting, security cameras and extract fan terminals will be installed (in black).



Proposed North Elevation

The existing timber door will be repainted white. The existing timber window at the semi-basement will be replaced with a UPVC window to match the existing UPVC windows. The glazing bars will be repainted white. A new pre mental glad rooflight will be installed into the existing opening. New lighting will be installed above the door (in black). New UPVC round profile waste pipes to be installed (in black).





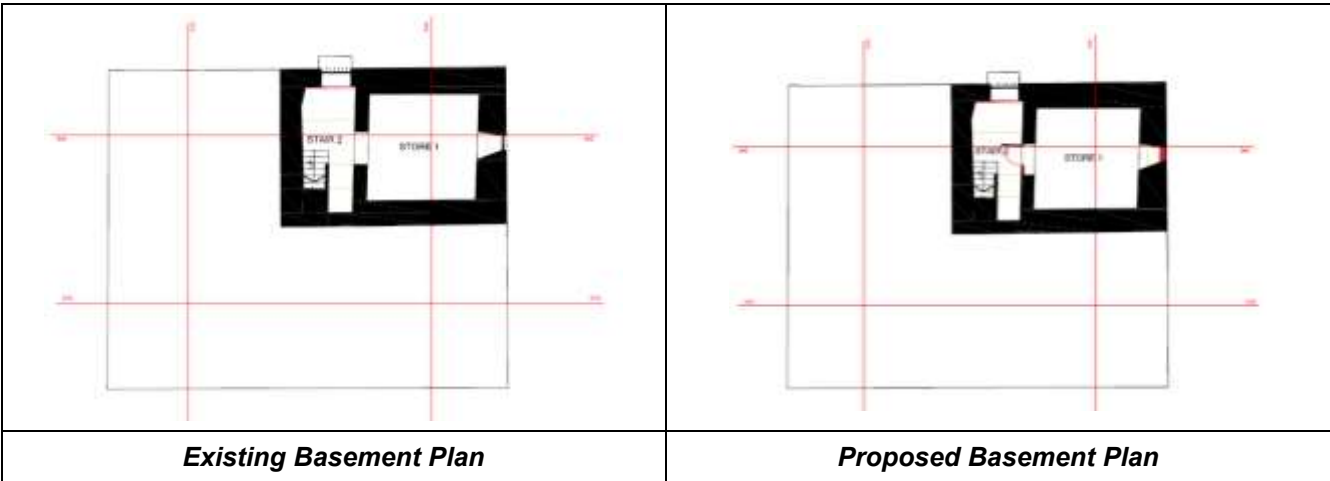
7.3 Proposed Works to the Interior

The proposed works to the interior include:

- Alterations to form fire protection to fire escape routes using doors, walls and trims to match existing and fireproof paints on existing period style doors which will be retained as fire doors;
- Alterations to form thermal lining to system to external uninsulated walls, retaining and or / re-using period style trims such as skirtings and architraves;
The lining system shall comprise: 25 x 50 treated timber battens fixed vertically on DPC strips to form ventilation space; 72.5mm insulation backed plasterboard with VCL incorporated mechanically fixed to battens; 3mm plaster skim finish to plasterboard;
- Alterations to form new ground floor toilet and shower accommodation within existing room layout;
- Alterations to provide additional attic insulation;
- Alterations to provide suspended ceilings in selected areas, preserving cornice/coving features;
- Retention of fireplaces and related chimney breasts;
- Repairs to cast iron work supporting stone floor slabs to be retained;
- Retention of period floor tiling;
- Retention of period balustrading to stairs;
- Removal of part of one wall to form a larger office, retaining existing features around;
- New plasterboard and timber stud walling with new timber doors and frames to match existing.

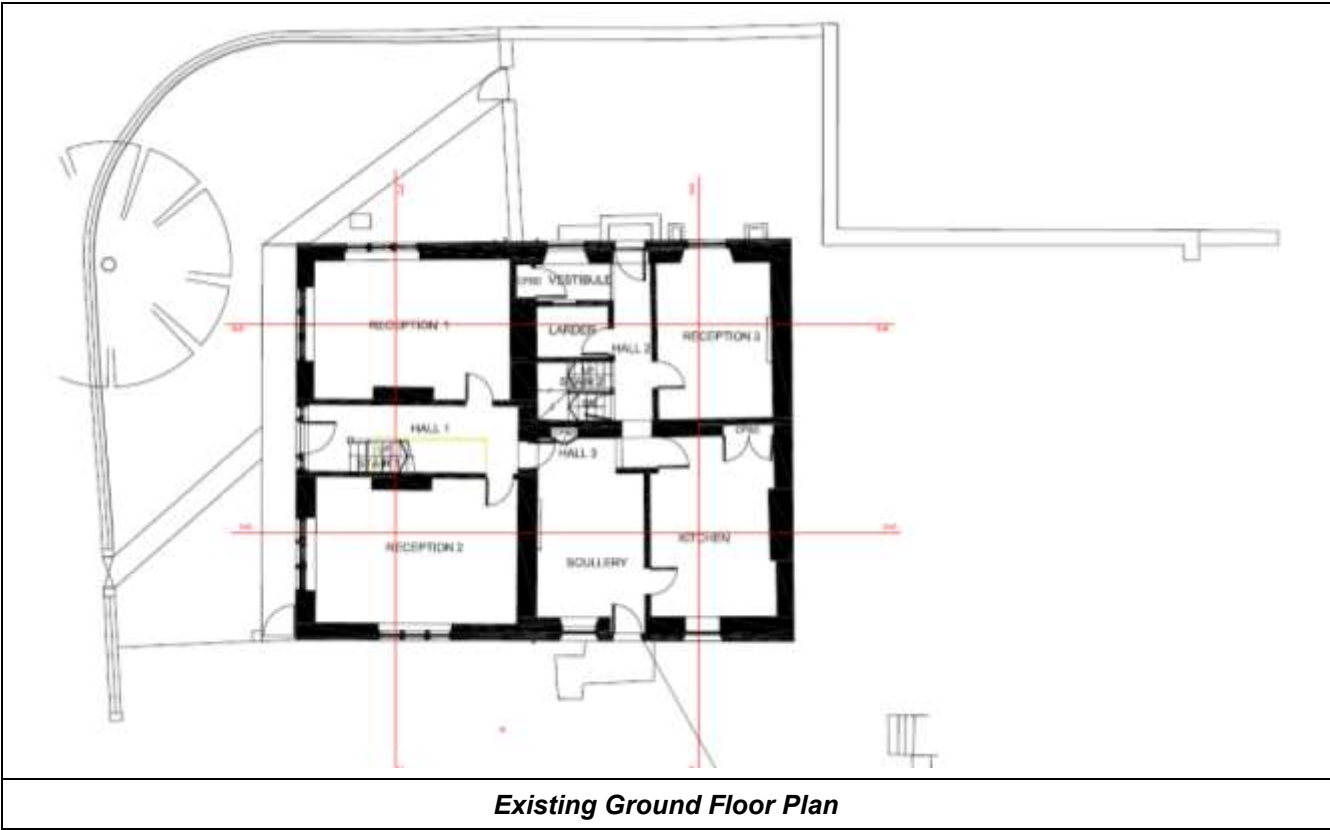
Basement Plan

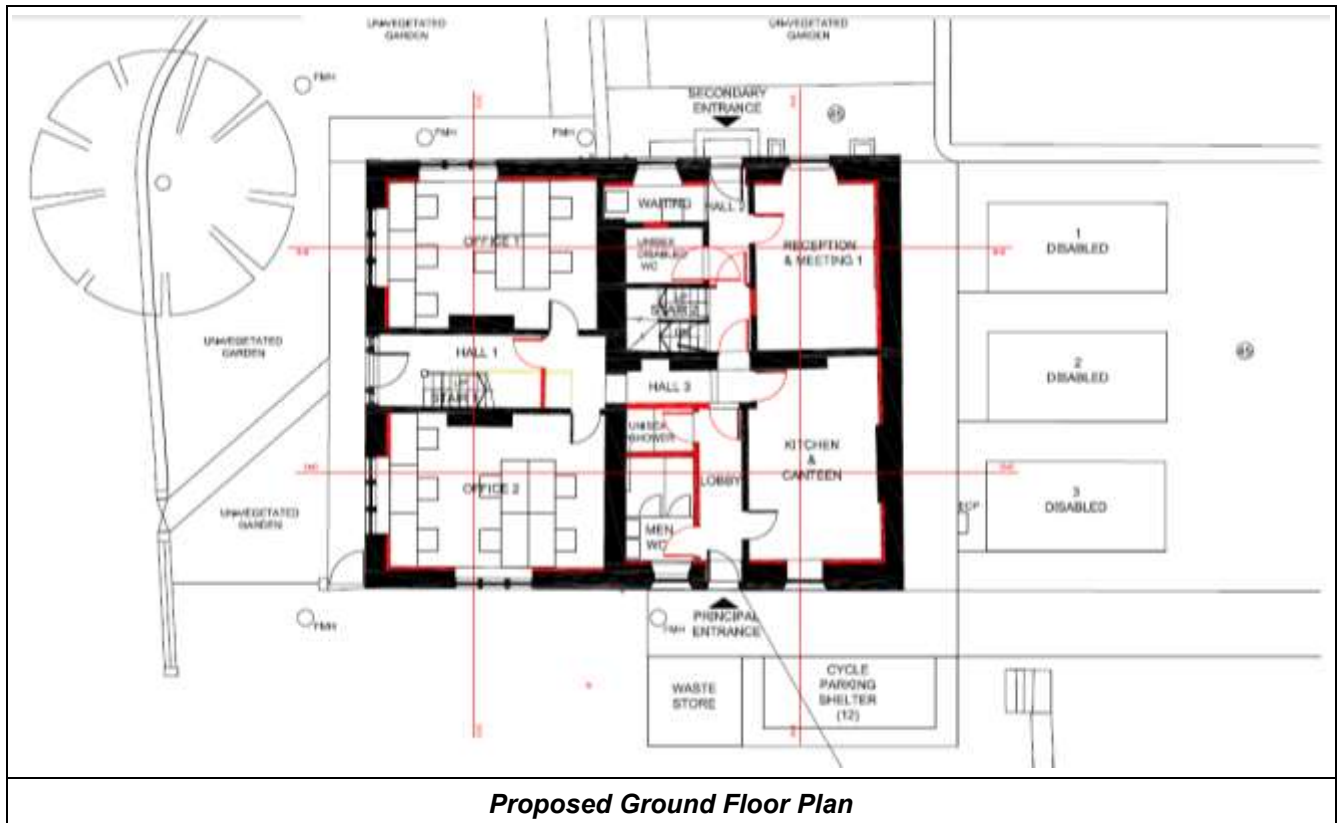
An internal door will be installed at Store 1.



Ground Floor Plan

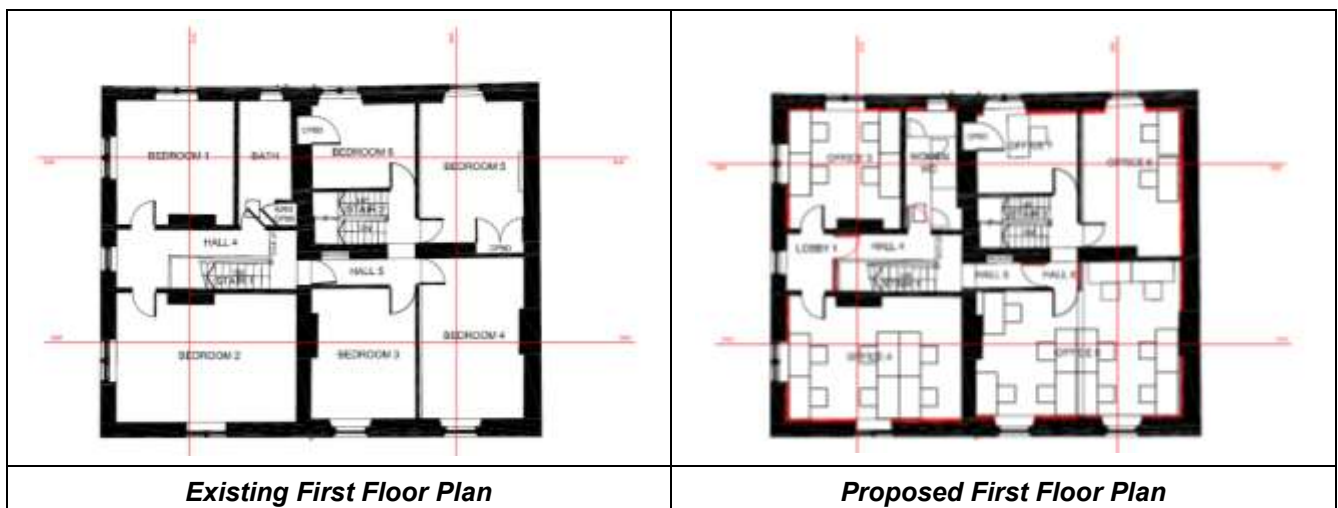
Reception 1 and 2 will remain as existing forming Office 1 and 2. Hall 1 will be partitioned off with a fire door to create a safe escape route, walls and trims to match existing. Layout changes to the existing rooms to the east include the creation of a unisex disabled WC at the existing Larder, blocking up the existing opening at the north wall. The vestibule will become a waiting area, and the existing cupboard door will be removed to open up the space. Two fire doors will be installed at Hall 2 to create a safe escape route, walls and trims to match existing. The existing opening at the west wall at Reception 3 will be blocked up and a new opening will be created close to the secondary entrance at the north elevation creating Reception and Meeting Room 1. The existing kitchen will be retained becoming a kitchen/canteen. A partition wall will be erected at Hall 3 to separate the space, and a door will be incorporated leading to the lobby. The existing scullery will be partitioned off to create a separate unisex shower, lobby leading to the principal entrance and a separate men's WC.





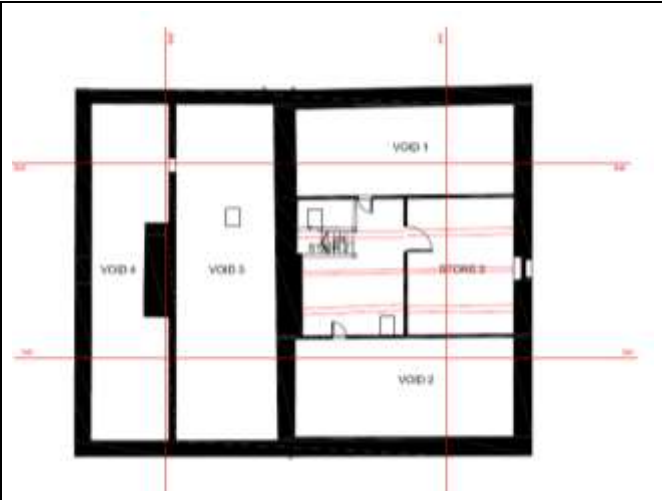
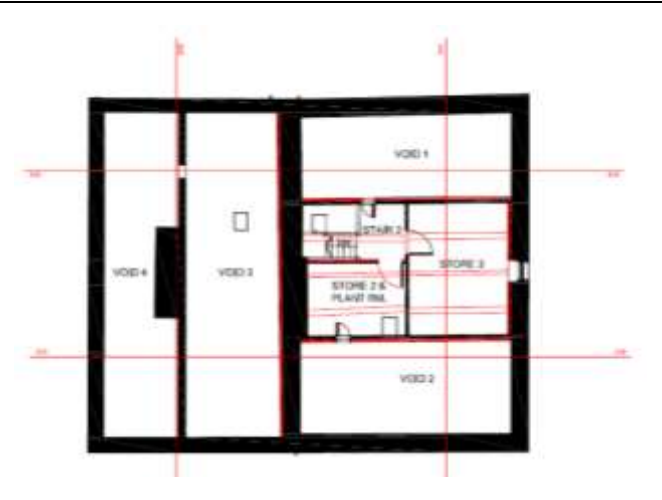
First Floor Plan

The bedrooms at the first floor will become offices. The wall at Bedroom 3 and 4 will be removed to create Office 5 with just one opening being retained. From Hall 6. The existing bathroom will become a Women's WC, the airing cupboard will be removed, and the door will be reconfigured to open the opposite way. Lobby 1 will be created in Hall 4 with partitioning and a fire door.

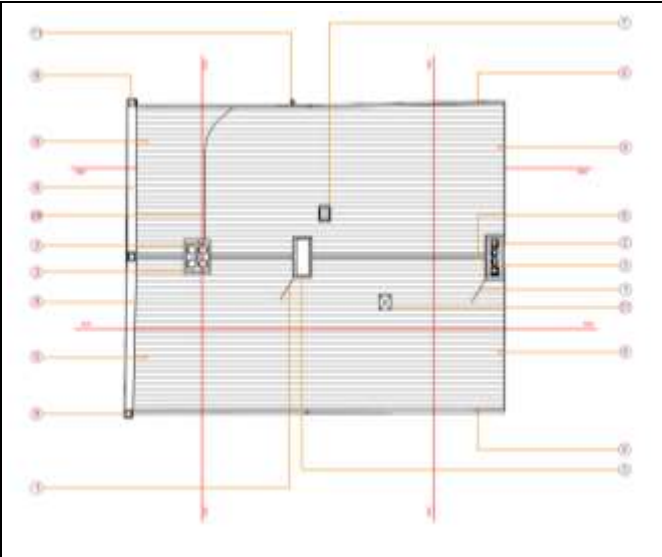
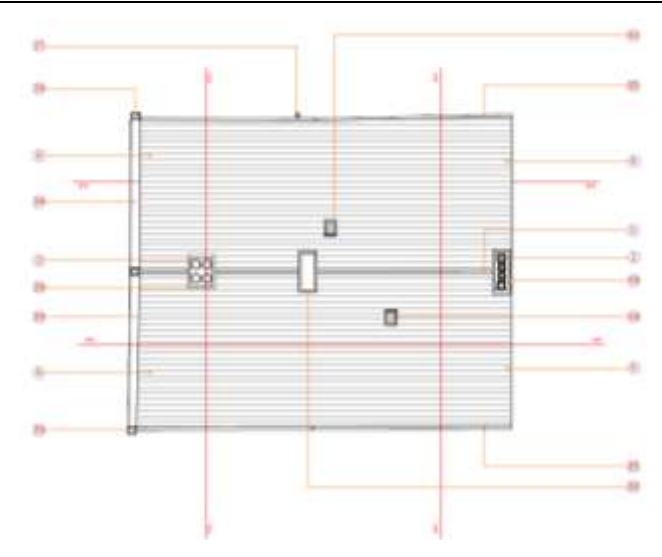


Second Floor Plan

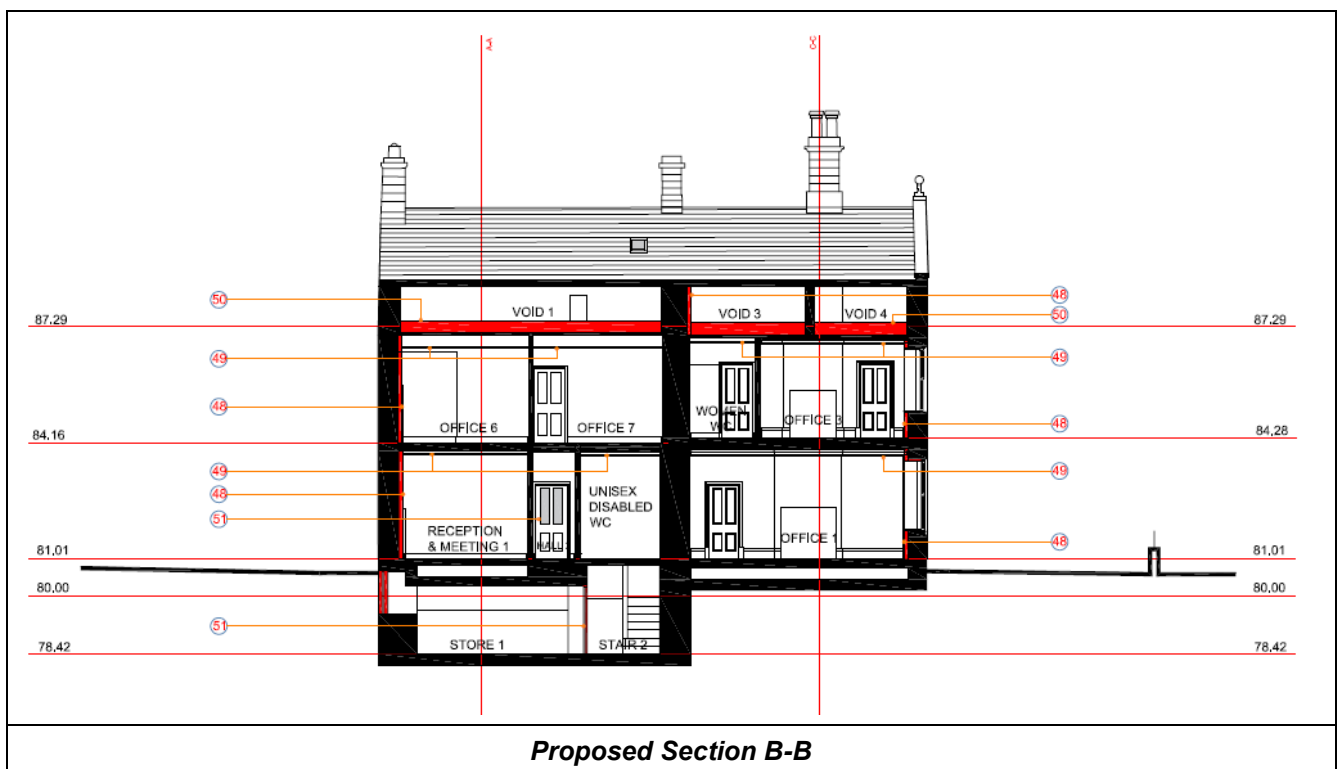
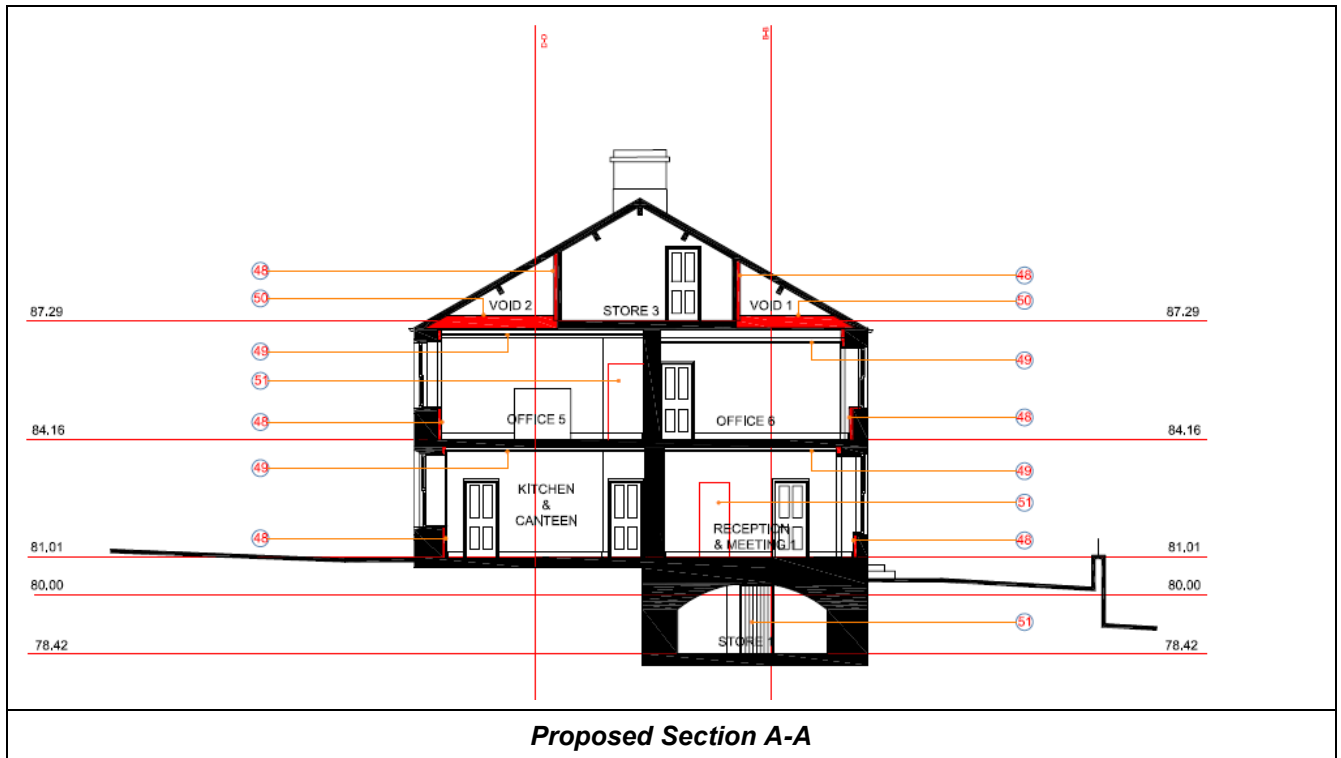
A partition will be inserted at the landing of Stair 2 with door to create Store 2 and Plant Room.

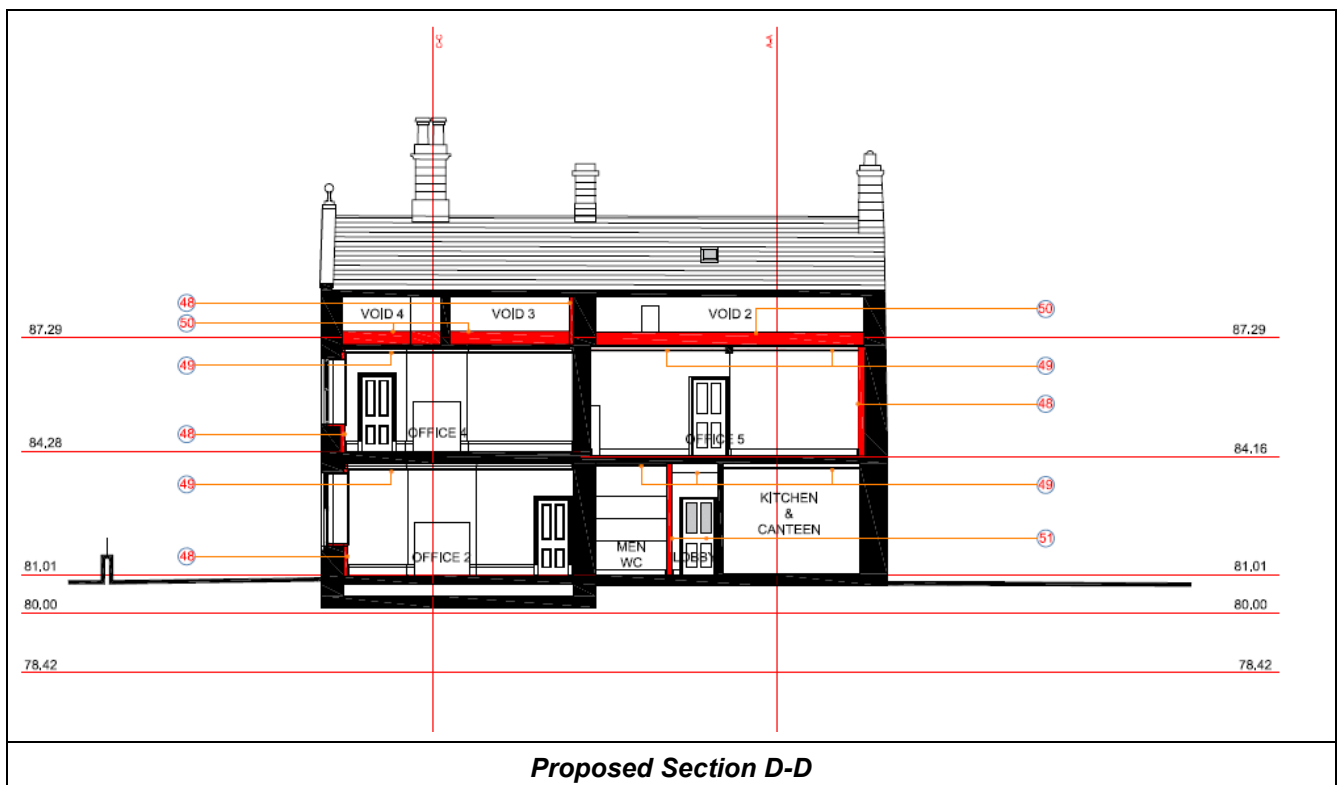
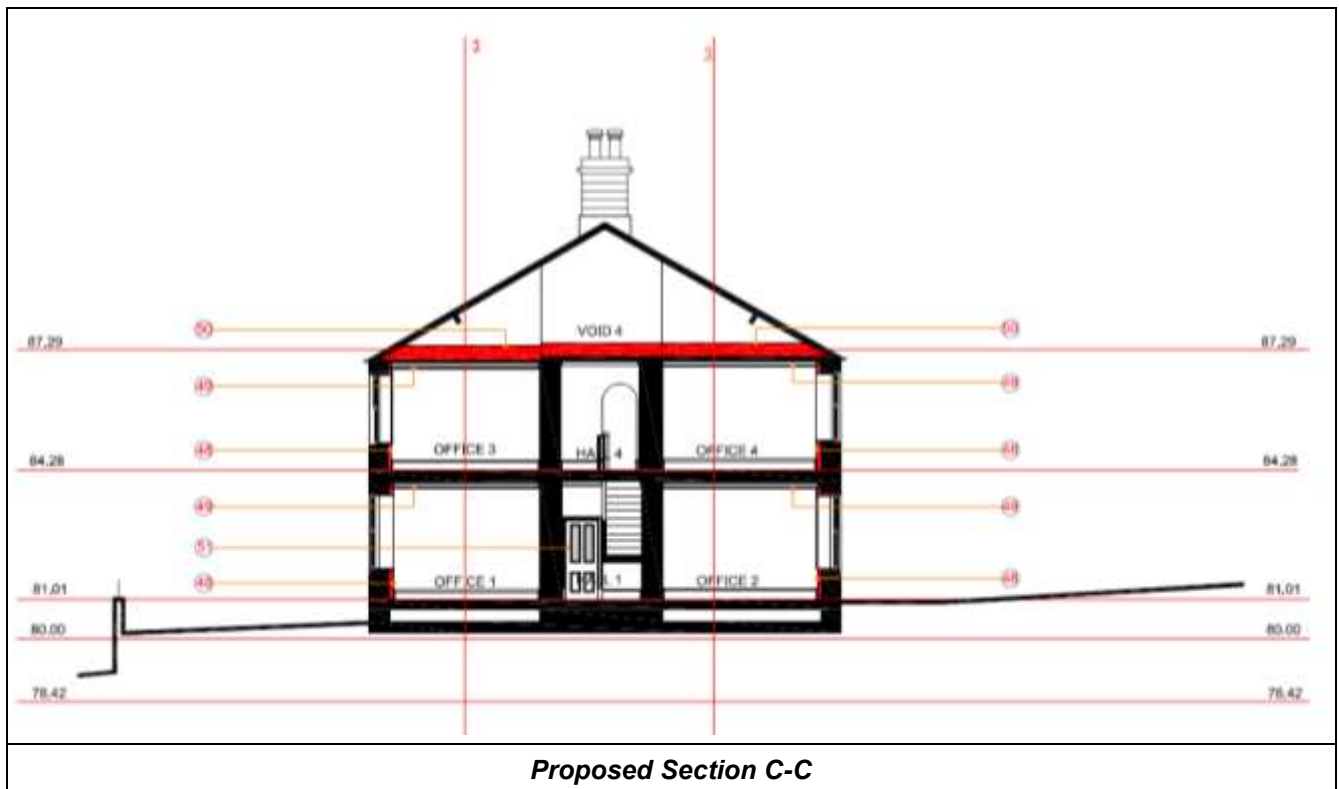
	
<i>Existing Second Floor Plan</i>	<i>Proposed Second Floor Plan</i>

Roof Plan

	
<i>Existing Roof Plan</i>	<i>Proposed Roof Plan</i>

Proposed Sections





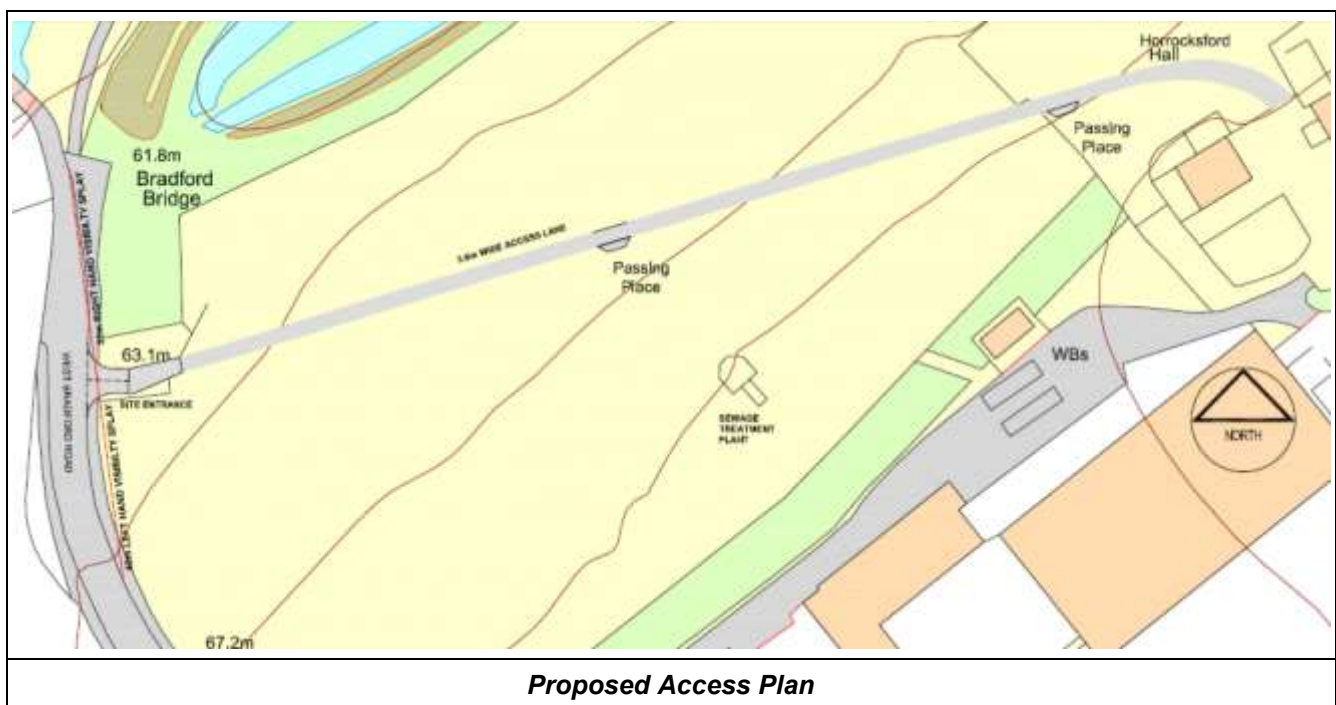
7.4 Landscaping

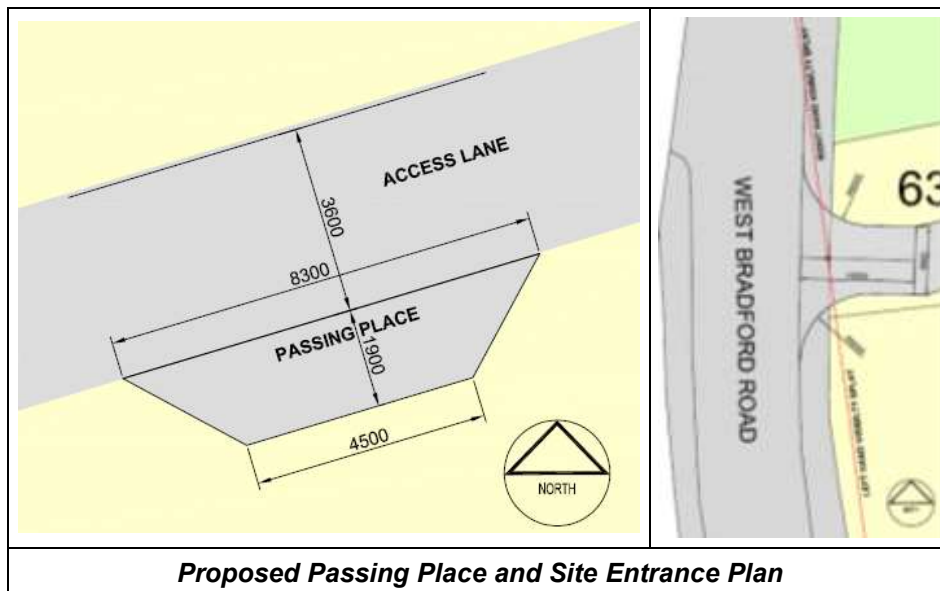
The areas to the north and west of the farmhouse will be retained as unvegetated. New topsoil and seed will be incorporated as part of the soft landscaping area to the exterior of the offices. The existing stonework at the garden walling will be repaired. New underground foul water drains are to be installed to the first manhole within the site and new underground rainwater drains to new soakaways. New dedicated areas for enclosed cycle parking and waste storage.

7.5 Access and Parking

There will be new access arrangements via a lane from West Bradford Road to the south of the proposal site, providing access for both vehicles and pedestrians. Planning permission for the lane was granted by the local authority on the 11th February 2016 and the work has been started. It is envisaged that the lane, with passing places, will be completed before the proposed change of use at the farmhouse has been implemented. The site entrance at the farm will have a new sliding metal gate.

The vehicle parking area adjacent to the farmhouse will have porous concrete block paving in dark grey. There will be new paved level access at the principal entrance located at the south elevation and dedicated area for waste storage. There will be a renewal and extension of compacted hardcore paving in grey-brown to the parking areas. Within the proposal site, car parking areas will be created to accommodate staff and visitors, including providing three spaces for disability parking with one EV charging point and a dedicated cycle shelter. The cycle shelter will be a Ringwood Cycle Compound, a single sided compound which will house up to twelve cycles. The EV charging points will comply with DfT guidance. Paving will be contoured to create level access to the main entrance to the proposed offices. External lighting will be installed at each external doorway and parking areas at the east elevation. The lighting shall be PIR and Photocell controlled and shall be LED low energy corrosion proof downlights. PV and Solar thermal panels will not to be employed as there are no suitable / or discreet locations for the panels. All lighting is to be provided by LED low energy fittings.





Section 8 Heritage Impact Assessment

8.1 Method of Assessment

The following assessment identifies the impact of the new proposals on the significance and setting of the heritage assets, Horrocksford Hall Barn and Farmhouse. The potential impact of the new proposals are assessed differently depending on the type of heritage asset affected. The impact of the proposed works on the setting of the Barn is assessed following Historic England guidance on settings. The impact on the farmhouse is assessed using Historic England guidance as well including: *Statements of Heritage Significance: Analysing Significance in Heritage Assets*.

The impact of the proposed works has also been assessed using a cultural heritage impact assessment methodology based upon the ClfA/ IHBC/ IEMA guidance, Principles of Cultural Heritage Impact Assessment in the UK of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. This methodology sets out three stages of evaluating the consequences of change:

- Understanding change (a factual statement of how a proposal would change a cultural heritage asset or its setting, including how it is experienced).
- Assessing impact (an assessment of the degree to which any change would impact cultural significance).
- Weighting the effect (a conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset).

A brief explanation of the HIA methodology is set out in Appendix 4.

8.2 Impact of the Proposed Works on the Significance of the Horrocksford Hall

Horrocksford Hall is assessed as having significance locally, it is curtilage listed and could be considered as a non-designated heritage asset. The elements that contribute to the significance include the clear architectural differences between the vernacular earlier structure and the later Victorian western section, the evidence of the separate uses of each half, the internal levels of decoration and the staircases. The proposed partitioning internally is reversible and does not remove the evidence of the earlier plan form internally. The proposed internal insulation and roof insulation is again reversible and retains the significant historic elements. The new windows, required by the extensive vandalism, are also reversible, but do not detract from the significant views of the exterior. The repairs and alterations proposed are required to create a viable new office use for the former farmhouse, which is the optimal viable use for the structure, considering the location and ownership. The proposed change of use and proposed repairs and alterations will ensure the longevity of Horrocksford Hall, and are assessed overall as a beneficial impact on the significance of the former farmhouse.

8.3 Impact of the Proposed Works on the Setting of the Listed Building

8.3.1 Identification of the Heritage Assets Affected

There is one listed building, Horrocksford Hall Barn, within the vicinity of the proposed alterations and change of use. The assessment of the impact of the proposed works follows established Historic England guidance on assessing the setting of heritage assets.

8.3.2 The Location and Siting of the Development

The farmhouse is sited in proximity to the barn, separated by a former lane with access to the fields and the former farmyard area. There is no change proposed to the siting of the structures and key views of the barn will not be impacted by the proposed change of use and alterations. The proposed work will not physically or visually isolate the listed barn, but will bring the area back into use, and hopefully a future use for the vacant barn will be part of the later phases of work for the wider site.

8.3.3 The Form and Appearance of the Development

The proposed alterations have been designed to retain the significant elements of the former farmhouse which contribute to the setting of the listed barn. The external elements, such as dimensions, scale and massing are not altered, and as such, the former farmhouse will not constitute an imposing or overbearing presence within the setting of the listed barn, nor will it be prominent, dominant or conspicuous, or compete with the listed barn. As the former farmhouse is at present vacant and unused, the proposed change of use will introduce additional movement and activity within the setting of the barn, but the historic uses of a farmstead would require movement and activity, this change is not an adverse impact.

8.3.4 Wider Effects of the Development

The proposed landscaping and minimal external alterations will not have any adverse impact on the built surroundings, spaces, skyline or silhouettes in the vicinity of the listed barn. The proposed development will not change the general character of the proposal site, however, the use will be changed from a dwelling to an office. The construction period may temporarily increase noise, odour, vibration and dust near the heritage asset, but planning conditions should be able to keep these to an acceptable level. The heritage asset, Horrocksford Hall Barn, is sited adjacent to the cement works, which will cause current impacts of noise and vibration. The changes of access will not harm the setting of the listed barn, as the historic farm route use is presently limited, but the evidence of it will remain. The approved access lane will provide both allow the pedestrian and vehicular access required. The proposals will not change the ownership, although a lease will be offered to the charity for its own use of the former farmhouse. The proposed change of use and associated alterations will have a beneficial impact on the economic viability of the wider site, as the setting of the barn will not include a vacant and unused former farmhouse, but a viable and utilised office, which will hopefully lead on to associated beneficial uses for the barn itself in the future, as well as the other agricultural buildings. The change of use from a dwelling to an office use will have no impact on the setting of the listed barn.

8.3.5 The Permanence of the Development

Horrocksford Hall Farmhouse is at present a permanent feature of the area, and currently has a beneficial impact on the setting of the listed barn. The proposed window replacements could be considered temporary and reversible, as the lifetime of windows is limited.

8.4 Summary of Impact

Horrocksford Hall Farmhouse is assessed as having local interest and as having a low level of significance. The proposed works which include repairs and works necessary to bring the building back into a viable use, are assessed as having a negligible magnitude of change. Following the heritage assessment methodology, this would constitute a neutral/slight impact, which can be either beneficial or adverse. Taken individually, the impacts range from a slight beneficial impact, to a neutral impact. Overall, considering the beneficial impacts of providing a viable future use and the necessity of repairs, the proposed works will have a beneficial impact on the significance of the former farmhouse.

The listed structure, Horrocksford Hall Barn, is assessed as having a medium value as the building is nationally designated at Grade II. Following the heritage assessment methodology, the proposed external works to the former farmhouse are assessed to constitute slight changes to the setting of Horrocksford Hall Barn, that hardly affects the heritage asset. Therefore, the magnitude of change of the proposed works on Horrocksford Hall Barn is negligible. This is due to, amongst other factors, the minimal level of external alterations to the former farmhouse and the retention of the significant views of the heritage asset.

Following the heritage assessment methodology, the significance of impact of a negligible magnitude of change to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. As Horrocksford Old Hall contributes positively to the significance of Horrocksford Hall Barn, and the proposed works will ensure the repairs and future viable use of the former farmhouse which is presently vacant and requiring repairs, this assessment finds that the proposed works will have a slight beneficial impact on the significance and setting of Horrocksford Hall Barn.

8.5 Heritage Impact Assessment Table

The following table sets out the proposed works, identifying the potential impact on the significance of the former farmhouse and on the setting of Horrocksford Hall Barn. identifying the significance, magnitude of the change, the weight of impact of the proposed works and proposed mitigation if required.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS	MAGNITUDE OF IMPACT OR CHANGE	WEIGHT OF EFFECT / IMPACT OF WORK & PROPOSED MITIGATION
Exterior			
New access, car parking, new cycle shelter and associated landscaping.	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The proposed changes to access, landscaping and car parking are slight changes to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed changes to access, landscaping and car parking will not have any impact on the setting of the listed barn, or on the significance of the house.
Install new extract fan terminals, new external light fittings and new security cameras (in black).	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The installation of new extract fans, external light fittings and new security cameras are slight changes to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed installation of fans, lighting and cameras will not have any impact on the setting of the listed barn, or on the significance of the house.
Install new pre-finished metal clad rooflights in grey in existing openings.	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The installation of new rooflights are slight changes to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed installation of new rooflights will not have any impact on the setting of the listed barn, or on the significance of the house.

Horrocksford Hall Farm, West Bradford Road, Clitheroe: Heritage Statement

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS	MAGNITUDE OF IMPACT OR CHANGE	WEIGHT OF EFFECT / IMPACT OF WORK & PROPOSED MITIGATION
Replace cast iron rainwater goods with pre-finished round profile aluminium rainwater goods in black Replace cast iron wastewater pipes with new UPVC round profile in black.	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The replacement of rainwater goods and wastewater pipes are slight changes to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed installation of new rainwater goods and wastewater pipes will not have any impact on the setting of the listed barn, or on the significance of the house.
Install replacement UPVC window at semi-basement.	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The installation of a replacement UPVC window at the semi-basement is a slight change to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed installation of a replacement window at the semi-basement will not have any impact on the setting of the listed barn, or on the significance of the house.
Repair the stained glass panels to the west entrance door which were damaged by vandals.	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The repair is a slight change to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Slight Beneficial Impact: The repairs to the stained glass windows will reinstate the significance of this entrance, and is thus a beneficial impact.
Install replacement UPVC windows at the east and west elevation.	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The installation of replacement UPVC windows at the east and west elevation is a slight change to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed installation of replacement windows at the east and west elevation will not have any impact on the setting of the listed barn, or on the significance of the house.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS	MAGNITUDE OF IMPACT OR CHANGE	WEIGHT OF EFFECT / IMPACT OF WORK & PROPOSED MITIGATION
Insert level access at south entrance to create a principal entrance.	Former Farmhouse: Medium/Curtilage Listed Horrocksford Hall Barn: Medium	Negligible: The installation of a level access at the south elevation is a slight change to the heritage assets that makes a negligible magnitude of change to their cultural significance.	Neutral Impact: The proposed installation of a level access will not have any impact on the setting of the listed barn and will have no impact on the significance of the former farmhouse.
Interior			
Fireproof paints to be used on existing period doors which will be retained as fire doors.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance	Slight Beneficial Impact: The fire resistant paint allows the retention of the historic timber doors. The proposed works will have a slight beneficial impact on the significance of the heritage asset.
Form thermal lining to system to external uninsulated walls, retaining and or / re-using period style trims such as skirtings and architraves.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are a slight change to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Slight Beneficial Impact: Installing new internal thermal lining is beneficial as it allows a new viable use for the building. Skirting boards and architraves will be reinstated. The proposed works will have a beneficial impact on the significance of the heritage asset.
Basement			
Install door at opening at Store 1.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The installation of a door is a slight change to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: No significant historic elements are impacted. The installation of a door will have a neutral impact on the significance of the heritage asset.

PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS	MAGNITUDE OF IMPACT OR CHANGE	WEIGHT OF EFFECT / IMPACT OF WORK & PROPOSED MITIGATION
Replace the badly corroded iron supports near the north window with steel supports.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The repair is a slight change to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Slight Beneficial Impact: The existing iron supports are very badly corroded. The proposed repair is beneficial.
Ground Floor			
Install partitioning and fire door at Hall 1 to form fire protection to fire escape routes using doors, walls and trims to match existing.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The installation of partitioning and a fire door are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The fire door and partition are reversible. The installation of a partition and fire door will have a neutral impact on the significance of the heritage asset.
Form new unisex shower, lobby and men's WC and Hall 3 at existing scullery.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The plan form of this room has previously been altered. The alterations will have a neutral impact on the significance of the heritage asset.
Block up existing opening at the larder and existing vestibule and create a unisex disabled WC at the larder and a waiting room at the vestibule, removing the existing cupboard door.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The larder is a later alteration, possibly dating after 19 th construction of the western section of the house. The alterations will have a neutral impact on the significance of the heritage asset.
Relocate opening at existing Reception 3 along west wall to form new opening adjacent to entrance door to the north to create Reception and Meeting Room 1.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The historic plan form will remain understandable. The alterations will have a neutral impact on the significance of the heritage asset.

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PROPOSED WORK	SIGNIFICANCE OF THE HERITAGE ASSETS	MAGNITUDE OF IMPACT OR CHANGE	WEIGHT OF EFFECT / IMPACT OF WORK & PROPOSED MITIGATION
Install two fire doors at Hall 2 to form fire protection to fire escape routes using doors, walls and trims to match existing.	Former Farmhouse: Medium/Curtilage Listed	The installation of two fire doors are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The fire doors are reversible. The installation of two fire doors will have a neutral impact on the significance of the heritage asset.
First Floor			
The wall at Bedroom 3 and 4 will be removed to create Office 5 with just one opening being retained from Hall 6.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The partition wall is not significant and could be reinserted. The historic plan form will remain understandable. The alterations will have a neutral impact on the significance of the heritage asset.
The existing bathroom will become a Women's WC, the airing cupboard will be removed, and the door will be reconfigured to open the opposite way.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The existing internal bathroom fittings are not significant. The alterations will have a neutral impact on the significance of the heritage asset.
Lobby 1 will be created in Hall 4 with partitioning and a fire door to form fire protection to fire escape routes using doors, walls and trims to match existing.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The historic plan form will remain understandable. Significant historic elements will not be removed. The alterations will have a neutral impact on the significance of the heritage asset.
Second Floor			
Insert partition at the landing of Stair 2 with door to create Store 2 and Plant Room.	Former Farmhouse: Medium/Curtilage Listed	Negligible: The alterations are slight changes to the heritage asset that makes a negligible magnitude of change to its cultural significance.	Neutral Impact: The alterations will have a neutral impact on the significance of the heritage asset.

Section 9 Conclusions

9.1 History, Development and Usage

Horrocksford Old Hall is considered to date to the 15th century, the Horrocksford estate however is known from the early part of the 14th century. The current farmhouse appears to be a replacement building, the map overlays show a square form (OS Maps 1893/1900s) which aligns with the date plaque on the west elevation of E 1898. Horrocksford Barn is possibly 17th century and is Grade II listed. The 1847 tithe map of Clitheroe depicts the barn, the hall with an additional building to the northeast and one to the southwest. The plots are owned by Earl Howe and occupied by James Hoyle. James Hoyle, farmer, can be found on the 1841 census at 'Horrocksford'. From census research (see appendix 2) there were multiple families working the farmland at Horrocksford, residing at the hall and 'Horrocksford' later families were employed at the lime works located to the south of Horrocksford Old Hall and Farm. Horrocksford Hall Farm has been occupied by a tenant farmer until as recently as 2020 but is now vacant and the farmhouse is in a poor state of repair. Land has been cleared at the site for a new access road which has been approved and will be located to the north of the farmyard. Substantial expansion of the Cement Works has taken place to the south of Horrocksford Hall Farm throughout the 20th century. From 2009 the Cement Works has been owned by Hanson Cement UK (Heidelberg Cement) which at some point absorbed Horrocksford Hall yard and buildings. The site today is known as Heidelberg Materials, Ribblesdale Works.

Heidelberg Materials have provided office space for over 20 years to the environmental charity the River Ribble Trust. RRT entered discussions with Heidelberg Materials in 2021 regarding a need to seek alternative premises due to the Trust's recent growth and continued expected growth. RRT need to secure premises which could accommodate more office space, storage area and operation needs. Through the discussions an opportunity was identified to lease Horrocksford Hall Farm, to create new office accommodation, new storage facilities, a demonstrator site and a training facility. RRT decided to phase the proposed work with the demonstrator site being prioritised first followed by office and accommodation, followed by a training and education facility. The storage accommodation and demonstrator site have been secured with Heidelberg Materials. In the future it is hoped that permission and funding will be secured to convert the Grade II Listed Barn into the training and education facility, supporting a sustainable use for a valuable heritage asset ensuring its long-term maintenance and condition.

9.2 Significance of Horrocksford Hall Barn and Former Farmhouse

As a Grade II listed structure, Horrocksford Hall Barn is considered to have national significance. In line with heritage impact assessment criteria, the building is assessed as having a medium level of significance. Its significance is derived primarily from the remaining physical evidence of the original 17th century structure and how it was altered while preserving the core structure. Externally the building retains elements of the historic building design and offers evidence of historic building techniques.

Horrocksford Hall Farmhouse is considered to have local significance. In line with heritage impact assessment criteria, the building is assessed as having a Medium level of significance, as it is curtilage listed and could be considered a non-designated heritage asset. Its significance is derived primarily from the remaining physical evidence of the 18th and 19th century structures and how it was altered while preserving part of the core structure. Externally the building retains elements of the historic building design and offers evidence of historic building techniques.

9.3 Contribution of the Proposal Site to the Setting of Horrocksford Hall Barn

The proposal site has a historic functional and associative relationship with the listed Barn. The buildings were not built at the same time, with the farmhouse dating to the 18th and late 19th century and the Listed Barn possible dating to the 17th century. However, as a significant element of the former farmstead, the former farmhouse makes a significant positive contribution to the setting of Horrocksford Hall Barn and is curtilage listed.

9.4 The Proposed Works

The proposed works include alterations and change of use of Horrocksford Hall Farmhouse from residential to offices at Horrocksford Hall Farm, West Bradford Road, Clitheroe. The proposed alterations and change of use aim to conserve and enhance the farmhouse which is currently vacant and in a poor state of repair for future generations, retaining the existing external form as well as the architectural details that give the farmhouse its character. Some internal alterations are proposed with inserting partitions, and renewing the bathroom and kitchen facilities. The proposed works include associated landscaping and car parking. Access will be provided via a new lane off West Bradford Road, which has planning permission granted in 2016, and for which work has commenced.

9.5 Heritage Impact of the Proposed Works on the Heritage Assets

Horrocksford Hall Farmhouse is assessed as having local interest and as having a medium level of significance as it is curtilage listed and could be considered a non-designated heritage asset. The proposed works which include repairs and works necessary to bring the building back into a viable use, are assessed as having a negligible magnitude of change. Following the heritage assessment methodology, this would constitute a neutral/slight impact, which can be either beneficial or adverse. Taken individually, the impacts range from a slight beneficial impact, to a neutral impact. Overall, considering the beneficial impacts of providing a viable future use and the necessity of repairs, the proposed works will have a beneficial impact on the significance of the former farmhouse.

The listed structure, Horrocksford Hall Barn, is assessed as having a medium value as the building is nationally designated at Grade II. Following the heritage assessment methodology, the proposed external works to the former farmhouse are assessed to constitute slight changes to the setting of Horrocksford Hall Barn, that hardly affects the heritage asset. Therefore, the magnitude of change of the proposed works on Horrocksford Hall Barn is negligible. This is due to, amongst other factors, the minimal level of external alterations to the former farmhouse and the retention of the significant views of the heritage asset. Following the heritage assessment methodology, the significance of impact of a negligible magnitude of change to a heritage asset of medium value would constitute a neutral/slight impact, which can be either beneficial or adverse. As Horrocksford Old Hall contributes positively to the significance of Horrocksford Hall Barn, and the proposed works will ensure the repairs and future viable use of the former farmhouse which is presently vacant and requiring repairs, this assessment finds that the proposed works will have a slight beneficial impact on the significance and setting of Horrocksford Hall Barn.

As the proposed development is assessed as having a slight beneficial impact overall, there is no harm to the affected designated heritage assets. Therefore paras 212 to 215 of the NPPF, which discuss substantial harm or less than substantial harm do not apply. This Heritage Statement demonstrates that overall, the proposals will preserve the heritage assets with a neutral impact, and thus should be treated favourably. This assessment is in accordance with the definition of 'preserving' as summarised by Lord Justice Lewison in *Palmer v Herefordshire Council & Anr* [2016] EWCA Civ 1061: 'In this context the concept of "preserving" the building or its setting means "doing no harm"'.

Section 10 Sources

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- OS Map Scale 1:10,000 1955, 1970-77, 2001, 2006, 2024
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Archives, Libraries and Databases Consulted

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Date accessed 09/07/2025.

Appendix 1: Listing Description

Name: Horrocksford Hall Barn

Heritage Category: Listed Building

Grade: II

List Entry Number: 1072322

Date first listed: 30 Sep 1976

Statutory Address: Horrocksford Hall Barn West Bradford Road

District: Ribble Valley (District Authority)

Parish: Clitheroe

Details: WEST BRADFORD ROAD 1. 5295 (East Side) Horrocksford Hall Barn SD 7443 5/50 II

2. A good barn in coursed stone with stone slate roof. Ventilation slits and tall cart entry. Dovecote in the gable end. Probably C17.

Listing NGR: SD7482843921

Appendix 2: Tithe Apportionment, Census and Directory Information on Occupants of Horrocksford

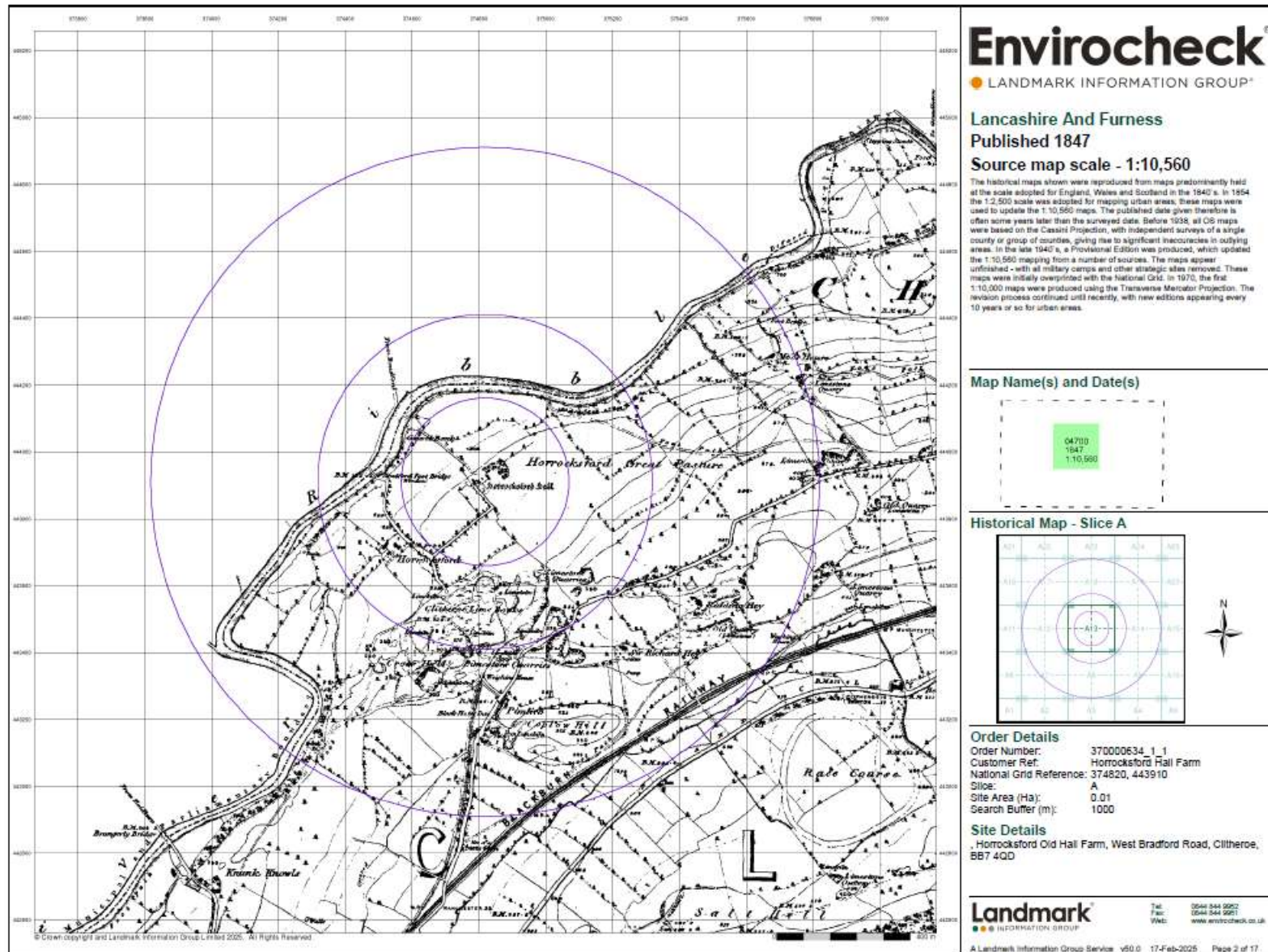
Source	Name	Details
1841 Census 'Horrocksford'	James Hoyle (40) John Hoyle (15) Margaret Parkinson (25) Jane Marsden (14) Thomas Marsden (25)	Head, Farmer Son Servant, Domestic Servant, Domestic Agricultural Labourer
'Horrocksford Hall'	William Marsden (60) Mary Marsden (60) Margaret Marsden (7) John Walmerley (30) Margaret Walmerley (30) David Walmerley (3) William Walmerley (6mths) Thomas Thornledge (15)	Agricultural Labourer Wife Daughter Agricultural Labourer Wife Son Son Agricultural Labourer
1847 Tithe Map of Clitheroe	Owner(s): Earl Howe Occupier(s): James Hoyle	Plot No. 1480 Plot Name: Horrocksford Hall Yards (no tithe apportionment for Horrocksford Hall itself) Plot No. 1472 Plot Name: House & Stables('Horrocksford')
1851 Census 'Horrocksford'	James Hoyle (50) John Hoyle (26) Margaret Parkinson (38) Jane Marsden (25) Ellen Robinson (11) Thomas Cooke (35) John Birch (29) Thomas Alsham (25)	Head, Farmer and Merchant (Employing 43 Men) Nephew, Farmer/Lime Merchant Housekeeper Farmer's Servant Farmer's Servant Farmer's Servant Farmer's Servant Farmer's Servant
'Horrocksford Hall'	Mary Marsden (63) Mary Marsden (33) William Marsden (7) Jane Marsden (5) Robert Marsden (3) John Walmsley (38) Margaret Walmsley (36) William Walmsley (16) David Walmsley (13) Betty Walmsley (9) John Walmsley (7) Robert Walmsley (4) Roger Marsden (38) Thomas Marsden (30) Mary Marsden (21) Margaret Marsden (26)	Head, Formerly House Servant Daughter, House Servant Grandson Granddaughter Grandson Son-in-law, Agriculture Labourer Daughter Grandson, Lime Burner Grandson Granddaughter Grandson Grandson Son, Agriculture Labourer Son, Agriculture Labourer Daughter, Power Room Weaver Daughter, Power Room Weaver
1861 Census 'Horrocksford'	James Hoyle (60) John Hoyle (36)	Head, Lime Burner/Farmer 341 Acres of Land (employing 42 men and 10 boys) Nephew, Assistant

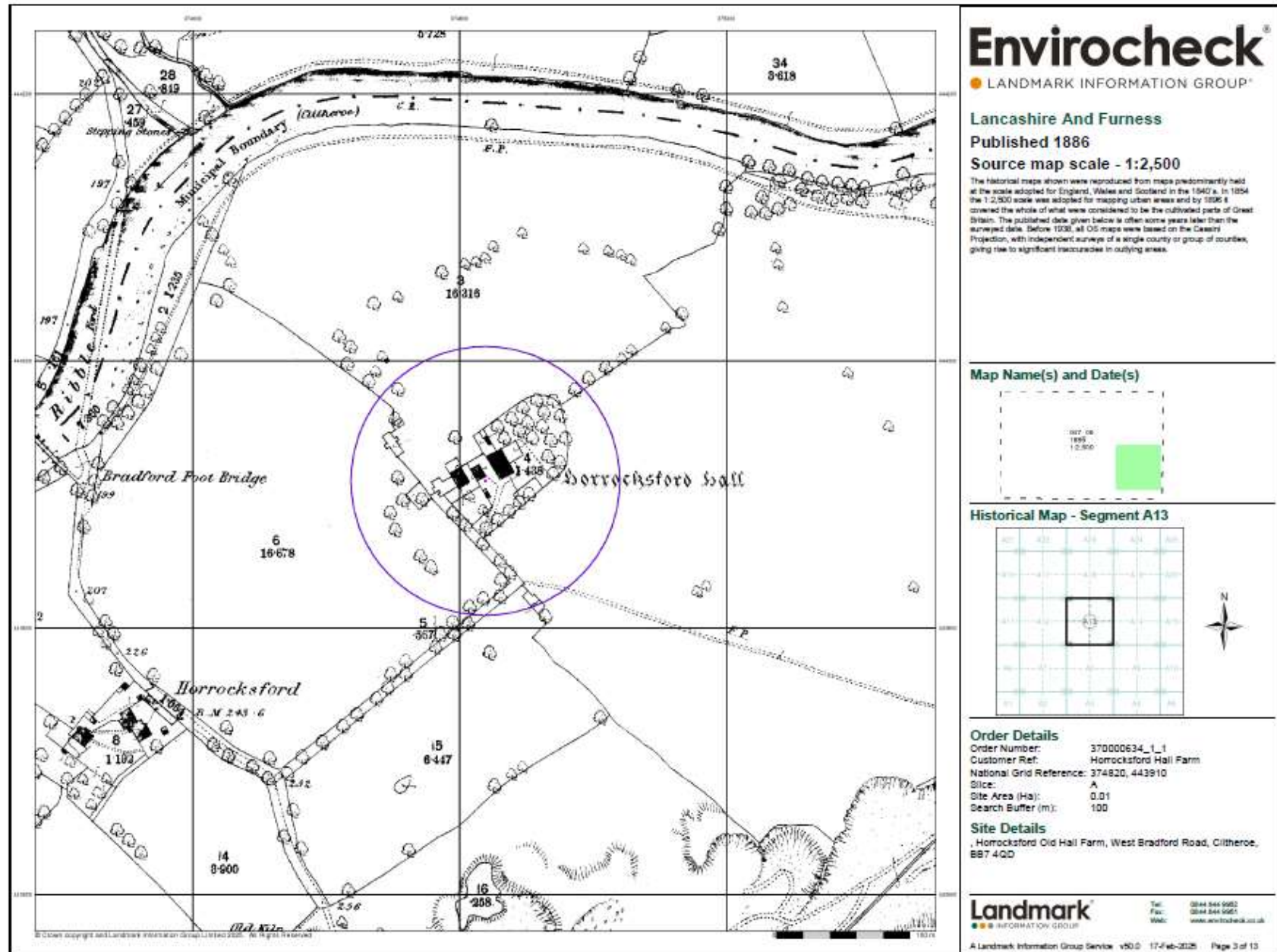
'Horrocksford Old Hall'	Margaret Sanderson (Parkinson) (47) Jane Marsden (34) John Shaw (24) William Marsden (14) Ester Read (33)	Housekeeper Farm Servant Agricultural Farmers Servant Agricultural Farmers Servant Dress Maker 2 Uninhabited Buildings
1871 Census 'Horrocksford'	James Hoyle (70) Margaret Parkinson (58) Elizabeth Hoyle (28) Clara J Hoyle (Jane Marsden (44) Jane Marsden Junior (18) William Marsden (27) James Parker (20) William Croft (19)	Head, Farmer of 258 acres of land Domestic Servant Neice Neice Domestic Servant Domestic Servant Farm Servant Farm Servant Farm Servant 1 Uninhabited Building
1881 Census 'Horrocksford Old Hall'	George Briggs (55) Mary Briggs (55) Ann Briggs (21) Elizabeth Briggs (18) Sarah Ellen Briggs (12) Alfred Lathom (18)	Head, Farmer 170 acres employing 1 lab Wife Daughter Daughter Daughter Farm Labourer
'Horrocksford'	Elizabeth Briggs (64) Catherine Briggs (31) Alice Briggs (29) Ann Briggs (28) Janet Briggs (19) John Calverley (19)	Head, Farmer of 60 acres employing 2 lab Daughter Daughter Daughter Daughter Farm Labourer
1891 Census 'Horrocksford Old Hall'	John Dawson (59) Elizabeth Dawson (56) James Dawson (22) Robert Dawson (16) Emily Dawson (13) Ada Dawson (11) Smith Slater (57)	Head, Farmer Wife Son Son Daughter Daughter Farm Labourer
'Horrocksford Hall'	William Taylor (61) Ellen Taylor (56) Henry Taylor (15) Mary A Taylor (13) Mary Taylor (65) John Robinson (55)	Head, Farmer Wife Son Daughter Sister, Living on her own means Farm labourer
'Horrocksford'	John Briggs (49) William Briggs (22) John Thomas Briggs (14) Janet Briggs (11) Mary J Briggs (9) Mary Barratt (6)	Head, Foreman Lime Works Son, Platelayer Son, Apprentice Daughter, Scholar Daughter, Scholar Servant, Housekeeper
1895 Royal National Directory of	Dawson, John	Farmer, Horrocksford Old Hall

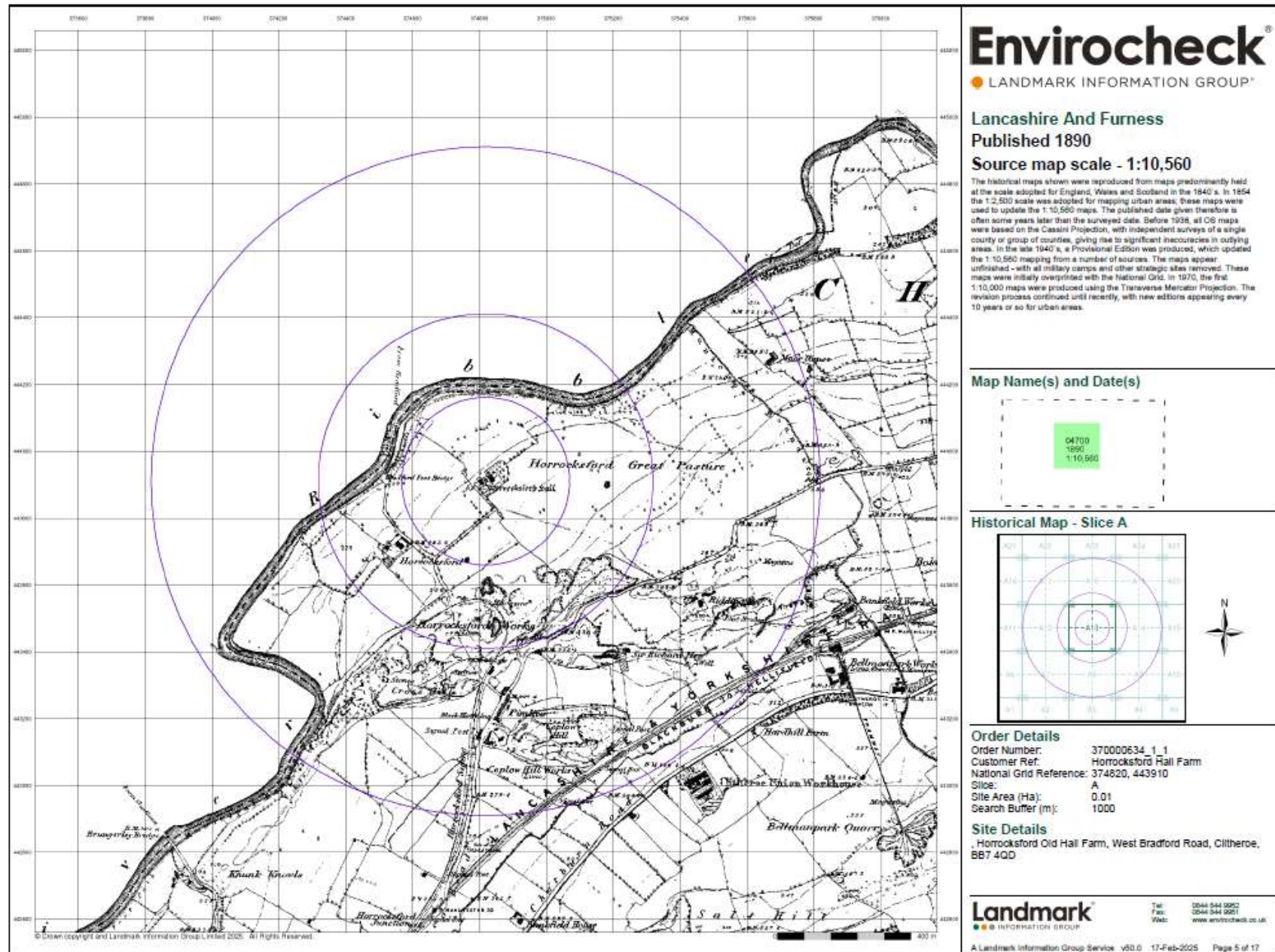
Lancashire with Manchester		
1901 Census 'Horrocksford'	John F B Eastham (28) Elizabeth Eastham (27) Annie Eastham (2) Margaret Moore (18) Thomas Hodgson (14)	Head, Gentleman Farmer Wife Daughter Domestic Servant Farm Labourer
'Horrocksford Old Hall'	Joseph Strickland (35) Mary J Strickland (45) Ruth Strickland (9) Gordon Strickland (6) Elizabeth Lancaster (19)	Head, Farmer Wife Daughter Son Stepdaughter
'Horrocksford Farm'	William Lancaster (16) Mary Thompson (18) William Jackson (53) Henry Rowland (39) Robert Watson (34) Mary Watson (34) George E Watson (8) Hannah B Watson (3)	Stepson Servant, General Domestic Farm Labourer Visitor, Commercial Traveller Head, Secretary Lime Quarry Co. Wife Son Daughter
1905 Kelly's Directory of Lancashire	Speak, John Watson Robert	Farmer, Horrocksford Old Hall Secretary to the Horrocksford Lime Co. Banks House, Pimlico
1911 Census 'Horrocksford Old Hall'	Edgar Fielding Jackson (32) Mary Margaret Jackson (35) James Brennand Jackson (5) William Brennand (77) William Moorhouse (17) Seth Holt Wilding (15) Alice Ann Petty (21) Edith May Atkinson (17) Gordon Strickland (16)	Head, Auctioneer and Farmer Wife, Household Work on Farm Son Father-in-Law, Retired Farmer Servant, Farm Apprentice to Farming Servant, Domestic Servant, Dairy Servant, Farm
'Horrocksford Farm'	John Addison (64) May Jane Addison (62) Thomas Addison (30) Ethel Addison (28) John Addison (26) Mirriam Addison (24) Mrs Robinson (54) Annie Robinson (17) Stephen Robinson (43)	Head, Farmer Wife Son, Works on Farm Daughter Son, Works on Farm Daughter Visitor Visitor Servant, Working on Farm
'Horrocksford'	Harry Parkinson (29) May Isabel Parkinson (26) Robert Young Parkinson (2)	Head, Secretary Working for Horrocksford Lime Co. Wife Son
1921 Census 'Horrocksford Old Hall'	John James Crook (39) Eliza Ann Crook (39) Amelia Crook (15) Bernard Crook (13) George Wrathall (26) Tom Leeming (24)	Head, Farmer Wife, Home duties Daughter, Home duties Son, Scholar Boarder, Farm labourer Boarder, Farm labourer

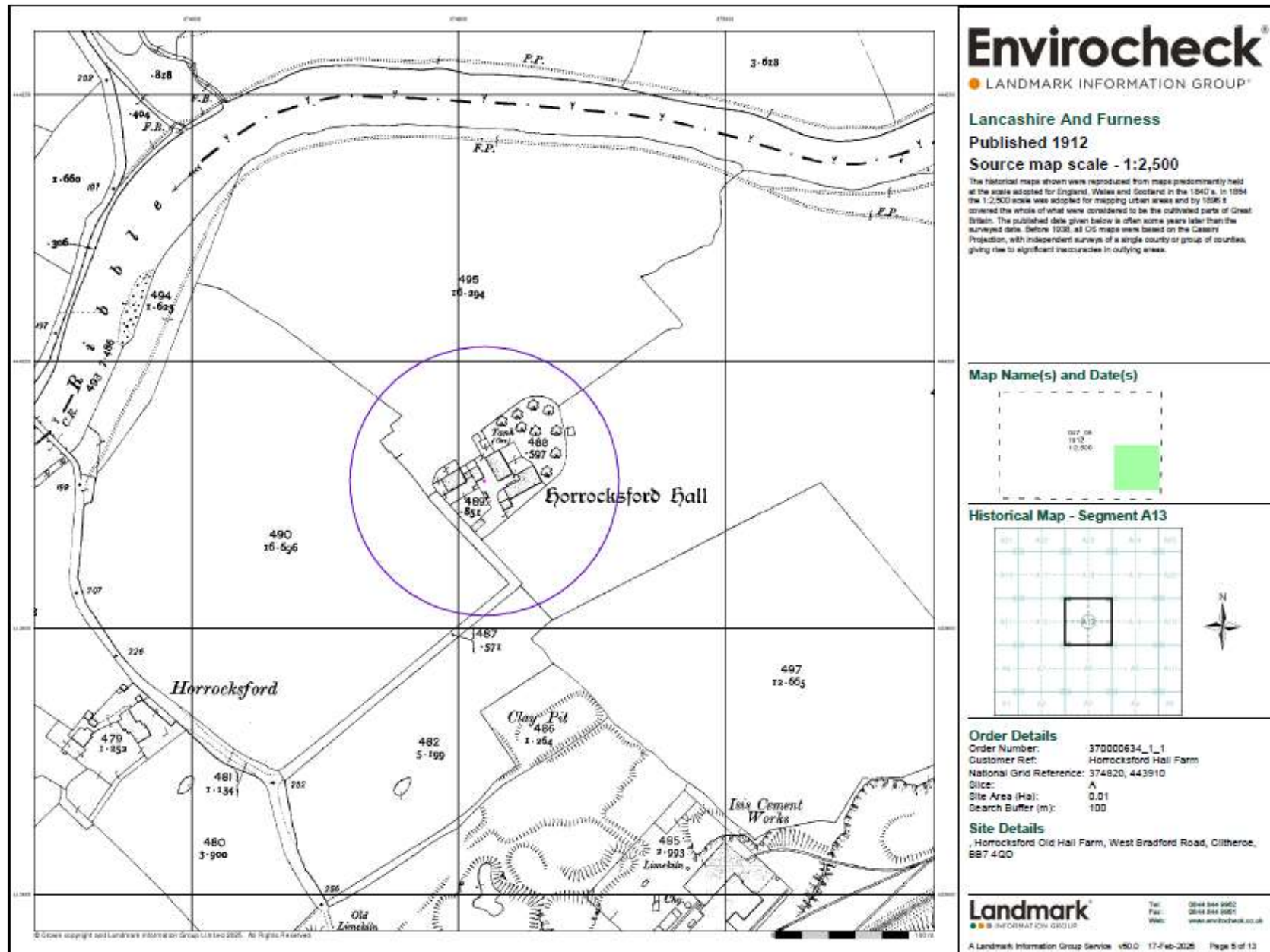
'Horrocksford Farm'	James Pratt (15) William Carter (55) James Wrathall (60) John Addison (73) Ethel Addison (38) Herbert John Addison (36) Mirriam Addison (34) John Philips Rowland (22)	Boarder, Farm labourer Boarder, Groundsman Boarder, Farm labourer Head, Farmer Daughter, Home duties Son, Farmer Daughter, Home duties Farm Labourer
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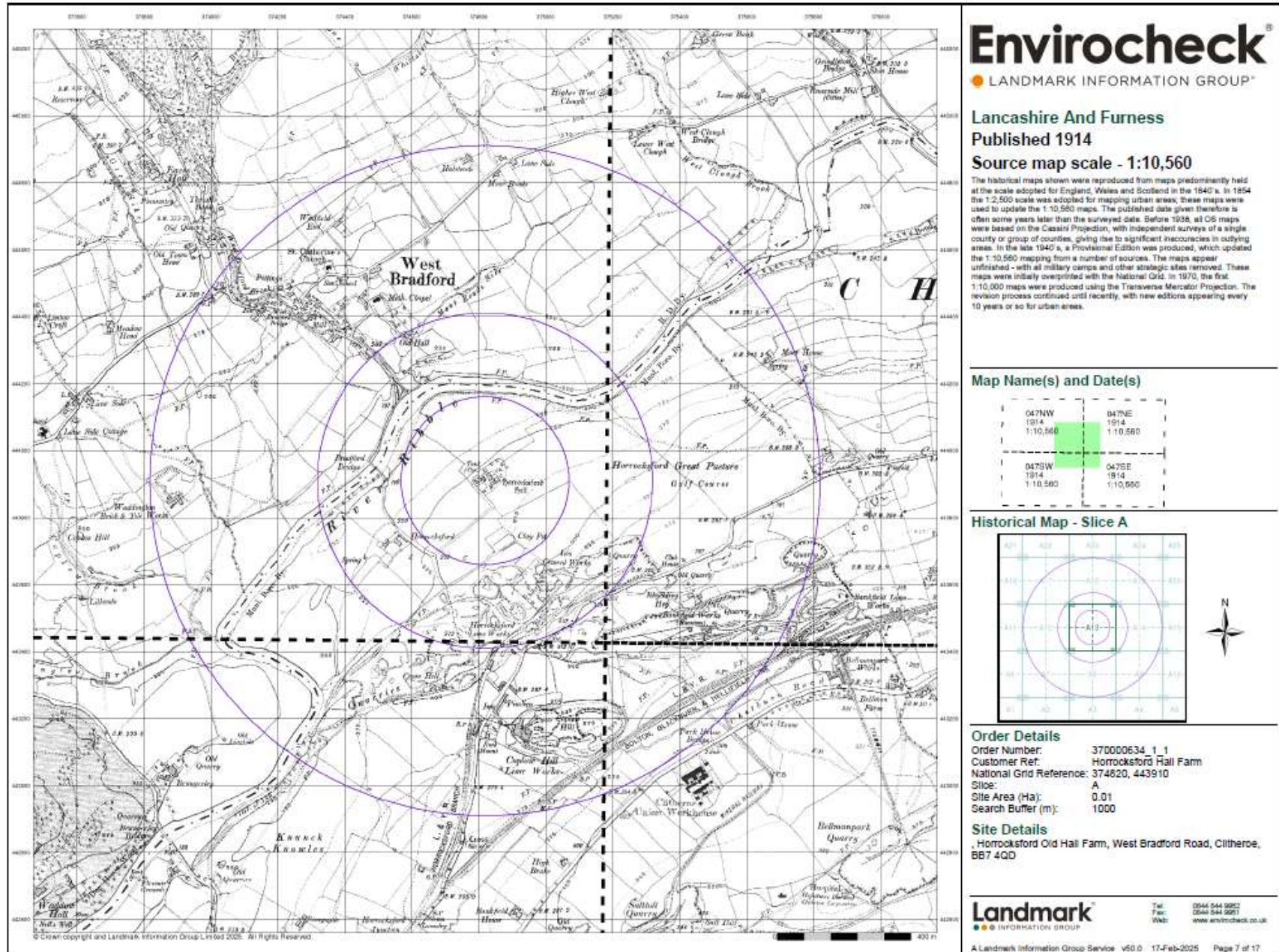
Appendix 3: Historic Mapping

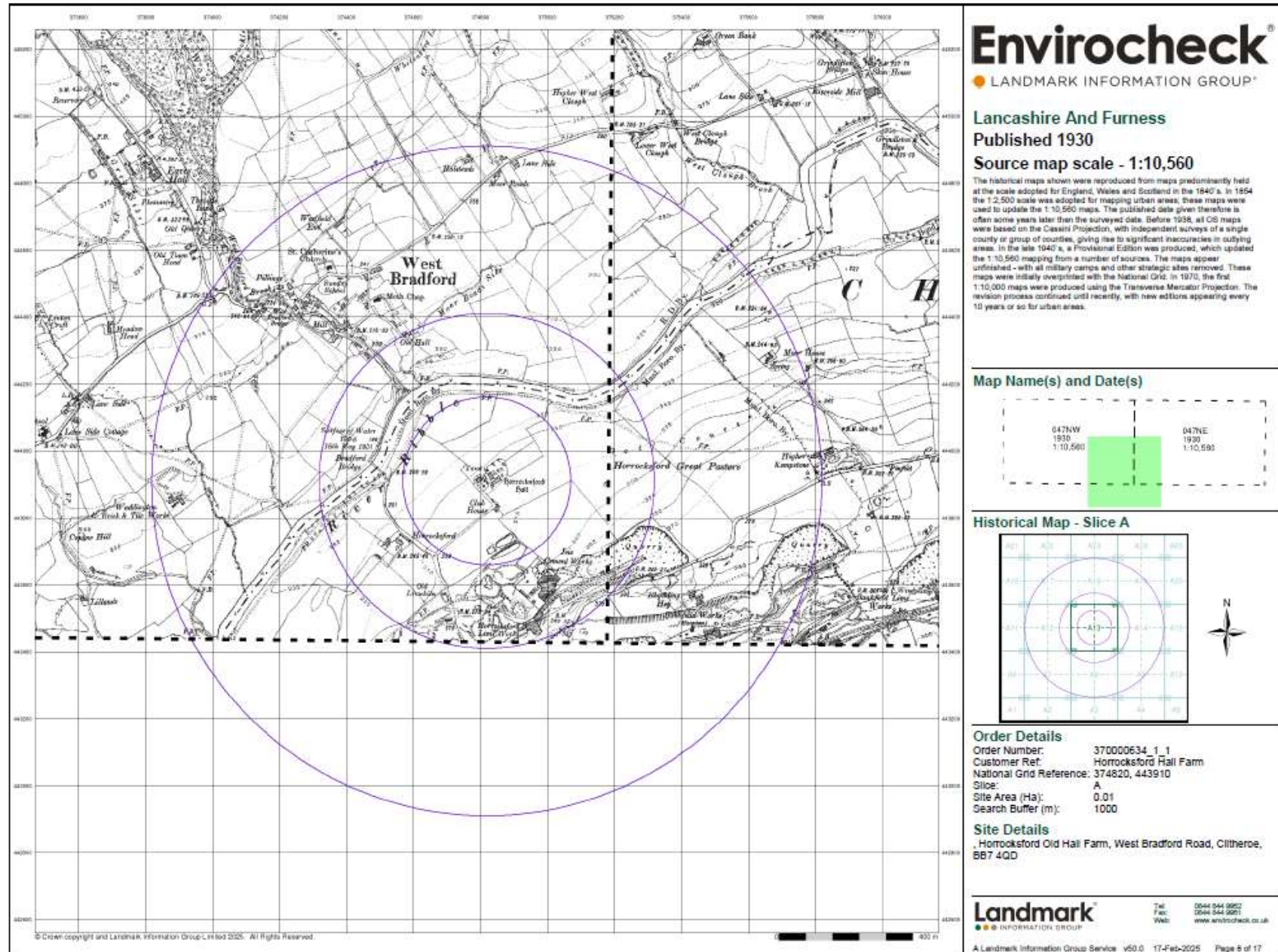


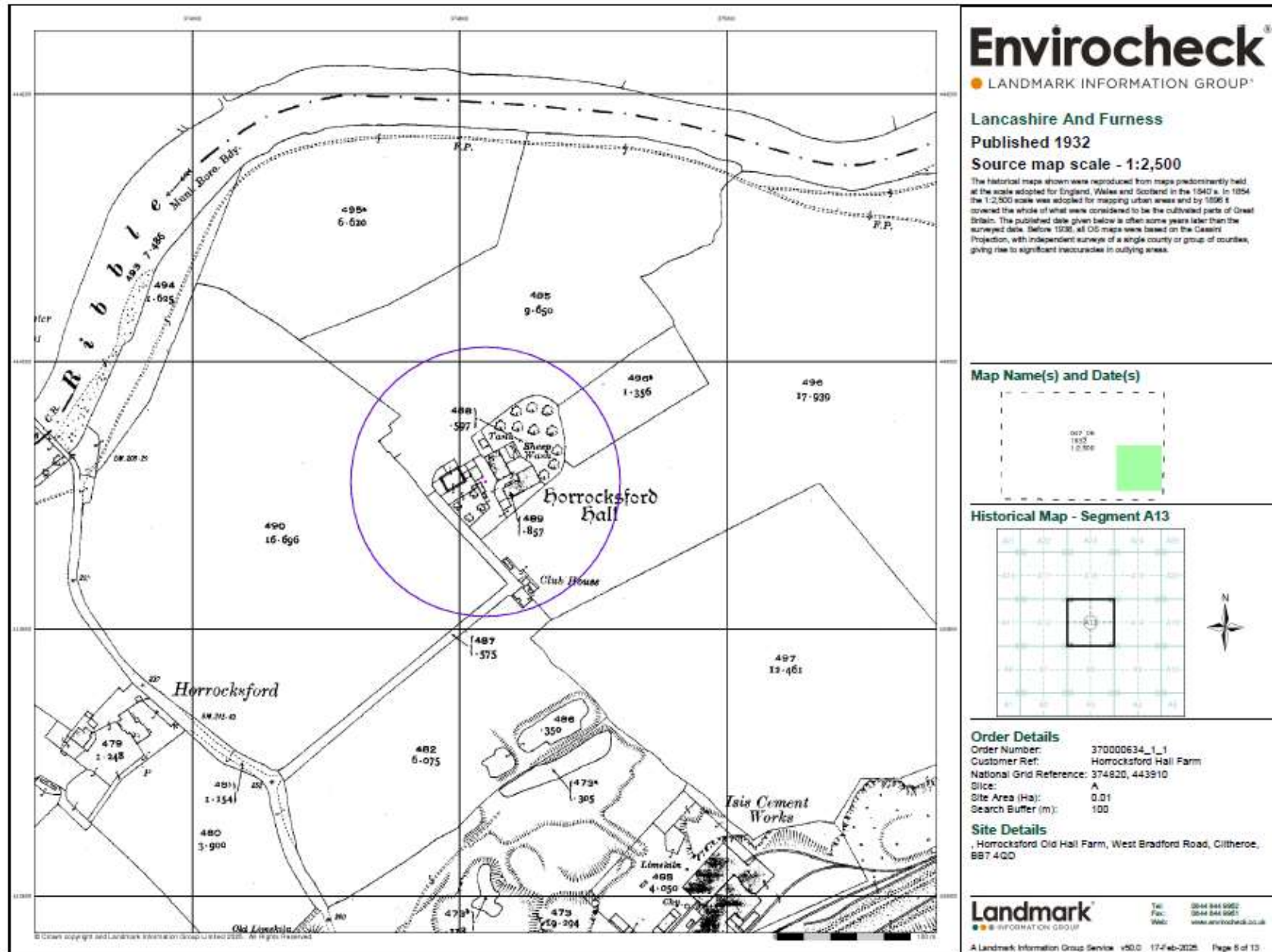


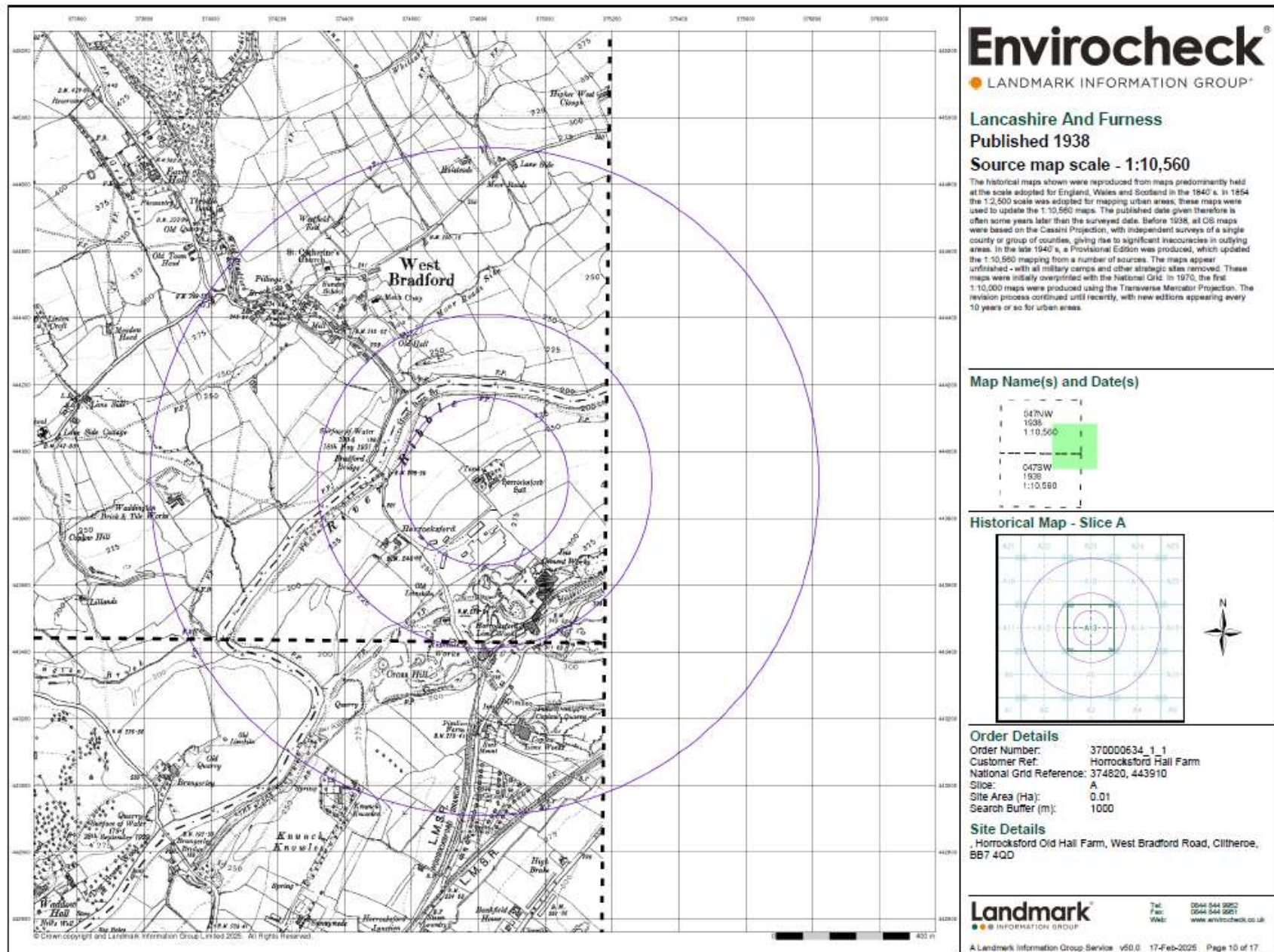


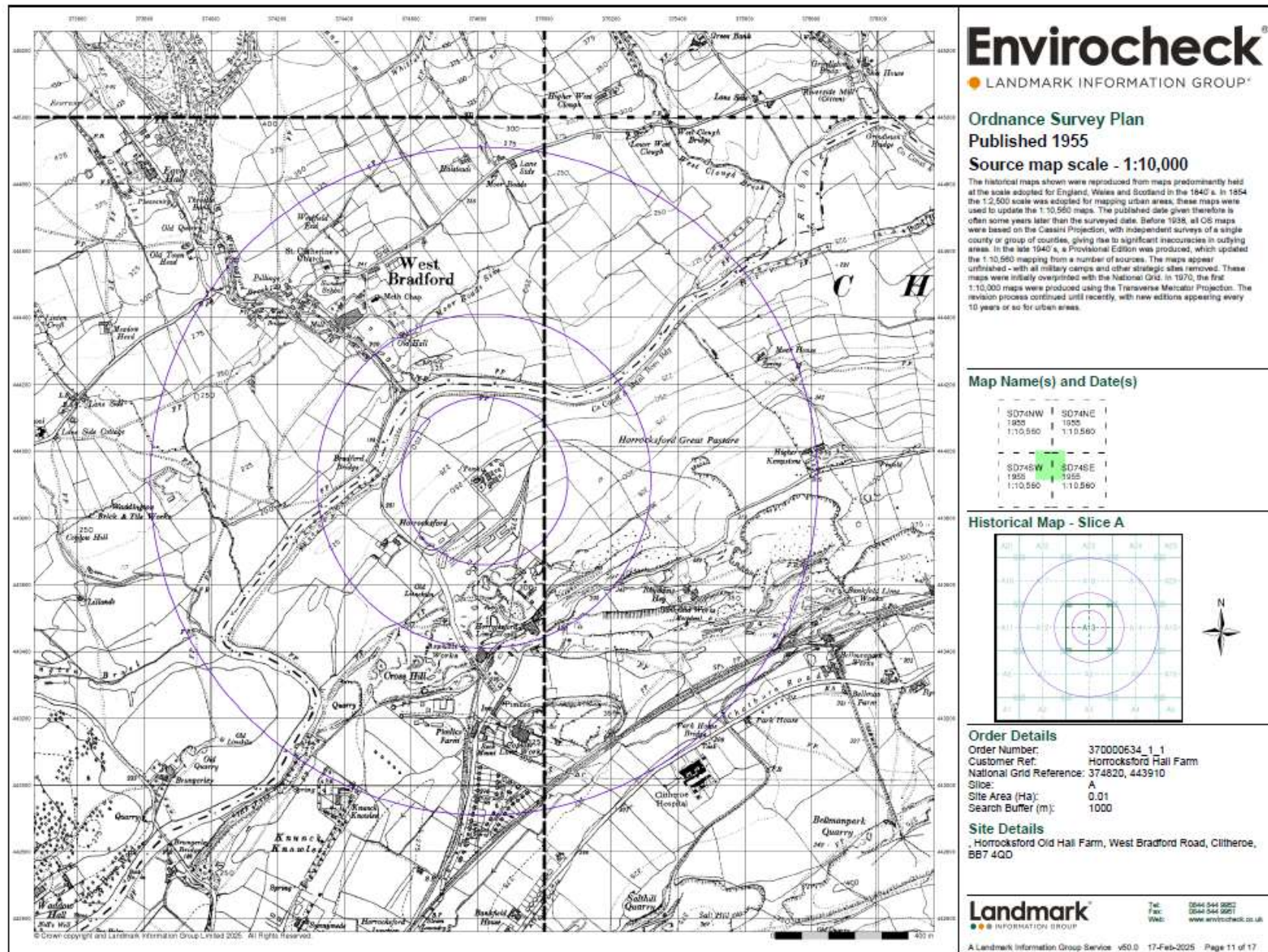


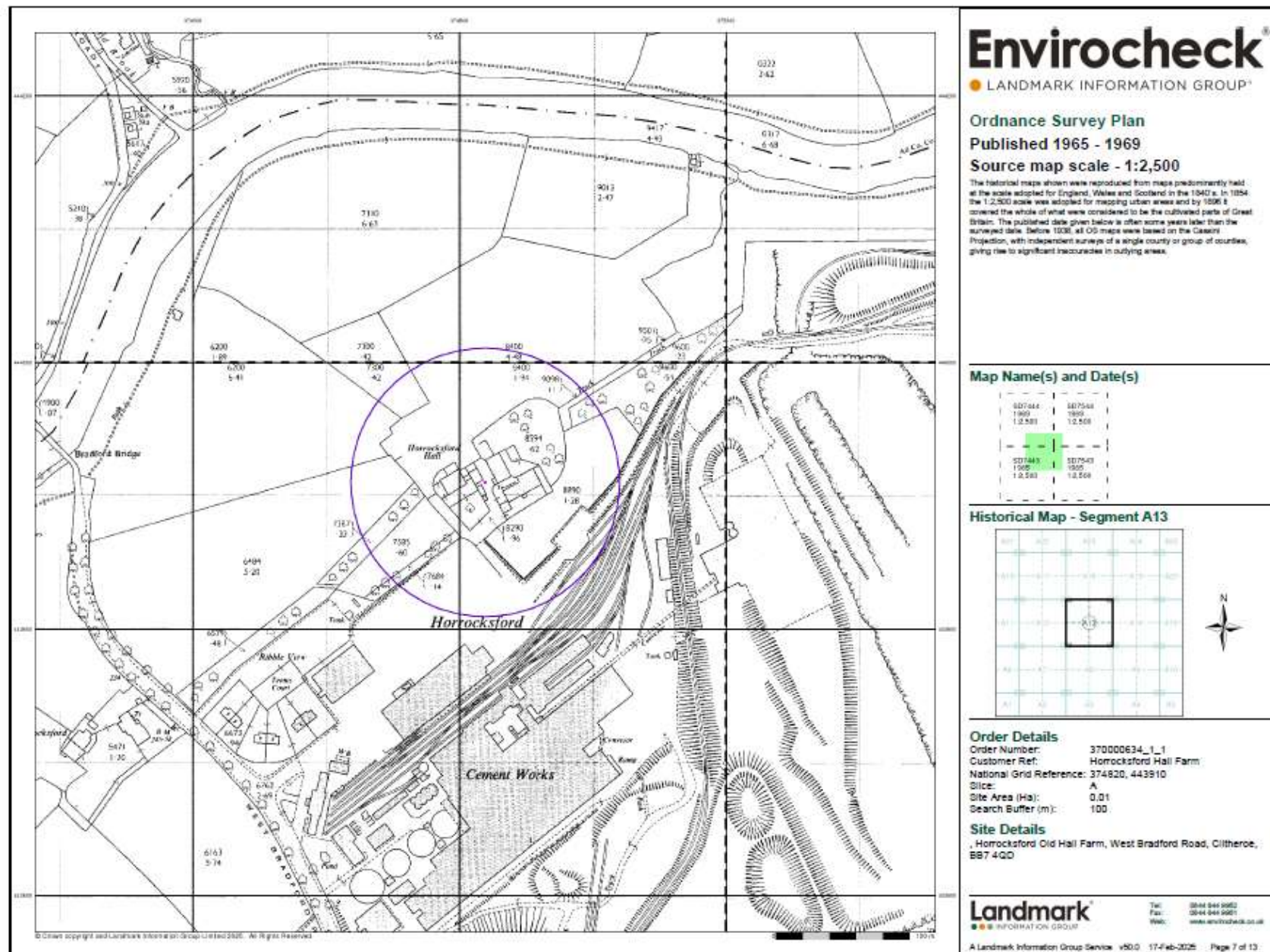


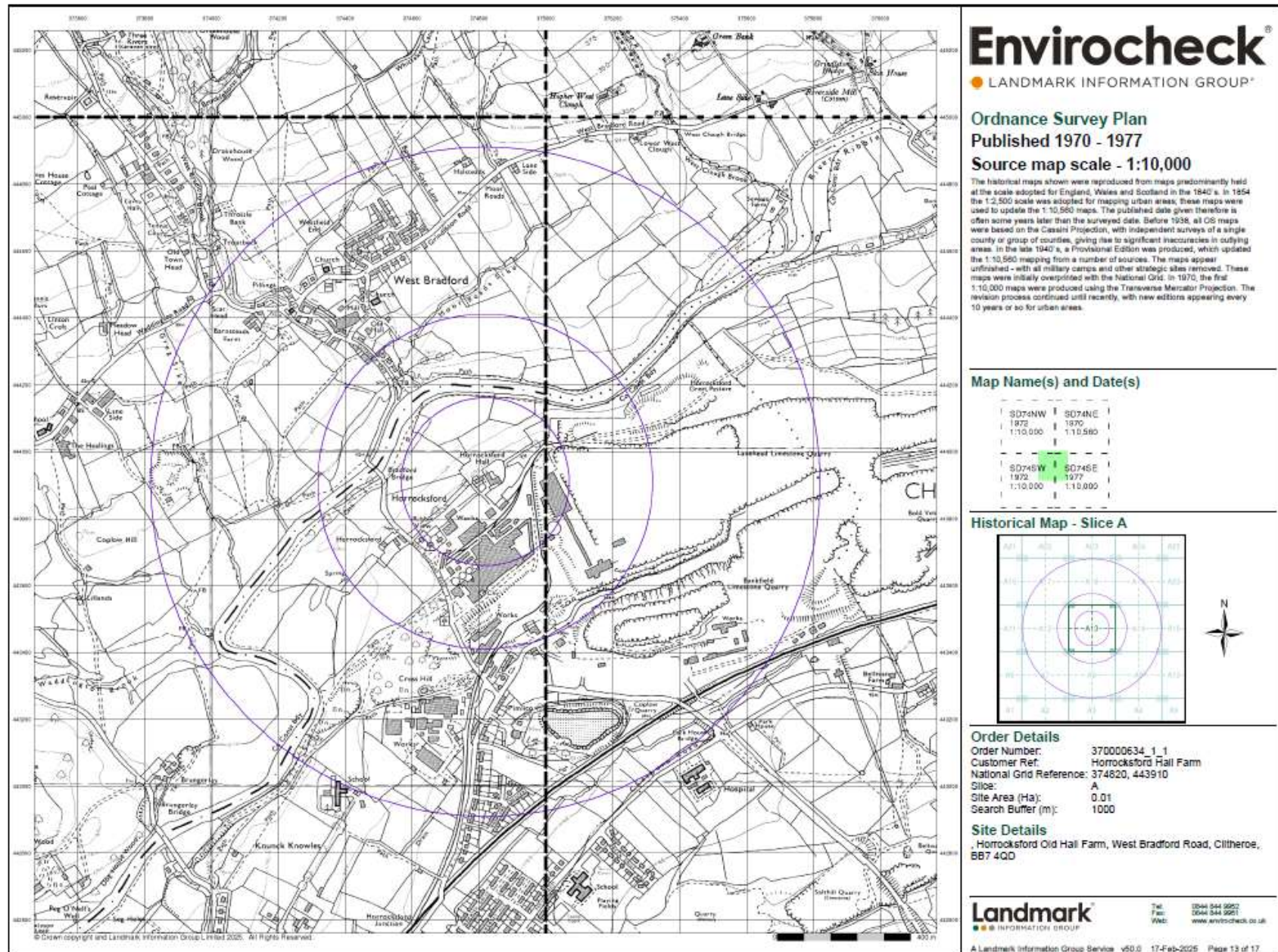


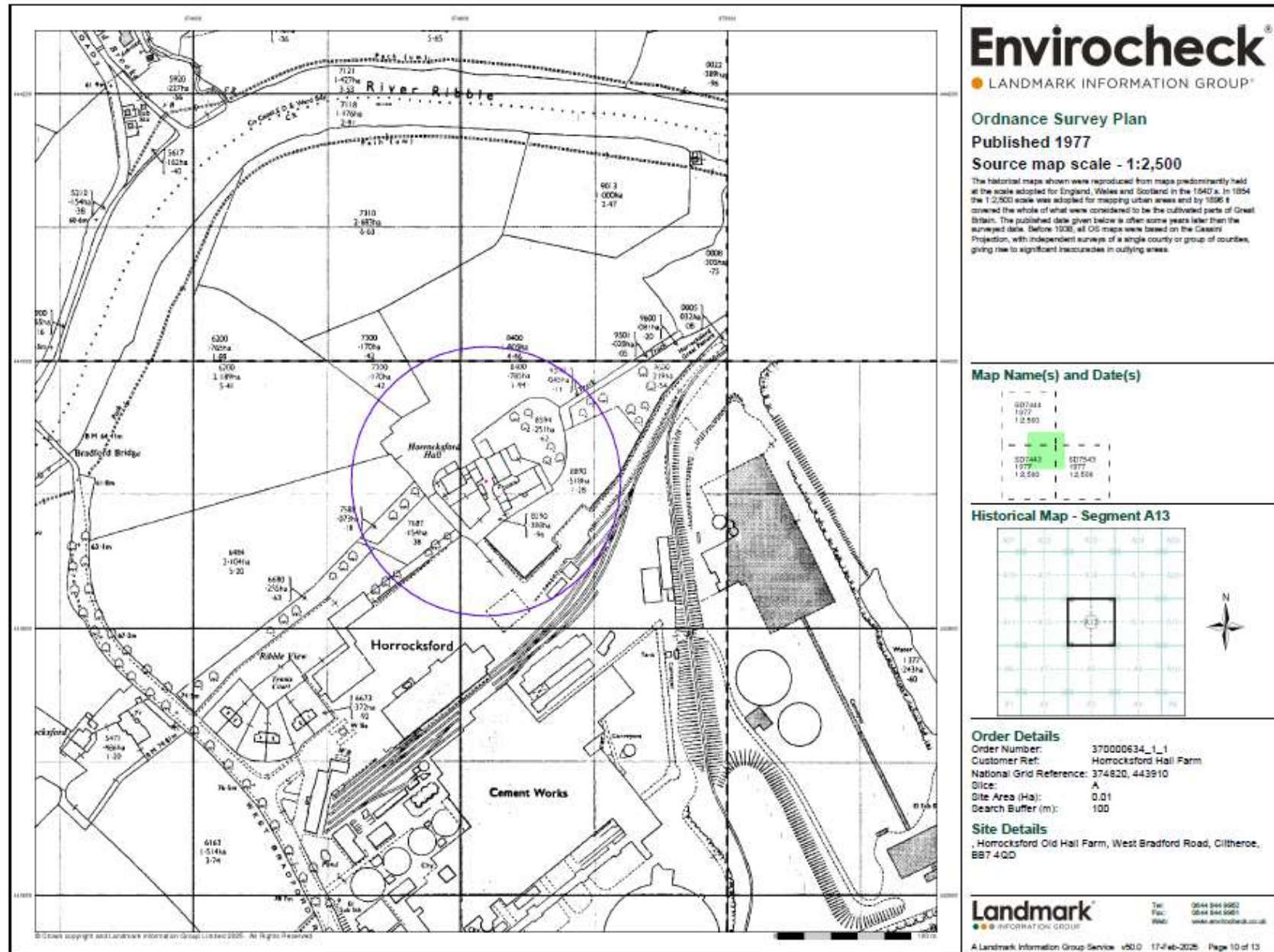


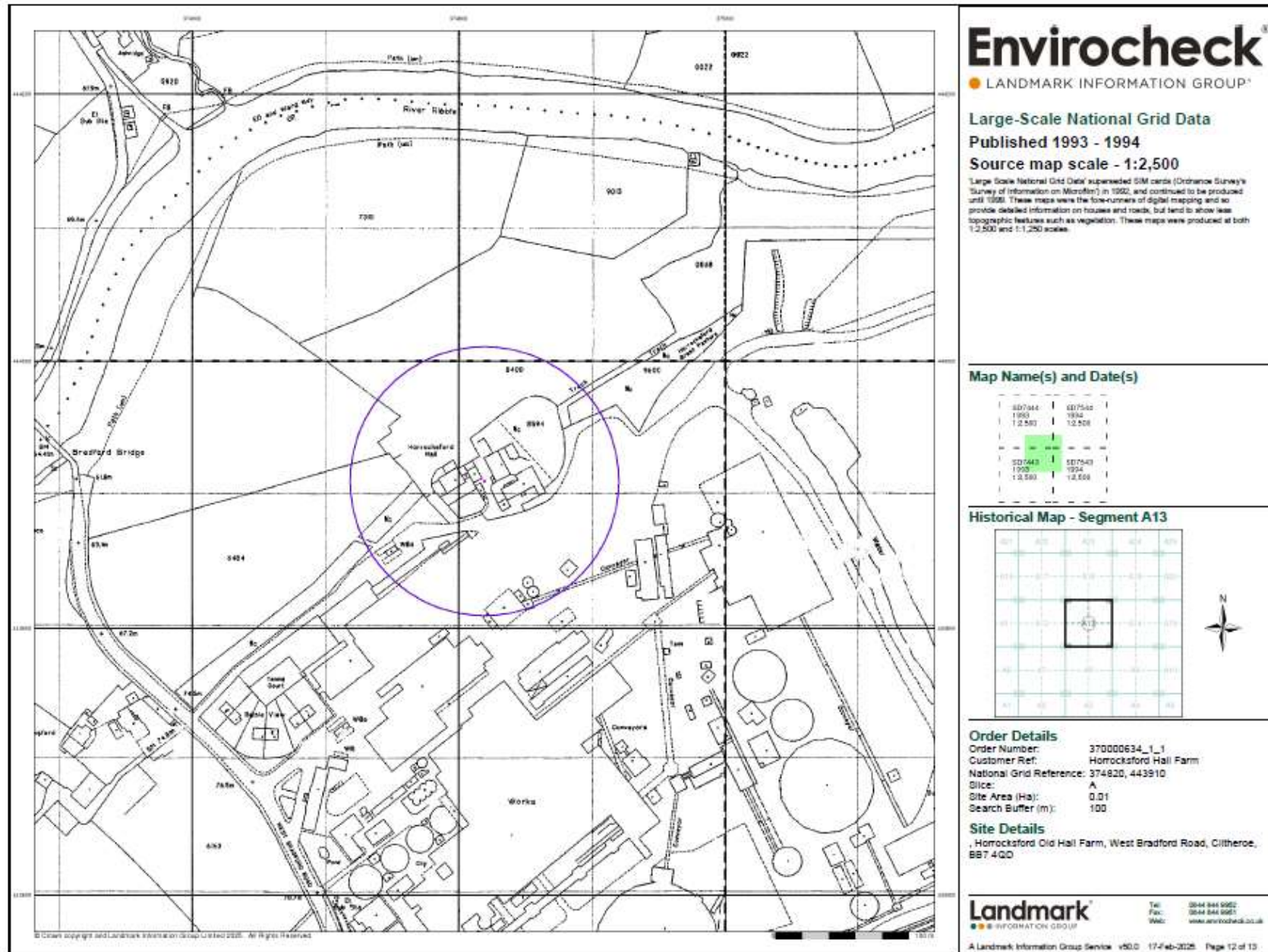


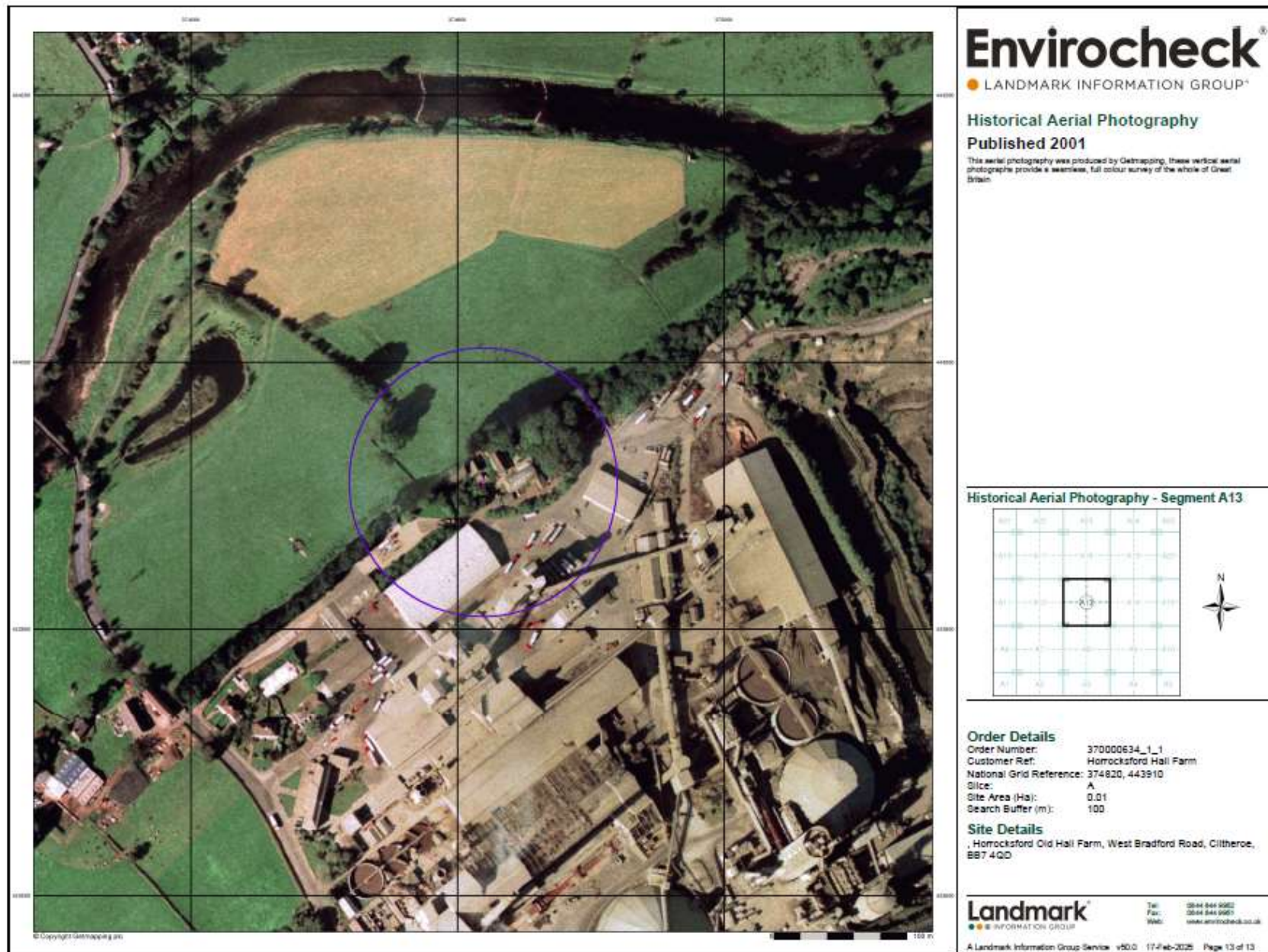


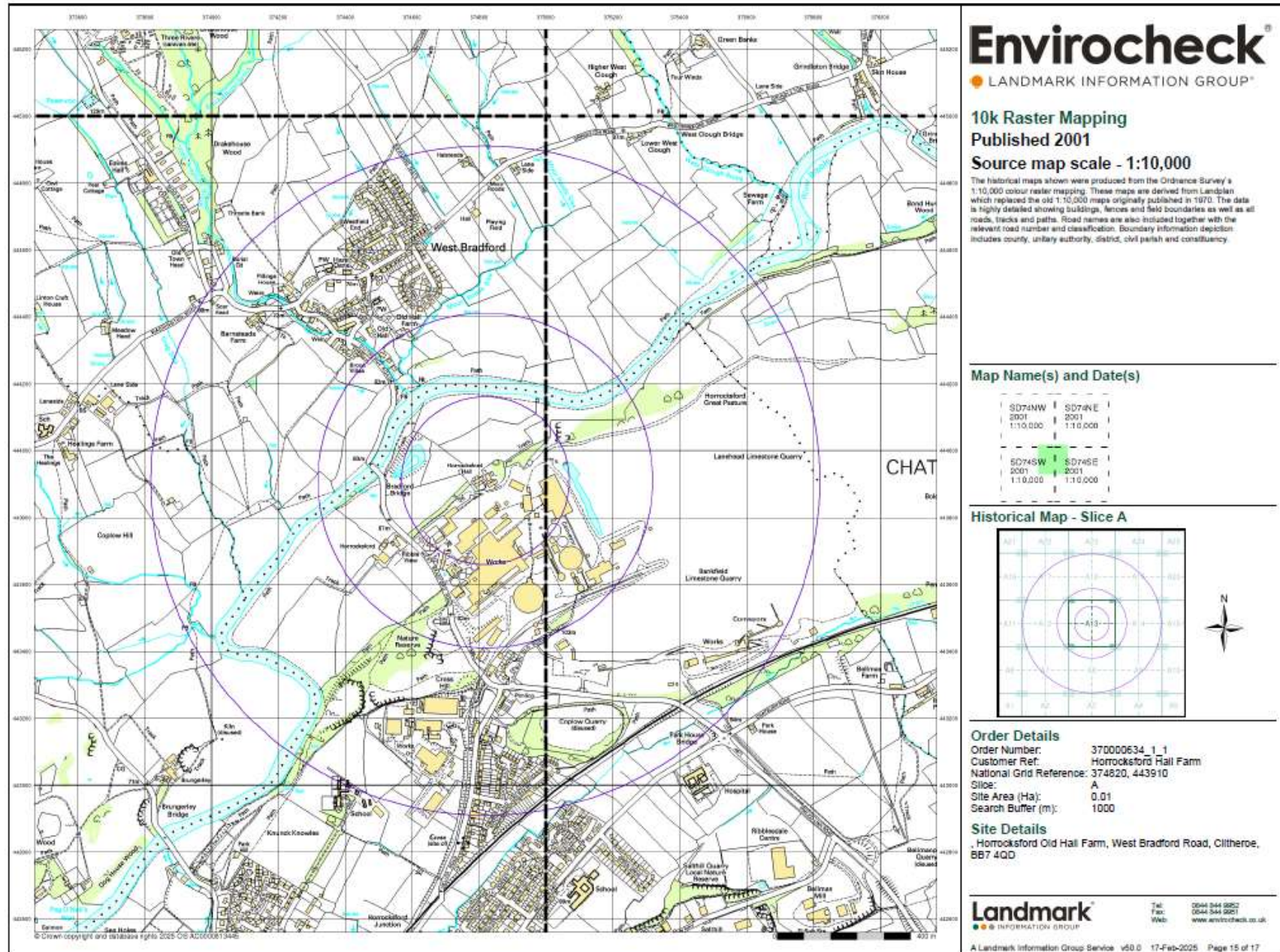


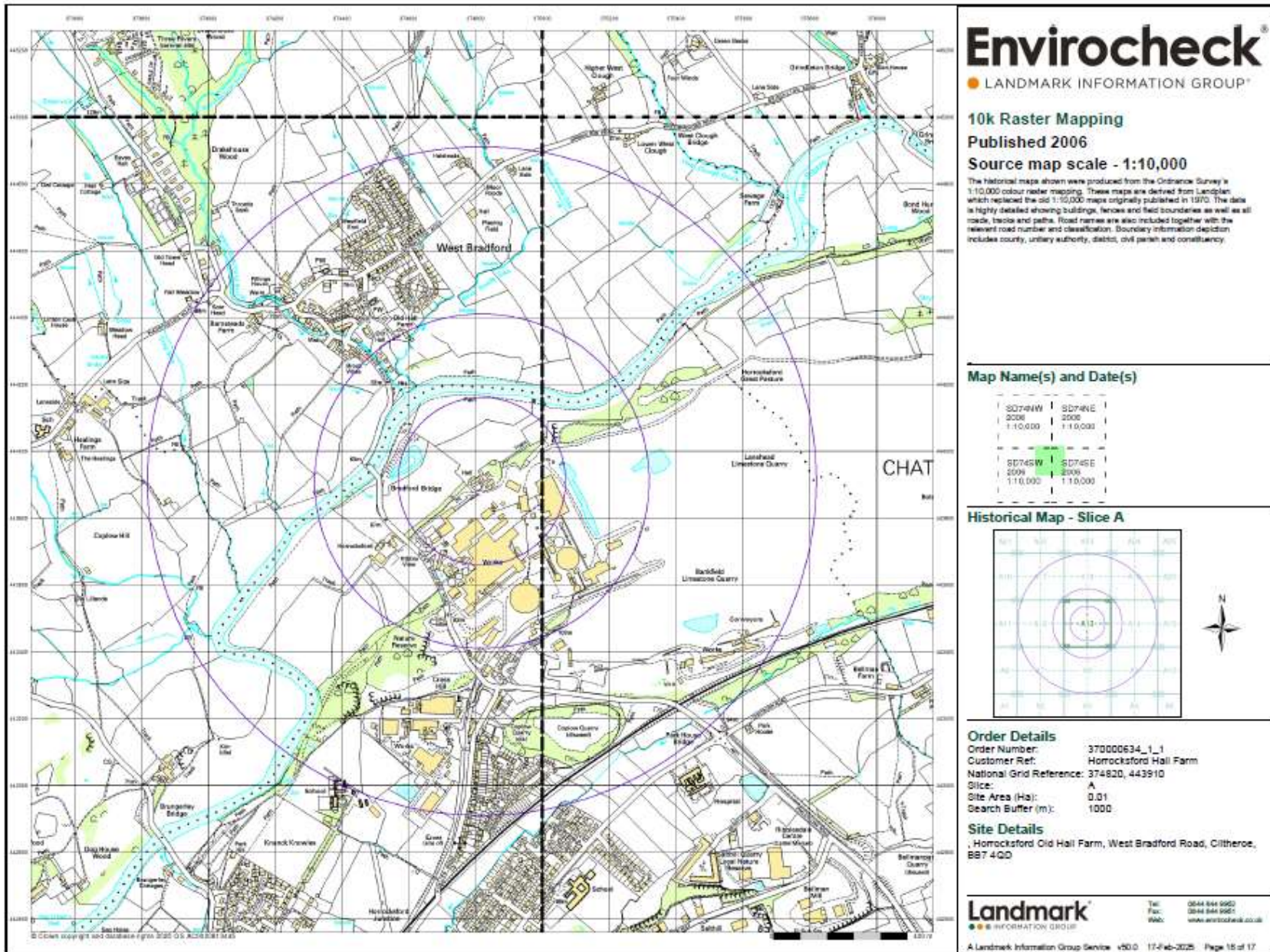


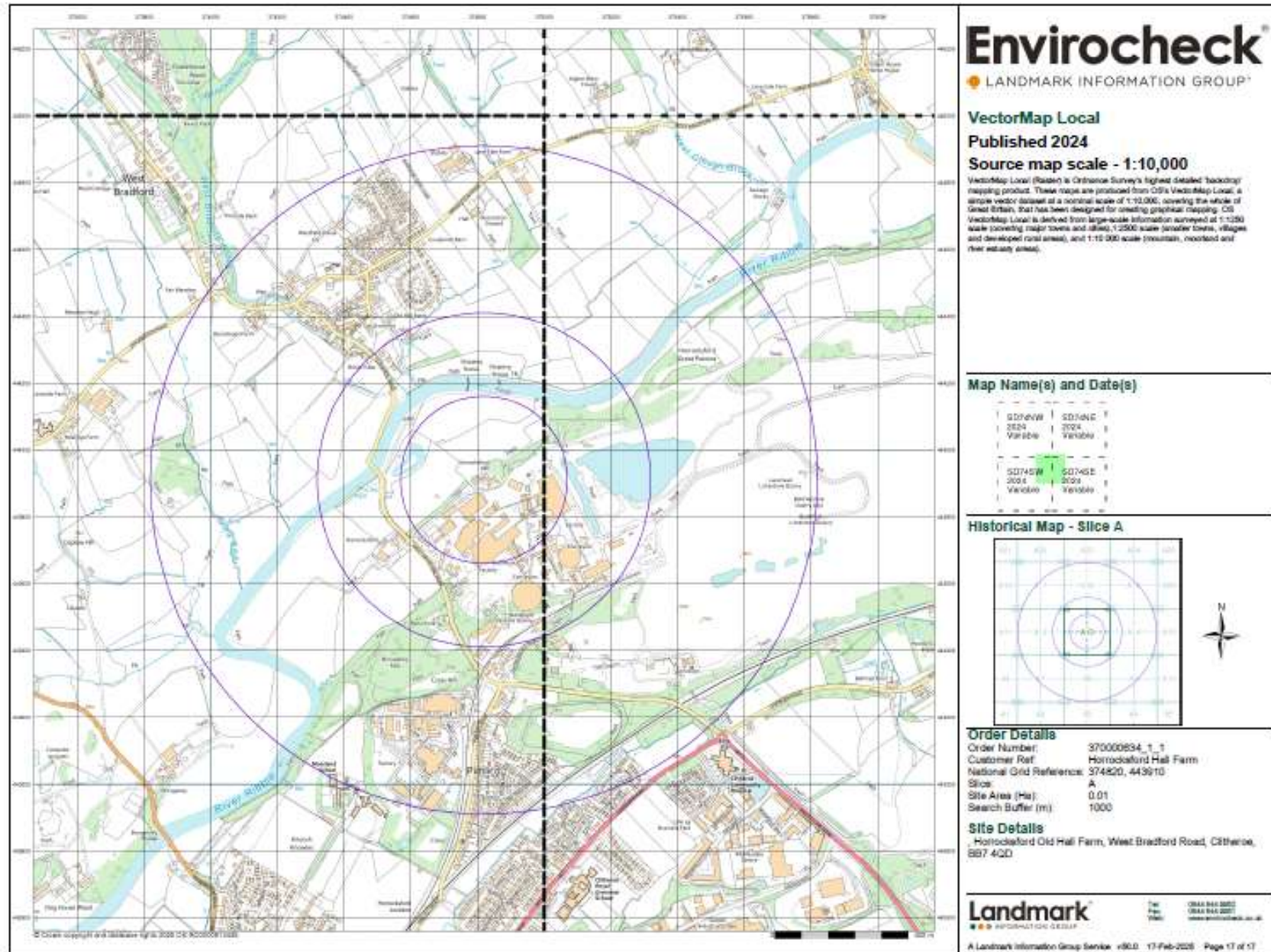












Appendix 4: Heritage Impact Assessment Methodology

The impact of the proposed works has been assessed using a cultural heritage impact assessment methodology based upon the ClfA/ IHBC/ IEMA guidance, *Principles of Cultural Heritage Impact Assessment in the UK* of July 2021, a methodology commonly used to assess heritage impact which is endorsed by several professional heritage organisations. Relevant paragraphs are extracted below.

Cultural Heritage Impact Assessment

1.4 Cultural Heritage Impact Assessment ('CHIA') is concerned with understanding the consequences of change to cultural significance. At a fundamental level, CHIA is used to make informed decisions about the sustainable management of cultural heritage assets.

1.7 This document provides guidance for cultural heritage practitioners in regard to the principles of CHIA. These are:

- A. understanding cultural heritage assets; and
- B. evaluating the consequences of change.

A. UNDERSTANDING CULTURAL HERITAGE ASSETS

A.2 The process of gaining this understanding is split into three stages:

- Description: Research and investigations leading to a factual statement that establishes the nature of the asset.
- Cultural significance: Analysis of what is valued about the asset, leading to a statement of cultural significance.
- Importance: A conclusion regarding the level of protection that the asset merits in planning policy and cultural heritage legislation.

Attributing importance

A.17 Importance is scaled (unlike cultural significance) and requires the competent practitioner to make a judgement regarding the merits of different cultural heritage assets. It is therefore appropriate to refer to 'high', 'medium' or 'low' importance or any other simple scale that offers a form of gradation.

B. EVALUATING THE CONSEQUENCES OF CHANGE

B.3 The process of evaluating the consequences of change falls into three stages:

- Understanding change: A factual statement of how a proposal would change a cultural heritage asset or its setting (including how it is experienced).
- Assessing impact: An assessment of the degree to which any change would impact cultural significance.
- Weighting the effect: A conclusion regarding whether an impact matters, reflecting the importance of the affected cultural heritage asset.

Assessing impact

B.7 An impact is a change in a cultural heritage asset or the experience of an asset in its setting that affects its cultural significance. This impact could be a positive or negative outcome. It is not a measure of the reach or extent of the proposal. Therefore, it is essential that the CHIA presents an understanding of how the proposed change relates to cultural significance and not the cultural heritage asset in its entirety.

B.9 The magnitude of the impact on cultural significance needs to be assessed. A distinction needs to be drawn as to whether the change will result in only a 'small' impact on, say, just one component of cultural significance or whether the change would have a greater impact on the totality of cultural significance. The terms 'large', 'medium' or 'small' are acceptable or any other simple scale that offers a form of gradation easily articulated in a written report.

Weighting the effect

B.10 The effect is the measure that brings together the magnitude of the impact and the cultural heritage asset's importance. This is a critical stage of the assessment process as this determines the weight that should be given to the matter in either influencing the design of the proposal or, ultimately, in the test as to whether the proposal will be acceptable and permitted.

B.12 In relative terms, impacts on the cultural significance of assets of higher importance will be given greater weight than those of lower importance. For instance, a proposal that results in the total loss (i.e. the largest magnitude of adverse impact) of a cultural heritage asset of low importance would be an effect that should be given considerably less weight by the decisionmaker than the total loss of an asset of high importance.

B.13 A simple graded scale of effects should be defined and applied (as recommended for impact magnitude, above). However, decisions regarding the acceptability of a proposal will often require the effect to also be articulated within the parameters of the relevant legislative or policy tests that use their own specific language and terminology. For instance, in Environmental Impact Assessment ('EIA') an impact can result in significant or nonsignificant effects.