

Built Heritage Statement

Park House Farm



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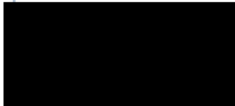
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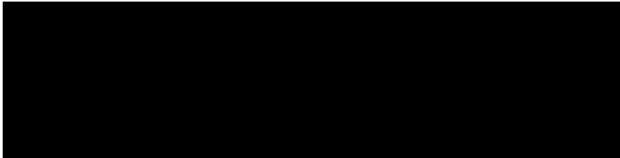
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Executive Summary

This Built Heritage Statement has been prepared by Tetra Tech (formerly RPS) to support a Listed Building Consent Application for alterations to Park House Farm to support its restoration for residential use. Park House Farm is Grade II* Listed, NHLE: (centred at National Grid Reference NGR SD 81002 49701 - Figure 1).

The assessment has been undertaken in line with the National Planning Policy Framework and relevant local planning policy to evaluate the potential effects of the proposed works on the Park House Farm's special interest.

Park House Farm retains substantial early modern fabric, characterised by its vernacular stone construction, mullioned windows, gabled porch, prominent chimneystacks and exposed timber structure. Its surviving plan form and internal features provide important evidence of its domestic origins and phased development.

The proposed works are limited, reversible and focused on areas of lower sensitivity. They include the removal of later partitions, the reopening of a blocked doorway and the installation of lightweight new partitions to support the building's continued use as a single dwelling. No external changes or interventions affecting principal historic fabric are proposed. Overall, the scheme would enhance the legibility of the historic plan form while avoiding harm to significant features.

The assessment concludes that the proposals preserve the building's special architectural and historic interest. Any impacts are minor, localised and do not amount to harm. As such, the application does not trigger the balancing exercise under NPPF paragraph 215. Instead, it aligns with paragraph 212, giving great weight to the conservation of designated heritage assets and supporting the long-term optimum viable use and maintenance of Park House Farm.

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1.0 Introduction & Scope of Study

1.1 Introduction

- 1.1.1 This Built Heritage Statement has been prepared by Tetra Tech (Formerly RPS) to support a Listed Building Consent application for alterations to Park House Farm to enable its restoration and continued use as a private residence. Park House Farm is a Grade II* listed building (National Heritage List for England [NHLE] No. 1362345) and is centred at National Grid Reference SD 81002 49701 (see Figure 1). This statement describes the building's heritage significance, assesses the impact of the proposed works, and sets out measures to avoid, minimise or mitigate harm while ensuring a conservation-led approach to repair, adaptation and interpretation.
- 1.1.2 This assessment considers built heritage only. The Site falls within the wider setting of Gisburne Park, a Grade I listed mansion and several other associated but given the discreet nature of the works and experiential barriers no other assets are considered sensitive to the proposed development.
- 1.1.3 This Statement meets the requirements of Paragraph 207 of the National Planning Policy Framework (NPPF) (2024) by providing such a proportionate assessment. The Statement has also had regard to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 1.1.4 Information from the National Heritage List for England (NHLE) and Local Authority databases has also been consulted. A site visit and walkover of the surrounding area was undertaken 18th March 2026.
- 1.1.5 The conclusions reached in this report are the result of historical research, the walkover, map studies and the application of professional judgement. Its findings are based on the known conditions at the time of writing, and all maps, plans and photographs are for illustrative purposes only. The report has been prepared, and fieldwork undertaken, with full regard to the ethical standards of the Institute for Historic Building Conservation (IHBC) and Chartered Institute for Archaeologists (CIfA) and in accordance with local and national best-practice guidance, including that produced by Historic England.

1.2 Site Description

- 1.2.1 Park House Farm lies northeast of Gisburne Park and north of the River Ribble, positioned on raised ground with commanding views over the Ribble Valley. The land rises to the north and several springs and small tributaries drain from the higher ground

toward the river; Park House Beck runs immediately to the west of the farmstead and contributes to the local drainage pattern.

- 1.2.2 The site comprises two principal components separated by roughly 40 metres: an historic farmhouse group around Park House Farm (NHLE: 1362345) itself and a larger dairy farm complex to the south-east. Park House Farm is Grade II* listed; no other buildings within the site boundary are listed. The two parts are physically and functionally distinct, reflecting different phases of use and development.
- 1.2.3 The farmhouse group occupies the northern area and comprises the main house with modest ancillary buildings closely associated with it. Immediately north of the house is a part stone, part block-built store/garage and to the north-east a stone-built store; these ancillary structures are modest in scale and relate directly to the farmhouse in both siting and function.
- 1.2.4 The dairy farm complex, located about 40 metres to the south-east of the house, is an assemblage of stone and more modern agricultural buildings arranged around yard hardstanding. The principal elements include a large stone barn with a stone lean-to to the west, a large pitched portal-frame barn to the east (itself extended eastwards by a shallow mono-pitched lean-to), and a taller double-pitched barn to the north of the portal frame. To the south of the stone barn is a single-pitch stone structure with a corrugated roof; further south are a circular structure and an open-fronted pitched barn facing north. A single-storey open bay building, a narrow north–south aligned structure and two further similar buildings complete the group, all linked by hardstanding that provides the complex’s main circulation and working areas.
- 1.2.5 Overall, the site presents a clear division between the historic house and its ancillary buildings and the larger, more functionally varied dairy complex. The juxtaposition of traditional stone buildings with later steel portal-frame and corrugated structures demonstrates phased development and later modernisation associated with dairy farming, particularly during the late 20th and early 21st centuries.



Plate 1: Aerial image facing south east towards the dairy farm group and Park House Farm group beyond



Plate 2: The rear of Park House Farm from the west, the garage building is to the left



Plate 3: Front elevation of Park House Farm from the south



Plate 4: View looking south, the garage building is on the left, beyond is Park House Farm and the store building is on the left.

2.0 Legislative and Planning Policy Framework

- 2.1.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'.
- 2.1.2 The NPPF defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.
- 2.1.3 As defined in the Glossary to the National Planning Policy Framework and by the Planning Policy Guidance (PPG), heritage interests include:
- **archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.2 Legislation

- 2.2.1 Where development subject to planning control may affect the significance of listed buildings and conservation areas, there is a legislative framework to ensure proposed works are developed and considered with due regard to the impact upon their significance. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular Sections 16, 66, and 72). The Act

requires that special regard, or special attention, be given to the preservation of listed buildings and their setting, or to preserving or enhancing the character and appearance of conservation areas. Section 72, relating to conservation areas, is only engaged in relation to development *within* such an area, it affords no statutory weighting to change within their setting.

- 2.2.2 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to *Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council* [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.2.3 Importantly, preservation does not mean that change is not possible; it specifically means no harm, as confirmed by the case of *South Lakeland DC v SSE & Carlisle Diocesan Parsonages Board*, [1992] 2 WLR 204, [1992] 2 AC 141. This is echoed in Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning 2* (2015), which states that '*change to heritage assets is inevitable but it is only harmful when significance is damaged*'.
- 2.2.4 Assessment of heritage impact is not limited to identifying harm, and it is incumbent that impacts which enable preservation, and those which enhance are also given great weight by the decision maker. The case of *Kenneth Kay v SSGCLF and Ribble Valley Borough Council*, [2020] EWHC2292 (Admin), 21 August 2020, makes clear that any heritage benefits should be expressly included and referred to as public benefits.

2.3 National Planning Policy

National Planning Policy Framework (Department for Levelling up Housing and Communities, December 2024)

- 2.3.1 NPPF Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'.
- 2.3.2 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting.

The level of detail provided should be proportionate to the significance of the heritage assets affected and no more than sufficient to understand the impact of the proposed development. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.

- 2.3.3 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets. The NPPF defines 'conservation' in the context of heritage policy to mean: 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance'.
- 2.3.4 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met.
- 2.3.5 Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development, including, where appropriate, securing the heritage asset's optimum viable use.
- 2.3.6 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.3.7 Paragraph 219 notes that 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. It also states that proposals that preserve those elements of setting that make a positive contribution to, or better reveal the significance of, a heritage asset should be treated favourably.
- 2.3.8 Finally, paragraph 220 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

2.4 National Guidance

Planning Practice Guidance (DCLG)

- 2.4.1 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. The recent High Court decision ('Mead') iterated that the PPG and the NPPF are to be read and applied as a whole, being mindful that one may modify the other (*Mead Realisations Ltd v Secretary of State for Housing Communities and Local Government and another* [2025] EWCA Civ 32). Both are statements of national policy issued by the Secretary of State, and there should be no legal distinction between them. In relation to heritage, PPG reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.4.2 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.
- 2.4.3 Paragraph 18 of the PPG states that within each category of harm (which category applies should be explicitly identified – substantial or less than substantial harm), the extent of the harm may vary and **should be clearly articulated**. In common practice, harm is often articulated with reference to a spectrum (for example, 'at the lower end of the spectrum of less than substantial harm', 'at the highest end of less than substantial harm').

Overview: Historic Environment Good Practice Advice in Planning

- 2.4.4 Historic England have published a series of documents which provide guidance on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS). Such documents underpin conservation practice in England.
- 2.4.5 The most relevant to this assessment include:
- [GPA2: Managing Significance in Decision-Taking in the Historic Environment](#) (2015)
 - [GPA3: The Setting of Heritage Assets](#) (Second Edition; 2017)
 - [HEAN7: Local Heritage Listing: Identifying and Conserving Local Heritage](#) (Second Edition, 2021)
 - [HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets](#) (2019)

2.5 Relevant Local Planning Policy

- 2.5.1 The Core Strategy was adopted by the Council on 16 December 2014 and now forms part of the statutory Development Plan for the Borough. It sets out the strategic planning policy framework to guide development in the borough up to 2028.

Ribble Valley Borough Council Core Strategy 2008 – 2028

A Local Plan for Ribble Valley

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.

1. Conservation areas

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

Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

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

2. Listed buildings and other buildings of significant heritage interest

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

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist. 97 core strategy adoption version

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

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

4. Scheduled monuments and other archaeological remains

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

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

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

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

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

- A. monitoring heritage assets at risk and;

- i. supporting development/re-use proposals consistent with their conservation; 98 core strategy adoption version
 - 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.
- D. Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- E. Assess the significance and opportunities for enhancement of non designated heritage assets through the development management process. The protection of heritage assets is recognised in national policy and makes a significant contribution to the character and inherent qualities of the borough. It is important to provide clear guidance on the treatment of these assets through the development management process.

3.0 Historical Background

- 3.1.1 The Site historically formed part of the Gisburne Park Estate. Gisburne Park Estate developed from the Lister family's long-standing acquisition of land and influence in Gisburn. The family acquired the Manor of Guisburn in 1614, and over time built up landholdings including the Lower Hall Estate, which incorporated an earlier park enclosed under licence by the Prior of Gisburn. For much of the 17th century the Listers' principal seat remained Westby Hall, while Lower Hall appears to have had a more secondary role, later becoming associated with the family through inheritance and marriage alliances. These developments laid the foundations for the later creation of Gisburne Park as a unified estate landscape. (Yorkshire Archaeological Society, n.d.)
- 3.1.2 The decisive transformation came in the early 18th century, when Thomas Lister chose to abandon Westby and rebuild at Lower Park. This was a moment of rising family ambition, linked to the Listers' growing political influence in Clitheroe and their alliances with the Assheton and Curzon families. The estate was conceived as a coherent statement of taste, power and status, and the rebuilding of the house in the 1720s and 1730s was closely tied to the creation of the surrounding park. Surviving account books from 1726 to 1740 show a major construction campaign involving a wide network of tradesmen and suppliers and point to the quality and scale of the work undertaken. The identity of the architect remains uncertain, but the house clearly belongs to the highest levels of early 18th-century country-house design in the North (Bourne, 1979)
- 3.1.3 The estate's history also reflects the political outlook of the Lister family. Their Tory and Jacobite sympathies, together with recusant and gentry networks in the wider region, shaped both their social position and the character of the estate. Gisburne Park was not simply a country seat, but an expression of family identity, political aspiration and landscape ambition. The house and park were intended as one integrated composition, combining architecture, pleasure grounds, education, authority and display (Yorkshire Archaeological Society, n.d.).
- 3.1.4 In the 19th century the family fortunes fluctuated. The house was let from the 1830s, then later received renewed investment, particularly in the 1880s when the family returned. Further changes followed in the 20th century, including the estate's transfer to the Hindley family in 1943. The Hindleys maintained Gisburne Park as a family home and continued its association with country pursuits and equestrian life. More recently, the reunion of the house and park under the same ownership has created an important

opportunity to better understand and manage the estate as a whole (Yorkshire Archaeological Society, n.d.).

3.2 Cartographic Regression

- 3.2.1 Historical map sources are useful in understanding the evolution of the Site and its vicinity, including past land uses and relevant phases of built development. This section presents a discussion of the available mapping dating from the 18th Century onwards.
- 3.2.2 Available historical mapping and aerial photography for the Site were reviewed as part of the preparation of this report and are presented as Figures 3–8.
- 3.2.3 The earliest detailed map depicting the Site is the 1892 Ordnance Survey (OS) map. This shows Park House together with the stone store building to the east. A drive approaches the property from the north-east. An enclosure is shown to the north, likely representing a garden associated with the house, while a circular drive is indicated to the south of the porch. A track adjacent to the drive runs southwards to a paddock to the east, with a barn or outbuilding beyond to the south. Park House Beck runs immediately to the west of the farmstead, with scattered tree planting shown around it. An unlabelled road provides access to the site via a sharp right-angled bend and continues north to Park House Bridge. The road corridor and surrounding area are characterised by substantial tree planting, particularly to the north-east. A footpath runs along the access drive from the road to the north, continuing east–west to the north of Park House and then turning south-west towards the beck.
- 3.2.4 The 1908 OS map indicates little change within the Site. Additional buildings are shown around the barn to the south, to both its south and east, forming a more developed farmyard arrangement.
- 3.2.5 There is a considerable gap in the cartographic record before the next available plan, the 1971 OS map. By this date, a garage has been constructed to the north of Park House. A large irregularly shaped structure has replaced the farmyard to the south of the house, suggesting that the building has incorporated or replaced earlier structures on the site. Additional buildings are shown to the south, south-west and west. The road to the north is now labelled Gisburn Road, and a house has been constructed within the woodland to the south of the road. The woodland to the north is identified as Rakes Wood. There has also been considerable tree clearance along Park House Beck. The footpath north of Park House is labelled simply as “Path.”
- 3.2.6 The 1994 OS map (Figure 6) shows no significant change to Park House or the buildings immediately surrounding it. However, the farmyard to the south has

expanded considerably. The large barn has increased in size but still retains an irregular footprint. A large tank is shown to the south, and the single-storey open-bay building, a narrow north–south aligned structure that remains on the site today, had also been constructed by this date.

3.2.7 This historic map regression has demonstrated that Park House Farm has remained the principal historic building within the Site throughout the period examined, with the surrounding land evolving from a more enclosed domestic and agricultural setting into a progressively more developed farmstead. The earliest mapping indicates a relatively discrete house set within formal enclosure, access tracks, garden space and associated outbuildings, with Park House Beck and surrounding tree planting contributing to its rural setting.

3.2.8 The mapping evidence shows that the Site experienced gradual intensification through the 20th century, with additional farm buildings, enlargement of the yard area, and later ancillary structures progressively extending its agricultural character. Despite these changes, the historic house itself and its immediate relationship to the surrounding landscape remains legible. Overall, the regression confirms that while the wider setting has been altered, the principal heritage asset has retained its historic identity and its association with the former farmstead.

4.0 Assessment of Significance

4.1 Park Farm House



Plate 5 - Park Farm House, front (south) elevation

Description

- 4.1.1 The building is a traditional two-storey, Lancashire stone farmhouse of probable 17th-century origin (Historic England, 1954).
- 4.1.2 Externally the walls are coursed local limestone/gritstone rubble with sandstone dressings (ashlar) to openings and quoins beneath a steeply pitched slate roof. The two-unit house presents a projecting central gabled porch bay. Windows are stone-mullioned throughout: a 9-light band to the left of the porch (divided into three sub-groups by two king mullions) with a projecting hood; two 3-light first-floor windows with a continuous hood at eaves height; to the right of the porch a 5-light ground-floor and a 3-light first-floor window (both with hoods); and the porch first-floor window of four stepped lights with a hood.



Plate 6 - Windows on the front elevation, left of the porch. The continuous horizontal banding evident above the windows. The king mullions can be seen dividing the 9-lights on the ground floor



Plate 7 - The porch and right-hand side of the front elevation. The hood moulding with returned ends is clear above the windows

- 4.1.3 There is a clear difference in how the left and right window groups are treated. On the right and in the porch the windows are set behind the front face with a label mould above that has returned ends; the mullions are recessed within their reveals. By contrast, the windows to the left of the porch are emphasised by a continuous stone band/label above (without returned ends) and the ground-floor 9-light is composed as three grouped units separated by two king mullions. The three-part organisation of the left-hand band and the continuous horizontal banding read as a different design logic to the recessed, labelled openings on the right.
- 4.1.4 These contrasting treatments are best explained as evidence of at least two building phases or episodes of remodelling rather than a single phase. One phase produced the recessed, labelled openings (right side and porch) and a separate phase created the continuous band and the three-part 9-light arrangement on the left. The 9-light could have been enlarged later. Evidence for its likely insertion comes also from the irregularly large squared stone blocks forming the first course above the window, which are distinct from the smaller, less stonework above.
- 4.1.5 The outer porch doorway is moulded with an elliptical head and moulded imposts; the inner doorway is a studded plank door with a chamfered surround and a Tudor-arched head. The lintel carries faint, indecipherable punched/carved symbols in low relief. Chimneystacks rise from the gables and to the right of the porch. External evidence of later interventions includes modern replacement glazing, cementitious repointing in places and a cat-slide outshut at the rear.



Plate 8 - Rear elevation from the north west corner, evidence of changes to fenestration.

- 4.1.6 The first-floor window and blocked window on the ground floor are set behind the front face with a label mould above that has returned ends; the mullions are recessed within their reveals, the same as the right hand side of the front elevation. On the right hand side a smaller blocked window can be seen with stone lintel and keystones, this has been replaced with a simple stone surround with a single pane window.
- 4.1.7 The rear outshut has a stone mullioned and transoms window with no label mould, suggesting a later date. This would reflect a later date for the outshut.
- 4.1.8 The farmhouse is entered through an off-centre doorway set within the two-storey gabled porch. This porch opens into a central lounge with a fireplace. Lightweight, non-original partitions of lath and plaster subdivide the left (west) side of the plan into a second lounge with a fireplace at the west gable end and a small pantry to the rear, where the blocked window is. This reinforces the internal partitions being added at a later date. The pantry partition provides access to a staircase situated within the rear outshut (lean-to service range). The right-hand front room (east) contains a chamfered fireplace with a segmental head and retains a surviving bread oven. Main ceiling joists

throughout the front range are chamfered with stepped stops. In the right-hand room (east) these relate to the room proportions but the rooms to the left (west) of the entrance do not relate to the room proportions. This re-inforces the lightweight internal partitions in this area are later insertions. In the right-hand room the ceiling/joist treatment could be a secondary insertion, probably late 17th to early 18th century, and may be associated with the insertion of the first-floor east window (which required trimming of a secondary truss). In sum, the principal roof and internal timbering are early-modern in character, but some room subdivisions, ceiling finishes and upper-floor fenestration appear to post-date the original build and reflect a later reconfiguration of the first floor and service arrangements.



Plate 9 - Internal ground floor partition wall



Plate 10 - Internal partition wall, opened up to reveal 19th century lath and plaster wall

- 4.1.9 On the first floor, roof trusses survive. The roof carpentry is arch-braced with short king posts rising from collars; the principal rafters, braces and exposed purlins show scribed mouldings and pegged joints. One has been sharply cut back where a later window (east front elevation) and reveal were formed.



Plate 11 – Roof structure, principal rafter with bracing visible



Plate 12 - Roof structure visible within first floor hall



Plate 13 - Truss has been cut to accommodate window



Plate 14 – Room in context with the truss has been cut to accommodate window

Analysis of architectural style and features

- 4.1.10 Park House Farm displays a vernacular, post-medieval character. The use of coursed rubble with dressed ashlar around openings, stone mullions divisions, and hood moulds reads as a regional vernacular typical of late Tudor / early Stuart rural houses. The mullioned windows and hood moulds are particularly strong markers of 16th–17th-century domestic work in northern England.
- 4.1.11 The dressed stone surrounds, continuous hood moulding/string course and the decorative carved lintel suggest an intent to present a refined, status-raising façade. These features are consistent with a substantial farmhouse rather than a simple labourer's cottage.
- 4.1.12 The plank-and-batten, studded inner door and associated strap-hinge pattern align with 17th century fittings, looking at examples from *Fixtures and Fittings in Dated Houses 1567-1763* by N W Alcock and Linda Hall (Hall, 1994). Door furniture is often repaired or sympathetically replaced, so while indicative of an early phase, these elements are not on their own conclusive for precise dating.
- 4.1.13 The roof structure is made up of heavy, hand-worked oak members, pegged joints, arch-braced trusses with short king posts and scribed mouldings. These are characteristic of vernacular carpentry of the early modern period (largely 17th century). The exposed purlins and mouldings are consistent with an originally high, open roof or, at minimum, substantial timber framing surviving within the building.
- 4.1.14 Alterations are legible in the fabric. The secondary truss has clearly been trimmed to accommodate a later first-floor/window insertion, demonstrating a post-roof alteration. Modern glazing, cementitious repointing and small service additions are later interventions, broadly dating to the 19th–21st centuries.
- 4.1.15 Taken together, the stylistic and fabric evidence supports reading the building as an early-modern (principally 17th-century) Lancashire farmhouse executed in a regional vernacular, subsequently simplified and adapted in later phases with added service ranges and later repairs.

Possible phasing

- 4.1.16 The phases as assessed within this report are show in the phasing plan, Plates 15 and 16.
- Primary build — 17th century (core phase):

Construction of the main two-unit farmhouse in rubble with sandstone dressings; insertion of original mullioned windows, principal arch braced roof trusses and multiple hearths (large chimneys). Evidence: stone mullions and hood moulds, chamfered joists with stops, heavy pegged roof timbers with scribed mouldings, substantial chimneys and large fireplace/oven.

- Early remodelling / formalisation — later C17 / C18:

Installation or reworking of the central projecting gabled porch, dressed entrance surround and carved lintel as status features; possible reworking of some window openings into the organised symmetrical front. Formation of rear outshut for internal staircase. Evidence: ashlar dressings concentrated on façade and porch; carved lintel and moulded external surrounds that present a more formal face. The post-medieval stone mullioned opening with mullion and transom.

- Insertion of additional first floor windows / internal reconfiguration — probably 18th century:

Lowering or insertion of new openings that required cutting back a secondary truss/brace. Evidence: sharp cut to the second truss to clear a later reveal; rear simpler masonry and later door/lean to bonding.

Internal Partitions – 19th Century

The internal rooms reconfigured with the insertion of partition walls. Evidence: The partition walls are lath and plaster from sawn laths. This demonstrates 19th century fabric and construction methods.

- 19th–20th century repairs and renewals:

Replacement glazing/frames (modern casements), roof and pointing repairs, repair/replacement of ironwork in traditional styles. Evidence: modern window units set within original stone surrounds, cementitious pointing in places.

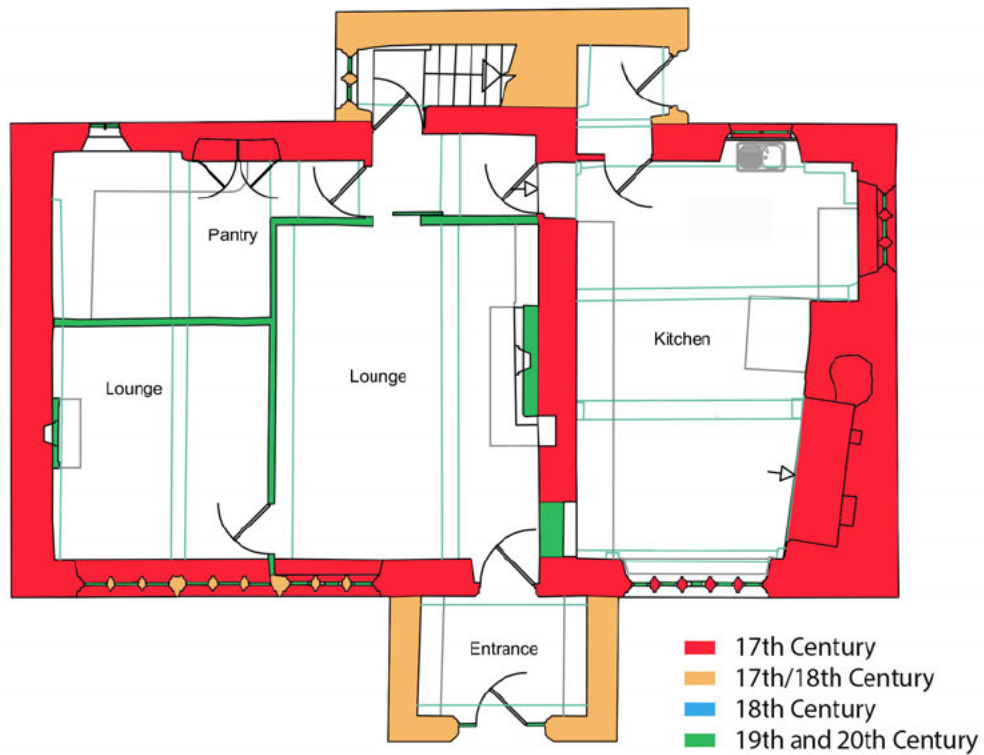


Plate 15 - Phasing Plan: Ground Floor

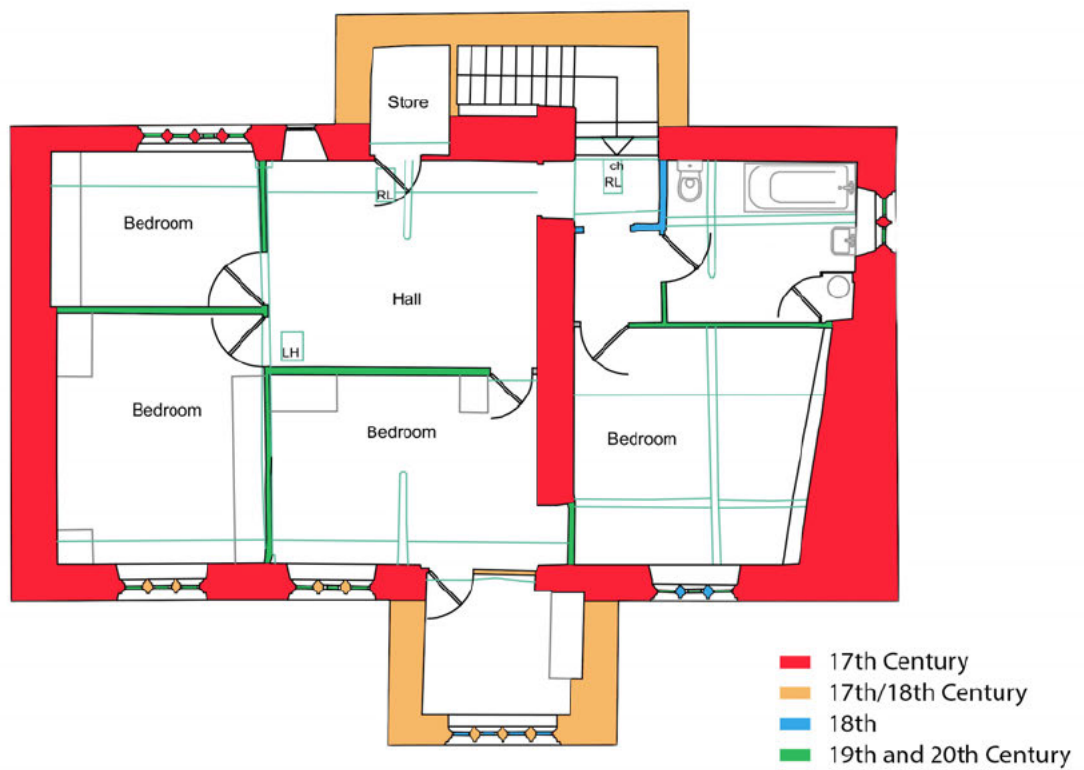


Plate 16 - Phasing Plan: First Floor

Significance

- 4.1.17 Park House Farm is a well-preserved example of a substantial Lancashire vernacular farmhouse dating from 17th century with later phases.
- 4.1.18 Architecturally, the building demonstrates characteristic regional post-medieval features: coursed local limestone/gritstone rubble walls with sandstone ashlar dressings and quoins, stone mullioned windows with hood moulds and continuous stringing, a projecting central gabled porch, and substantial stone chimneystacks beneath a steep slate roof. Internally, surviving fabric such as chamfered ceiling joists with stepped stops, a chamfered fireplace with bread oven, heavy pegged oak arch-braced trusses with short king posts and scribed mouldings reinforce the early-modern domestic character and demonstrates relatively high-quality carpentry and masonry for a rural house.
- 4.1.19 Historically, the farmhouse reads as the dwelling of a reasonably prosperous agricultural household rather than a low-status cottage. The dressed stone surrounds, carved lintel and composed fenestration indicate an intention to present a refined, status-raising façade, while the presence of multiple hearths and a surviving bread oven point to substantial domestic activity and self-sufficiency. Phasing evidence — including the two-unit floor plan, grouping and differing treatments of window openings, the trimmed secondary roof truss cut to form a later first-floor window, and rear outshut/service range development records the building's evolution in response to changing domestic needs and fashions from the 17th century through the 18th–19th centuries and into the modern era.
- 4.1.20 Overall, Park House Farm is of clear local architectural and historic interest. Its combination of surviving early-modern timber and stone fabric, clear phasing evidence and the degree of external formality make it a useful and legible example of a vernacular Lancashire farmhouse that has undergone successive, alterations.
- 4.1.21 Significance and phasing plans set out the significance of different elements within the building.

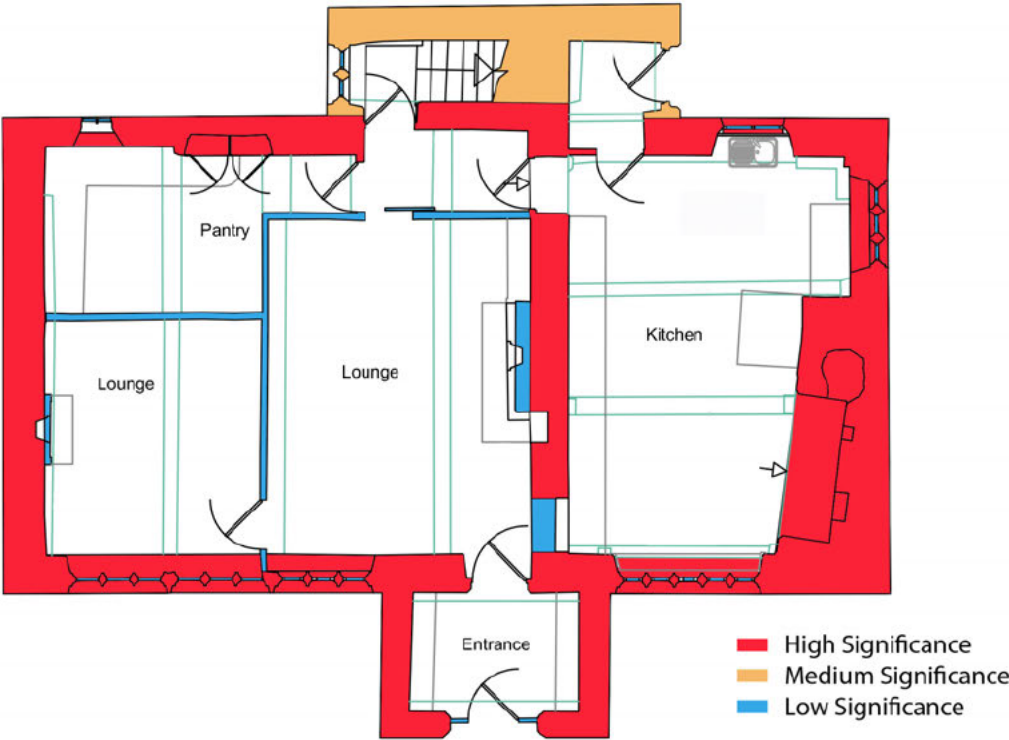


Plate 17 - Significance Plan: Ground Floor

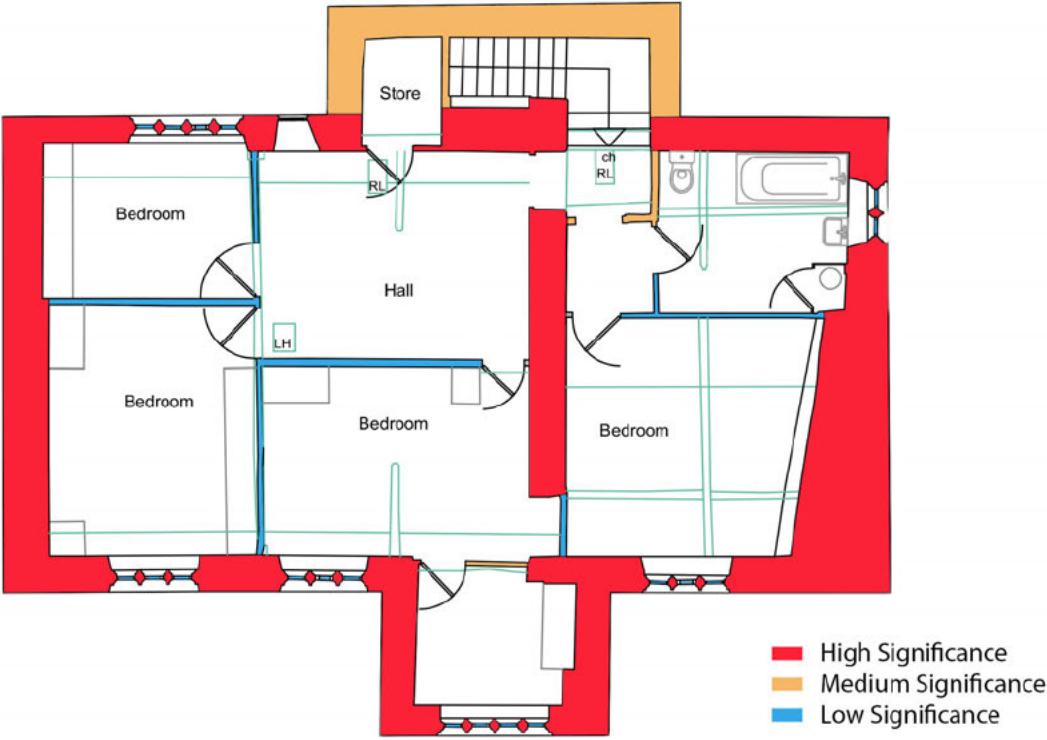


Plate 18 - Significance Plan - First Floor

5.0 Impact Assessment

5.1 Proposed Development

5.1.1 The scheme seeks to return Park House Farm to residential use as a single dwelling through a programme of minor, mainly internal alterations. No external changes or new openings to the historic fabric are proposed; the interventions are limited to re configuring non historic partitions and providing basic modern services and facilities required for residential accommodation.

5.1.2 Works proposed:

- Remove later (post 19th century) internal partitions where they obscure historic form and circulation.
- Ground floor: re open a previously sealed doorway from the central porch/lounge into the eastern front room to reinstate direct circulation; insert small, lightweight partitions to form a discreet utility room and a WC.
- First floor: install lightweight partitions on the western side to re arrange bedroom/layout and improve functional use of the first floor plan.
- All new partitions and fittings will be reversible and finished to be visually discreet within the historic interiors.

6.0 Impact Assessment

6.1 Park House Farm

- 6.1.1 The proposed development would result in no meaningful change to the architectural or historic interest of the Grade II* Listed Park House Farm.
- 6.1.2 The proposed development comprises minor, principally internal alterations to facilitate continued residential use as a single dwelling. No external alterations, new openings, or changes to the historic envelope are proposed. The works are therefore limited to the reconfiguration of later, non-historic internal partitions and the introduction of modest service facilities, with the objective of improving the functionality of the building while retaining its special architectural and historic interest.
- 6.1.3 The removal of later post-19th century internal partitions would have a positive effect on the understanding of the building's historic plan form, particularly within the western ground floor room. These partitions are of no identified historic or architectural significance and their removal would help to reveal the original proportions and spatial logic of the house. Their loss would not result in harm to historic fabric of note and would instead improve the legibility of the principal early fabric.
- 6.1.4 The proposal to re-open a previously sealed doorway on the ground floor, between the central porch/lounge and the eastern front room, would reinstate a historic route of circulation and further clarify the building's original layout. This would better express the relationship between the principal rooms and assist in understanding the historic domestic arrangement of the farmhouse.
- 6.1.5 The insertion of small, lightweight partitions to create a discreet utility room and WC is considered a minimal intervention. These elements are necessary to support the building's viable reuse and would be designed to remain visually subservient and reversible. Importantly, they would not compromise the reading of the historic interior, as they would be located to allow the principal architectural features to remain visible and legible.
- 6.1.6 Similarly, the introduction of lightweight partitions on the western side of the first floor would allow the accommodation to be rearranged into a more practical layout without necessitating changes to the historic structure or principal timber frame. These works would be confined to the internal planning arrangement and would not affect the roof trusses, floor structure, or external elevations. As such, the impact on significance would be limited and reversible.

- 6.1.7 All new partitions and fittings would be designed to be reversible and visually discreet within the historic interiors. This is an important consideration in ensuring that any new work remains subordinate to the significance of the listed building and does not materially diminish its character or evidential value. The use of lightweight construction and careful detailing would allow the interventions to be read as modern additions while preserving the integrity of the historic fabric.
- 6.1.8 Overall, the proposed development would not result in any meaningful change to the architectural or historic interest of Park House Farm. The scheme has been shaped to preserve the most significant historic elements of the building, while removing later insertions that obscure its historic plan and introducing only modest new accommodation where required. On balance, the proposals would cause no more than minor, reversible impacts, and in some respects will provide a beneficial impact through the restoration of legibility, circulation, and appreciation of the historic interior.

7.0 Conclusion

- 7.1.1 This Built Heritage Statement has been prepared by Tetra Tech (formerly RPS) in support of an application for Listed Building Consent for alterations to Park House Farm, proposed to facilitate its restoration and continued residential use. Park House Farm is a Grade II* listed building, recorded on the National Heritage List for England, and is located at National Grid Reference NGR SD 81002 49701 (Figure 1).
- 7.1.2 The report has been prepared in accordance with the requirements of the National Planning Policy Framework and relevant local planning policy, and provides sufficient information and assessment to identify the likely effects of the proposed development on the historic built environment.
- 7.1.3 Park House Farm is a building of clear architectural and historic significance. Its surviving fabric illustrates its early modern origins, strong regional vernacular character and subsequent development over time. The stone construction, mullioned openings, gabled porch, substantial chimneystacks and exposed historic timber structure all contribute to its special interest, while the surviving plan form and internal fabric provide valuable evidence of its domestic use and phased evolution.
- 7.1.4 The proposed works are modest in scale and are limited to minor internal alterations intended to secure the building's optimum viable long-term use as a single dwelling. No external alterations, new openings or works affecting the principal historic fabric are proposed. The removal of later partitions, re-opening of a sealed doorway and insertion of lightweight new partitions would, on balance, improve the legibility of the historic plan form while avoiding harm to the building's more significant features.
- 7.1.5 The assessment demonstrates that the scheme has been informed by a clear understanding of the building's significance, with change directed towards areas of lesser sensitivity, particularly at the rear, and with avoidance of the most important historic elements.
- 7.1.6 The proposed development would preserve the special architectural and historic interest of Park House Farm. Any effect on significance would be limited, localised and reversible, and would cause no harm to the designated heritage asset. The scheme is therefore considered broadly beneficial in securing the building's continued use, maintenance and long-term conservation. As no harm has been identified, the proposal does not engage the balancing exercise set out in paragraph 215 of the NPPF. Instead, it is consistent with paragraph 212, which requires great weight to be

given to the conservation of designated heritage assets, and supports the continued optimum viable use and long-term conservation of the building.

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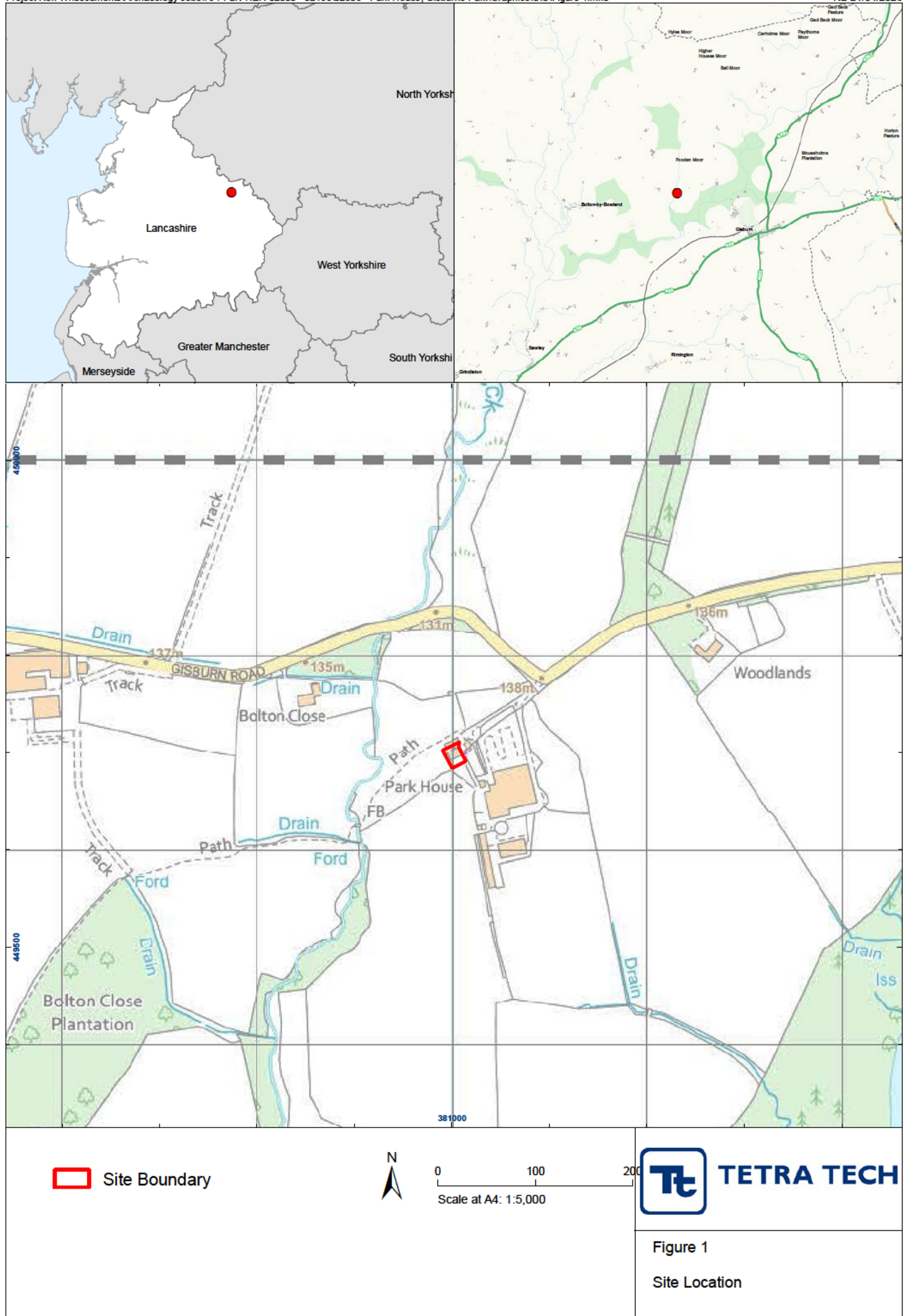
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Figures





Legend

 Site Boundary

 500m search radius

Designated Heritage Assets:

 Listed Building (Grade II*)



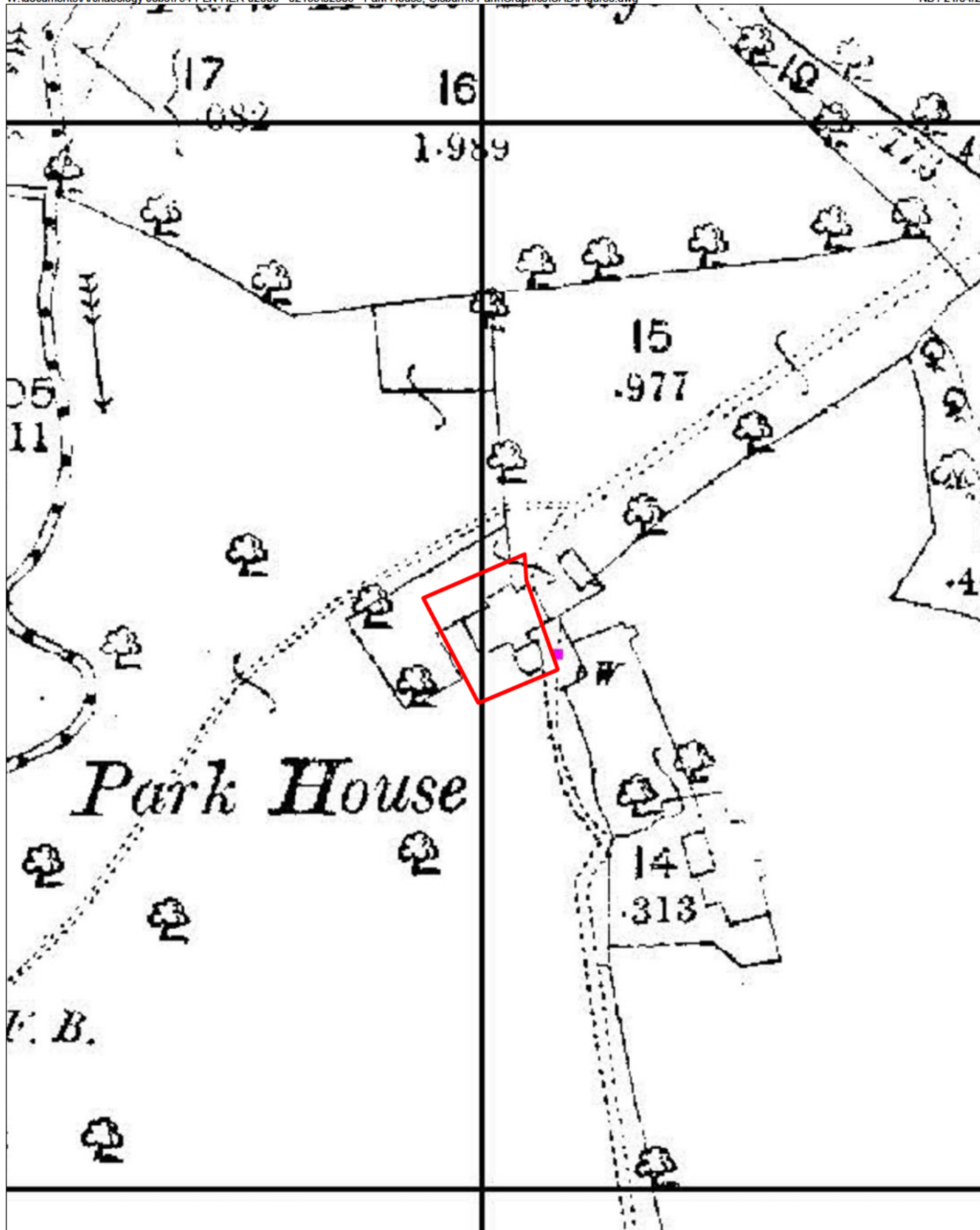
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Figure 2

Designated Heritage Assets



 Site Boundary



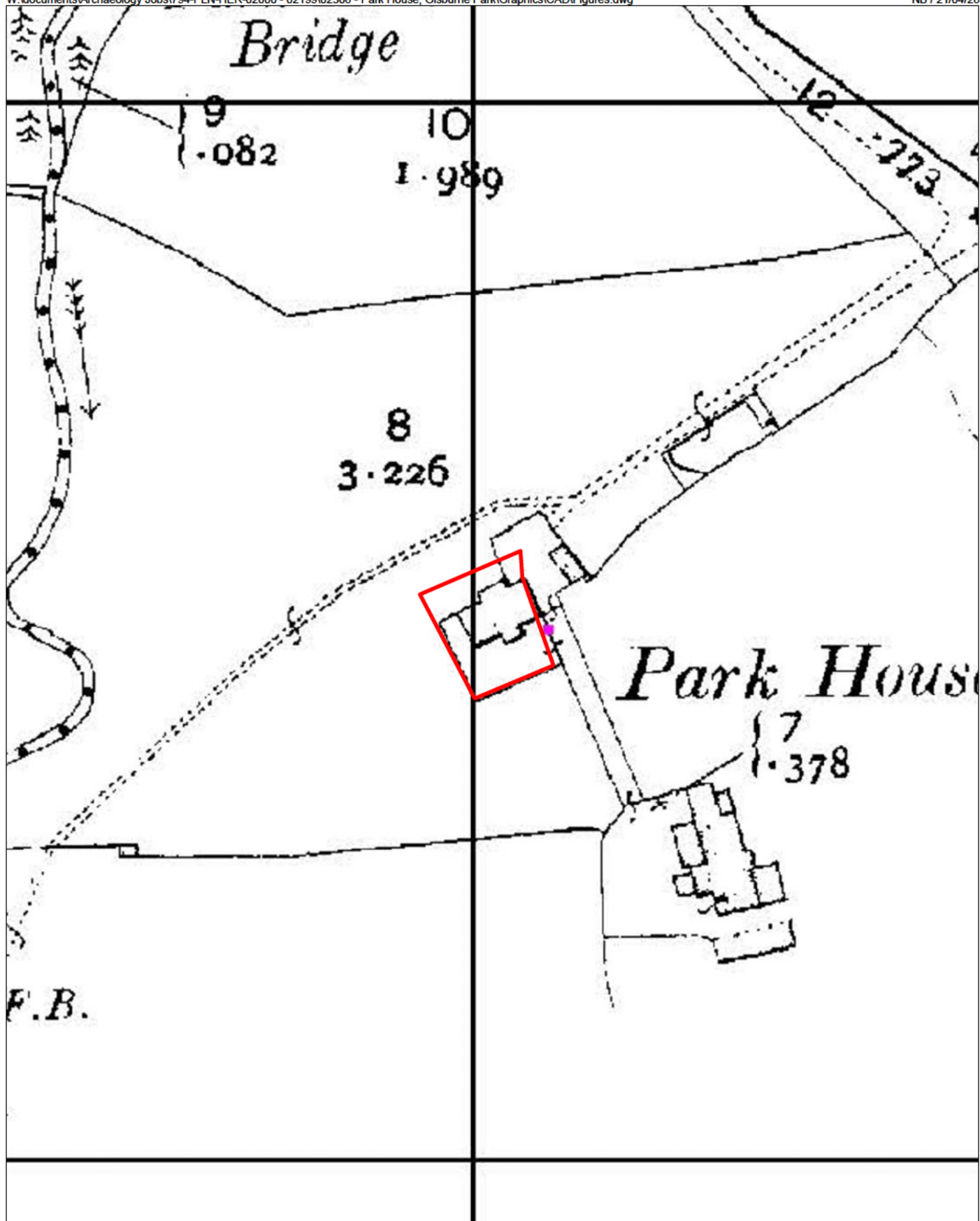
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Figure 3

1892 Ordnance Survey Map



 Site Boundary



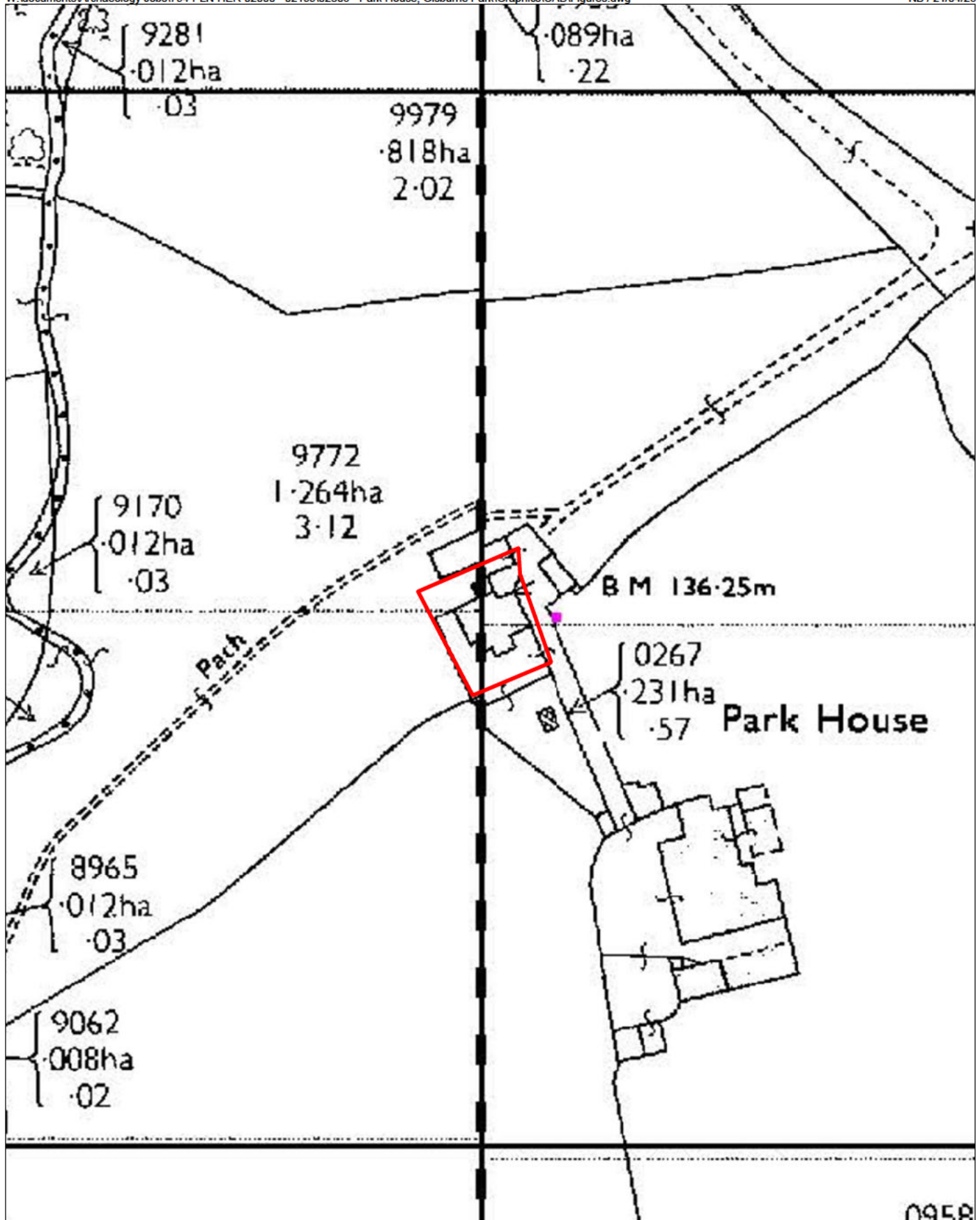
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Figure 4

1908-1909 Ordnance Survey Map



 Site Boundary



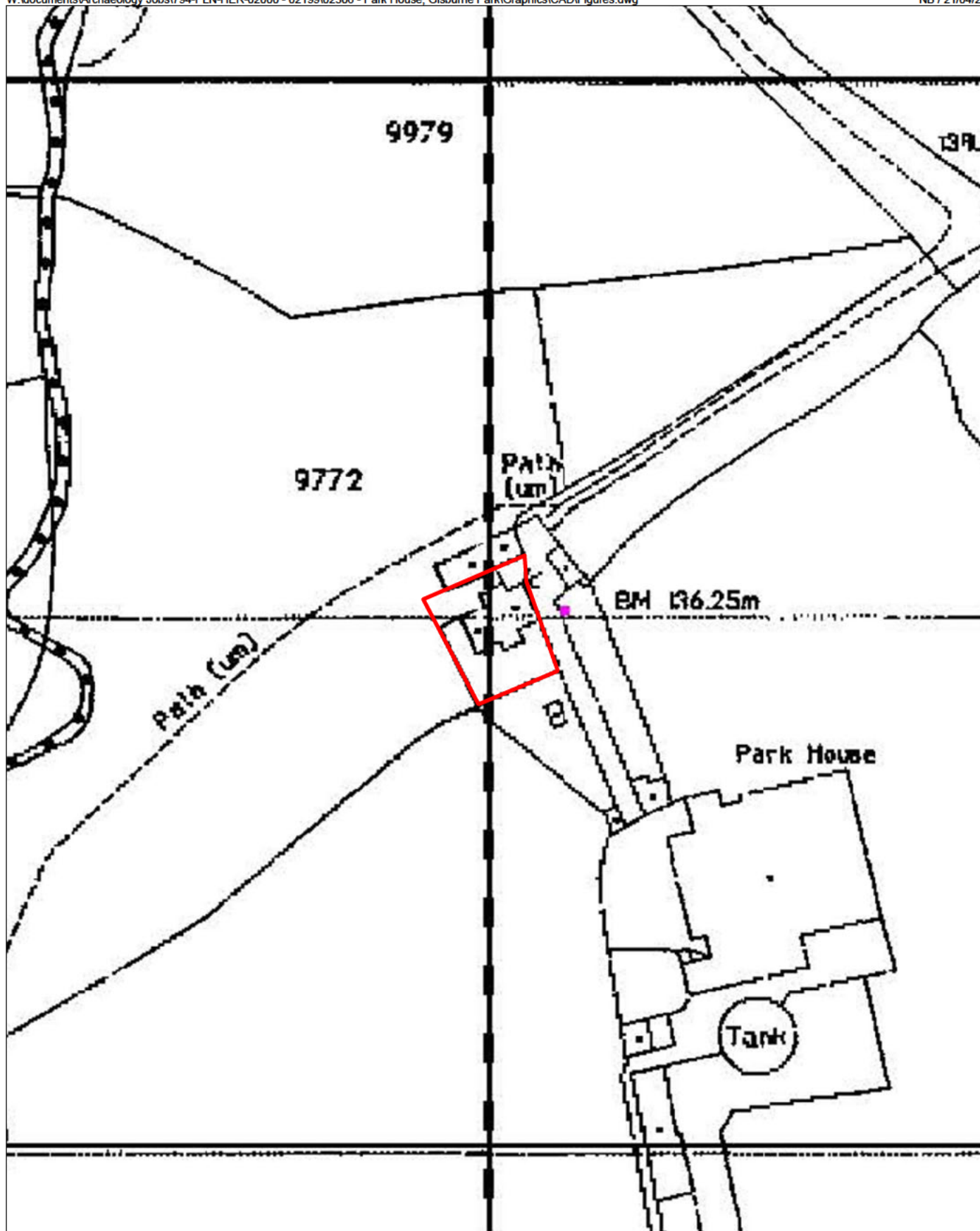
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Scale at A4: 1:1,000



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Figure 5

1971-1973 Ordnance Survey Map



 Site Boundary



0 10 20m
Scale at A4: 1:1,000



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Figure 6

1994-1995 Ordnance Survey Map



 Site Boundary



0 10 20m
Scale at A4: 1:1,000



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Figure 7

2025 Ordnance Survey Map



 Site Boundary



0 5 10m
Scale at A4: 1:500



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Figure 8

2025 Google Earth Image

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