

Eaves Hall, West Bradford, Lancashire

HERITAGE STATEMENT

July 2026

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1.0 INTRODUCTION

This Heritage Statement has been prepared in support of a planning application for 15 eco lodges at Eaves Hall, to be submitted to RVBC. Paragraph 207 of the NPPF requires applications affecting heritage assets to be supported by an assessment of their significance and by an understanding of the potential impact of the proposed development.

1.1 THE REPORT

This Heritage Statement has been prepared by Stanton Andrews Architects on behalf of Bowland Inns & Hotels. Much of the historical information relating to the Hall is drawn from *A History of Eaves Hall and Those Who Lived There* by Donald Heseltine, privately published for the Civil Service Motoring Association circa 2000.

1.2 SCOPE OF THE PROPOSAL

The proposal comprises the installation of 15 prefabricated eco lodge pods within the rear field at Eaves Hall. This section identifies the nature and location of the development before the statement considers the historical background, existing significance and potential impact of the proposals.

This statement is a revised version of an earlier Heritage Statement submitted to support planning application 3/2020/0544, granted approval on 25th November 2020 and initially prepared by Jonathan Ratter BA MA DipSurv IHBC MRICS, following site visits in November 2011 and November and December 2012. That statement was submitted with a previous application for a car park (reference 3/2013/0998), which was granted in January 2014.

1.3 STATUTORY PROTECTION

Eaves Hall was first listed Grade II in 1954. This is surprising because at that time post-1914 buildings were not eligible for listing and only a very few well-known Victorian buildings were protected. As the Hall was largely rebuilt in 1920-22, with little remaining of the previous Hall, which only dated from 1867-71 and was architecturally undistinguished, it should not have been eligible for inclusion. The early post-war statutory lists for rural areas had serious deficiencies, as the investigators were instructed not to visit all outlying buildings and to rely on local histories and other published sources. The most likely explanation is that the investigator confused the present Eaves Hall with an earlier house with the same name nearly half a mile to the west. This building is shown on early maps

and is referred to in 16th and 17th century documents. It is said to have been abandoned in 1823 but is still shown on the first edition of the six-inch Ordnance Survey map (Figure 5). A bungalow on the site incorporates a mullioned window from the earlier building.

Eaves Hall was re-assessed in 1983 during the Accelerated Re-Survey of Listed Buildings. Because the original listing in 1954 was regarded as anomalous, and because the criteria for selection stated that "The very highest standards must be applied and selection must be strictly within a national context," de-listing was considered. After a site visit by a supervising inspector it was decided that the house should remain Grade II, but that none of the curtilage structures should be separately itemized, as they would have been if they had been of listable quality in their own right.

Eaves Hall is included in a non-statutory Local List of Lancashire's Designed Landscapes. The list is mainly based on a desk-based study by Ed Bennis and John Dyke and not on a site visits and assessments. The entry for Eaves Hall is brief, with the dates 'Medieval, C17 & 1867' given. The terraced gardens of 1919-22 are not mentioned, and the Medieval and C17 dates are based on confusion with a different Eaves Hall. The 1867 date is that of the first Eaves Hall on the present site, but the 1919-22 alterations and landscaping works carried out by the Civil Service Motoring Association have removed almost all of the 19th century garden layout.

2.0 HISTORICAL BACKGROUND

2.1 JOHN BURTON AND THE FIRST EAVES HALL

In 1866 John Burton was given a farm and land at Town Head near West Bradford by his father, James, who had been born in 1784 and became a partner in a successful calico printing business in Clitheroe. In 1827 James had moved to Tyldesley near Manchester where by the middle of the 19th century the firm of James Burton and Sons was operating several cotton spinning mills.

Shortly after being given Town Head, John bought the adjacent Eaves House and Drake House lands and created the Eaves Hall estate of several farms and 275 acres of land. The name was taken from the earlier house that lay to the west of Town Head. The shortage of suitable established landed properties in Lancashire in the 19th century meant that it was common for men who had made their money in industry to establish a county estate by buying farms as they became available. Between 1867 and 1871 a new Eaves Hall was built on the site at Town Head, where an earlier house was demolished. It was a substantial sandstone house of two and a half storeys with some Tudorbethan details. The symmetrical main front faced south and had gables to each side with bay windows, and a recessed centre with dormers. A garden front faced west.

John Burton died in 1879. After the estate failed to sell at auction it was bought by his younger brother Edward, who lived at Eaves Hall until his death in 1898. Comparison of the 1886 and 1912 Ordnance Survey maps suggests that he was responsible for extending the west wing, adding a pheasantry to the south of the house and for some changes to the kitchen garden and outbuildings to the rear. After Edward's death in 1898 the estate remained in the Burton family, although it was let to tenants for periods.

2.2 ARTHUR BURTON AND THE REBUILT EAVES HALL

In 1918 Arthur Burton moved in as a tenant and in 1920 bought the freehold from the trustees of Edward Burton's estate. He had begun work on creating the garden to the south of the Hall in 1919, and after completing the purchase began transforming the house into the red brick mansion that exists today. He spent over £200,000 on the work, a vast sum of money at a time when a three-bedroomed house could be bought for less than a thousand pounds. His architects were Hitchon and Pickup, a firm of Estate Agents, Architects and Valuers based in Burnley. The little information that is available about the

firm suggests that they specialised in hotels and public houses and confined their work mainly to the Burnley area. Why Arthur chose to employ Hitchon and Pickup when he had the means to afford a more fashionable country house architect is unclear. In September 1922 he moved into the house with his wife Evelyn, but within two weeks she died unexpectedly aged 40. In 1924 he re-married Millie Edgecombe from Beckenham in Kent. At first they lived at Eaves Hall, but the recession in the cotton industry and Millie's family connections in the south made them decide in 1928 to put Eaves Hall up for sale. It proved difficult to sell and was eventually bought in 1931 for £4,000 by a speculator, and then by the Kay family, who put it up for sale again in 1938.

2.3 USE AS OFFICES AND CONVERSION TO A HOTEL

The house remained empty, but in 1941 was bought by Brooke Bond Limited for use as their northern offices, safe from the London bombing. After the War Brooke Bond retained ownership and opened the Eaves Hall Hotel, which they ran until 1961. It was then bought by the Civil Service Motoring Association for use as a private member's club and was operated by them until 2007, when it was bought by Richardson Hotels Ltd. In 2011 it was bought by the present owners and now operates as part of the James's Places group.

3.0 CONSTRUCTION OF THE GARDENS, DRIVEWAY AND LODGE

3.1 THE GARDENS

At the rear of the house the Victorian stables and some of the garden layout were retained (see Figures 6 & 7). At the front the setting of the Hall was radically altered, with the sandstone gate piers at the upper entrance from Moor Lane being the only surviving earlier features, moved from their original position.

Work started in 1919 to create terraced gardens on four levels, separated by sandstone retaining walls. Because of the constraints of the site, with the lane running past the house on its east side, the main axis of the gardens was not aligned with anything in particular, but the eastern graveled path was on the main axis of the house facade. On the west side a wild garden was created to provide shelter and screening. On the east side stone retaining walls and planting separated the gardens from the new drive. Figure 1 shows the view from the house shortly after the completion of the gardens. At the upper level there was a Dutch garden with a central lilly pond or bathing pool. At the next level down there was a rose garden, with a smaller garden below. At the bottom level, a new car park constructed in 2014.

3.2 THE LODGE, GATEPIERS AND DRIVEWAY

A new driveway was constructed parallel with Moor Lane and separated from it by trees and planting. Although there was a more direct approach to the front of a house via the gateway further up the lane, this more formal approach seems to have been intended for use by the owner and his guests arriving by motor car. The rising ground, a slight double curve, and the hedges above the stone side walls of the terraces on the west side, meant that the front of the house was only gradually revealed, and the gardens were hidden until the terrace was reached. An alternative pedestrian route to the front of the house via the gardens was provided by a flight of stone steps close to the entrance gates.

A new lodge, bridge and entrance gates were built at the entrance to the driveway, of red brick and Portland stone in a classical style similar to that of the main house. The lodge (Figure 2) had particularly robust details, with freestanding columns to a loggia and with projecting cornices.

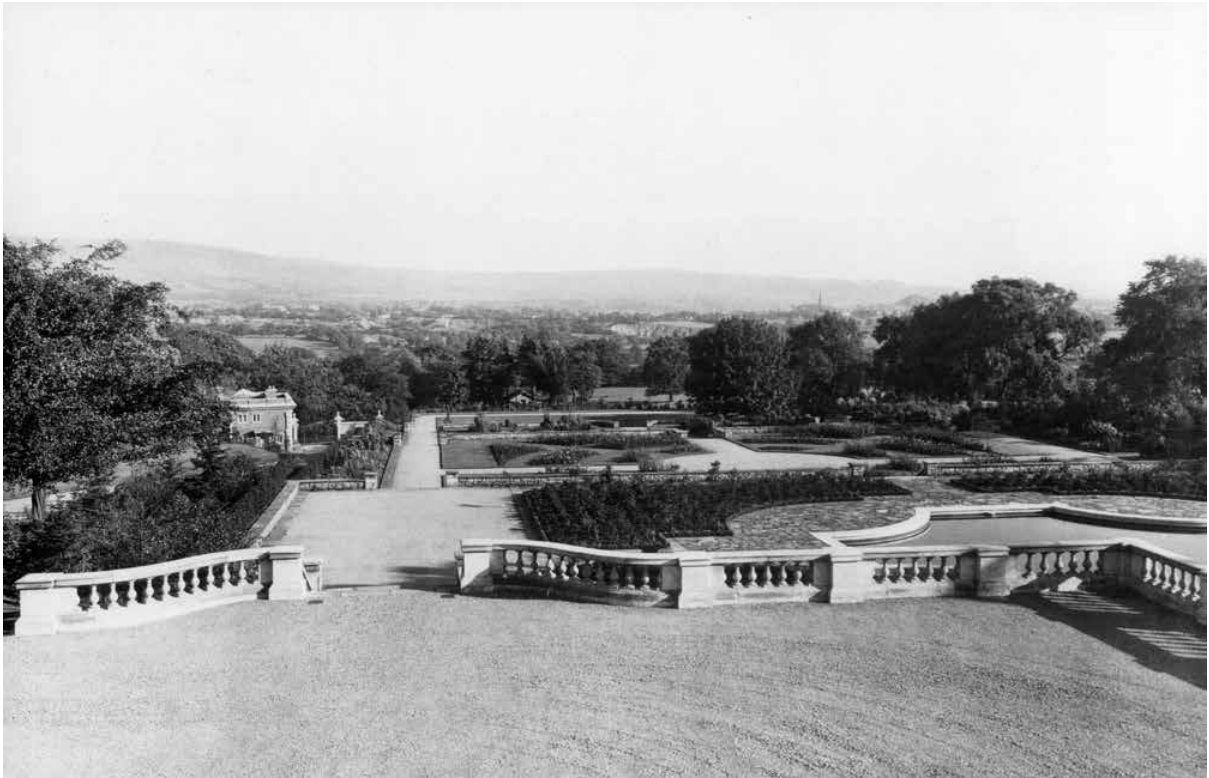


Figure 1. A view of the terrace in front of the Hall and the gardens. The photograph is undated and must have been taken shortly after completion of the works.



Figure 2. The lodge and gates. This photograph must also date from shortly after completion of the works. The lodge is unchanged apart from the addition of a car port and some alterations to the parapet details.



Figure 3. An undated photograph of the lodge, gates and bridge. This view is also comparatively unchanged.



Figure 4. This undated aerial photograph shows the changes made to the grounds by the CSMA, as well as the houses built on the opposite side of the lane in the late 20th century. The tennis court at the bottom right of the photograph is now the car park.



Figure 6. The 1908 edition of the twenty-five inch Ordnance Survey map.

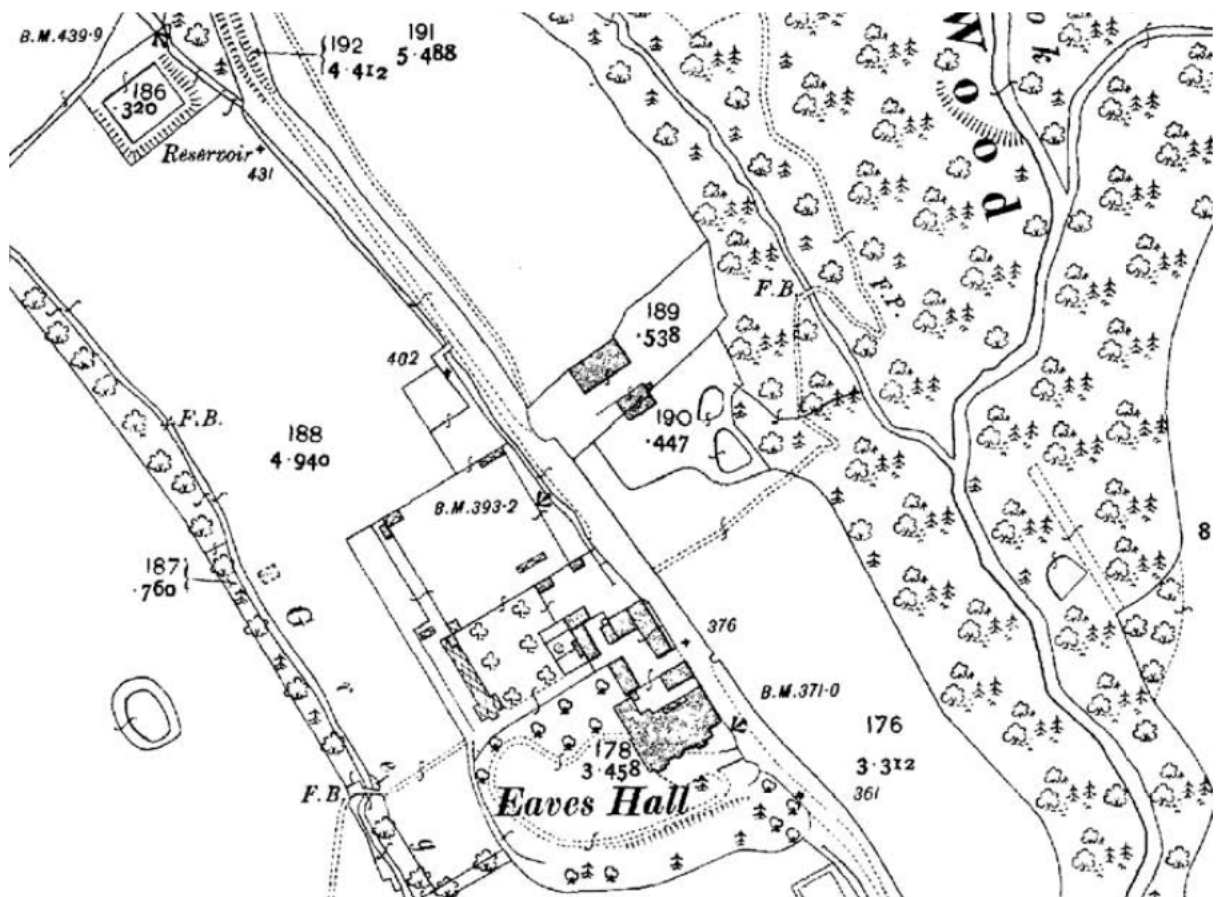


Figure 5. The first edition of the six inch Ordnance Survey map, surveyed in 1847. The present Eaves Hall was built on the site of the building labelled 'Town Head'. The earlier Eaves Hall is shown on a different site to the west. Confusion between the old and new Eaves Hall seems to have led the compilers of the first statutory list and the non-statutory Local List of Lancashire's Designed Landscapes to assume that the present Hall has 17th century origins.



Figure 7. The 1969-71 edition of the twenty-five inch Ordnance Survey map. Glass houses shown to the west of the Motor House have since been demolished.

4.0 THE BUILDINGS AND GROUNDS TODAY

4.1 THE HALL AND ITS SETTING

The south and west façades of the Hall remain relatively unchanged, apart from the addition of some dormer windows later in the 20th century. The terrace in front of the Hall was used for car parking but since the conversion of the tennis court to car parking is used for occasional parking only. Original paths, walls, a glasshouse and planting in the gardens to the west and north-west of the house were removed by the CSMA to create a bowling green and putting green.

4.2 THE TERRACED GARDENS

The garden walls and walkways remain, as does the wild garden to the west. However, the pond has been infilled and, apart from the planting at the upper level around the former pond, most of the original planting has been replaced by grass. At the bottom level there is a disused tarmac tennis court that has been changed into car parking (3/2013/0997)

4.3 THE LODGE, GATES AND DRIVEWAY

The lodge, gates and driveway remain relatively unchanged. Re-roofing has altered the parapet detail of the lodge and a car port has been added. The gravel surface of the driveway has been replaced by tarmac, and the upper end of the drive has been widened to create parking bays. Sandstone retaining walls to the garden terraces, with hedges above, remain on the west side of the drive.

4.4 REAR FIELD

The top field is an unused parcel of land to the rear of Eaves Hall. It appears never to have been developed and has remained an open part of the estate since at least 1847 (see Figures 5 and 6). A reservoir associated with the lodge is located at the north-eastern end of the field, although the date of its construction is unclear.

5.0 THE CHARACTER AND SIGNIFICANCE OF EAVES HALL

5.1 THE HOUSE AND ITS SETTING

Eaves Hall was designed by a relatively unknown firm of provincial architects. It is interesting for the ingenious way in which the brick and Portland stone facades were wrapped around the existing 1870s sandstone building and for illustrating the wealth and decline of one of the Lancashire cotton families.

The main ground-floor interiors are good-quality reproduction work. Only two elevations are treated as architectural compositions: the east side facing the lane is plain and utilitarian, and on the north side there was no attempt to make an architectural whole of the old and the new, resulting in a confusing jumble of architectural features.

The main part of the south façade is symmetrical, in a 'Renaissance' style of domestic classicism with two projecting wings linked by a loggia. In the centre of the first floor is an Edwardian Baroque frontispiece that could be copied from a number of pre- Great War commercial or public buildings. The west front, facing the garden, is broken up into sections to create a more informal picturesque composition dictated by the need to wrap the brick façade around the existing 1870s house.

In 1983 there was discussion about whether to de-list Eaves Hall. It is an attractive house set in beautiful countryside, but the selection criteria required inter-war buildings to be of a much higher quality than buildings from an earlier period. A house built in a similar style and built in the 1890s would stand a greater chance of inclusion. The criteria have not fundamentally changed since the 1980s. The 1939 cut-off date no longer applies, and a more thematic research-based approach is now taken, but the principle that 20th century buildings, and particularly those built after the First World War, must be of a considerably higher standard than earlier ones in order to enjoy protection still applies.

Selection guides published by English Heritage give more detailed advice on particular building types. The guide for modern houses states the following:

"Neo-Georgian and historicist houses formed another strand in early twentieth-century domestic architecture. Aiming for dignity and restraint, the results are often deliberately understated. Often possessing a formal, symmetrical, front, they may be carefully planned around generous staircase halls with considered circulation routes from room to room. Key

considerations will be architectural quality, inventiveness, intactness, and decorative flair. The best examples will also enjoy a strong relationship with their grounds."

5.2 THE LODGE, GATES & BRIDGE

The lodge and gates at the entrance to the main drive are of some architectural merit and make a picturesque composition (Figure 3). Like the house, if they dated from the late nineteenth century (as, stylistically, they might do) they would have been listed in their own right. However, because they date from 1920-22, are associated with a house of borderline listability, are not architecturally innovative, and were not designed by an architect known for any other works of distinction, they were not separately itemised during the 1983 re-survey. Because of their 20th century date it is quite possible that the same decision would be reached today if they were put forward for spot listing.

5.3 THE TERRACED GARDEN

The garden areas to the west of the house were converted into a bowling green and putting green after the Second World War. The terraced gardens to the south remain. The garden walls, statues and other structures in the terraced gardens were examined during the listing re-survey and judged not to be of listable quality in their own right. The garden is not included in the Register of Parks and Gardens of Special Historic Interest in England, compiled by English Heritage. Like buildings, the degree of special interest required for a site to be protected rises as its date of creation becomes closer in time, and the garden at Eaves Hall falls well below the required standard for it to be considered of special interest in a national or regional context. Eaves Hall is included in non-statutory Local List of Lancashire's Designed Landscapes, but (as discussed in Section x.x, above) the entry is based on a confusion between the old and new Eaves Hall and does not mention the 1919-22 gardens at all. The garden is not associated with a well-known designer, owner, gardener or plant collector. Although the sloping site offers very good views, its structures (rubble stone retaining walls, steps, pond surround, urn) are plain and unremarkable and lack the quality of architectural detailing seen on the house itself. The planting seems to have been limited and conventional, with a Dutch garden and lily pond at the upper level, a rose garden at the middle level and a tennis lawn at the bottom level.

Although the pond has been infilled, the top level of the garden retains some planting. The lower level, which is now a car park, is largely hidden, and can only be seen from the level immediately above. The two middle levels are grassed, with the graveled walkways

remaining, and there is now little to encourage guests to explore the lower levels of the garden.

5.4 THE APPROACH TO THE HOUSE

It is misleading to refer to the approach to Eaves Hall as if it was a Regency country house with a curving driveway gradually revealing the façade through trees. Although the architects have made the best of a difficult site, the house is next to a public road, with three entrances into its grounds. An alternative pedestrian route through the gardens, via steps opposite the lodge, has always existed and gives the most dramatic approach to the house, as the eastern graveled walks and steps are aligned with the baroque centerpiece of the facade, which is visible in the distance.

5.5 NEGATIVE FACTORS THAT DETRACT FROM THE SETTING OF THE HOUSE AND THE GARDENS

The present disused overgrown field behind, although hidden from view from the driveway and upper terrace, detract from the overall character of the gardens. In the past some of the flagstone copings and paving has been stolen from this area, encouraged by the appearance of neglect.

6.0 THE IMPACT OF THE PROPOSALS

6.1 VISUAL IMPACT AND SETTING

Care has been taken to ensure that the design and use of the rear field do not compete with the grandeur of Eaves Hall. The field is located behind the Hall and is visually separate from its principal elevations, so the focus of the estate will remain on the listed building and its formal setting. The wider Eaves Hall site will remain largely unchanged and the proposal is not expected to affect the listed building itself.

The proposal would bring an underused and unkempt field into managed use, with landscaping designed to respect the character of the existing estate. The layout is physically related to surrounding development, including Three Rivers Caravan Park and the residential plots adjacent to Moor Lane, while remaining distinct from the formal gardens and principal approach to the Hall.

6.2 LANDSCAPE TREATMENT AND ECOLOGY

The proposed landscape treatment will use simple, recessive materials, including gravel and bark shavings, to avoid competing with the formal character of the Hall and its principal gardens. Existing trees, the brook to the western boundary and established vegetation will be retained wherever possible. Any removal of vegetation will be limited to what is necessary for access, construction and long-term maintenance, and the new landscape treatment will be consistent with the informal character of the existing western wild garden.

6.3 DESIGN, MATERIALS AND REVERSIBILITY

The eco lodges would be prefabricated and are therefore expected to have a limited physical impact on the landscape. The proposal is for 15 prefabricated cylindrical timber-framed lodge pods which sit lightly within the site and provide a robust but temporary form of accommodation. Their scale, layout and character are intended to relate to the natural and wooded qualities of the rear field, with a semicircular fan arrangement that follows an informal, organic pattern.

The external finishes would not seek to imitate the Hall, but would read as a clearly contemporary and lightweight addition, using timber cladding, lime render and sedum green roofs. These materials are intended to help the lodges sit quietly within the landscape

and reduce visual effects on the immediate surroundings and the wider Forest of Bowland National Landscape.

Because the lodges are prefabricated, the intervention would be reversible and could be removed without permanent alteration to the listed building or its principal designed landscape. This reinforces the distinction between the historic estate and the proposed contemporary accommodation.

6.4 CONSTRUCTION EFFECTS

Construction activity would be physically separated from the Hall and its principal listed fabric. The use of prefabricated units would reduce the duration and intensity of on-site works, limiting disturbance to the wider estate and helping to protect the setting of the listed building during implementation.

7.0 POSITIVE BENEFITS OF THE PROPOSALS

7.1 SUPPORTING AN ECONOMICALLY VIABLE USE FOR A LISTED BUILDING

The remote location, the large proportion of the interior occupied by public rooms, and the extensive grounds requiring maintenance, has meant that two previous owners (the CSMA and Richardson Hotels) decided that it was not viable for them to continue running Eaves Hall as a hotel relying for income mainly on the provision of overnight accommodation. Use as a wedding and conference venue by the current owners has established a viable use that relies on the impressive exterior and attractive public rooms for its appeal to guests. Alternative institutional uses or sub-division into flats could be more harmful to the historic character of the house. Additional accommodation provided by the proposal will increase the revenue and solidify the future of the hall as a event venue for years to come.

8.0 CONCLUSIONS

The proposal for 15 eco lodges within the rear field at Eaves Hall would not adversely affect the listed building or its principal designed setting. The majority of the estate would remain untouched, while the currently underused field would be brought into managed use through a landscape-led scheme that respects the established character of the grounds. The proposed lodges would provide additional accommodation to support the long-term viability of Eaves Hall as an event venue, while remaining clearly identifiable as a contemporary addition. Their prefabricated construction would allow them to be removed in future without permanent harm to the listed building, its immediate setting or the wider estate.

APPENDIX 1 PHOTOGRAPHS

Photograph 1

The front of the hall with previous
car park area



Photograph 2

The lodge from Moor Lane



Photograph 3

Aerial view of the hall



Photograph 4

The track leading to the rear field



Photograph 5

View of the Hall from the rear field



Photograph 6

The lodge reservoir at the top of the rear field



Appendix 2

LIST DESCRIPTION

SD 738 448

WEST BRADFORD

74 SW

10/142

Eaves Hall

16.11.1954

House, 1922 by Hitchon and Pickup (Pevsner). Red brick and Portland stone, with slate roof. 2 storeys with attics, the main part of the south facade being a symmetrical composition in a Free Renaissance style, with stone quoins and cornice, and with 2 projecting wings. These are linked by a balcony, in front of the recessed central section, carried on paired Tuscan columns. In the centre of the 1st floor is a large open pediment on paired Ionic columns, framing a tripartite window with Ionic columns as mullions and with a Diocletian window above. The windows have casements with glazing bars, those to the wings having architraves, with pediments in the centre on the 1st floor. The west facade is in 3 sections, each almost symmetrical. Towards the right is a doorway with a large segmental open pediment on console brackets. Towards the centre is a long window of 7 lights with square mullions, with 4 Tuscan columns set forward, resting on the sill and supporting an entablature. Over the central 3 lights is a semi-circular moulded head with scallop decoration. On the 1st floor is a Venetian window with balcony, under an open pediment. The left-hand section of the facade has a ground-floor window similar to that of the central section, of 6 lights with 6 columns. Interior planned around an informal central lobby paneled in stained wood with Ionic columns and pilasters.