

Cockshutts Farm Cottage and Farmhouse, School Lane, Simonstone

Heritage Impact Assessment



Blue Willow Heritage
Historic Environment Consultancy

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Prepared for:	Helen Vickery of Ingham and Yorke
Prepared by:	Sophie Pearson BA (Hons), MA, ACIfA Tiffany Snowden BA (Hons), MCIfA, IHBC Ailsa Bailey BA (Hons), MA, ACIfA
Checked by:	Tiffany Snowden BA (Hons), MCIfA, IHBC
Edited by:	Tiffany Snowden BA (Hons), MCIfA, IHBC
Project Ref:	BWH2526-30
Document Ref:	Report No. 2526-30B
Dates of Fieldwork:	October 2025
Date of Report:	April 2026
Document Version:	1.0



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ACKNOWLEDGEMENTS

Blue Willow Heritage would like to thank Helen Vickery of Ingham and Yorke for commissioning the study on behalf of Irene and Anne Starkie, as well as Danielle Arkwright of DC Architectural Design for their support throughout the project. Thanks are also extended to the various repositories of guidance and information consulted for this assessment, especially to Joanne Smith of Lancashire County Council for providing the Historic Environment Record (HER) data. Where map data has been used in the preparation of the accompanying figures, this is derived from Ordnance Survey Opendata and is Crown copyright all rights reserved, unless otherwise attributed.

EXECUTIVE SUMMARY

This Heritage Impact Assessment has been commissioned to provide an assessment of the potential heritage impact of a proposed development at the Grade II listed Cockshutts Farmhouse Cottage and Farmhouse, Simonstone (NHLE 1237665).

In summary, the proposed development represents a well-considered and heritage-led scheme that is sympathetic to the fabric and setting of Cockshutts Farm Cottage and Farmhouse. While a limited number of the proposed works would result in some minor negative impacts - including loss of, and disruption to, limited historic fabric - where this is the case, design advice throughout the scheme has been to focus such alterations on less significant parts of the building and where unavoidable, ensure that the level of impact is reduced and mitigated. It is considered, however, that these negative impacts are more than balanced by the overall positive impacts and conservation gains of the proposed scheme. These include the removal of inappropriate modern interventions, the repair and reinstatement of historic fabric, improvements to the building's overall condition and thermal performance, and the re-introduction of features that enhance understanding of the building's long and complex development.

The heritage-led nature of the scheme ensures that the legibility of the building's historic planform, spatial hierarchy, and architectural evolution - from its origins as a yeoman house to its later phase as a gentry residence - will be better revealed and appreciated. Moreover, the baseline research undertaken as part of this project has begun to re-establish the social and historical connections between the property, the Starkie family, and the wider Huntroyde Estate, offering valuable insight into the development of this area of the Lancashire Pennines. Subject to continued study, this research has the potential to further contribute to the wider historic and archaeological understanding of the area.

The proposed development also takes account of the wider setting of the listed building. As identified within this assessment, the design has been carefully developed to avoid harmful change to the building's external envelope. Indeed, the proposed works - including essential stonework repairs, reinstatement of appropriate fenestration, and selective clearance of overgrown vegetation - are expected to result in a minor to moderate positive impact on the significance of the listed building. Collectively, these interventions will enhance the external envelope and improve views both to and from the identified viewpoints along School Lane, thereby strengthening the building's contribution to the wider historic landscape.

The recent grant of planning permission for restoration works to Cockshutts Farmhouse (ref. 3/2024/0919) presents an appropriate and timely opportunity for a comprehensive programme of renovation works across the entire structure. Implementing the Cottage proposals concurrently with the already-approved works to the Farmhouse will ensure a coordinated and holistic approach to conservation, restoring the whole building to a high standard suitable for continued residential occupation and/or future rental use. This approach supports the long-term sustainable use and management of the heritage asset.

Overall, the proposed scheme represents a balanced judgement between potential impacts and conservation benefits, resulting in an overall minor positive impact on the significance of the listed building. In this respect, the development aligns with the environmental objective of sustainable development as defined within the NPPF (MHCLG 2024), adapting the heritage asset in a manner sympathetic to its historic context to maintain it in a viable, appropriate use. The scheme ensures that Cockshutts Farm Cottage continues to make a meaningful contribution to local character and sense of place.

Importantly, the development also accords with the relevant policies of the Ribble Valley Core Strategy 2008–2028 (Ribble Valley Borough Council 2014). In line with Policy EN5 (Heritage Assets), the proposals preserve - and in several respects enhance - the significance of the listed building, sustaining its special interest and supporting its long-term conservation. Similarly, the scheme complies with Policy DME4 (Protecting Heritage Assets), as it demonstrates a clear understanding of the asset's significance, proposes sympathetic and minimal-intervention design solutions, and employs appropriate traditional materials and detailing. The scheme is therefore considered an acceptable and positive form of development that will ensure the continued preservation and appreciation of this important heritage asset for the 21st century and beyond.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

This Heritage Impact Assessment (HIA) has been commissioned to provide an assessment of the potential heritage impact of a proposed development at Cockshutts Farm Cottage & Farmhouse, School Lane, Simonstone (hereafter referred to as the 'proposed development site').

The proposed development site comprises a substantial farmhouse constructed in the 16th century, later extended in the 17th century and now divided to form a pair of dwellings. It represents a rare surviving example of a probable yeoman house that was later adapted to the status of a gentry residence, reflecting broader regional patterns of rural domestic architecture in the Lancashire Pennines, where house form and scale often corresponded to the increasing wealth and social standing of the owner.

The proposed development site is listed at Grade II (NHLE 1237665) on account of its special architectural or historic interest. To the rear of the dwellings lies a collection of outbuildings. For the purposes of this assessment, these ancillary structures are considered to be curtilage listed. However, these structures do not form part of the proposed development. The listing description for Cockshutts Farm Cottage & Farmhouse has been reproduced below:

SD 73 SE SIMONSTONE SCHOOL LANE

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

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

Listing NGR: SD7763534540

Cockshutts Farm Cottage & Farmhouse form part of the Huntroyde Estate. It is important to note that Blue Willow Heritage has previously been commissioned to produce Heritage Impact Assessments for several properties that form part of the Huntroyde Estate, and are located within the Ribble Valley district. Accordingly, some of the research included in former applications, and particularly that which relates to the development of the Huntroyde Estate and Starkie Family has been referenced and/or reproduced within this report, and can be considered applicable in the context of previous applications.

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

1.2 SITE LOCATION

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

The area in which the proposed development site is located is residential in nature, with the predominant built form comprising terraced houses, interspersed with larger detached dwellings alongside green spaces as well as Simonstone St Peter's Church of England Primary School to the south west. The site occupies a prominent position along School Lane, despite being set back slightly and sheltered to an extent by mature vegetation. It can be accessed via a short driveway, leading off School Lane. The driveway, which leads to an area of hardstanding suitable for parking and turning, is shared by both dwellings. The continuation of the driveway is an access track leading to arable/pasture land associated with Cockshotts Farm. The farm is referred to both as 'Cockshutts' and 'Cockshotts', with the former appearing in earlier documentation and maps, and the latter being the name more commonly used today. The surrounding arable farm/pasture land provides a unique and tranquil setting.

1.3 SITE DESCRIPTION

The proposed development site is roughly rectangular in shape and comprises a substantial farmhouse. Constructed in the 16th century, the building is primarily of slobbered thin sandstone rubble, with the cross-wing faced in squared sandstone. The structure is topped with a stone slate roof and three chimney stacks: one on the ridge at the junction of the bays, one at the right gable, and another at the rear corner of the wing. The farmhouse is T-shaped in plan and incorporates a 2-bay through-passage hall range with a projecting stair-turret porch to the second bay, and a cross-wing at the left end. It is of two storeys, with a two-storey porch beneath a carried-down roof.

Notable features of the external envelope include recessed ovolo and fillet-moulded mullions, cavetto-moulded mullions with hoodmoulds, and deeply chamfered round-headed lights. Internally, surviving features include crudely chamfered beams, a smokehood, inglenook fireplace, chamfered stone doorways, and exceptionally large moulded corbels. The farmhouse has been subject to successive alterations to accommodate its continued use as a dwelling, most notably during the early 17th century, when it was enlarged, and again in the early 2000s, when changes were made to the building's internal layout. At some point, the building was also clearly subdivided into two separate dwellings, a change which has left a discernible mark on its planform. As a result of these various interventions, later additions and alterations are evident, including the application of an inappropriate render to the west-facing elevation.

To the rear of the structure lies a collection of ancillary structures of varying size, age, and condition. Constructed in both stone and brick, some remain in active use for storage while others, and particularly the stone structures that historically formed part of Cockshotts Farm, are now in a state of dilapidation.

1.4 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development seeks to restore the farmhouse, currently subdivided into two separate dwellings, back into a single residence. Both dwellings, which formerly served as rental properties, are now vacant.

As planning permission has recently been granted for restoration works to Cockshutts Farmhouse (ref. 3/2024/0919), including the repair and, where necessary, replacement of existing windows alongside roof repairs, general landscaping works and removal of inappropriate render on the west facing elevation, this presents an appropriate opportunity to implement a comprehensive programme of renovation works to Cockshutts Farm Cottage. Such will ensure that the entire building is restored to a high standard, suitable for continued residential use and/or future rental purposes. It is understood that, should planning permission for this next set of works be granted, the works approved under the previous application would be completed concurrently with those proposed in the current application.

The proposals therefore comprise a scheme of internal alterations and external landscaping to Cockshutts Farm Cottage. Full details of the application, including the supporting Planning, Design and Access Statement prepared by Danielle Arkwright of DC Architectural Design, should be consulted for further information.

1.5 AIMS OF THE STUDY

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

The aims of the study are:

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



Figure 1 Location Plan

2. SITE SURVEY DESCRIPTION

A site visit was undertaken in clear and bright conditions on 21st August 2025. A description of the building and those assets which are considered to form a strong component of its overall heritage context are explored in the following sections.

2.1 COCKSHUTTS FARMHOUSE

2.1.1 EXTERNAL

Cockshutts Farmhouse features a principal, south facing elevation. As previously stated, this fronts onto School Lane, albeit separated by a large front garden, bounded by a dry-stone wall and screened by mature vegetation. It is considered that the south facing elevation provides views of the earliest part of the structure, the central ‘housebody’ with through passage that erected during the 16th century, as well as the gable end of the later projecting cross wing to the west. It also provides views of the principal elevation of Cockshutts Cottage. This will be described in detail in Section 2.3.

The earliest part of the farmhouse, the central section, has been constructed using coursed slobbered thin sandstone rubble and is topped with a stone slate roof with a chimney in the ridge at the junction of the bays – one at the right gable, and another at the rear corner of the wing. It is noted that the stacks have been rebuilt.

Although similar in materiality, the projecting cross wing to the west has been faced in squared sandstone. On the central ‘housebody’, and at ground floor level, there is a five light mullion window; this features recessed ovolo and fillet moulded mullions beneath a hood mould. A similar two light window is at first floor level, as well as a twelve-pane sash window, likely of a similar date to the that of the opening at first floor level. To the left of the mullion on the ground floor, there is a later, probably 19th century door, complete with a four pane overlight. The projecting cross wing which, as previously mentioned, was added at a later date, features a five light mullion window at ground floor level, with latterly inserted fenestrations and a four light window above. Both mullions are cavetto moulded beneath hood moulds.

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

The north facing elevation comprises the rear elevation of the farmhouse. Much like the south facing elevation, the north facing elevation provides views of the earliest part of the farmhouse – the central ‘housebody’ – as well as the gable end of the later projecting cross wing and rear elevation of Cockshutts cottage. Part of the central ‘housebody’, as well as the later projecting cross wing has been painted white. Features of note on this elevation include a doorway at ground floor level, set in a stone surround, above which there is a small picture style window. On the gable end of the projecting cross wing, there are two, three light mullion windows at ground floor level, and one at upper level, the central pane of which is broken. Both sets of windows are feature hood moulds, except the one at ground floor level to the west. It is unclear why this opening is without a hood mould and indeed, why it is slightly ‘dropped’ in comparison to the adjacent eastern opening. It has been suggested that this could be due to historic use of room, or the presence of a former doorway. However, determination of either of these possibilities has largely been precluded by ground treatment which comprises an area of sloped paving. A prominent double line of return quoins to the east of these openings indicate that the projecting cross wing has been extended to the east historically, with the pitch of the roof carried down and a new chimney breast also inserted.



Figure 2: Principal south facing elevation of Cockshutts Farmhouse



Figure 4: Rendered west facing elevation



Figure 3: Rear elevation

2.1.2 INTERNAL

Internally, Cockshutts Farmhouse features a through passage plan which has been well preserved, despite the fact that the layout and form of the building has been much altered over time. The passage was designed to provide a draft-free route through the house, separating the formal Hall (for living and receiving guests) from the Service End (pantry, buttery, and kitchen). In this case, the passage runs between the central ‘housebody’ and the cross wing and is characterised by flagstone flooring and an attractive panelled staircase, with understair cupboard, that rises from the south adjacent to the wall of the cross wing. It is understood that, historically, there was an additional entrance into the ‘housebody’ located along the rear elevation. This entrance was positioned immediately to the right of the present-day sash window, when viewed from the rear yard area.

From this through passage, access into the three principal rooms can be gained; these comprise a front and rear reception room, contained within the cross wing, and a small kitchen contained within the central ‘housebody’. The two chamfered doors leading into the cross wing are of particular interest, as they are more reminiscent of external doorways than interior ones. It is understood that a further entrance into the front reception room was sited along the east facing elevation, although this has since been blocked.

The front and rear reception rooms of the cross wing are relatively plain, and feature minimal decoration, excepting such features as low skirting, mullions with deep reveals, flagstone flooring, fireplaces and attractive beams. Indeed, the front room is dominated by a large fireplace with a woodburning stove and two exceptionally large corbels that

have been built into the external wall; these support two beams – one chamfered and one boxed in. The corbels on the opposing wall are quarter round. It is likely that the large corbels were reused, and perhaps taken from the nearby Whalley Abbey, which was dissolved in 1536. It is understood

The rear reception room features an inglenook fireplace in the north east corner as well as two beams, resting on corbels along the west external wall which support the first floor above. It is understood that the rear reception room was historically subdivided and used as a kitchen/pantry which featured extensive stone shelving supported on brickwork. However, only a timber cupboard in the south east corner of the room remains. It is understood that separate access into the pantry could historically be gained via an entrance on the west elevation of the cross wing. Although, this has since been blocked up, as has a further entranceway, which historically provided access from the pantry into the living room. It is also understood that a step once led down from the kitchen to the pantry, the location of which is marked in the floor by an area of concrete. The dividing wall between the kitchen and pantry was removed, and the space opened up, as part of the renovation works completed in the early 2000s. The door between the kitchen and pantry, which was formed of three broad planks secured to battens by pegs and hung on two strap hinges has been reused elsewhere in the property. The presence of doors of a similar nature located throughout the property makes it challenging to determine the exact position to which this existing door has been relocated. Other alterations complete to this portion of the ground floor at the time include the introduction of an entranceway between the front and rear rooms.

It is understood that the kitchen, which is now situated within the eastern extent of the farmhouse, formerly served as the lounge before the space was subdivided in the early 2000s. Such has resulted in the bisection of an existing window on the principal elevation of the dwelling. The first floor above is supported by a large chamfered beam which runs from the front to the rear wall, as well as two pine beams that run into it. These have clearly been reused as indicated by the extant mortices and circular holes for wattle infill. It is understood that these pine beams historically ran into a large chimney breast with an inglenook fireplace and flanking salt cupboards. However, this is no longer visible. No other features of note were recorded in the kitchen which is now dominated by fitted cupboards and appliances, none of which are considered to hold any inherent heritage value, being modern in nature.

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

Access to the first floor is gained via the staircase in the through-passage, which rises to a small stepped landing lit by an unusual picture-style window with a deep reveal and sill. The two principal bedrooms occupy the cross wing, their division created through the insertion of a central stud partition. The rear bedroom benefits from an en-suite, created through the introduction of a stud partition. Historically, the rear bedroom was subdivided vertically down the middle and comprised a separate bedroom and bathroom. Additional stud partitions have since been introduced within the central 'housebody' to accommodate a family bathroom and a third bedroom. It is understood that the family bathroom historically comprised a bedroom, while the now smaller third bedroom was originally much larger, occupying the remainder of the central 'housebody'.

Much like the ground floor, the first floor is characterised by an irregular layout, the result of extensive alterations and the changing use of rooms over time. This is evidenced by the variable width, orientation, and irregularity of the floorboards, as well as the tie beams and roof trusses that now project into the bedrooms, faced with boarding. Although the rooms on this floor are relatively plain, with simple decoration such as low skirting, one notable surviving feature is a late Victorian fireplace in the front room of the projecting cross wing. This comprises an arched cast iron insert with moulded timber surround and hearth. Beyond this, no other elements, including those within the bathrooms, are considered to be of particular historic or architectural interest.

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



Figure 6: View of the ground floor through passage



Figure 5: View of the rear sitting room



Figure 8: View of the rear sitting room



Figure 7: View of the kitchen



Figure 9: View of the front sitting room



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

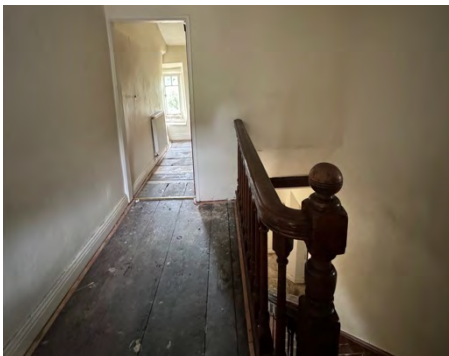


Figure 11: View of the first-floor landing



Figure 12: Example first floor bedroom



Figure 14: Example first floor bathroom



Figure 13: Example first floor bathroom



Figure 16: Example first floor bedroom



Figure 15: Example first floor bedroom

2.2 COCKSHUTTS FARM COTTAGE

2.2.1 EXTERNAL

Much like Cockshutts Farmhouse, Cockshutts Farm Cottage has a principal south-facing elevation, offering views of the eastern end of the central house and the two-storey addition at the east gable. This addition, dating from the 17th century, is built of thin sandstone rubble with squared quoins and features a stone slate roof with chimney stacks. Views of the elevation also include the later projecting stair turret porch, which rises to two storeys with a carried-down roof and is constructed of similar materials to the Farm Cottage. The porch has a chamfered doorway on the left and a round-headed light to the right, which likely historically lit the area below the stair. Further round-headed lights are evident on both the right and left returns of the turret, though one is now blocked. A later rooflight is positioned at the centre of the roofscape.

The hall part of the cottage is defined by a five-light window with recessed ovolo and fillet-moulded mullions, topped with a hoodmould, a feature now shared with Cockshutts Farmhouse. On the extension, a later two-pane sliding sash window with a hoodmould is evident at ground floor, while the second-floor features three six-pane windows with recessed ovolo and fillet-moulded mullions and hoodmoulds, maintaining stylistic continuity with the earlier structure.

The east facing elevation comprises a subservient side facing elevation, defined by the corresponding east-facing elevation of Cockshutts Farmhouse together with the gable end of the Farm Cottage. The gable end is punctuated by four round-headed lights, positioned toward the sides of the gable, one of which is now blocked.

The north-facing elevation forms the rear of the structure, with views encompassing both the eastern end of the central 'housebody' and the two-storey addition to the east gable. The junction between these two sections is clearly discernible, marked by prominent quoin stones, while the subdivision between the two dwellings is evident where the render to Cockshutts Farmhouse terminates.

On the central 'housebody', a variety of openings are present, all with black-painted timber frames. At ground-floor level, from right to left, these include: a later sixteen-pane sash window with a black-painted timber frame and replacement header; a small picture-style window, possibly designed to light the area within the firehood; a wide-

shouldered opening to a recessed doorway into the through-passage; another picture-style window; and a larger fixed light. To the left of the wide-shouldered opening, where the picture-style window now sits, there was formerly a doorway providing access into Cockshutts Farm Cottage, though this has since been blocked and replaced by the window. At first-floor level, there are three round-headed lights, alongside a recessed two-light window, now lacking its original mullion.

The eastern extension is defined by three deeply chamfered round-headed lights at first-floor level, similar in form to those seen on the other elevations. At ground-floor level, there are two small windows - one with two panes and the other a single fixed light - as well as a wide, shouldered opening leading to a recessed doorway into the through-passage.



Figure 17 View of the rear elevation



Figure 18 View of the east facing elevation



Figure 19 View of the principal elevation



Figure 20 View of the projecting stair turret



Figure 21 View of the now shared window

2.2.2 INTERNAL

Much like Cockshutts Farmhouse, Cockshutts Farm Cottage also features a through-passage plan, providing access to the two principal ground-floor rooms: the kitchen and the lounge. However, the through-passage plan in the Cottage is less well preserved, as the southern doorway is now located beneath the staircase and has been blocked. Such is indicative of that fact that in later periods (17th/18th century), as the hall was floored over and heating improved, the passage was often partially closed off and the stairs were inserted into the passage or the adjacent service room to save space. The external south face of the doorway (now blocked) remains visible within the present store, formerly the stair turret. The doorway itself is detailed with broad chamfers and stops. The original stair within the turret, once entered from the 'housebody', has likewise been closed up.

The kitchen occupies the eastern end of the central 'housebody', which, as previously noted, formerly comprised the lounge of Cockshutts Farmhouse prior to the internal alterations undertaken in the 2000s. It is considered that the present-day door providing access into the kitchen would originally have served as an external entrance into the housebody, prior to the erection of Cockshutts Farm Cottage, when this wall still formed part of the external elevation. The kitchen is set at a slightly raised level against the north external wall. Two east-west beams supporting the first floor are boxed in, as well as a large axial firehood. The presence of the firehood was identified through light-touch exploratory works carried out under archaeological supervision during the site survey. These works involved the limited careful removal of modern stud partitions and associated plasterwork or paint, with all activity halted once the relevant features had been located. It is recommended that further exploratory investigations, also conducted under archaeological supervision, be undertaken in the future to enhance understanding of the layout and form of the firehood. Such works could be secured by condition, should planning permission be granted.

The firehood is located on the hall side, and backs onto the wall that runs the width of the building, with the staircase and former passage on the other side. The boxed in beams strongly suggest that the Hall was *floored over* (or 'baffled') to create an upstairs room above it. These beams are key structural elements supporting the new floor.

The installation of the floor likely prompted the evolution of the axial firehood - or its replacement with a massive stone or brick chimney stack - from a non-load-bearing timber or wattle-and-daub hood to a load-bearing structure. The small niche or cupboard located next to the inglenook fireplace is a highly functional feature, demonstrating the careful use of space within the massive chimney stack of the converted hall house. This niche most commonly served as a salt box or spice cupboard, providing a dry storage spot for salt - a valuable commodity that would otherwise cake in damp air - or for spices and matches near the cooking area. In a rural house like Cockshutts Farmhouse, a deeper cavity may also have functioned as a fire-hole or ash-pit, where embers were swept from the main hearth to heat a wash-copper for domestic tasks such as boiling laundry or brewing. The niche's location reflects practical necessity: the builders of the massive chimney stack utilised leftover space between the new chimney bulk and the

existing external wall to create conveniently situated storage within the service end of the house. The lounge is entirely contained within the Farm Cottage extension and features a fireplace as its principal element. Historically, the lounge was considerably smaller, with a larder and kitchen located within the rear portion of the room. These spaces had been created through the introduction of stud partitions, now removed.

Access to the first floor can be gained via the staircase situated within the through-passage, which rises to a small landing contained within the turret. From this landing, the two bedrooms and the bathroom are accessible. The bedroom located over the through-passage was unusually subdivided in the 2000s to facilitate separate access to the main bathroom. The fireplace and axial firehood in this room have been blocked. Such was identified through light-touch exploratory works carried out under archaeological supervision during the site survey. These works involved the careful removal of a limited section of modern stud partition and associated plasterwork or paint, with all activity halted once the relevant features had been located. It is recommended that further exploratory investigations, also conducted under archaeological supervision, be undertaken in the future to enhance understanding of the layout and form of the firehood. Such works could be secured by condition, should planning permission be granted.

The layout of the master bedroom has also been altered, with a stud partition positioned in the rear portion of the rear that had historically been introduced to create an en-suite bathroom having been removed.

Although the rooms on this floor are relatively plain, with simple decoration such as low skirting, notable surviving features include deep window reveals and an attractive fireplace in the master bedroom. Beyond this, no other elements, including those within the bathrooms, are considered to be of particular historic or architectural interest. During the site survey, it was noted that the ceilings throughout the first floor are very high. It is considered likely that they were inserted at a later date, as the gable walls are plastered within the roof space. Some unevenness in the plaster on the east gable wall suggests possible later rebuilding.

Although the attic space was not inspected as part of the site survey, it is understood that the roof of the cottage is supported by king post roof trusses aligned with the central partition wall, supporting one purlin per pitch, with rafters and a stone slate covering on battens and felt. The roof structure was renewed around 1999, with replacement of all elements except the trusses and purlins. The main roof timbers are not chamfered. The tie to the roof truss is located in the upper part of the first partition wall. Further detail relating to the roofscape can be found in a watching brief completed by Taylor (2002) when the roof was re-slatted, during which the original fabric was temporarily exposed. Taylor (2002) notes that there is possible evidence in the gable wall adjacent to the farmhouse of an earlier roofline with a steeper pitch. A previous resident (Mr. W. Palmer) stated that there is a stone in the roof space inscribed with "raised from this stone 1593"; however, this has not yet been identified. Taylor (2002) also discusses the possibility that the party wall between the two dwellings contains blocked openings, which were historically exposed. There is also evidence to suggest that the structure may originally have been single-storey and was subsequently raised to create an additional storey.



Figure 22 View of the kitchen



Figure 23 View of the kitchen cupboard



Figure 24 View of the through passage



Figure 25 View of the through passage



Figure 26 View of the lounge



Figure 27 View of the lounge



Figure 28 View of the master bedroom



Figure 29 View of the staircase and landing



Figure 30 View of the fireplace in the master bedroom



Figure 31 View of the second bedroom



Figure 32 View of the second bedroom

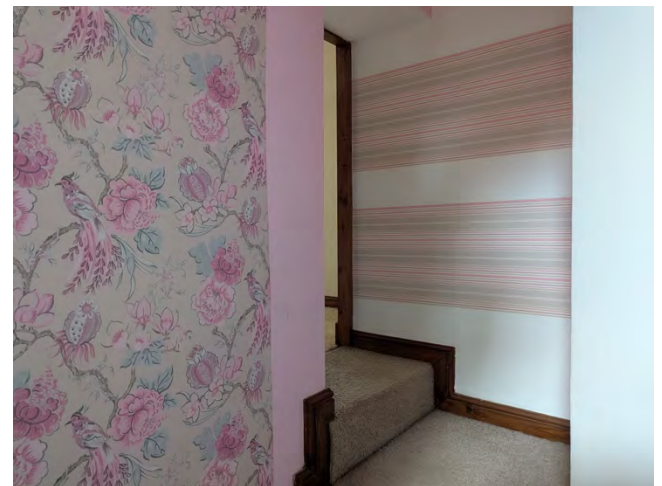


Figure 33 View of the stairs leading to the bathroom



Figure 34 View of the bathroom



Figure 35 View of the blocked fireplace in the kitchen



Figure 36 Internal shot of the stair turret



Figure 37 Internal shot of the stair turret

2.3 ASSOCIATED OUTBUILDINGS

To the north of the study site lies a range of outbuildings of both stone and brick construction. As noted in Section 2.5, these structures are first shown on the Ordnance Survey mapping of 1848, though they are likely of earlier origin. An exception is the small brick-built outbuilding immediately north of the farmhouse, which appears to date to the mid-late 19th century, as evidenced by satellite imagery.

The stone-built outbuildings are understood to have been used historically for agricultural purposes associated with Cockshotts Farm to the north. However, they have since fallen into disuse and disrepair, and are now largely overgrown with vegetation. The exception is the carport-style structure, which remains in use for storage. The small brick outbuilding is also currently used for storage and, as it forms part of the proposed development site, is the only one considered further in this report.

2.3.1 EXTERIOR DESCRIPTION

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

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

2.3.2 INTERIOR DESCRIPTION

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



Figure 39: Exterior of the brick-built outbuilding



Figure 38: Exterior of the brick-built outbuilding



Figure 40: Interior of the brick-built outbuilding

2.4 HUNTROYDE DEMESNE LANDSCAPE PARK

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

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

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

2.5 VIEWS

As previously noted, the proposed development site occupies a prominent position along School Lane, despite being set back slightly from the road. It can be accessed via a short driveway, leading off School Lane. It features a principal south facing elevation that is best viewed from School Lane, facing north. Due to the position of the site within the landscape, as well as the presence of mature vegetation along the boundary line of the plot, which provides effective

screening, it is considered that views of this elevation are glimpsed. Although, less screening may be provided in winter months. Whilst there are several other vantage points along School Lane from which the proposed development site should theoretically be visible, the prevalence of dense vegetation largely precludes this, with only glimpsed views of the west facing elevation and associated roofline visible from School Lane facing east, and the east facing elevation and associated roofline facing west.

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



Figure 44: View of the trackway providing access to Cockshutts Farmhouse from School Lane



Figure 43: View of the study site from School Lane

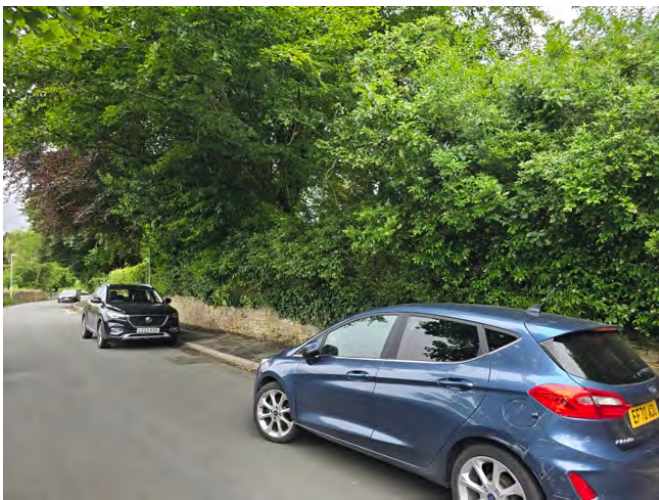


Figure 42: View of the study site from School Lane



Figure 41: View of the west facing elevation of the study site from School Lane

2.6 SURROUNDING HERITAGE ASSETS IN THE STUDY AREA

2.6.1 DESIGNATED HERITAGE ASSETS

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

- 11 Grade II listed buildings

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

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

2.6.2 NON-DESIGNATED HERITAGE ASSETS

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

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

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

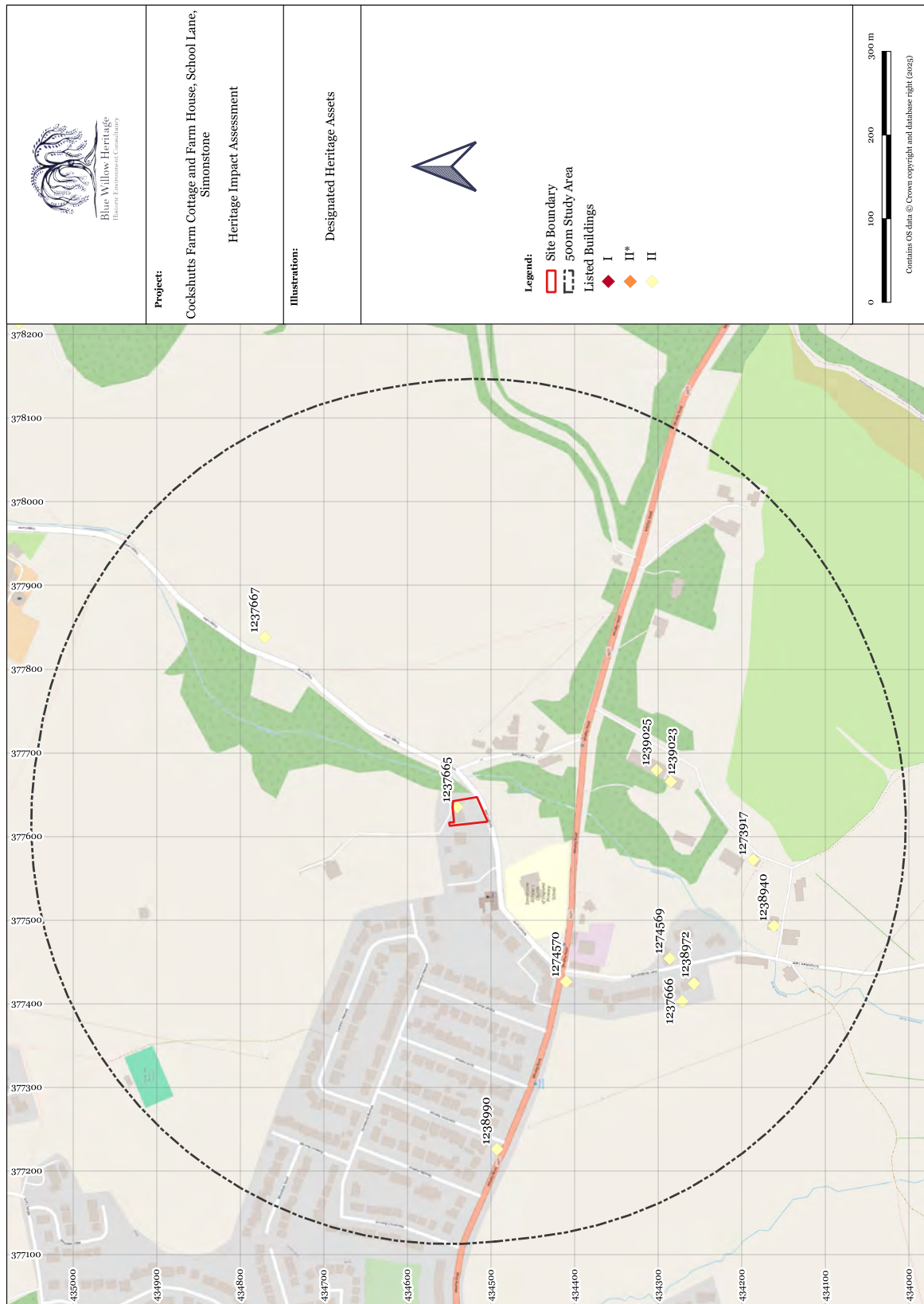


Figure 45: Designated heritage assets in the 500m study area

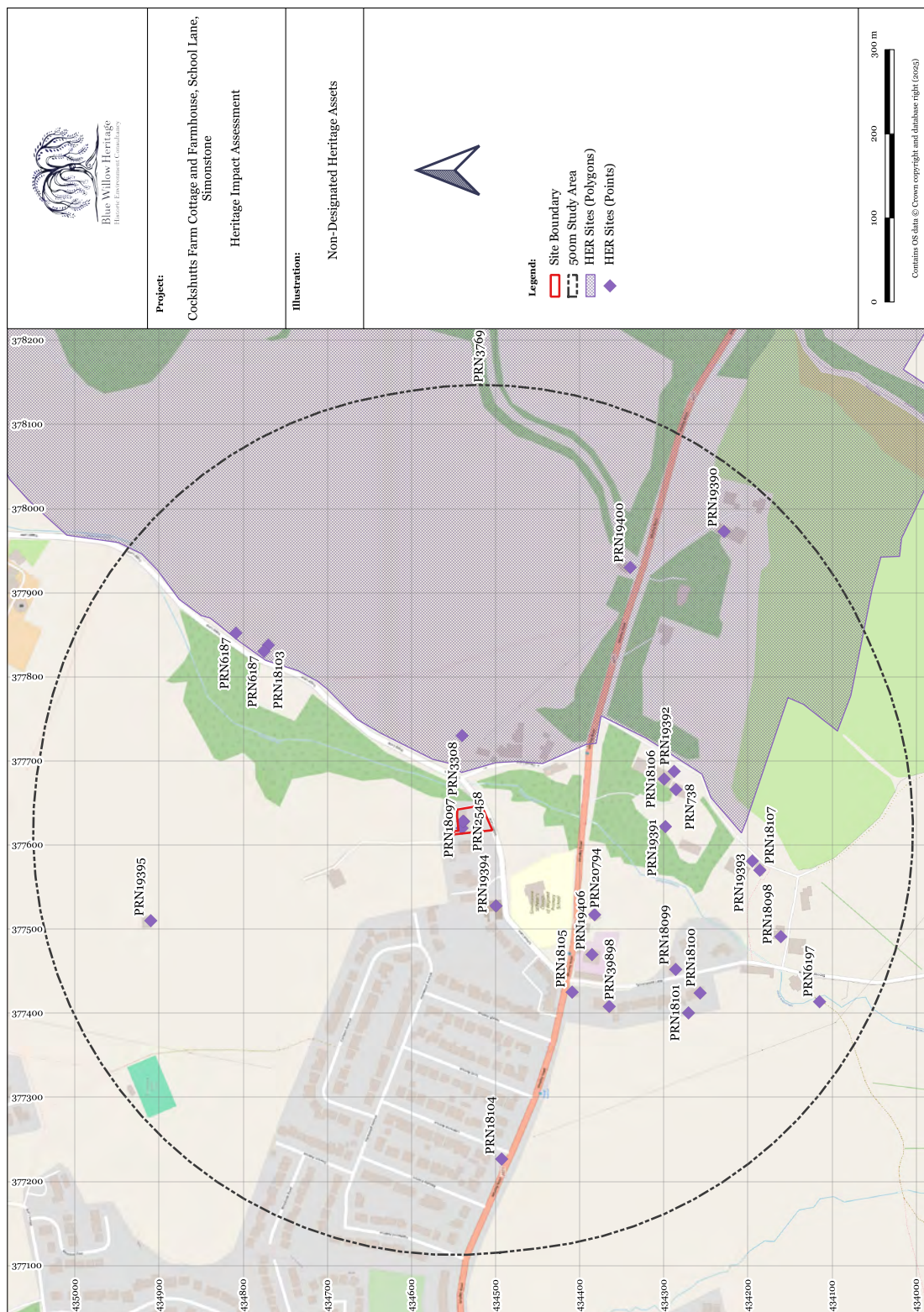


Figure 46: Non designated heritage assets in the 500m study area

2.7 OTHER SOURCES

2.7.1 CARTOGRAPHIC SOURCES

- 1893** Consultation of historic mapping indicates that, while there are a number of early pictorial maps of the area, none are at a sufficient scale to provide detailed information about the proposed development site. Indeed, the site does not appear in any detail until the Ordnance Survey map of 1893, despite the building being thought to have been constructed during the 16th century. By this time, the proposed development site is clearly shown and labelled as ‘Cockshotts Farm’. The building appears similar in form to its present-day configuration, as the most significant known alterations, including the addition of the projecting cross wing, eastern cottage, and projecting stair turret, had already been completed by this time. However, it is interesting to note that the building is depicted as being separated. The site is depicted as set back from School Lane and separated by a large garden, which appears to have served both houses. To the rear, accessible via the driveway leading off School Lane (still visible today), there is a large courtyard area containing three small outbuildings of roughly rectangular form. As previously noted, these structures are understood to have been used for agricultural purposes, possibly for housing livestock, storing grain, or accommodating agricultural machinery and equipment. The proposed development site is surrounded by arable farmland and pasture to the north, south (divided by School Lane), and west, with the Huntroyde Demesne Landscape Park to the east. The historical development and significance of the Huntroyde Demesne Landscape Park have been discussed elsewhere in this report and will not be repeated here. Development within the immediate vicinity of the proposed development site is minimal and limited to School Lane and Simonstone Lane. Nearby properties include some larger dwellings with associated land, as well as estates such as Simonstone Hall.
- 1912** No further changes to the proposed development site are evident by the time of the Ordnance Survey map of 1912. However, within the vicinity, the barn to the north had been labelled as ‘Middle Barn’. Development surrounding the site had generally intensified, particularly along Whalley Road, culminating in the introduction of additional residential dwellings.
- 1932** By the time of the Ordnance Survey map of 1932, alterations had been made to the outbuildings at the rear of the plot, including projecting linear extensions to the easternmost structures. Other changes within the vicinity of the site included the addition of a sheepwash. Development surrounding the proposed development site had intensified further, particularly along School Lane, where residential dwellings with associated gardens were clearly visible.
- 2000** The first clear impression of the proposed development site in available satellite imagery occurs in 2000. Although the site appears in aerial imagery from 1949, the lack of detail, likely due to its focus on a broader region, limits its usefulness. The 2000 satellite imagery is significantly clearer, revealing changes such as the addition of a rooflight to the stair turret and the derelict condition of the outbuildings situated within the rear courtyard. It also provides a clearer understanding of the building’s form. No further changes are evident in satellite imagery between 2000 and 2009.
- 2009** While the exact date of the building’s conversion into two separate dwellings remains unclear, satellite imagery indicates that, sometime between 2005 and 2009, the existing front garden was subdivided roughly down the middle to create two self-contained garden spaces. No further changes are visible to the study site between the satellite imagery of 2009 and 2025.

Historic mapping consulted is outlined in the table below:

Date (Surveyed)	Date (Published)	Map/Compiler	Author and Work (where known)
1890-1891	1893	Ordnance Survey	OS 25 inch England and Wales, 1841-1952 (Lancashire LV.16)
1909-1910	1912	Ordnance Survey	OS 25 inch England and Wales, 1841-1952 (Lancashire LV.16)

1914		Ordnance Survey	<i>Lancashire Sheet LV.SE Revised 1909-1910, Published 1914</i>
1932		Ordnance Survey	<i>Lancashire Sheet LV.SE Revised 1929, Published 1932</i>
1947		Ordnance Survey	<i>Lancashire Sheet LV.SE Revised 1938, Published 1947</i>
2000		Google Earth	<i>The GeoInformation Group</i>
2003		Google Earth	<i>Infoterra Ltd & Bluesky</i>
2005		Google Earth	<i>Infoterra Ltd & Bluesky</i>
2009		Google Earth	<i>Infoterra Ltd & Bluesky</i>
2011		Google Earth	<i>Maxar Technologies</i>
2015		Google Earth	
2018		Google Earth	
2020		Google Earth	
2021		Google Earth	
2022		Google Earth	<i>Maxar Technologies</i>
2023		Google Earth	<i>Maxar / Airbus</i>
2024		Google Earth	<i>Airbus</i>
2025		Google Earth	<i>Airbus</i>

Table 1 Historic mapping consulted

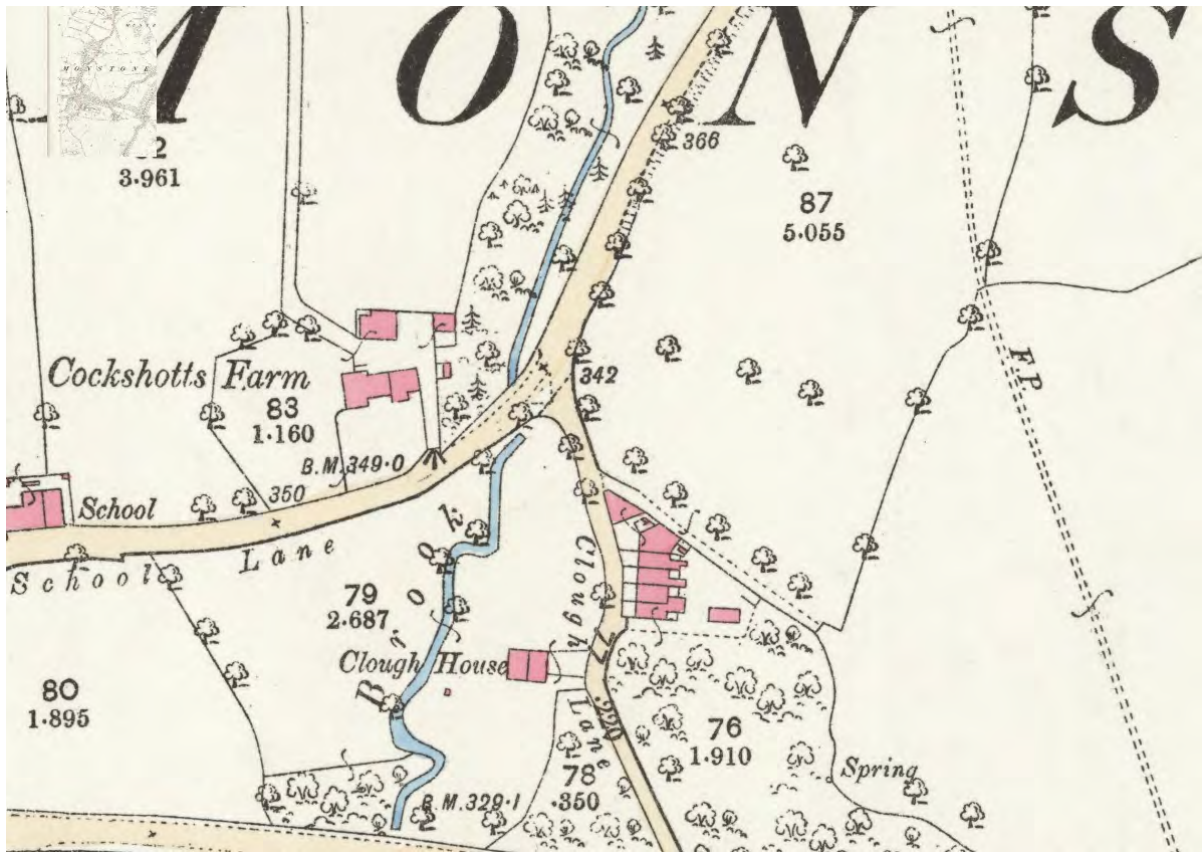


Figure 47 OS 25-inch England and Wales, 1841-1952 (Lancashire LV.16) Surveyed 1890-1891, Published 1893

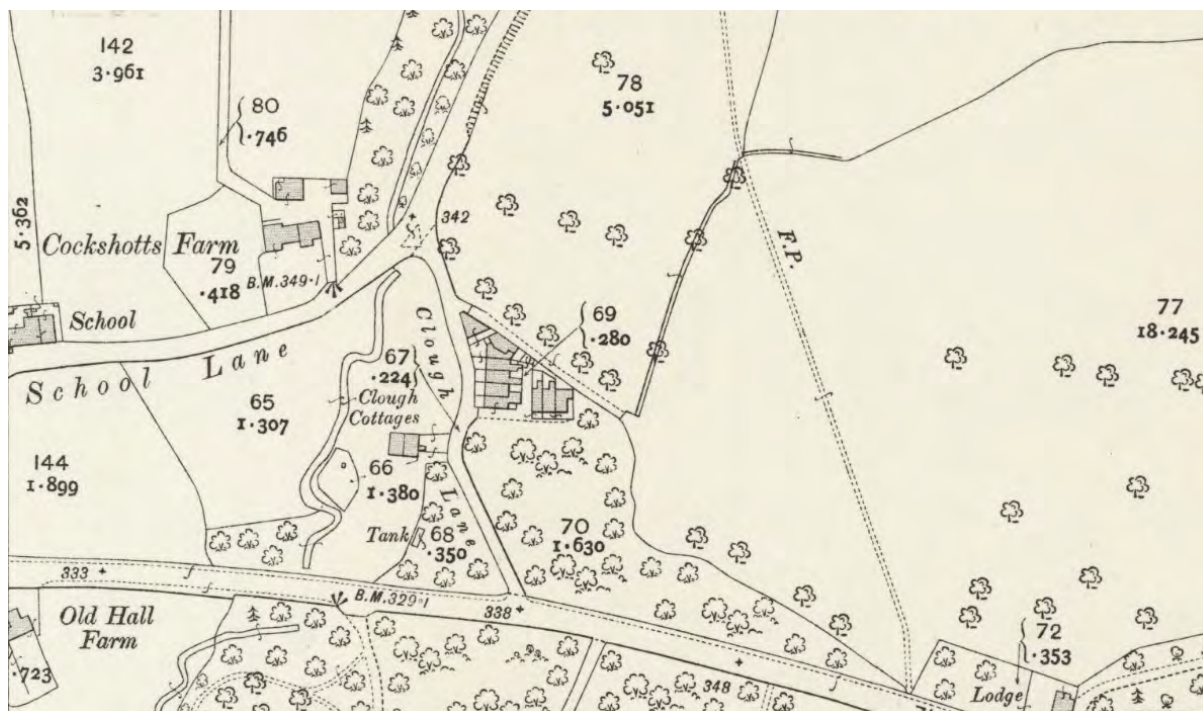


Figure 48 OS 25-inch England and Wales, 1841-1952 (Lancashire LV.16) Surveyed 1909-1910, Published 1912

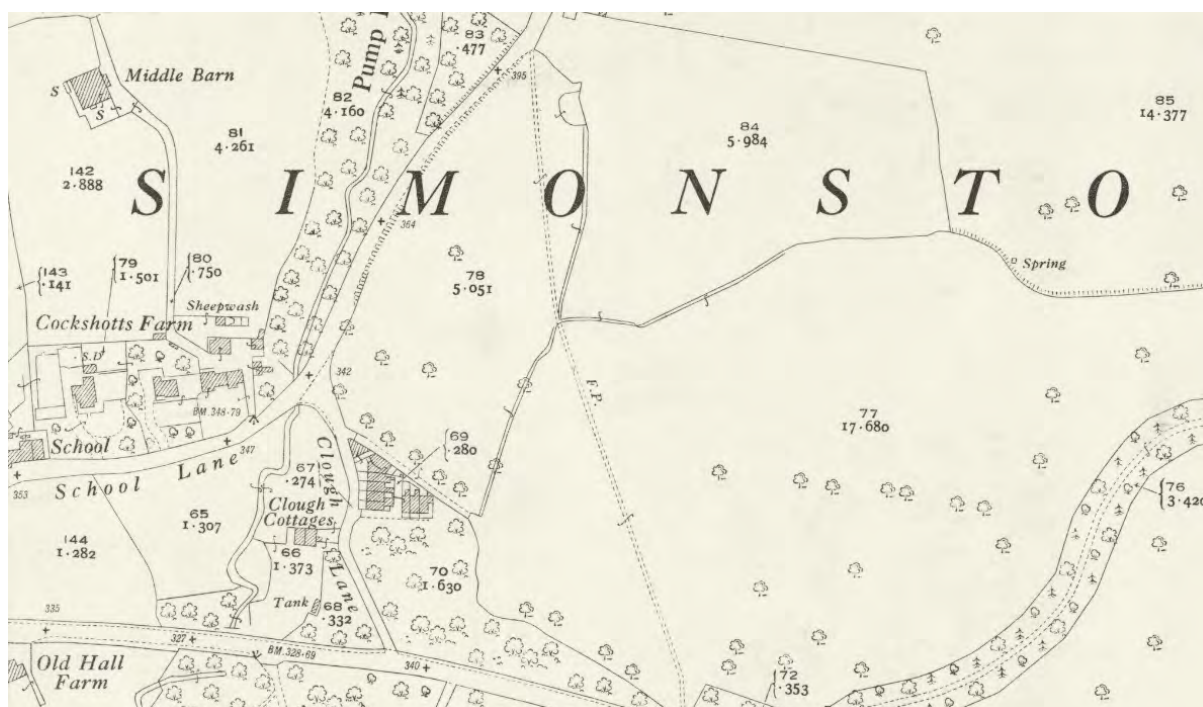


Figure 49 OS 25 inch England and Wales, 1841-1952 (Lancashire LV.16) Surveyed 1929, Published 1931



Figure 50: Aerial Imagery of 1949 (raf_58_255_v_5038)



Figure 51: Satellite Imagery of 2002 (Google Earth 2025 - The Geoinformation Group)



Figure 52: Satellite Imagery of 2009 (Google Earth 2025 - Infoterra Ltd & Bluesky)



Figure 53: Satellite Imagery of 2023 (Google Earth 2025 - Airbus)

2.7.2 ARCHIVAL SOURCES

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

2.8 PHASES OF DEVELOPMENT

Having consulted historic mapping and the archival documentation above, it is understood that the overall development of Cockshutts Farm Cottage and Farmhouse broadly comprises:

Phase	Date	Construction/Change	Location/Notes
1	16 th century	Construction of the central ‘housebody’.	Now contained within Cockshutts Farmhouse
2	Early 17 th century	Addition of a two-storey projecting cross wing along the west gable of the existing central ‘housebody’.	Now contained within Cockshutts Farmhouse
3	Early 17 th century	Addition of a two-storey extension along the east gable of the existing central ‘housebody’.	Now contained within Cockshutts Farm Cottage
4	Early 17 th century	Construction of a projecting stair turret along the south facing elevation of Cockshutts Farm Cottage.	Now contained within Cockshutts Farm Cottage
5	Unknown	Division of the structure into two separate dwellings.	N/A
6	Early 2000’s	Reconfiguration of the internal layout.	N/A

Table 2 Phases of development of Cockshutts Farm Cottage and Farmhouse.

2.9 PREVIOUS WORK

The Historic Environment Record (HER) records 3 previous archaeological events and/or interventions within the 500 m study area, 2 of which are contained within the proposed development site itself. These records pertain to an archaeological watching brief [ELA829], undertaken at various times from January to July 2003, and an archaeological building survey [ELA830], carried out in July 2022. Both events took place around the time that significant internal and external alterations were made to the dwelling. The subsequent reports have proven invaluable, particularly in furthering our understanding of the different phases of construction, both within the Farm Cottage and Farmhouse.

Although these phases, as well as the historical development of the proposed site and the surrounding area, are discussed in more detail elsewhere in this report, it is beyond the scope of this assessment to examine every aspect of the information provided by the two reports. It is recommended that both reports be read in conjunction with this report, and that further study be undertaken through a Building Recording and Watching Brief, which could be secured by condition if permission is granted. Such information would make a significant contribution not only to our understanding of the historical development of the building, but also to wider trends in construction techniques, material use, and built form within Lancashire from the 16th century onwards.

The only other event in close proximity to the proposed development site was a photographic survey completed at Dean Top, c. 490m to the south east. Given the considerable distance between the proposed development site and the location of the survey, as well as the screening provided by intervening mature vegetation and built form, it is not considered relevant to this scheme.

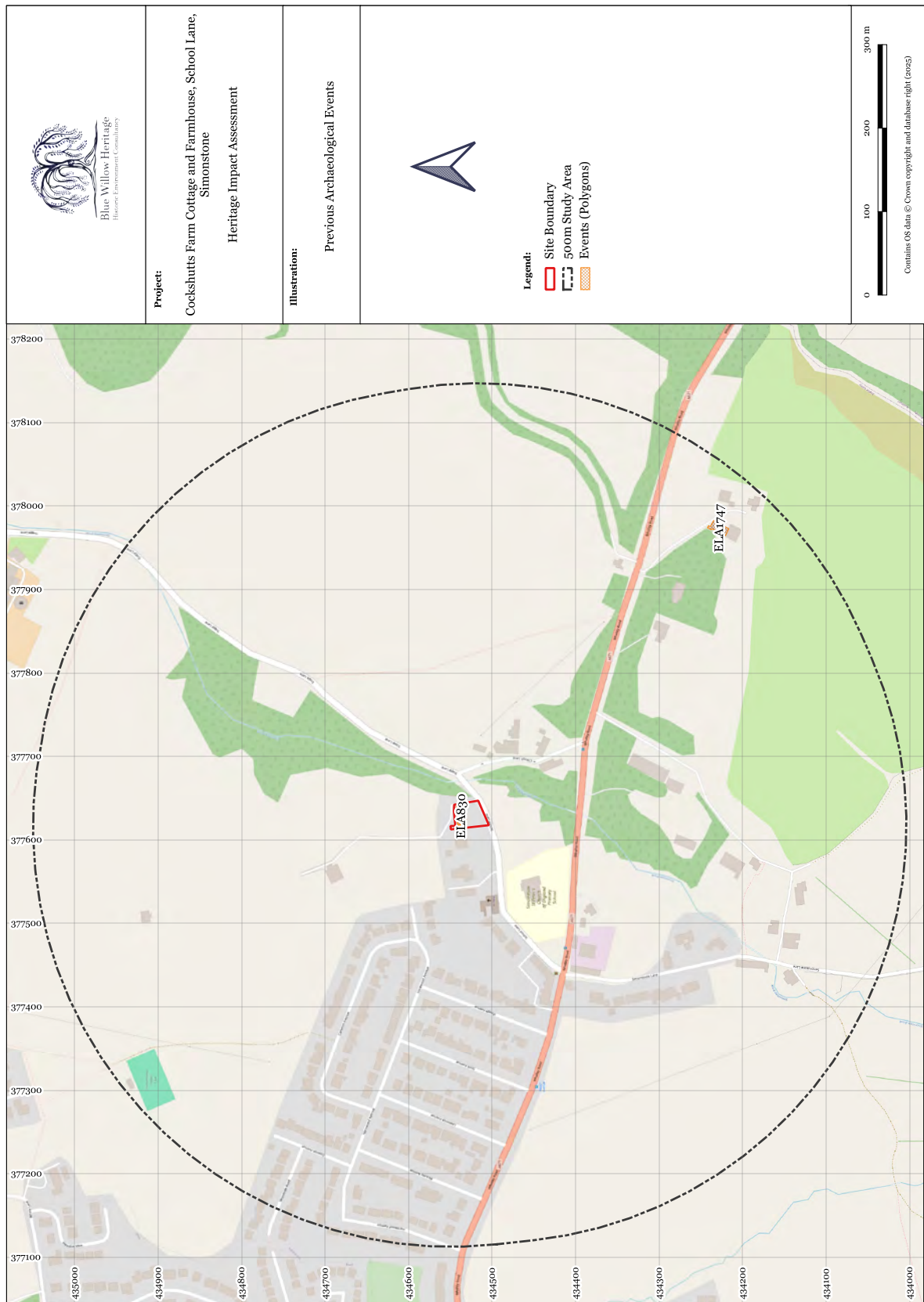


Figure 54: Previous archaeological events in the 500m study area

2.10 HISTORIC FARMSTEADS IN CHARACTER AREA 35

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

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

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

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

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

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

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

2.12 BRIEF OVERVIEW OF THE COCKSHUTTS FAMILY

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

Cockshutt's Farm is listed in the 1985 RCHME survey as a house whose owners rose to gentry status around 1700, and it is estimated to have been built between c.1610 and c.1660. It is important to note that both this RCHME survey and the inclusion of the proposed development site in the survey are significant due to the presence of the stair turret. Examples of such turrets are rare; Evensons Tenement, also in Simonstone, is the only other example cited and features a similar roofline above.

An inventory of the goods and chattels of Edmund Cockshutt made in 1644 details the names of many of the rooms in the house and provides some indication of their use. For example, the first floor of the farmhouse was used as three bedrooms and was located 'over the house', 'over the parlour' and 'over the kitchen'. On the ground floor there was a parlour that housed three beds as well as a buttery and kitchen. Nevertheless, given the age of the building, and indeed the fact that it is understood that the Simonstone Cockshutt family have been associated with the Starkie family since the 1500s, it is possible that the dwelling was inhabited by the Simonstone Cockshutt family since before this time.

The architectural and historical evidence indicates that Cockshutts Farm Cottage and Farmhouse comprise a tangible example of the rise of the Lancashire yeomanry to the status of a landed and industrial gentry class. Originating as a probable 16th through-passage house, the building's 17th century enlargement - which introduced a cross-wing, projecting stair-turret porch, and converted the medieval hall plan into a more private, floored domestic space (evidenced by the likely insertion of a smokehood into an earlier axial firehood structure) - physically maps the family's upward social mobility. This development was underpinned by a dual economy: the long-term stability of land ownership and farming, combined with early investment in North East Lancashire's burgeoning textile and manufacturing industries, including fulling and cotton mills. The family's subsequent history, which saw later generations become prosperous cotton manufacturers and iron founders in Preston, confirms this trajectory, establishing the Cockshutts as a prominent part of the regional elite whose history is directly embodied in the fabric of this early farm complex.

3. STATEMENT OF SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. For the purposes of this assessment, discussion has been grouped under the heading of the four ‘interests’ identified within *NPPF* (MHCLG 2024). These criteria have been used, alongside relevant guidance, where appropriate, in part or in whole, depending on what can best articulate the nature of the heritage asset.

3.1 COCKSHUTTS FARM COTTAGE AND FARMHOUSE

3.1.1 ARCHAEOLOGICAL INTEREST

Cockshutts Farm Cottage and Farmhouse hold considerable archaeological interest, principally derived from their phased construction and associated alterations over time. The central ‘housebody’ dates to at least the 16th century, with early 17th century additions including the projecting cross wing to the west, the east gable extension of the farmhouse (now the Cottage), and the two-storey stair turret. Internal evidence, including through-passage plans, chamfered doors, stud partitions, and reused timber beams with mortices for wattle infill, provides a clear record of successive development phases and historic construction techniques. The attic roof structures, visible in both buildings, demonstrate original timber framing and roofline configurations, providing further evidence of early modern building practice.

The associated outbuildings, though in varying states of disrepair, are of archaeological interest for their association with the farmhouse and farmstead function. The small brick-built outbuilding north of the farmhouse retains structural elements such as stone headers and timber-supported roof corbels, which inform understanding of ancillary functions.

While there is limited potential for below-ground deposits, any surviving archaeological evidence could provide significant contributions to our understanding of the layout and form of earlier structures that have since been incorporated into modern day building.

3.1.2 HISTORIC INTEREST

The site holds considerable historic interest as a surviving example of a 16th and 17th century Lancashire gentry farmstead, illustrating patterns of domestic and agricultural use over several centuries. The structure demonstrates changing domestic requirements and social status, with its linear plan, cross wings, stair turret, and subdivisions reflecting successive phases of adaptation. Associations with the Cockshutt family, who historically resided at the farmhouse and were notable for their involvement in the Lancashire witch trials and the weaving industries of northeast Lancashire, as well as with the Starkie family and the broader Huntroyde Estate and Demesne Landscape Park, underline its importance in local history.

The Farm Cottage and Farmhouse collectively evidence evolving domestic layouts, agricultural utility, and estate hierarchy. Features such as fireplaces, flagstone floors, pantries, and through-passage arrangements provide tangible evidence of historic living patterns, while internal alterations, including 19th and 20th century modifications, reveal changing uses and contemporary responses to domestic needs. The buildings thus retain substantial historical significance, both through their fabric and through their associations with local gentry and historically significant families.

3.1.3 ARCHITECTURAL AND ARTISTIC INTEREST

The site holds considerable architectural and artistic interest due to its design, materiality, and detailing. Materials such as coursed sandstone rubble, alongside architectural details including squared dressings, cavetto and ovolo-moulded mullion windows and hood moulds are all characteristic of regional vernacular architecture. The high level of decorative detail applied to both the interior and exterior of the buildings, particularly the use of cavetto hood mouldings on windows and doors, illustrates the elevated status of the Starkie family and their desire to convey prestige and aesthetic value across all estate properties, regardless of their intended function.

Internally, features such as panelled staircases, corbels supporting large beams, inglenook fireplaces, and surviving wattle and daub roof infill demonstrate craftsmanship and aesthetic intention. The stair turret on the Cottage is a rare architectural feature in the region, highlighting innovative design and providing stylistic continuity with the farmhouse. Later interventions, including sash windows and internal partitions, reflect evolving architectural fashion while retaining legible historic planforms. The buildings' cohesive use of local materials, careful proportions, and decorative detailing contributes to the aesthetic and design value of the farmstead, reinforcing its significance as a visually and intellectually stimulating historic environment.

It should be noted that there are some modern elements, evident both internally and externally throughout the Farm Cottage and Farmhouse, which are not of architectural or artistic interest and reduce the overall significance of the building. These include modern stud partitions installed to facilitate continued residential use and also conceal historic fabric, as well as external render applied to the elevations. Such features represent potential scope for alteration or change.

3.1.4 CONTRIBUTION OF SETTING

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

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

4. ASSESSMENT

4.1 CAPACITY FOR CHANGE

Given its long history as a rental property, Cockshutts Farm Cottage and Farmhouse has undergone a series of alterations over time, some of which have obscured historic fabric or introduced elements that detract from the character and significance of the building. Both properties are now vacant, providing a timely opportunity for a comprehensive programme of renovation works.

With planning permission recently granted for restoration works to the adjoining Cockshutts Farmhouse (ref. 3/2024/0919), there is scope to implement carefully considered changes to the adjoining Cottage that remove incongruous elements, improve internal flow and circulation, and enhance overall functionality. Importantly, such works also provide the opportunity to better understand and reveal the building's long and complex history, and to illustrate the contribution of structures such as this to the development of yeoman and gentry houses in the rural Lancashire Pennines from the 16th and 17th centuries onwards.

4.2 PHYSICAL IMPACTS

As outlined in Section 1.3, the proposed development seeks to make several physical alterations to Cockshutts Farm Cottage, Farmhouse and associated outbuildings. It is understood that, should planning permission for this next set of works be granted, the works approved under the previous application would be completed concurrently with those proposed in the current application. The details of the application, including the supporting *Planning, Design and Access Statement* prepared by Danielle Arkwright of DC Architectural Design, should be consulted for information. The impact of the proposed work on the physical fabric of the building, as well as its setting are considered below:

4.2.1 COCKSHUTTS FARMHOUSE

The proposed development involves limited internal alterations to Cockshutts Farmhouse. At ground-floor level, these works comprise the widening of the existing opening between the two principal rooms to create an open-plan kitchen and dining area. This intervention would result in the loss of a minor amount of historic fabric associated with the internal walling that is contemporary with the early 17th century construction of the cross wing. However, the retention of a downstand will preserve the legibility of the original wall line, ensuring that the historic spatial hierarchy and evidence of phasing remain appreciable despite the proposed modification, therefore resulting in negligible impact.

Given that neither the rear ground-floor room nor the front ground-floor room has accommodated kitchen or dining uses for a considerable period, additional fittings are required to support the proposed change of use. The design has been developed to minimise physical impact on historic walling wherever possible, with services and storage provided largely through free-standing units, including a centrally positioned free-standing kitchen island. The existing fireplace, which currently contains a modern log burner, would be upgraded with a more efficient replacement; as the present installation is non-historic, its removal would not result in any loss of historic fabric. An Aga is proposed within the existing alcove, making functional use of an established recess without necessitating additional alteration to the structure. Collectively, these measures would result in a neutral impact, ensuring that the proposed works facilitate modern domestic use while maintaining a low level of intervention and preserving the legibility and integrity of historic fabric.

Other alterations include the removal of the wall between the two properties, as well as the clearance of all fitted furniture associated with the existing kitchen. These elements are wholly modern, having been inserted as part of works completed in the early 2000s and their removal would result in a neutral impact. Demolition of the inter-property wall will also allow the original planform to be more clearly understood and will prevent the existing window from being bisected by the current arrangement. The proposed insertion of a new stud partition to form a store represents a light-touch, reversible intervention that does not affect historic walling and constitutes a non-permanent change to the interior, resulting in a neutral impact.

Other proposed changes to the ground floor include the removal of the existing door on the rear elevation, which currently serves as the principal access into the Farmhouse, and its replacement with a slim line double glazed unit (14mm) in Accoya painted timber. The current door comprises modern fabric. The introduction of a new glazed unit would result in a neutral impact but would enhance natural light levels within the interior, while ensuring the existing opening is retained and unaltered in its size and form, thereby maintaining legibility and understanding of the original external arrangement of openings along this elevation.

At first-floor level, the proposed alterations focus on the reorganisation of the internal layout to support contemporary residential use. This includes the removal of existing stud partitions that were inserted to create a bathroom; these partitions are clearly modern, having been added as part of works completed in the early 2000s, and their removal will not have a detrimental impact on the building's planform or overall significance. An ensuite is proposed within the rear bedroom through the introduction of two new stud partitions, which would result in a neutral impact. These additions constitute lightweight, reversible, and non-permanent alterations, ensuring that the ability to appreciate the historic planform and spatial hierarchy of the first floor remains unaffected.

Also, at first-floor level, the existing modern stud partition between the farmhouse and the cottage would be removed. Reinstating the original planform and preventing the current bisecting of the existing window would have a notable positive impact on the legibility of the historic layout. New stud partitions are proposed to accommodate a family bathroom and a bedroom that span the two properties. These partitions constitute reversible, non-permanent alterations. Access to the bathroom would be provided via the front bedroom in Cockshotts Farmhouse, which would result in a limited loss of historic walling along the party line of the cross wing and 'housebody'. Such poses a minor/moderate negative impact, though the overall impact on the understanding of the historic planform would remain minimal. Equally, since a bathroom already exists in this location, the new installation would use existing services, minimising the impact on historic fabric.

4.2.2 COCKSHUTTS FARM COTTAGE

EXTERNAL

Externally, the proposed development includes a programme of essential repair works to the existing stonework across the external elevations of the property, consistent with those approved under the Farmhouse scheme. All elevations of the Farm Cottage would be repointed where required using an appropriate NHL 3.5 lime mix. This would have a minor to moderate positive impact on the affected fabric and would contribute to the improved longevity of the building.

Alterations are also proposed to all existing windows throughout the Farm Cottage. As previously stated, the existing openings are highly decorative, and feature attractive, recessed cavetto-moulded mullions and hoodmoulds, elements of which have clearly been altered over the years. Although the majority of the existing fenestrations are clearly in serviceable condition, some of the existing frames are in poor condition and contributing to a damp internal environment. Where frames require replacing, these are to be completed using like-for-like in design slim line double glazing units (14mm) in Accoya painted timber. Again, doing so would result in the loss of a small amount of historic fabric, resulting in a minor/moderate negative impact. However, the benefits inherent in improving the buildings overall external envelope as well as its thermal performance should be recognised here.

Where existing openings - particularly those on the side elevations of the stair turret - have been blocked by previous internal alterations, the proposed development seeks to reinstate these using slimline 14 mm double-glazed units in painted Accoya timber. This would result in the loss of a small amount of historic stonework; however, the minor negative impact is considered outweighed by the significant benefits of restoring features partially lost through earlier inappropriate interventions. The reinstated openings would also provide natural light and ventilation to the proposed family bathroom suite.

The proposed development seeks to undertake several alterations to the associated landscape, including: clearance of overgrown vegetation; exposure of the existing front patio and pathways, and repair of the existing boundary wall and timber fence dividing the grounds of Cockshutts Farm Cottage and the Farmhouse. The impact of the proposed works on the significance of the affected fabric is considered to be neutral/negligible.

INTERNAL

The proposed development involves alterations to the ground floor, including the removal of the staircase in the through passage. Although the exact date of its insertion is unclear, it likely dates to the 17th or 18th century, contemporaneous with alterations to the axial firehood. Its removal would result in the loss of historic fabric; however, it would also open up the through passage and allow the reinstatement of the currently blocked door on the principal elevation. On balance, this approach is considered the most effective way to improve circulation.

At first-floor level, the proposed alterations focus on the reorganisation of the internal layout to support contemporary residential use. This includes the removal of existing modern stud partitions that were inserted to create a bedroom, landing area and separate access into the family bathroom. All modern partitions currently concealing the existing firehood would also be replaced as part of the proposed development, with the area replastered and all historic fabric retained *in-situ*. As previously noted, care should be taken during this process, with removal works monitored by a suitably qualified archaeologist to ensure that no historic fabric is damaged.

A family bathroom and laundry room are proposed within the existing central space, as well as a new bedroom within the existing bathroom space, through the introduction of new stud partition walling. The addition of this stud partition walling constitutes a lightweight, reversible, and non-permanent alteration, ensuring that the ability to appreciate the historic planform and spatial hierarchy of the first floor remains unaffected.

Other internal alterations proposed for the Farm Cottage include the installation of a mist sprinkler system, necessitated by limitations in providing compliant fire-escape windows. A water-mist fire suppression system is considered an appropriate and conservation-led solution for this structure, as it provides effective fire protection while minimising impact on historic fabric. Mist systems use significantly less water than traditional sprinklers, reducing the risk of collateral damage to sensitive finishes and materials. Their compact pipework and discreet installation requirements further limit disturbance to the building's fabric, which in this case is likely to be modern plasterwork. Any minor loss of historic fabric is considered justified by the need to ensure the safety of the building and its occupants. Further justification for the insertion of a mist system may be drawn from the *Heritage Fire Addendum* prepared for Cockshutts Farmhouse and submitted in support of the approved restoration scheme (Ref. 3/2024/0919) (Snowden, 2025), given that the same circumstances are considered to apply in this instance.

4.3 SETTING IMPACTS

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

4.3.1 VIEWS

As noted during the site walkover, the study site occupies a prominent position along School Lane, although it is set back slightly and partially screened by mature vegetation. Alterations to the principal elevations of the buildings - those most visible from the street - may be discernible, particularly where overgrown vegetation is to be cut back as part of the proposed landscaping, thereby enhancing views. Nevertheless, the proposed works to the principal and side facing elevations are generally considered to have the potential to improve views. In particular, interventions such as repointing and the replacement of defective materials, including windows, are expected to have a minor to moderate positive impact, significantly improving the overall external envelope of the structure.

Views of the rear elevation of the building are generally restricted to the property's grounds, with only glimpsed views possible from the upper floors of neighbouring buildings. As such, the rear elevation and outbuilding are not considered to be affected by the scheme due to screening from intervening development. Overall, the proposed

development is considered to deliver a positive visual impact by enhancing the external appearance and views of the buildings.

5. CONCLUSIONS

In summary, the proposed development represents a well-considered and heritage-led scheme that is sympathetic to the fabric and setting of Cockshutts Farm Cottage and Farmhouse. While a limited number of the proposed works would result in some minor negative impacts - including loss of, and disruption to, limited historic fabric - where this is the case, design advice throughout the scheme has been to focus such alterations on less significant parts of the building and where unavoidable, ensure that the level of impact is reduced and mitigated. It is considered, however, that these negative impacts are more than balanced by the overall positive impacts and conservation gains of the proposed scheme. These include the removal of inappropriate modern interventions, the repair and reinstatement of historic fabric, improvements to the building's overall condition and thermal performance, and the re-introduction of features that enhance understanding of the building's long and complex development.

The heritage-led nature of the scheme ensures that the legibility of the building's historic planform, spatial hierarchy, and architectural evolution - from its origins as a yeoman house to its later phase as a gentry residence - will be better revealed and appreciated. Moreover, the baseline research undertaken as part of this project has begun to re-establish the social and historical connections between the property, the Starkie family, and the wider Huntroyde Estate, offering valuable insight into the development of this area of the Lancashire Pennines. Subject to continued study, this research has the potential to further contribute to the wider historic and archaeological understanding of the area.

The proposed development also takes account of the wider setting of the listed building. As identified within this assessment, the design has been carefully developed to avoid harmful change to the building's external envelope. Indeed, the proposed works - including essential stonework repairs, reinstatement of appropriate fenestration, and selective clearance of overgrown vegetation - are expected to result in a minor to moderate positive impact on the significance of the listed building. Collectively, these interventions will enhance the external envelope and improve views both to and from the identified viewpoints along School Lane, thereby strengthening the building's contribution to the wider historic landscape.

The recent grant of planning permission for restoration works to Cockshutts Farmhouse (ref. 3/2024/0919) presents an appropriate and timely opportunity for a comprehensive programme of renovation works across the entire structure. Implementing the Cottage proposals concurrently with the already-approved works to the Farmhouse will ensure a coordinated and holistic approach to conservation, restoring the whole building to a high standard suitable for continued residential occupation and/or future rental use. This approach supports the long-term sustainable use and management of the heritage asset.

Overall, the proposed scheme represents a balanced judgement between potential impacts and conservation benefits, resulting in an overall minor positive impact on the significance of the listed building. In this respect, the development aligns with the environmental objective of sustainable development as defined within the *NPPF* (MHCLG 2024), adapting the heritage asset in a manner sympathetic to its historic context to maintain it in a viable, appropriate use. The scheme ensures that Cockshutts Farm Cottage continues to make a meaningful contribution to local character and sense of place.

Importantly, the development also accords with the relevant policies of the Ribble Valley Core Strategy 2008–2028 (Ribble Valley Borough Council 2014). In line with Policy EN5 (Heritage Assets), the proposals preserve - and in several respects enhance - the significance of the listed building, sustaining its special interest and supporting its long-term conservation. Similarly, the scheme complies with Policy DME4 (Protecting Heritage Assets), as it demonstrates a clear understanding of the asset's significance, proposes sympathetic and minimal-intervention design solutions, and employs appropriate traditional materials and detailing. The scheme is therefore considered an acceptable and positive form of development that will ensure the continued preservation and appreciation of this important heritage asset for the 21st century and beyond.

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6.3 ARCHIVAL SOURCES

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APPENDIX 1 – GAZETTEER

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

Table 3 Listed buildings in the 500 m study area

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

MLA24815	Cockshotts Farm and Cottage, School Lane, Simonstone
MLA24827	Cockshotts Farm and Cottage, School Lane, Simonstone
MLA3308	North of Simonstone Hall
MLA37304	Simonstone Lane, Simonstone
MLA6185	Simonstone
MLA6195	Valley Terrace, Simonstone
MLA738	Simonstone Hall, Whalley Road, Simonstone
MLA34373	Huntroyde Demesne, Simonstone

Table 4 Non-designated heritage assets in the 500 m study area

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

Table 5 Previous archaeological events in the 500 m study area

APPENDIX 2 – LEGISLATION, POLICY AND GUIDANCE FRAMEWORK

LEGISLATION

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

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

Table 6 Legislation relating to cultural heritage in planning

POLICY

NATIONAL

The principal instrument of national planning policy within England is the *National Planning Policy Framework (NPPF)* (MHCLG 2024), which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
8	Contributing to protecting and enhancing the built and historic environment is specifically noted as being a part of one of the three key objectives contributing to sustainable development. Specifically, environmental objectives can be realised by schemes which serve to: ‘protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’
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.
209	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
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.
211	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
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 ⁷³ . 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.
220	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Table 7 Key passages of NPPF in reference to cultural heritage

LOCAL POLICY

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

Policy	Key Text
EN5	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
DME4	In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. • Conservation areas Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported. In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area. • Listed buildings and other buildings of significant heritage interest Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported. Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist. • Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported. • Scheduled monuments and other archaeological remains Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported. Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported. Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and

	recording of the asset before or during excavation. Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved. In line with NPPF, Ribbles Valley aims to seek positive improvements in the quality of the historic environment through the following: 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. 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.
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Table 8 Summary of relevant local planning policy

GUIDANCE

NATIONAL

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

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

APPENDIX 3 – METHODOLOGY AND SOURCES

OVERVIEW

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

The following tasks were undertaken as part of this assessment:

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

WALKOVER SURVEY

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

SIGNIFICANCE

DEFINING SIGNIFICANCE

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

Source	Significant Criteria
NPPF (MHCLG 2024)	The statement of heritage significance is based upon four ‘interests’ and their relative ‘importance’: • Archaeological • Architectural • Artistic • Historic
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 9 Criteria for assessment of significance

ASSESSING SIGNIFICANCE

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

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

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

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

Table 10 Criteria for assessing relative significance

DEFINING THE CONTRIBUTION OF SETTING

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

- Identify which heritage assets and their settings may be affected

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

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

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

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

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

ASSESSING THE CONTRIBUTION OF SETTING

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

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

IMPACT

ASSESSING IMPACT

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

ASSESSING HARM

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

ASSESSING POSITIVE IMPACT

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

SCALE OF IMPACT

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

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

Table 11 Criteria for assessment of impact

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

SOURCES

NATIONALLY DESIGNATED SITES

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

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

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

HISTORIC ENVIRONMENT RECORD

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

CARTOGRAPHIC SOURCES

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

PUBLISHED AND UNPUBLISHED SOURCES

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

CHRONOLOGY

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

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

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



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