

HERITAGE STATEMENT

In relation to the proposals at:

Eaves Hall, West Bradford, BB7 3JG

Job reference: 2022-18



Southern and western elevation of Eaves Hall.

Produced by:

Bowland Surveyors Ltd.

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1.0 Introduction

- 1.1 In accordance with your instructions, I provide below an analysis of the proposals for change within the grounds of Eaves Hall, West Bradford (GV II). The proposed changes have been assessed to determine to what extent they may affect the heritage significance of the listed building. It is understood that this document is to accompany an appeal for the refusal of a variations of condition application (Ribble Valley ref 3/2021/1020) in relation to an earlier approved scheme (Ribble Valley ref 3/2020/0544).
- 1.2 The proposals relate to the variation of the position/orientation and material construction of the lodges. The primary issue for concern therefore is how such changes to the approved scheme and within the setting of a listed asset may impact the heritage significance of Eaves Hall.
- 1.3 This document aims to provide the Local Planning Authority with the information necessary to make an informed decision regarding the proposals. Sustainable development is a principal tenet of the National Planning Policy Framework, promoting the conservation and enhancement of historic assets whilst enabling change in a considered manner that minimises harm. Therefore, the heritage values of the building will be assessed to determine their overall significance and it determined to what extent the alterations impact the heritage significances identified. Such analysis will allow conservation to be prioritised and a heritage impact assessment undertaken.
- 1.4 This report therefore sets out;
- The heritage designations will be established of any affected heritage assets, as well as the history of the general area and built environment
 - Evaluation of the apparent heritage values will determine the heritage significance of the asset(s),
 - A statement of heritage significance will then be formed upon the understanding of the values related to the asset(s),
 - A description and analysis of the proposals and measures adopted to mitigate harm to heritage significance,
 - How the proposals comply with published guidance and the relevant policies within the NPPF.
- 1.5 This statement has been prepared in reference to guidance published by English Heritage and Historic England. 'Conservation Principles, Policies and Guidance (2008) provides general guidance in which to best manage and assess change in the historic environment. 'Statements of Heritage Significance' (2019) published by Historic England provides practical guidance on the analysis of significance and of proposals affecting heritage assets. Considerations regarding setting were undertaken in reference 'GPA 3: The setting of heritage assets' published by Historic England (2017). The determining source of law from which the National Planning Policy Framework (NPPF) (2021) is derived is the Planning (Listed Buildings and Conservation Area Act) 1990.

- 1.6 The Author is a historic building consultant with a B.Sc. (hons) in building surveying and an M.Sc. in building conservation and adaptation from the University of Central Lancashire. Daniel is also an affiliate of the Institute of Historic Building Conservation and associate member of the Chartered Association of Building Engineers. Prior to specialising in historic building surveying Daniel owned a construction company working on all types of historic buildings throughout the Northwest since 2007.
- 1.7 Inspections were undertaken in February 2022 to gain an understanding of the building, the surrounding area and the likely impacts of the proposals upon them. In accordance with the NPPF this document and the research that informs it is proportionate to the asset's importance.

2.0 General Descriptions

Location

- 2.1 Eaves Hall is located approximately 1 mile to the northwest of Waddington amongst the rural surroundings of the Forest of Bowland (AONB) in the Ribble Valley, Lancashire. NGR SD 73827 44812.

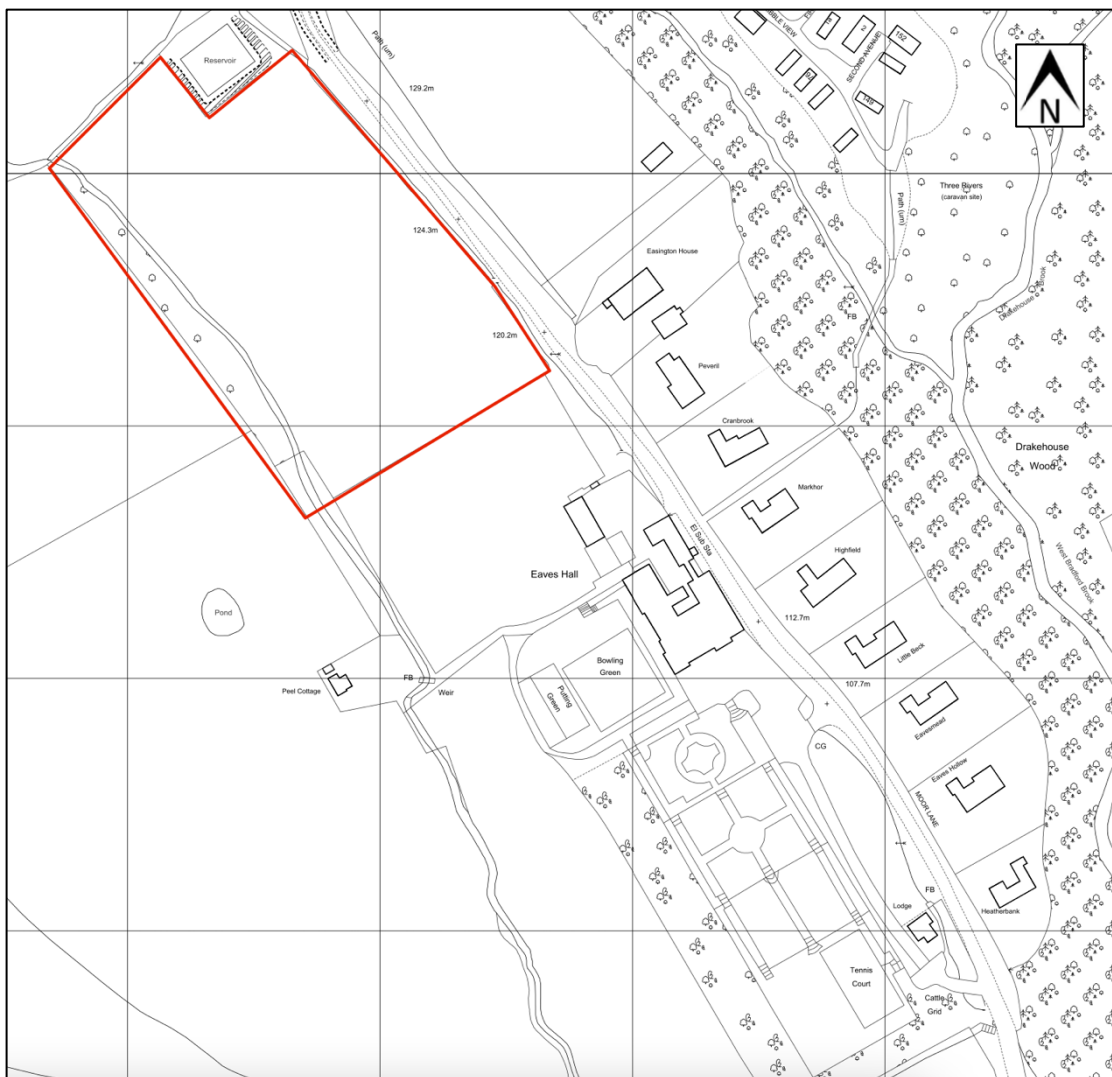


Figure 1: Location plan. Not to scale. Proposal's site indicated in red.

Outline Building/Site Description

- 2.2 The building comprises a red brick and Portland stone mansion of the Neo-Georgian 'free renaissance' style, built, as it exists currently in 1922. The building was constructed around a pre-existing structure dating to the 1870's. The wider site comprises decorative gardens to the south thought to date from 1919 as well as smaller garden areas to the west. A lodge is present in a similar style to the mansion, gate piers and driveway to the south and C20th residential buildings in close proximity to the east.

Historical Background

- 2.3 The history of Eaves hall as detailed below is written in reference to previous heritage statements written by Mr Jonathan Ratter whose account is based upon 'A History of Eaves Hall and Those Who Lived There' by Donald Heseltine, a privately published book not currently available.
- 2.4 Eaves Hall was built between around 1870 on a site referred to as 'Town Head' on the first edition Ordnance Survey map of 1847 and is thought to have been named after an earlier building located to the west also called Eaves Hall. It was common during this era for wealthy merchants and businessmen to relocate from the cities and industrial areas and build country estates, purchasing farmland for this purpose as it became available. The original building was built by John Burton, a successful businessman and owner/partner in several cotton mills with his father. He was given the Town Head site by his father James Burton in 1866 and soon thereafter purchased the adjacent Eaves House and Drake House as well as nearly 300 acres of farmland, creating the Eaves Hall Estate. John Burton died in 1879 and the estate bought by his younger brother Edward who lived at the Hall until his death in 1898. Edward is thought to have contributed to various changes to the building including extending the west wing. The estate remained in the Burton family after Edwards's death and was let to various tenants.
- 2.5 One such tenant was Arthur Burton who moved in and two years later bought the freehold for the estate in 1920. Arthur was responsible for the gardens to the south and for transforming the house into the red brick mansion that exists currently, designed by Burnley based architects Hitchon and Pickup. Arthur moved into the newly renovated building in 1922 with his wife Evelyn who died suddenly shortly after. Arthur remarried in 1924 but owing to a decline in the cotton industry decide to sell the estate and relocate to the south with his wife Millie Edgecombe. The building was slow to sell but was eventually purchased in 1931, and then again by the Kay family who put it up for sale again in 1938.
- 2.6 The house was bought by Brooke Bond Limited in 1941 for use as offices away from the London bombings. Post-war, Brooke Bond opened Eaves Hall Hotel which was operational until 1961. It was later bought by the Civil Service Motoring Association (CSMA) for use as a private club until 2007, when it was bought by Richardson Hotels Ltd. In 2011 it was bought by the present owners and now operates as part of the James's Places group.

- 2.7 In recent times the building and surrounding area has undergone considerable change including the construction of residential housing immediately to the east of the site in the C20th. Other changes comprise landscaping works, car parking provisions and the conversion of outbuildings to residential units.

Regressive Mapping Analysis



Figure 2: Yorkshire Sheet 182 surveyed 1847 published 1850. Site not yet apparent, identified as 'Town Head'. Not to scale.



Figure 3: Yorkshire Sheet CLXXXII.6 Surveyed 1884 published 1886. Hall now established. Indicated in red. Not to scale.

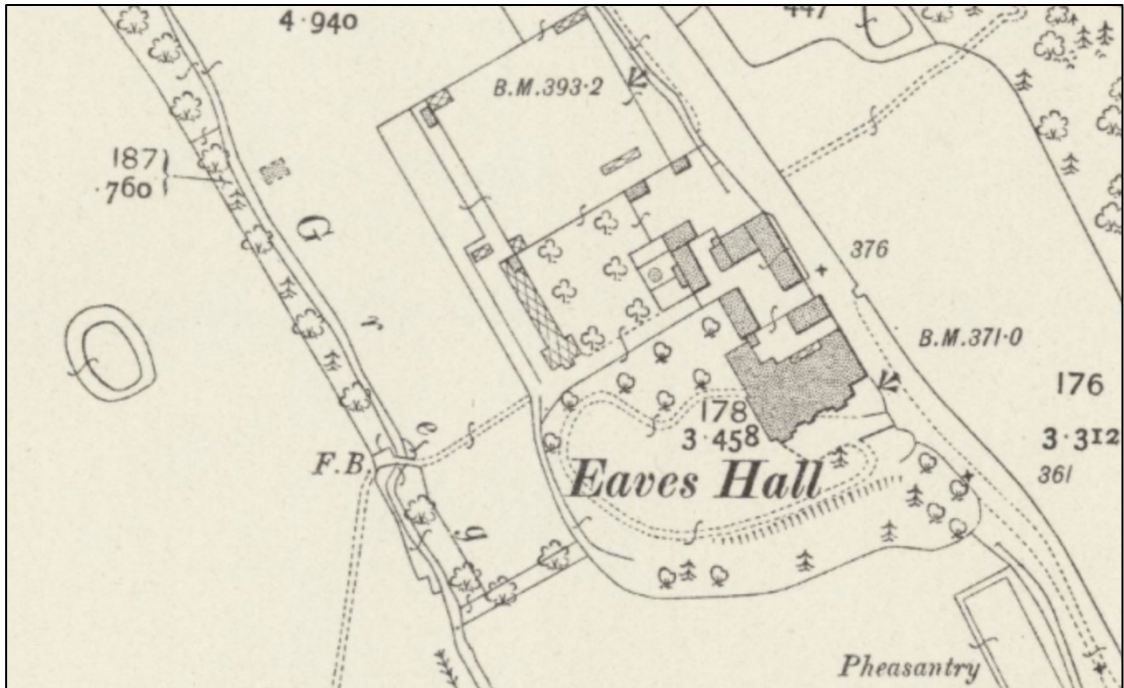


Figure 4: Yorkshire Sheet CLXXXII.6 Revised 1907 Published 1908. Showing the extended west wing and the addition of a Pheasantry. Not to scale.

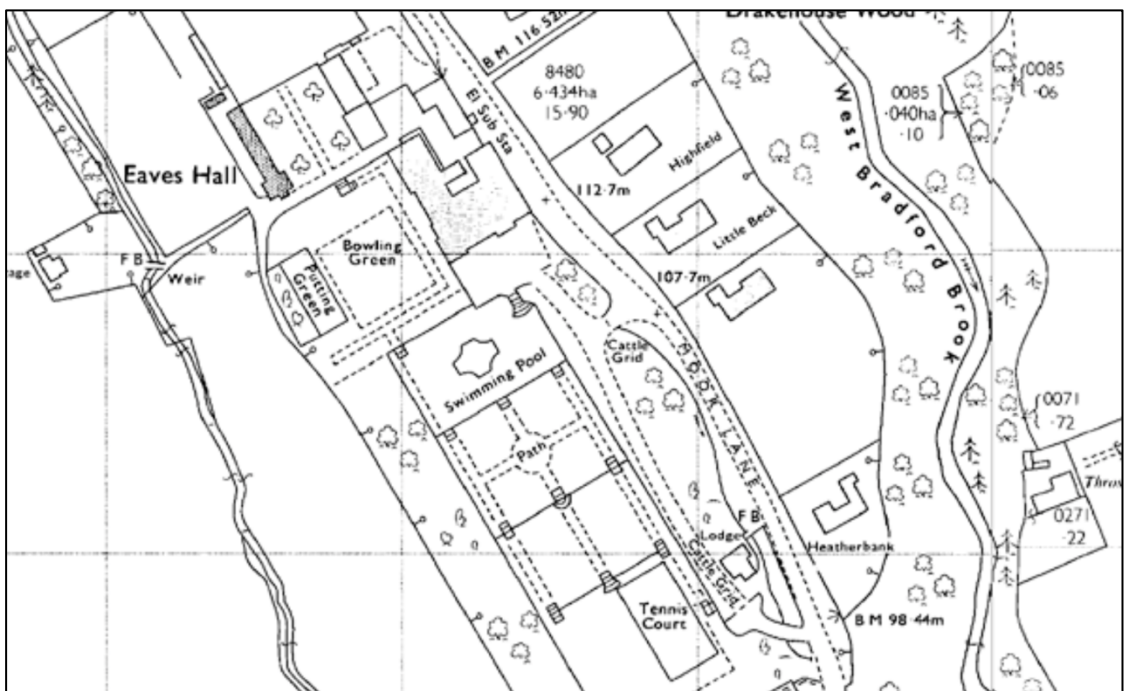


Figure 5: 1969-71 OS Map showing the gardens to the south, built c.1919. Also visible are the tennis court, bowling green, putting green, front terrace and entrance road and lodge. Not to scale

Heritage Asset Designations

- 2.8 The relevant listing descriptions for those designated heritage assets deemed potentially affected by the proposals are given below.

Eaves Hall was listed in 1954 at GV II. LEN: 1163739. NGR SD 73827 44812. Available: <https://historicengland.org.uk/listing/the-list/list-entry/1163739?section=official-listing>

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

3.0 Heritage Appraisal

- 3.1 This section of the report responds to the requirements as set out in paragraph 194 of the National Planning Policy Framework (NPPF). Under the heading “Proposals Affecting Heritage Assets” is stated the following:
- 3.2 *“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”.*
- 3.3 The overarching aim of this section is to determine the heritage values of any designated heritage asset(s) that may be affected or harmed by the proposals. The appraisal therefore begins by determining any heritage interests that may be associated with the building and other designated assets nearby (heritage asset

designations). This appraisal will determine those aspects of the asset(s) that are vulnerable to change and will provide analysis of the proposals and how they have been developed in order to minimise impacts to heritage significance. The heritage interests relevant to the site that could be deemed of relevance to the proposals are sub-divided and discussed below.

Archaeological Interests

- 3.4 Historic England (2019) describes how *“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*
- 3.5 There is no known archaeological evidence apparent at the site aside from the evidential value that the building provides of past human activity as it relates to the historic use of a former large country house residence. The archaeological or evidential interests apparent at Eaves Hall remain in-situ within the structural building fabric itself or are indicated by what remains of its original planform. There may be some interest derived from the structural fabric relating to its conversion and of the C20th additions, but it is unlikely that further investigations are required in this regard particularly so considering the proposals affect a site to the north of the building and not the building itself.
- 3.6 Aside from the building, which is the principal aspect of evidential interest, the site subject to the proposals appears to have never been built upon, nor does evidence remain of any such historic development prior (see 3.10). Therefore, the site of the proposals is of little archaeological or evidential interest aside from its past use as farmland and any further investigation is likely unnecessary.

Historical Interests

- 3.7 Historic England (2019) describes these to be *“An interest in past lives and events. Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity”*
- 3.8 Eaves Hall and the wider estate and gardens possess illustrative historic interest in that they are indicative of the historic architectural fashions and living practices of the wealthier classes of the era in which it was built. It is also indicative of a period in British history wherein the country had achieved huge economic successes during the industrial revolution enabling wealthy individuals to construct large country houses such as Eaves Hall. The building is typical of such activities and is reflected elsewhere locally and nationally and is an interesting remnant of our built heritage emanating from this period. It is also illustrative of the demise of great country estates during the early to mid C20th and is a good representative example of the typical transformation from a large house of private residence to a building for mixed, wider public uses.

- 3.9 Eaves Hall also possesses associative historic interest apparent in its documented history of its previous owners and the changes made to the building by each in turn. This is relevant due to the link the building has to the prolific mill owner James Burton and also to his son John Burton who developed the site. The building and its associated history exist as documents of the past for which interest is notable.
- 3.10 The site subject to the proposals however does not possess any historic interest aside from its location near to the Eaves Hall building and its siting within the wider estate. It does appear to have once been marked out as having or planning to have a garden built upon it, indicated by the OS map of 1886 (figure 3) but this was not present in later historic mapping (figure 4) demonstrating that it was never built to the extent depicted.

Architectural and Artistic Interests

- 3.11 Historic England (2019) describes how *“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”*
- 3.12 The building is of a neo-Georgian style with renaissance influence in its design. The primary aspect of its architectural interest is the southern and western external facades that exhibit picturesque architecture including Baroque detailing to the centre frontispiece. The southern elevation is symmetrical, a typical component of classical architectural composition with two projecting wings including stone quoins, cornices and pediments (see listing description). The western elevation appears less structured and more informal than the southern with three near symmetrical bays. The northern façade appears to have less attention spent on its composition evidenced by the clutter of architectural styles and additions apparent. The eastern elevation facing the road is utilitarian in form and mostly uninteresting architecturally.
- 3.13 The gardens are of some interest and are included in the Local List of Lancashire’s Designed Landscapes for which there appears to be some confusion as the brief description notes the gardens as ‘Mediaeval, 17C & 1867’, no mention is made of the garden constructed in 1919 by Arthur Burton¹. It is likely, as mentioned by previous Authors that Eaves hall was confused with an earlier building of the same name to the west but, nonetheless was visited and deemed of local interest most probably due to its assumed age². The gardens are not included in Historic England’s register for parks and gardens of special historic interest in England. However, whilst the gardens to the

¹ Lancashire County Council (2013) A Local List of Lancashire’s Unregistered Historic Designed Landscapes. pp. 47 [online] Available: <https://lancsgt.org.uk/wp-content/uploads/2019/01/A-Local-List-of-Lancashires-Unregsitered-Historic-Designed-Landscapes-2013.pdf>

² Ratter, J. (2013) Eaves Hall, West Bradford, Heritage Statement. [online] Available: https://www.ribblevalley.gov.uk/planx_downloads/Heritage_statement_5_.pdf

south are not of notable architectural interest they do contribute to the overall setting of the building in a positive manner.

- 3.14 The wider setting of the site including the road, lodge and gate piers are also positive contributors to the setting of the building, but like the gardens are not included within the listing description for Eaves Hall or listed themselves separately as they typically would be if of national interest. The terraced garden to the south is altered, missing its planting and its pond. However, the walkways still remain, and the gardens are interpretable as to their original design if not grandeur and remain as the primary positive aspect of the setting of Eaves Hall.
- 3.15 Elsewhere on the site changes are apparent. The Victorian outbuildings remain to the rear of the building, now converted to residential use. Also present is a car park converted from the former tennis court at the southernmost end of the gardens. The bowling and putting greens, likely built by the CSMA whilst relatively modern are a pleasant aspect of the setting of the western elevation. To the east are C20th residential buildings that do impact the wider setting of the building to some degree, encroaching somewhat on its intentional isolation from other development.
- 3.16 Eaves Hall is an impressive building with external architectural interest to varying degrees of merit. This relates specifically to the aesthetic nature of the southern and western facades and their mostly unaltered form. Eaves Hall does therefore possess significant heritage interest in this regard which is complimented and enhanced by the gardens to the south.

Statement of Significance

- 3.17 The paragraphs above serve to provide discussion on the relevant heritage interests of the building and those associated with it. It is now possible to collate the information gained from this evaluation. A statement of significance is given below.
- 3.18 Eaves Hall is an impressive early C20th neo-Georgian building adapted from an earlier, late C19th structure. It comprises a large, former country private residence set within semi-designed grounds with terraced garden to the south. There are various alterations apparent at the building, some to the hall itself undertaken in the early C20th century and additions including a car park, converted out buildings and residential development in close proximity to the east.
- 3.19 Eaves Hall has an interesting and documented history, once belonging to the Burton Family who attained their wealth from the successful Lancashire cotton trade in the mid to late C19th. Since the Burtons' the building changed ownership and is now no longer a private residence but a successful business providing the general public with a luxury and unique wedding venue. The history of the building, whether illustrative or associative in nature is a positive, albeit less prominent aspect of the building's significance.
- 3.20 The property is illustrative of the building practices and architectural styles of the era, particularly as it relates to the free renaissance style apparent. The external

appearance of the building is where Eaves Hall retains notable heritage significance in terms of its architectural merit. The southern and western facades are original and mostly unaltered and are the principal elements of the building's significance. To a lesser degree, the setting of the building to the south and west is also a positive contributor to the significance of the building.

- 3.21 The primary views of the building that are of most heritage interest are from the south, from the gardens as well on approach via the private road. The western elevation and its setting is also of interest but is difficult to view from afar due to its location fronting generally inaccessible countryside/fields. With regards to the proposals site in question, it does not feature in the principal views of the building to any extent, nor does it contribute to the setting of the building in a positive manner.

4.0 Analysis of the Proposals

- 4.1 Chapter 16 of the National Planning Policy Framework provides general guidance regarding proposed changes to heritage assets. The principal tenet that underpins such changes is that of conserving and enhancing significance whilst achieving sustainable use of the asset in question. Section 3 of this document provides analysis and confirmation of the significance of the heritage asset(s). The alterations described herein are assessed as to their impact to the heritage significances as determined in the previous section.

- 4.2 This section serves to review the proposals in an objective manner and describes how conservation of significance has been achieved via the design approach taken and considers the impacts and thus harm that may be apparent. Measures taken within the design to mitigate such harm are described and analysed below.

Summary of the Proposals

- 4.3 The proposals relate to the variation of a condition attached to the approved scheme of eco lodges, Ribble valley planning reference 3/2020/0544. The variation of condition relates to the orientation and position of the lodges as well as the materials they are to be built from. Refused variation of condition application: Ribble Valley reference 3/2021/1020. See below for plans. This report responds to the impacts the variations to the approved scheme may have upon the significance of the listed building.
- 4.4 Figure 6 below shows the approved scheme with the lodges orientated northwest to southeast, facing northeast. The proposals in figure 7 intend to turn their orientation by 90 degrees (or thereabouts) to face south.
- 4.5 Figure 8 below shows the approved elevations with sedum moss roofs and timber clad exteriors. Figure 9 shows the proposals, again timber clad but without the sedum moss roof coverings.



Figure 6: Approved plans for 15 eco lodges. Ribble Valley planning ref: 3/2020/0544.



Figure 7: Variation of condition plan proposals. Ribble Valley planning ref: 3/2021/1020.

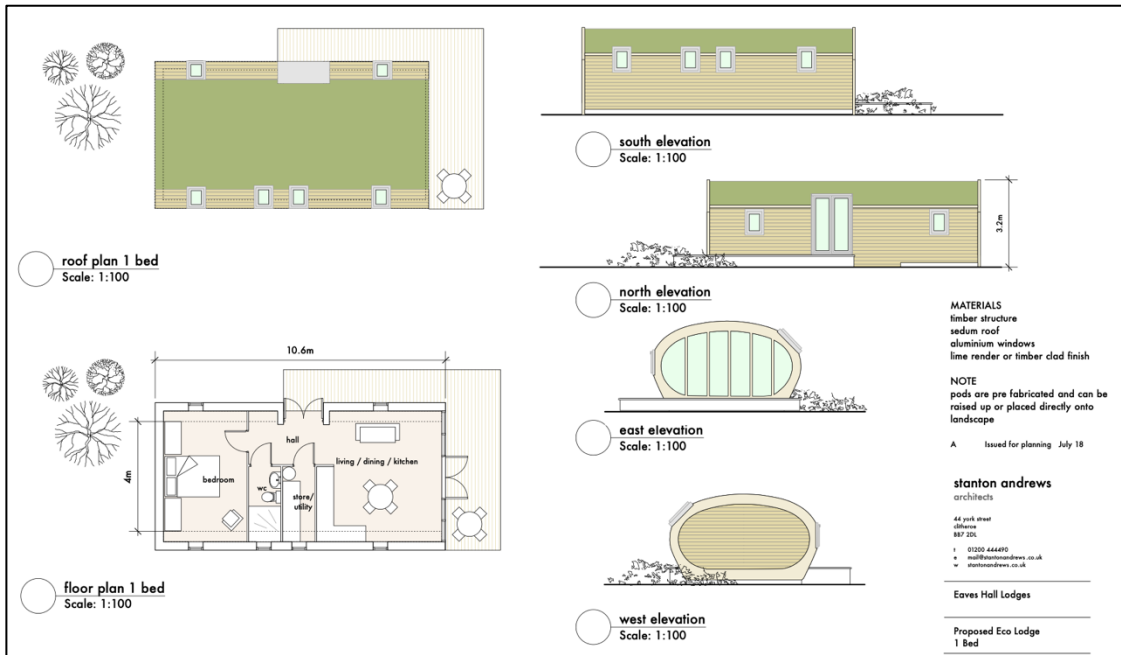


Figure 8: Approved elevations for eco lodges (1 bed). Ribble Valley planning ref: 3/2020/0544.

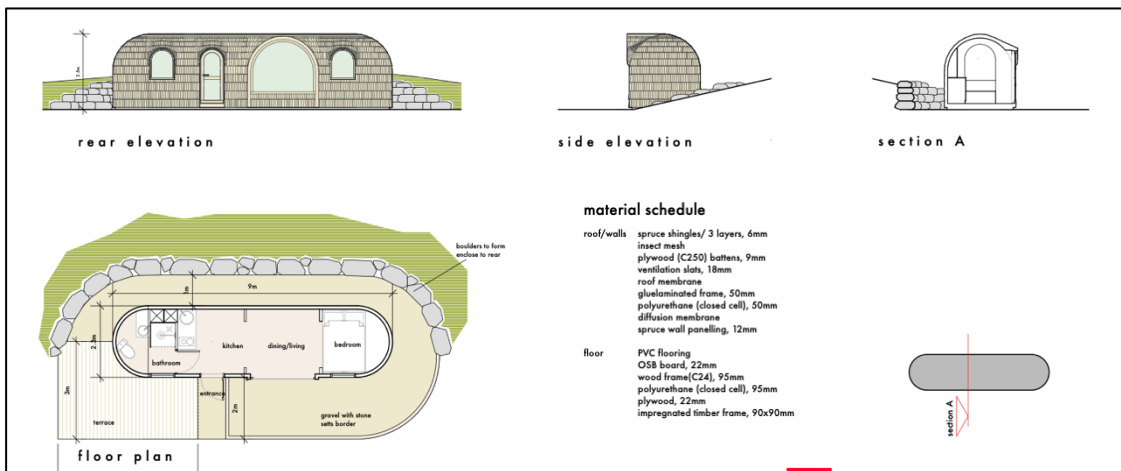


Figure 9: Variation of condition elevation proposals. Ribble Valley planning ref: 3/2021/1020.

Planning Policy Context and Analysis

- 4.6 The national planning policies regarding heritage assets are contained within the National Planning Policy Framework [2021] specifically section 16 'Conserving and Enhancing the Historic Environment'. The requirements of paragraph 194 are fulfilled by section 2-3 of this report.
- 4.7 **Paragraph 197** states: *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.*
- 4.8 The approved scheme takes into account the above considerations with particular emphasis on putting heritage assets to viable uses consistent with their conservation as well making a significant and clear contribution to the future economic vitality of the site. Here the proposals for the variation to the approved scheme as described previously offer no further detriment or reduction in scope of these positive attributes.
- 4.9 **Paragraph 200** states: *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.*
- 4.10 Guidance for change within the setting of a heritage asset that may harm its significance are contained within Historic England's (2017): The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) and advises a staged approach should be taken when considering such change. This is described below.

Step 1: *Identify which heritage assets and their settings are affected:*

Completed in section 3 of this report.

Step 2: *Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated:*

Completed in section 3 of this report. The heritage appraisal found that the primary aspects of the setting of Eaves hall relate to the gardens to the south, and to a lesser degree to the west. This is due to the designed and picturesque nature of the garden areas themselves and of the views apparent of the principal aspects of the building of most heritage interest.

Step 3: *Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it:*

The setting of Eaves hall that is of interest is located to the south of which the proposals site is entirely disconnected from. The proposals to alter the positions of the lodges and to alter the roof material composition from the approved scheme contribute very

little appreciable impact to the setting of the listed building, nor do such changes alter the setting to an extent that negatively affects the ability to enjoy the views of the building or the setting itself.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm:

Harm has been minimised insofar as possible via the sensitive design approach taken including the use of low-profile buildings formed from organic materials and their siting at the far north of the site beyond already established walls, planting, and outbuildings.

- 4.11 The refusal of the variation of condition application was based partially upon heritage matters, stating that there would be some harm to the setting of Eaves Hall arising from the proposals. Notwithstanding that 'setting' is not a protected designation, the issue at hand is whether changes to the setting would reduce the significance of the listed building. Considering that the lodges are located 150m from Eaves Hall, the views and setting of which are of most interest from the south on the opposite side of the building it is difficult to understand how such variations could impact the significance of Eaves Hall beyond that of the approved design.
- 4.12 **Paragraph 202** states: *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.*
- 4.13 The concern here is whether the implementation of the proposed variations will amount to less than substantial harm to the heritage significance of the listed building. This could occur due to the appearance of the proposals, and/or them interfering with the setting to an extent that harms the views or appreciation of the listed asset.
- 4.14 As stated, the proposed variations do not harm the significance of the listed building directly, nor do they alter the setting in a manner that harms the significance of it or prevents enjoyment of its setting.

Heritage Impact Assessment

- 4.15 **Proposed variation of the orientation of the lodges from facing east to facing south.** No harm will accrue as a result in the change in orientation. The approved scheme was for lodges of 3.2m in height and the proposals for lodges of 2.5m in height. Overall, this is considered a beneficial improvement to the scheme.
- 4.16 **Proposed variation of the construction materials.** No harm will accrue as a result of the change of materials. The alteration here constitutes a change in the roof material from sedum moss to timber shingles. The lodges will remain clad in timber as per the approved scheme. As stated previously the setting of Eaves Hall that contributes to its significance is located to the south of the building. Therefore, harm to the significance of the building by virtue of the proposals is remote due to their siting. Additionally, as before, the lesser height of the proposed lodges helps to mitigate any such remaining concerns.

5.0 Conclusion

- 5.1 This heritage statement has been prepared to assess the potential impact of the proposed development of 15 eco lodges to the north of Eaves Hall, a grade II listed building. Consent has previously been granted for the development (2020). However, a condition of the approved scheme was slightly revised in the recent application for variation. The principle of the development is therefore not in contention but merely details of the construction of the lodges. The matter at hand is whether the revised proposals will harm the significances of the listed building over and above the impact of the approved scheme, which was found not to alter setting to a degree that harms significance and was consequently granted permission.
- 5.2 This appraisal found that the primary heritage significances of the building relate to its external appearance from the south and the way in which it provides insight to its historic nature in an illustrative manner. In considering the impacts the proposed variations may have it was found that whilst they are of a slightly different aesthetic they will not harm heritage significance and will remain consistent with the requirements of the approved scheme. To conclude there appears no reason as to why the proposed variations should not be approved on heritage grounds.

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7th February 2022

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