

**HERITAGE STATEMENT IN SUPPORT OF PLANNING APPLICATION FUL/2019/0628
FOR THE ERECTION OF SIX BUNGALOWS ETC
ON LAND OFF VICARAGE AVENUE, PADIHAM**

1 Introduction

- 1.1 This heritage statement has been produced for the applicant Reedley Properties Ltd, through its agent Avalon Town Planning Ltd, to support a current planning application to Burnley Borough Council. It has been written by Stephen Haigh MA (a buildings archaeologist with over 20 years professional experience of assessing, investigating and recording historic buildings in the region), following a visit to the application site on 18 February 2020.
- 1.2 The site lies close to two grade II listed buildings: “*Craggs Farmhouse*”, and “*Barn and lean-to stable approximately 15 metres to north of Craggs Farmhouse*”¹. As these are designated heritage assets, the local planning authority has requested a heritage statement detailing how the proposals would impact on their settings.
- 1.3 In summary, this statement finds that no harm to the settings of the listed buildings would arise from the development, because they already have an established suburban rather than rural location, and because the proposal incorporates sufficient physical separation and distinctiveness of design, for the listed buildings to continue to be experienced as a historic farmstead.

2 Location

- 2.1 The site is agricultural land lying to the west of Vicarage Avenue, which links Blackburn Road and Whalley Road, at the western edge of Padiham (NGR: 378773 433818). It comprises an irregularly shaped plot, to the west of which is Craggs Farmhouse, separated from it by a post-and-wire fence enclosing a strip of land some 15m wide. The listed barn and lean-to stable stand to the west and north-west of the plot.

¹ National Heritage List for England, nos 1273918:” <https://historicengland.org.uk/listing/the-list/list-entry/1273918>
and 1239027: <https://historicengland.org.uk/listing/the-list/list-entry/1239027>

3 Planning context

- 3.1 Both farmhouse, and a nearby barn and stable, are grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, for their special architectural or historic interest.

National Planning Policy Framework

- 3.2 Section 16 of the NPPF, “Conserving and Enhancing the Historic Environment”, sets out the relevant part of national planning policy regarding listed buildings and conservation areas. Paragraph 189 states that: *“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.”*
- 3.3 Paragraph 193 of the NPPF is also key: *“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)”*.

Local policy – Burnley’s Local Plan

- 3.4 The relevant local planning policies are HE1 (*Identifying and Protecting Burnley’s Historic Environment*) and HE2 (*Designated Heritage Assets: Listed Buildings; Conservation Areas; and Registered Parks and Gardens*).

4 Proposed development

- 4.1 The development would comprise six detached, stone-built bungalows with integral garages, together with access, landscaping and ancillary works. Access to the site would be at the north-east corner of the plot, off Vicarage Avenue.

5 Relevant heritage assets

Craggs Farmhouse

- 5.1 Craggs Farm, which appears to be no longer in agricultural use, has its own access off Whalley Road. The listed farmhouse appears to date principally from the mid 19th century, although its east wing (annotated on some maps as “Craggs Cottage”) may be late 18th century. It is of local sandstone and faces

south, with a symmetrical façade enhanced by vernacular revival details, including windows with chamfered mullions and hoodmoulds. It is L-shaped in plan, with a rear wing which is of the same height and probably the same date as the main front. The entry in the National Heritage List reads:

Farmhouse, unoccupied at time of survey. c1840 with probably late c18 side-wing. Rubble sandstone, stone slate roof. 2 storeys, 3:2 windows to 1st floor; wing to rear. Main house: quoins; symmetrical facade with central panelled door and overlight in chamfered ashlar surround with square-cut hood-mould. Flanking 3-light chamfered, mullioned windows with raised surrounds and hood-moulds as door. 1st floor: plain casements in matching windows of 3:2:3 lights. Shaped kneelers, ashlar gable copings and tabled end stacks. Lower side wing on right has 3-light mullioned window of C18 type under two casements with square-cut hood-moulds; ashlar gutter; end gable and stack as before. Interior not inspected.

Barn and lean-to stable

- 5.2 The listed barn standing to the north of the farmhouse is dated 1777, and has a later stable added to it. It too is of local sandstone, and is of three bays. The entry in the National Heritage List reads:

Barn and lean-to stable. Barn dated 'WRM/1777'; stable later. Coursed rubble sandstone, stone slate roof. Tall single-storey, 3-bay barn orientated north-south and having stable at north-west corner. West side: large quoins; quoined central waggon entrance under segmental arch with raised and dated keystone; recessed harr-hung boarded doors; small inserted casement window to right. Lean-to against barn on left has stable door and casement under wooden lintel on side adjacent to the barn archway; collapsed walling above; catslide roof. Rear: opposed waggon entrance with matching arch. Right return: original doorway with ashlar surround and extended quoin forming lintel (there is a similar door within archway recess). Interior: 2 pattern-book king-post trusses of early form; 4 purlins to each roof slope. Derelict buildings adjoining south gable are not of special interest. Included for group value only.

6 Statement of heritage significance

- 6.1 Craggs Farm is a historic farmstead whose buildings date from the late 18th century and later. Its principal buildings are the substantial, south-facing farmhouse, whose size suggests an owner of greater than average means; and a detached barn with stable, standing 15m to the north. As it appears to be no longer used for farming, there is an absence of large modern buildings which often characterise functioning farmsteads, and instead the site comprises a small, discrete group of mostly traditional structures, which evolved as a functioning unit during the 18th and 19th centuries.
- 6.2 While the farmstead survives as a discrete group, its formerly rural setting was much altered in the late 19th and early 20th centuries, when the growth of

Padiham as an urban centre took place. Historic maps show that the terraced houses along the north side of Blackburn Road, to the west of Vicarage Avenue, had been built by the 1890s, and those along Whalley Road, along with Vicarage Avenue itself, had been built by 1910. During the same period housing had also expanded westwards along the north side of Whalley Road, beyond Craggs Farm, so that the farm's formerly rural setting was rather drastically changed to one of the urban fringe, over a century ago.

7 Assessment of impact

- 7.1 The proposed development of six bungalows would create low-rise housing on a small plot of land (0.37 hectares), which would remain physically separated from the listed buildings by an established boundary and land parcel. The current setting of the listed buildings is in any case best described as suburban², due to the encroachment of terraced housing on the west side of the town in the late 19th and early 20th centuries, and housing already stands within about 25m of the listed barn; this observation is supported by the fact that Craggs Farm lies within Burnley Local Plan's Development Area. As well as being clearly separated physically, the development would form a distinct, cohesive entity which could not be confused visually with the historic buildings. The historic farmstead would therefore continue to maintain its existing identity, and its setting would not be impinged upon.



View from the south side of the plot: Craggs Farmhouse at left, with barn in distance. Terraced houses along Whalley Road to right. Illustrates the existing suburban character of the site.

² As acknowledged in Lancashire County Council's Landscape Character Assessment (via MARIO mapping)

- 7.2 It is concluded that the development has a level of impact on the historic environment which would not amount to harm, and so is acceptable within the terms of the NPPF and local planning policies.

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