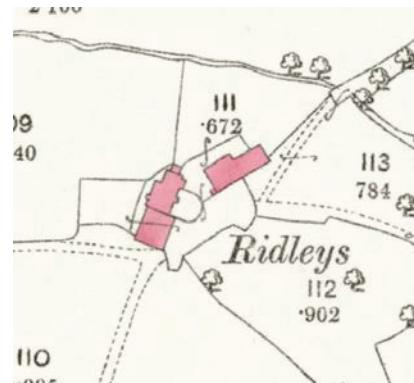


# WENNINGTON OLD FARM, TATHAM, LANCASTER, LANCASHIRE

## Heritage Impact Assessment



Client: Richard and Harriet  
Crabtree

NGR: 361399 469524

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September 2021



<b>The Site</b>	
Site Name	Wennington Old Farm, Tatham, Lancaster
County	Lancashire
NGR	361399 469524
Listed	Grade II

<b>Client</b>	
Client Name	Richard and Harriet Crabtree

<b>Planning</b>	
Pre-planning?	Yes
Planning Application No.	-
Condition number	-
Local Planning Authority	Lancaster City Council

<b>Archiving</b>	
Relevant Record Office(s)/Archive Centre(s)	Preston
Relevant HER	Lancashire

<b>Staffing</b>	
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## Summary

Prior to the proposed construction of a single-storey stable block and yard area and an all-weather riding surface at Wennington Old Farm, Tatham, Lancaster, Lancashire, Greenlane Archaeology was commissioned to carry out a heritage impact assessment for the proposal. This follows on from a heritage assessment carried out earlier this year ahead of proposed developments to the farmhouse. As a Grade II Listed building Wennington Old Farm is statutorily protected. However, it has already been substantially modernised, altered and extended. While there is some evidence for earlier fabric being incorporated into the building, the most evident part being the datestone of 1688, the core of the current property is a double-pile plan house of probable early 18<sup>th</sup> century origin. This was subsequently enlarged with a two-storey service wing to the north and a threshing barn to the south, perhaps in the 18<sup>th</sup> or early 19<sup>th</sup> century. This element was later enlarged slightly to the east, probably to provide additional housing for animals, and then the building was substantially renovated and enlarged in the late 20<sup>th</sup> century with the creation of a large function room in the former barn and addition of a flat-roofed extension to the north. A substantial amount of historic fabric was removed or altered as a result of these changes.

There will be some visual impact upon the setting of the farmhouse associated with the construction of the stable, yard and riding surface; however, the proposed location of the single-storey stable (to the rear of the farmhouse and offset from the cottage) has been chosen so as to minimise the visual impact of the stables on the Listed Building. It will not be visible on approach to the farmhouse from the access track from the main road, and will be largely hidden from the farmhouse by the cottage. The proposed riding surface (to the north of the farmhouse) is also positioned in the least intrusive position for it, in terms of its visibility to and from the farmhouse, and it will be at least partially shielded on approach to the house by a drystone wall which is to be retained. In fact, all of the drystone walls in the area are to be retained, making use of existing gated access. A stone-lined water channel present along the south side of the area of the riding surface is also intended to be retained.

## Acknowledgements

Greenlane Archaeology would like to thank Richard and Harriet Crabtree for commissioning the project and providing information about the site.

# 1. Introduction

## 1.1 Circumstances of the Project

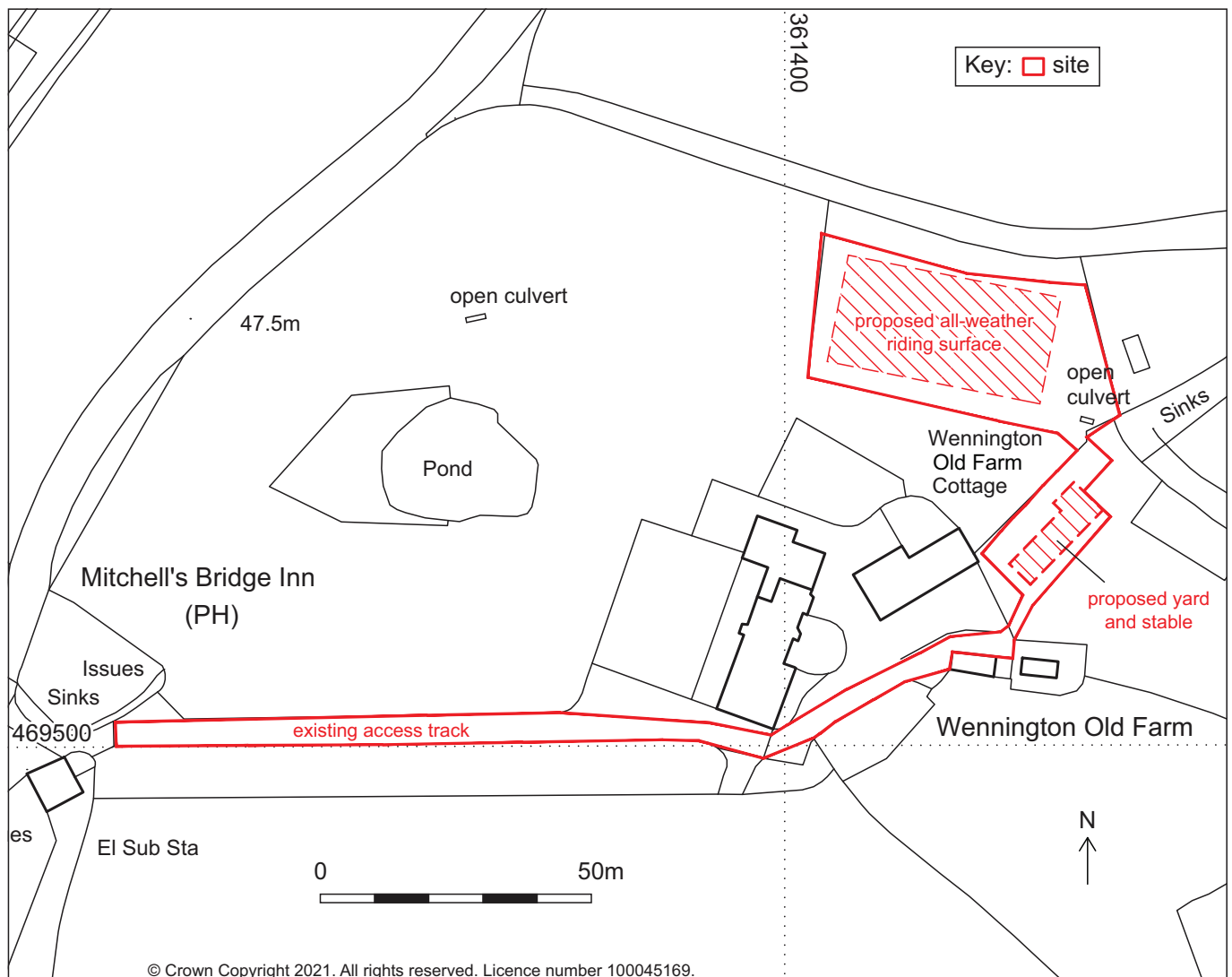
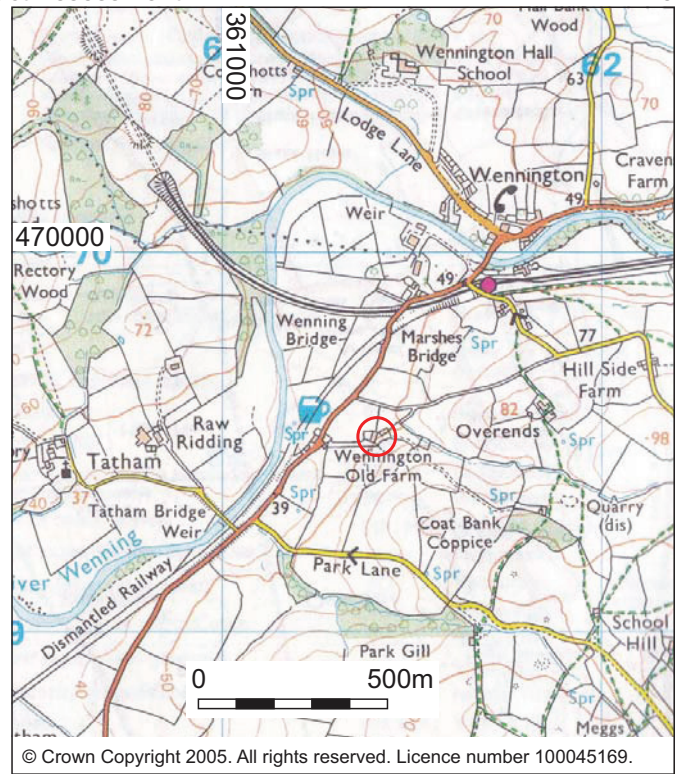
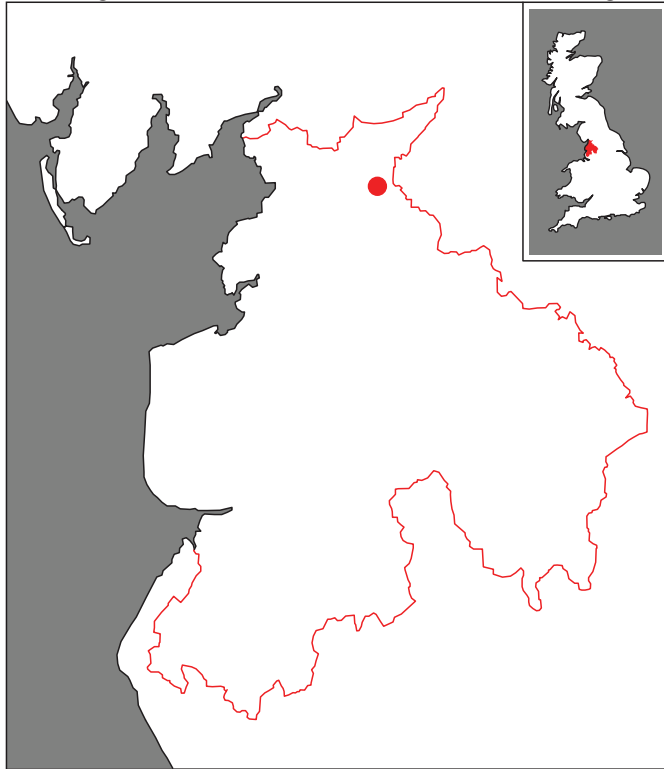
1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

## 1.2 Location, Geology, and Topography

1.2.1 The village of Tatham is located on the very northern edge of Lancashire, approximately 15km north-east of Lancaster and immediately east of the River Wenning (Figure 1). The site is actually situated approximately 0.5km east of Tatham and a similar distance south-west of the village of Wennington.

1.2.2 Tatham is located within the wider Morecambe Bay Limestones area, which is characterised by higher ground dominated by outcropping Carboniferous Limestone and lower valleys covered by glacially derived boulder clay (Countryside Commission 1998, 71-72). The resulting landscape is largely used for grazing animals, with rough pasture bounded by stone walls and hedges a common feature (*ibid*, 73).

1.2.3 Wennington Old Farm comprises a Grade II Listed Building (*Appendix 1*).



Client: Richard and Harriett Crabtree

Figure 1: Site location

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## 2. Methodology

### 2.1 Relevant Policies

2.1.1 The compilation of this heritage impact assessment and recommendations for any further work arising from the findings, accords with National, Regional and Local Planning Policies which relate to the Historic Environment. National planning policies relevant to heritage asset management are contained within the *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government 2019). This document highlights the essential need for applicants to assess the significance of heritage assets, use appropriate expertise, access historic environment records and recommend strategies for the recording and furthering of understanding of heritage assets as part of any proposal that might result in the loss or impact upon a heritage asset.

2.1.2 **National Planning Policy Framework (NPPF)**: chapter 16 of the NPPF relates to conserving and enhancing the historic environment. Paragraph 189 provides 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'*. In paragraph 190 it goes on to state: *'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 assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal'*.

2.1.3 **Designated Assets**: with regards designated heritage assets, paragraph 193 of the NPPF states that: *'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'*. This theme is developed further in paragraph 194: *'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'*.

2.1.4 **Undesignated assets**: with regards non-designated heritage assets, paragraph 197 states that: *'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'*.

### 2.2 Desk-Based Assessment

2.2.1 Prior to proposed alterations to Wennington Old Farm, Tatham, Lancaster, Lancashire, Greenlane Archaeology (2021) carried out a heritage assessment for the property. This was intended to provide suitable information about the history of the building so that a better understanding of its development could be obtained, which could then be used to assess the impact of any proposed changes. As part of this, a desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre**: the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover



sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available. At the time the work was carried out, due to the COVID-19 pandemic, the archives were closed and so the majority of records were consulted via online resources. This meant that some sources could not be accessed;

- **Online Resources:** where available, mapping such as Ordnance Survey maps and relevant published sources were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

## 2.3 Site Visit

2.3.1 A brief site visit, equivalent to a Level 1 survey (Historic England 2017), was carried out covering the proposed development area and other areas that might be affected. Particular attention was paid to the identification of features of historical or archaeological interest, but other relevant features were recorded such as later aspects of the site that may have impacted on the earlier remains or could constrain further investigation. Colour digital photographs showing the general arrangement of the site and any features of interest were taken and a selection of these was used to illustrate the report.

## 2.4 Archive

2.4.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the ClfA guidelines (ClfA 2014b). In addition, details will be submitted to the Online AccesS to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

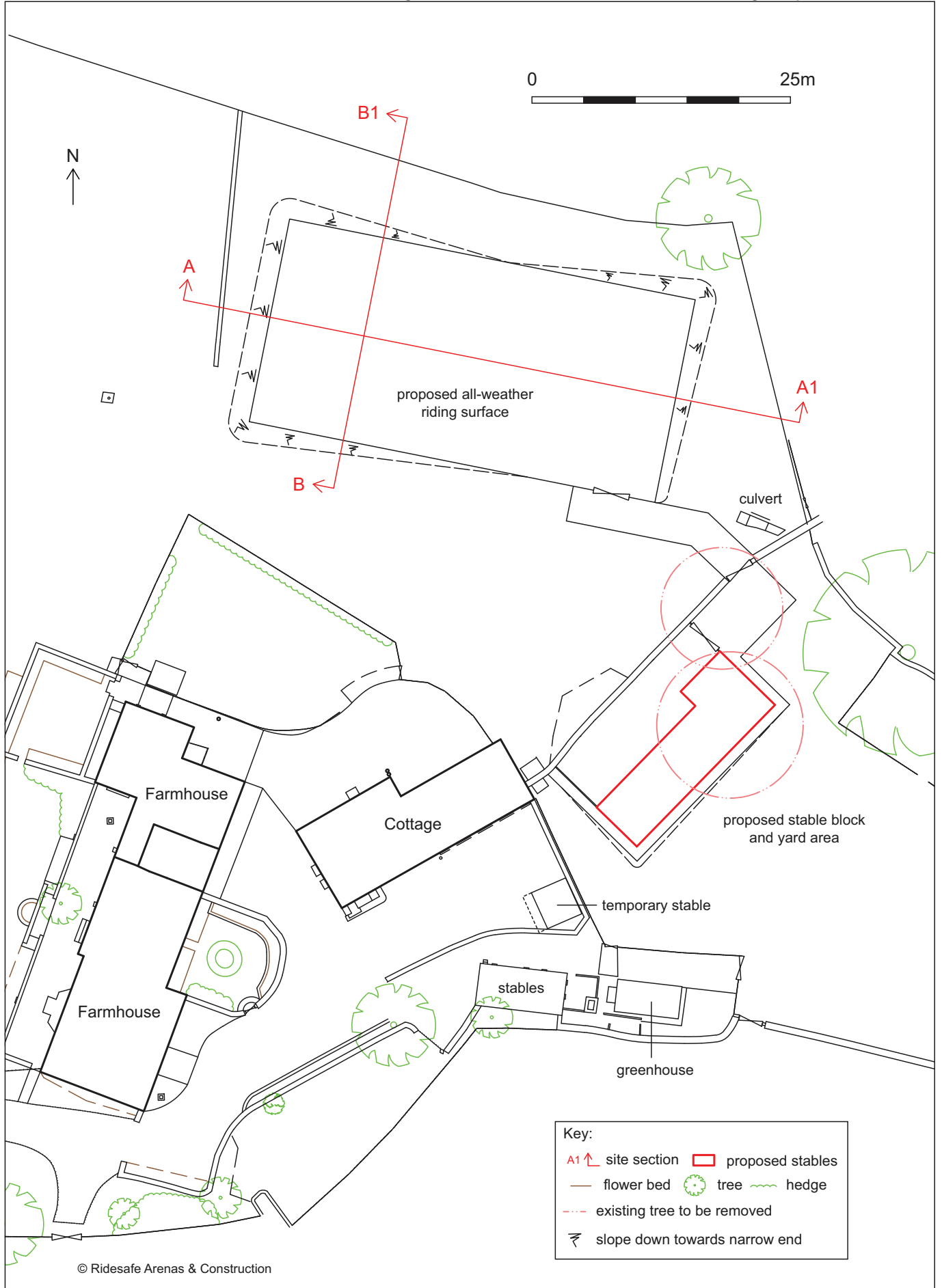


Figure 2: Proposed site plan

Client: Richard and Harriett Crabtree

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## 3. Results

### 3.1 Desk-Based Assessment

3.1.1 The initial component of the heritage assessment is a desk-based assessment, the results of which have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed (*Section 3.2*). The second purpose of the heritage assessment is to produce a background history of the site, focussing specifically on the known history and development of the site (*Section 3.3*). The compilation of this information then allowed a discussion of the development of the site and its significance to be considered (*Section 4*).

### 3.2 Map and Image Regression

3.2.1 **Ordnance Survey, 1847:** the core elements of the cottage and farmhouse at Wennington Old Farm are clearly shown (Plate 1). The track forming the existing access to the farmhouse from the main road between Tatham and Wennington is also marked. The site of the proposed stables occupies an area of open field and the north end of the site (in the area of the proposed riding surface) cuts across a tree-lined 'boundary'.

3.2.2 **Tithe Map, 1848:** this map shows less detail than the earlier Ordnance Survey map. The tracks, for example, are not shown (TNA IR 29/18/300, 1848a) (Plate 2). A north/south boundary is shown to the north of the farmhouse, which was not shown previously.



Plate 1 (left): Extract from the Ordnance Survey map of 1847

Plate 2 (right): Extract from the tithe map of 1848

3.2.3 **Ordnance Survey, 1894:** this map is more detailed, but seems to show essentially the same arrangement of tracks and boundaries as the previous maps (Plate 3). A track is marked to the east of the cottage and the 'boundary' in the area to the north has two sides marked and continues as a stream further to the east.

3.2.4 **Ordnance Survey, 1913:** the tracks round the farmhouse and cottage are still shown, but the boundary/stream to the north is no longer shown cutting across the area (Plate 4). The north/south boundary to the north of the farmhouse has been extended and now passes to the west side of the proposed all-weather riding surface.

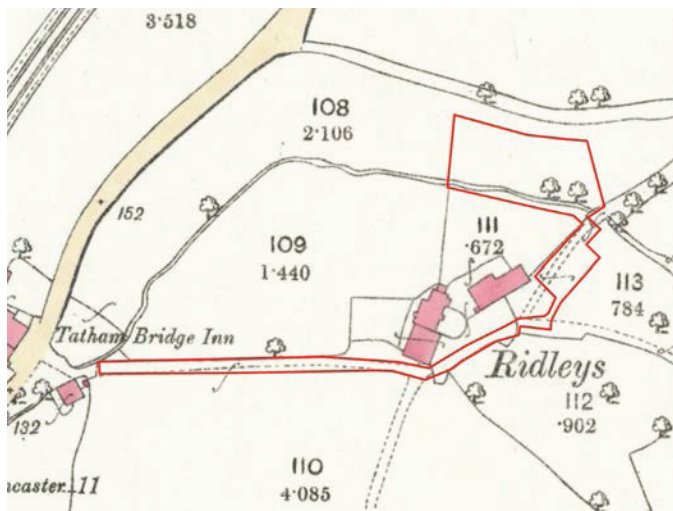


Plate 3 (left): Extract from the Ordnance Survey map of 1894

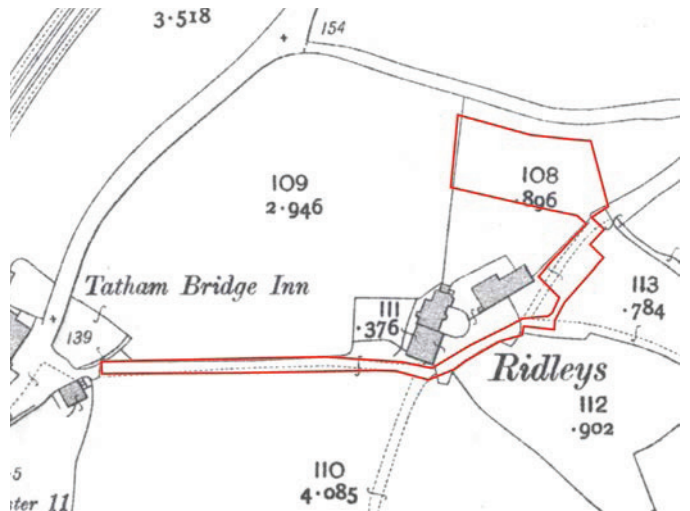


Plate 4 (right): Extract from the Ordnance Survey map of 1913

3.2.5 **Lidar**: lidar imagery for the site shows the route of the former stream marked on the earlier Ordnance Survey maps to the west of the proposed development area (Plate 5; cf. Plate 3). Its route is less discernible in the proposed development area, where it may have been infilled. The boundary wall to the west of the proposed all-weather riding surface is shown, the south end of which (where it continued to the north end of the farmhouse) is still traceable, but has largely been removed (Plate 5; cf. Plate 4).



Plate 5: Lidar data for the site

### 3.3 Site History

3.3.1 **Wennington Old Farm:** the site has at least late 17<sup>th</sup> century origins and the original house part of the extant structure has at least elements dating from 1688. The documentary history is not detailed before the 19<sup>th</sup> century but it is clear that the building had taken on much of its current form by this date, with the exception of the large extension at the north end, which was added in the 1980s but built in a faux Georgian style.

3.3.2 The available documentary records do not reveal the date at which Wennington Old Farm was first constructed, although the original name, 'Ridleys', potentially provides some information. There is a reference in 1632/3 to a 'Ridleys House' (LRO DX/772 1632/3), evidently named after the family who lived there, although this cannot be connected with any certainty to this property. The extant house has a datestone of 1688, which presumably demonstrates when the house was constructed. The Listed Building information suggests that it is probably mid-18<sup>th</sup> century with 17<sup>th</sup> century elements with the barn to the south-west as probably early to mid-19<sup>th</sup> century (Historic England 2021; see *Appendix 1*). The tithe apportionment describes the property as comprising 'House Yard Garden & Orchard' (TNA IR 29/18/300 1848b). The Listed Building details state that there are some alterations of 19<sup>th</sup> and 20<sup>th</sup> century date but the property was first listed in 1967, before the large flat-roofed extension was added to the north end; anecdotally this is thought to have occurred in the 1980s. This was evidently constructed in a faux Georgian style, with stone(?) balusters supporting a rail along at least one side. In addition, the former barn was converted, presumably at a similar time, into a large function room, and an 'entrance hall' was created within what appears to be a later (perhaps 19<sup>th</sup> century) addition to the building.

3.3.3 Today, the building comprises an essentially linear range orientated north/south, with the front facing into the yard to the east, but projecting slightly on the east side at the south end and considerably more at the north-west corner. It is primarily constructed in local dark yellow gritstone in rough courses, although the central and northern section of the east elevation has been finished with render scored to give the appearance of ashlar blocks. The north-west end is a modern extension but appears to have used some reclaimed stone in areas such as the quoins. The roof is finished with modern ceramic tiles and possibly stone ridge tiles, with two modern skylights in the east elevation. There are four chimneys typically constructed from ashlar stone and with ceramic pots. Internally the building has been extensively modernised with relatively few original features surviving and those that are have typically been heavily painted or stripped, although there are elements such as the original roof trusses that remain hand finished and largely unchanged. The building ranges from two stories plus an attic in the centre to single storey with a flat roof at the west end.

### 3.4 Site Visit

3.4.1 **Introduction:** the proposals supplied by the client indicate that an all-weather riding surface is to be constructed to the north of the extant buildings at Wennington Old Farm and that a yard and single-storey stables are to be built to the east of Wennington Old Farm Cottage (see Figure 2, Figure 3 and Figure 4). The riding surface will necessitate some groundworks to make the area level (Figure 4) and construction of the yard and stables will require the removal of two trees. The riding surface is behind the cottage and the stables are to the right of the drystone wall to the side in Plate 6. The two trees in the centre of Plate 7 are to be removed to make room for the proposed stables and yard and the riding surface will be situated beyond the drystone wall behind those trees and this side of the second dry stone wall that sits almost perpendicular to the hedgerow. The existing drystone walls are to be retained, making use of existing gated entrances, and the existing track will be used for access.



Plate 6: General view of Wennington Old Farm, with the site visible to the right and behind the cottage



Plate 7: General view of the site to the side of the cottage

3.4.2 **Approach to Wennington Old Farm and the site:** although Wennington Old Farm can be seen from the main road (the B4680), it is set back at least 90m from it and only accessible via an east/west track that leads up to the south side of the farmhouse and cottage from the west (see Figure 1; see Plate 8 and Plate 9).



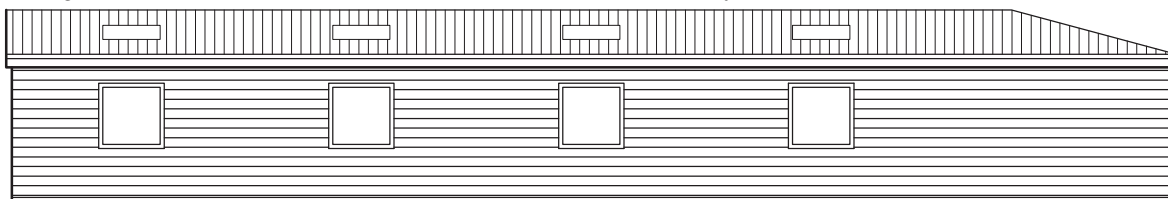
**Plate 8: View along the B6480, the site of the proposed stables visible to the right**



**Plate 9: Wennington Old Farm viewed from a position stood to the west side of the access track**

GRP Translucent  
Rooflights

Imitation Slate Roof  
Colour Grey



SOUTH-EAST ELEVATION

UPVC Gutters and Downpipes  
Colour Black

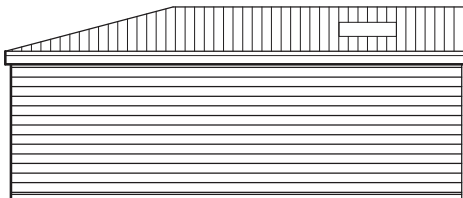


NORTH-EAST ELEVATION



NORTH-WEST ELEVATION

Horizontal Timber Cladding  
Natural Finish



SOUTH-WEST ELEVATION



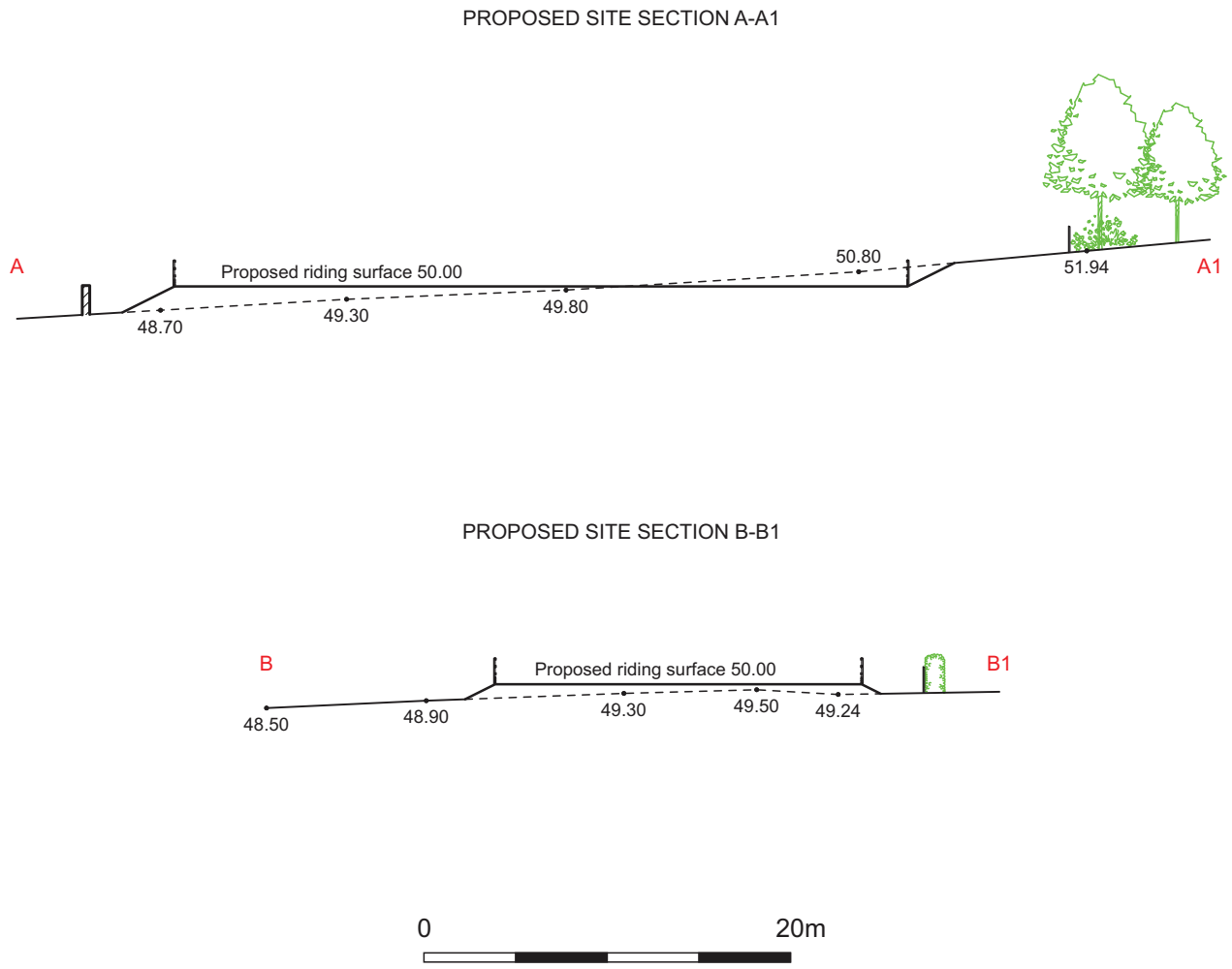
© Ridesafe Arenas & Construction

Figure 3: Proposed elevations of the stables

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**Figure 4: Proposed site sections, showing existing ground levels**

**3.4.3 Area of the yard and stables:** the single-storey stables are to be constructed behind Wennington Old Farm Cottage in a secluded area of fairly level ground at approximately 50m above sea level (see Figure 2; see Plate 10). The north-west edge of the area is defined by a drystone wall with a gated access at the north-east end (Plate 11 and Plate 12). There are two trees within the area of the stables and access through to the riding surface that will need to be removed (Figure 2; see Plate 13). The landscape rises steeply to the east and south of the proposed stables and yard, rising roughly 10m within 60m to 70m of the edge of the proposed stables (see Figure 1), and the site is therefore quickly overshadowed by the surrounding hills.



**Plate 10: General view of the proposed stable and yard area from the existing stables and greenhouse**



**Plate 11: General view of the proposed stables and yard area stood to the east of the cottage**



**Plate 12: Drystone wall and existing gated access to the north-west of the proposed area of the stables**



**Plate 13: Trees to be removed from the proposed area of the stables and yard**



**Plate 14: View of the steep hill to the south-east of the proposed stables and yard area**

3.4.4 **Visibility of the yard and stables from the cottage and farmhouse:** the proposed stables are to the rear of the cottage and will not be seen from the access track until after the far (east) side of the farmhouse has been reached (Plate 15). At the time of the site visit, a horsebox was parked in the area between the farmhouse and the proposed stables, which helps obscure the area of the proposed stables from the farmhouse, and there is already a temporary stable there (Plate 16). The area of the stables and yard will be visible to the right side of the cottage from the east side of the farmhouse (Plate 17) and will be just visible to the left of the cottage from outside the north end of the farmhouse (Plate 18).



**Plate 15: The east side of the farmhouse, looking towards the site**



Plate 16: View of the area of the proposed stables, between the cottage and existing stable



Plate 17: View of the proposed stables and yard area from the east side of the farmhouse



**Plate 18: View of the proposed stables and yard area from stood outside the north end of the farmhouse**

3.4.5 **All-weather riding surface:** the riding surface will be located between 25m and 60m north of Wennington Old Farm and Wennington Old Farm Cottage on an area of gently sloping ground (Figure 2). The ground level drops by approximately 1m from the east end of the area to the west (see Figure 4; Plate 31). The northern edge of the area for the riding surface is shielded by a hedgerow and the west end will be between 3m and 4.8m of a drystone wall (Plate 19 and Plate 20). The area to the east is also shielded by vegetation and mature trees. The drystone wall to the west is to be retained (Plate 21), as is the one to the south-east, which has existing gated access to the area of the proposed stables and yard (Plate 22). The area west of the proposed riding surface is open field, part of which is already in use as a paddock for horses, and the whole of the property is shielded from the main road by hedgerows.



**Plate 19 (left): General view of the west end of the proposed riding surface area**



**Plate 20 (right): General view of the east end of the proposed riding surface area**



**Plate 21: General view of the proposed riding surface area from the east**





**Plate 22: General view of the riding surface area from the west**

3.4.6 It was noted during the site visit that there are two sections of an open stone-lined water channel or 'culvert' in the field where the riding surface is to be located. The stone-lined channel to the east of the riding surface (Plate 23 to Plate 25) is potentially within the area of the work, but not within the footprint of the riding surface or stables proper. The section to the west (Plate 26 to Plate 28) is outside the area, but potentially helps identify the course of the channel. The existing sections of open culvert are known to the client and are to be retained (H Crabtree pers comm).



**Plate 23: Stone-lined channel to the east of the proposed riding surface, viewed from the south**



**Plate 24 (left): Stone-lined channel to the east of the proposed riding surface, viewed from the west**



**Plate 25 (right): Stone-lined channel to the east of the proposed riding surface, viewed from the east**



**Plate 26: Stone-lined channel to the west of the proposed riding surface, viewed from the south**



**Plate 27 (left): Stone-lined channel to the west of the proposed riding surface, viewed from the west**

**Plate 28 (right): Stone-lined channel to the west of the proposed riding surface, viewed from the east**

**4.4.7 Visibility of the proposed all-weather riding surface from the cottage and farmhouse:** the proposed riding surface is the far side of a small hedge-lined area of maintained lawn to the north side of the farmhouse and will be visible from this side of the farmhouse (Plate 29). The area can be glimpsed between the farmhouse and cottage from the east side of the farmhouse (Plate 30), but will not be visible from the south side of the farmhouse and should scarcely be visible entering or exiting the farmhouse from the west side. It is offset slightly from the cottage, but will be visible from there (Plate 31).



**Plate 29: View of the proposed riding surface from the north side of the farmhouse**



**Plate 30: View of the proposed riding surface along the east side of the farmhouse**



**Plate 31: View of the proposed riding surface, showing change in levels**

## 4. Discussion

### 4.1 Significance

4.1.1 As a Grade II Listed Building the property is statutorily protected, of 'special interest' and is of at least local significance. However, it is evident from the building recording (Greenlane Archaeology 2021) that the property has been subject to considerable alterations despite the listing, which have led to the loss or alteration of some historic fabric. Elements do remain however, such as the chamfered beams, the trusses, the doors to the cellar and those on the first floor, and the main staircase, which represents the most substantial surviving internal element of the original house. Throughout, the house has been substantially modernised and the majority of its windows and doors replaced. Despite these changes, the property represents a good example of a historic building that would have once been relatively common in the area but now rarely survivors in such good condition. The original house is a 'double pile' plan, a form that became widespread during the 18<sup>th</sup> century (Brunskill 2000 114-115). However, the relatively large modern addition at the north end somewhat detracts from the otherwise vernacular form of the property and has given it a grandeur that is not entirely appropriate for the scale and form of the original house.

### 4.2 Impact

4.2.1 **Area of the yard and stables:** some groundworks will presumably be required to level the area for the construction of the yard and single-storey stables and work access is required from the area in front of the existing stables and greenhouse to the south. Two trees are required to be removed. The dry-stone wall to the north-west of the area is to be retained. There will be some visual impact on the setting of the farm, however, this is mitigated by the choice of location and the fact that the stables are to be offset to the rear of the cottage (see *Section 4.3* below).

4.2.2 **All-weather riding surface:** the riding surface will require some groundworks to create a level surface, the east end being c0.5m high and the west end being c0.5m low (see Figure 4). There will be some visual impact upon the setting of the farm, but this is mitigated by the selection of location (see *Section 4.3* below). The dry-stone wall to the west is to be retained and the hedgerow to the north is to be retained and the existing gateway between the yard and the riding surface will be used for access.

4.2.3 The stone-lined culvert revealed during the site visit presumably corresponds with the watercourse most-clearly marked on the 1894 Ordnance Survey map (Plate 3). The riding surface is intended to be to the north of this and the open sections are to be retained as features (H Crabtree pers comm) so this will be retained.

### 4.3 Mitigation

4.3.1 **Area of the yard and stables:** the yard is in a secluded spot to the rear of the cottage and its position means that the cottage largely shields the proposed stables from the farmhouse (see Figure 2 and Plate 17). The stables are single-storey and will be overshadowed by the steep hills to the south and east. It will be further shielded by the existing small wood to the north and a retaining wall to the south, extending north-west/south-east from the east corner of the cottage. The stables will be unseen on approach to the farmhouse from the existing track until the far side of the farmhouse is reached (Plate 15). Even then very little of the area can be seen from the main entrance of the farmhouse on its east side and the stables are offset relative to the cottage to minimise its visual impact.

4.3.2 **All-weather riding surface:** the fields to the north and west of the property are already partially shielded from the main road by hedgerows and the surface will be further shielded on approach to the farm by the dry-stone wall to its western edge, which is to be retained. The location of the all-weather riding surface is at a similar level to the extant structures and will not substantially detract from the appeal of the property as it does not overlook the site and its location to the north side of the house (the side with fewest windows) means that its visual impact on the farmhouse will be less than if it were positioned in front of the main house to the west, for instance. Indeed, the window between the farm and

cottage through which the field can be viewed on approach to the cottage is also minimal (Plate 30). It should also be noted that the field is already in use as a paddock for horses.

4.3.3 By positioning the riding surface as far to the north as is practicable (with regard to the location of a mature oak tree further to the north – H Crabtree pers comm), the existing sections of open culvert are to be retained and its route is to be avoided.

## 4.4 Conclusion

4.4.1 The location selected for the riding surface and stables has been deliberately chosen in order to minimise their visual impact upon the setting of the farmhouse. The riding surface to the north of the farmhouse will be shielded on approach by the dry-stone wall, which is to be retained, and the single-storey stables are offset from the cottage in a secluded position to the rear of the farmhouse.

## 5. Bibliography

### 5.1 Primary and Cartographic Sources

LRO DX/772, 1632/3 *Demise for 7 years at 20/- per year for 2 years, 40/- per year for 3 years, then 80/- per year: for £24: John Ridley to Richard his son & heir -- housing occupied by Ellen Ridley, & closes called Milizant Hey, Milizant Meadowe, Nearer Marled Riddinges, Green Garden, Pie Garden, & a third of the backsydes, courtes, & folds to Ridleys House -- Witn: Robert Elstone, John Farrington, Robert Kendall, Richard Eyves senior. Seal*

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TNA IR 29/18/300, 1848a *A Map of the Parish of Tatham in the County of Lancaster*

TNA IR 29/18/300, 1848b *Apportionment of the Rent-Charge in Lieu of Tithes in the Parish of Tatham in the County of Lancaster*

### 5.2 Secondary Sources

Brunskill, RW, 2000 *Vernacular Architecture: An Illustrated Handbook*, 4<sup>th</sup> edn, London

Chartered Institute for Archaeologists (CIfA), 2014a *Standards and Guidance for Historic Desk-Based Assessment*, revised edn, Reading

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Countryside Commission, 1998 *Countryside Character, Volume 2: North West*, Cheltenham

Greenlane Archaeology, 2021 *Wennington Old Farm, Tatham, Lancaster, Lancashire: Heritage Assessment*, unpubl rep

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## Appendix 1: Listed Building Details

From: Historic England 2021

### Location

Statutory Address: RIDLEYS, TATHAM

County: Lancashire

District: Lancaster (District Authority)

Parish: Tatham

National Grid Reference: SD 61398 69517

### Details

SD 66 NW 2/92

TATHAM Ridleys

4-10-1967

II House, probably mid C18th with C17th remains and C19th and C20th alterations. Scored render with sandstone dressings and tile roof. Double-depth plan. Chamfered quoins to left of facade. 2 storeys, 3 bays. Windows have stone surrounds with a slight chamfer and modern glazing bars. The door, in the middle bay, has a moulded surround with a battlemented lintel inscribed: '1688 RM'. End chimneys. To the right is a lower addition of one bay, which has windows with plain stone surrounds and a door to the left with a similar surround. To the left a former barn, now part of the house, projects forwards. It appears to be of early-to-mid C19th date and has a wide entrance with segmental arch and chamfered voussoirs, now glazed. To the left and right are doors with plain stone surrounds, the left-hand one now blocked.

Listing NGR: SD6139869517