

## Pendle Core Strategy

### Trough Laithe Site Allocation

#### Heritage Assessment

##### **1. Broadly identify the heritage assets potentially affected by the site allocation**

Two designated heritage assets are potentially affected. The site boundary lies immediately to the north east of the Grade II listed Laund Farmhouse. Although the listed building is not within the site, its setting extends into the site. The site is also located immediately to the north east of the Carr Hall/Wheatley Lane Road Conservation Area and lies within its immediate setting.

##### **2. Understand what contribution the potential site allocation makes to the significance of heritage assets**

Laund is a typical stone farmhouse of the early 1600's of two-storeys with main range and cross wing. Much of its significance lies in its early date, the local stone and slate of its construction, and the impressive ranges of round and straight headed mullioned windows to the south front, some retaining diamond leaded lights. The house is relatively secluded and surrounded by trees, though there are close-up views of the important south elevation from the farm track and public footpaths which run adjacent. Though no longer a farm it still stands within open fields, both to the south west and north east, thereby retaining a sense of its historic links with the land. The site allocation currently forms this open setting to the north east. This wider rural setting of farmland, the dry stone walls and distinctive stone field gateposts, and the narrow wooded track leading downhill to the farm, together impart a strong rural character which is important to the building's significance. The western site boundary extends very close to the eastern side of the house, though the important south front does not face into the site. The house has a well defined immediate setting comprising enclosed garden areas surrounded by trees, which to some extent acts as a buffer between it and the site.

The main part of the Carr Hall/Wheatley Lane Road Conservation Area covers the former estate parkland of the historic Carr Hall, which was sold for the development of high quality private houses from the late 19<sup>th</sup> century onwards. However the traditional farming landscape is also important to the significance of the conservation area, as it includes two historic listed farmhouses, Laund and Sandy Hall, together with their open pastures, which lie to the east and northern parts of the conservation area respectively. The Conservation Area Character Appraisal notes that the open fields to the north, east, west and south west provide an attractive green setting for the conservation area and create a buffer between it and other development. The site allocation currently forms this open field setting to the east. The interface between the site and the conservation area is fairly well defined to the north by the Laund Farm track and to the south by field boundaries. Much of this boundary is lined with mature trees and hedgerows, particularly in the southern part of the site between Laund and Riverside Way. The presence of these landscape features to some extent restricts direct visibility between the site and the conservation area, though there are some open views over the site, particularly from the northern section of the Laund Farm track close to Wheatley Lane Road.

### **3. Identify what impact the allocation and subsequent development might have upon elements which contribute to the significance of heritage assets**

There would be no physical impact on the listed building itself, however due to the proximity of the site boundary, there is potential for housing development to encroach on both the immediate and wider setting of Laund Farmhouse. In particular, there is potential for both close-up and longer views of the important south elevation as seen from the public footpaths to be harmed by the presence of new housing on the fields behind and to the east of the house. Such development could, if not adequately distanced and screened, alter the view and setting of the farmhouse from a predominantly rural and secluded character to more of a suburban one. There could also be other impacts on the setting such as light pollution and traffic noise. The development of the fields to the east of the farmhouse would also disrupt the historic link of the farmhouse to some of its surrounding pastureland. It should be noted however that the open fields to the west of the house are within the conservation area and are not affected by the site allocation. From this side the farm will still continue to enjoy an open setting.

There would be similar impacts in respect of the setting of the conservation area. Though new development would be outside the conservation area boundary, there would be some harm to its setting of open fields, both from the likely visual impacts and the effect on its historic farmland character. Though the site is not visible from most parts of the conservation area, there are currently some open views over the site from the farm track leading down to Laund Farmhouse off Wheatley Lane Road, and to a lesser extent from the public footpaths between Laund and Parrock Road, and the path from Carr Hall Road to Laund. The main harm would be the visual impact of housing development, changing the character and appearance of the setting from essentially rural and open to a more suburban feel. To the eastern side the conservation area would lose the buffer of open land which currently separates it from other development.

### **4. Where the allocation is likely to result in harm, consider how that harm might be removed or reduced to an acceptable level**

There is potential to mitigate this harm to an acceptable degree by a sensitive housing layout and careful building and landscaping design which respects the heritage assets and their proximity. The provision of a generous buffer zone of open land around the eastern side of the listed building and along the western site boundaries, together with reinforcement of the existing trees and hedgerows by new planting, would help to preserve the settings of both listed building and conservation area. For the listed building this would retain the private and more secluded immediate setting of the farmhouse, and ensure that new development would not be seen in close-up and more distant views of the important south elevation.

The western part of the site could be developed at a lower density than the remainder, incorporating larger areas of open space, and enabling a more gradual approach to the introduction of built development to the east of the farmhouse and conservation area. Careful selection and design of natural stone and slate and simple building and roof forms would ensure that where houses are glimpsed through trees and landscaping they appear more in keeping with the historic character and vernacular of the area. Houses could also be restricted to one or two-storey height in this part of the site.

Similarly the development could incorporate and enhance existing landscape elements such as dry stone walls and stone gateposts to create a more locally distinctive public realm. The boundary walls lining the track to Laund are currently in poor condition and development would bring the opportunity for repairs to these important historic features. The existing footpath which leads eastwards from Carr Hall Road past Laund and out through the site is a historic route which could be protected and incorporated into a green pedestrian spine through the development.

**5. Where the allocation could result in enhancements to heritage assets, consider how such enhancements could be achieved and maximised**

Development of the site could bring opportunities to protect and enhance some of the elements of this historic farming landscape. As well as repairs and improvements to features such as the dry stone walls along the farm track, and the more formal stone walls around the listed building grounds, this could also include the distinctive stone stiles and wrought iron gates that characterise the public footpaths around the farmhouse.

**6. If harm cannot be reduced or removed, what are the necessary public benefits that outweigh the presumption in favour of the conservation of the affected heritage asset which cannot be met in any other way**

It is considered that any potential harm could be reduced to an acceptable level.