

## 4.2 Archaeological Interest

*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.*

Ladyshawe House is an 18th century former farmhouse that forms one side of a loose courtyard arrangement of an historic farmstead known as Ladyshaw Bottom. The other buildings in the farmstead have been converted to residential use and have been extended in some instances, but the arrangement of the historic farmstead is legible. There are few 18th century buildings in New Mills, as most date from the later industrial period.

Ladyshaw House largely retains its 18th century appearance and plan form, although an addition on the north side of the building has been demolished. Many original joinery items, floor tiles and some principal timber floor beams remain (although few) and also contribute to its archaeological interest.

The potential for an earlier farmhouse on the site is worthy of further investigation, as records for Ladyshaw Bottom extend as far back as 1706, with anecdotal evidence extending further back in time. It is unknown whether the northern wing of Ladyshawe House, that has long been demolished, held evidence of an earlier building. The cross window may have been reused from an earlier house on the site, or there may be earlier fabric in the south elevation, or elsewhere in the building. There is a potential for below ground remains.

A handful of the beams are likely to be original to the mid to late 18th century and are identifiable through their hand sewn appearance and sometimes with evidence of tool marks. These timbers could be used for dating the building more

exactly and therefore they specifically contribute to the building's archaeological interest.

The archaeological interest of Ladyshawe House is: **Medium.**

## 4.3 Architectural and Artistic Interest

*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.*

Ladyshawe House is a polite domestic dwelling that was consciously designed in the middle to late 18th century. The building reflects a Georgian style that relied on correct proportions for the composition of the facade, with little decoration. The symmetrical principal elevation and internal plan form indicate that the designer (whether architect, master mason or similar) was trained in, or aware of, this fashionable style of architecture. Ladyshawe House is, however, constructed using local materials that root it in this area.

There is undoubted craftsmanship in using stone for the walls, roof and window surrounds and the stonemasons would have understood the characteristics of the local stone and how it was best shaped and used. Ladyshawe House also retains finer internal architectural details such as the tiling and joinery items.

The older/ original beams in the house show an age and patina that cannot be replicated and what remains is worth preserving.

The arrangement of three light windows in the south elevation could have indicated a cottage industry may have taken place on the second floor of Ladyshawe House, which often happened in northern upland areas and supplemented the farm income. This is not thought to be the case at Ladyshawe House, as the arrangement of the windows is more likely to relate to its appearance and proportion, which was carefully designed.

The architectural interest of Ladyshawe House is: **Medium.**

## 4.4 Historic Interest

*An interest in past lives and events (including pre-historic). 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.*

Ladyshawe House was previously the farmhouse of an historic farmstead, the other farm buildings of which mostly survive. The former yard remains visible as the driveway of the barn to the south. The farmhouse faces away from the yard with a side entrance on the west side of the building. The main entrance was away from the yard which was fashionable by the 18th century, as visitors did not have to go through the yard to enter the house.

The cross window in the stair appears older than the windows in the south elevation and it is possible that more historic fabric survives in the other elevations, or that windows were reused from elsewhere, perhaps an earlier farmhouse.

Archival records show that the Ladyshawe Bottom Estate was in existence in 1706. If the present house replaces an earlier building on the site, then it illustrates the increased prosperity of the area of New Mills in the mid 18th century following the enclosure of land. New farms are known to have expanded in the area, giving rise to the yeoman class who could afford to build new houses according to contemporary fashions.

Despite the adoption of classical proportions in the south elevation of Ladyshawe House, local materials were used in its construction, which illustrates that it was still necessary to build with what was available, both from a cost perspective and transportation/ access point of view.

The historic interest of Ladyshawe House is: **Medium.**

5.0

# Heritage Impact Assessment

## 5.0 Heritage Impact Assessment

### 5.1 General Principles

The purpose of this assessment is to ascertain the potential impact of repairing some of the principal timber beams at Ladyshawe House using metal flitching plates.

Guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2023). The NPPF establishes the premise that conserving significance should be a guiding principle when designing proposals for any development. Section 4.0 of this statement fulfils the requirement to understand the significance of Ladyshawe House.

This section will complete an objective review of the scheme, verifying to what extent the conservation of the significance of Ladyshawe House has been achieved, or whether any harm is likely to be incurred.

5.2 Summary of Proposals

The proposal is for three of the historic beams in Ladyshawe House to be flitched, a method that can be seen in the adjacent photos. Three beams have already been flitched and this application also seeks to regularise these works.

The corresponding plans submitted in the application show each room with the beams allocated a number. The proposed works to each beam is as follows:

|         |                                   |                                                           |
|---------|-----------------------------------|-----------------------------------------------------------|
| Beam 1  | Historic, unlikely to be original | To be flitched                                            |
| Beam 2  | Historic, unlikely to be original | To be flitched                                            |
| Beam 3  | Historic, unlikely to be original | To be flitched                                            |
| Beam 4  | Historic, unlikely to be original | No work at this time, but to be periodically checked      |
| Beam 5  | Likely modern                     | No work at this time, but to be periodically checked      |
| Beam 6  | Likely modern                     | No work at this time, but to be periodically checked      |
| Beam 7  | Possibly original 18th century    | Beam flitched previously, application to regularise works |
| Beam 8  | Possibly original 18th century    | Beam flitched previously, application to regularise works |
| Beam 9  | Historic, unlikely to be original | No work at this time, but to be periodically checked      |
| Beam 10 | Historic, unlikely to be original | No work at this time, but to be periodically checked      |
| Beam 11 | Possibly original 18th century    | No work at this time, but to be periodically checked      |
| Beam 12 | Possibly original 18th century    | Beam flitched previously, application to regularise works |



Figure 18 Beams 7 and 8 already flitched



Figure 19 Beam 12 already flitched

### 5.3 Impact on the Heritage Asset

Some of the primary beams in Ladyshawe House contain defects which are causing excessive deflection and are therefore not adequately supporting the floors. The proposed method of flitching the beams has been chosen to preserve original or historic timbers. Beams 7, 8, 11 and 12 are thought to be of the original 18th century date and the others are later, but generally historic. The original beams were hand sewn and have an age and patina that cannot and would not want to be replicated. Although repairs using flitching plates has quite a high visual impact, this is considered preferable to splice repairing the beams, which would involve the removal of original or historic fabric where it exists. A further advantage to this repair method is that the plates could be removed in the future (with adequate temporary propping) and a splice repair could still take place.

The flitching plates would be fixed to either side of Beams 1,2, and 3, with the sections bearing on the masonry walls by 100mm. Creating this pocket causes loss of historic masonry in isolated areas of wall, but on balance this is much less than the percentage loss of timber that would be removed if a splice repair method was adopted. The proposed method of repair, combined with the ability to remove the flitching plates, is considered to cause a negligible level of less than substantial harm to the Grade II listed building, which is outweighed by preserving the structural integrity of the building, with minimal loss to original or historic fabric.

Beams 7, 8 and 12 were flitched almost 10 years ago when the current owner moved into Ladyshawe House. These beams had previously had metal brackets fitted, which on the advice of a structural engineer at the time, were not sufficient given the defects to the beams. The flitching method was therefore proposed and the building owner was unaware at the time that consent was required, but this later became apparent. Retrospective consent is therefore sought for the flitching plates applied to Beams 7, 8 and 12. The impact on the significance of Ladyshawe House in relation to these beams is the same as that for Beams 1, 2 and 3.

### 5.4 Conclusion

Ladyshawe House is a mid to late 18th century former farmhouse that is an example of polite architecture, yet constructed using local materials. The former farmstead group of buildings are still recognisable, including the yard. The archaeological, architectural and historic interest of Ladyshawe House equally contribute to its significance which is congruent with its Grade II listed status.

Any original primary beams are evidence of the building's age and could be used to date the building more exactly if required. The proposed repair method ensures the building is structurally sound and prioritises the retention of original and historic timbers in situ, ensuring that the building is preserved for future generations.

The heritage statement concludes that both national and local heritage policies have been accorded with.



Figure 20 Beams 1 and 2 proposed to be flitched



Figure 21 Beam 3 (nearest window) proposed to be flitched