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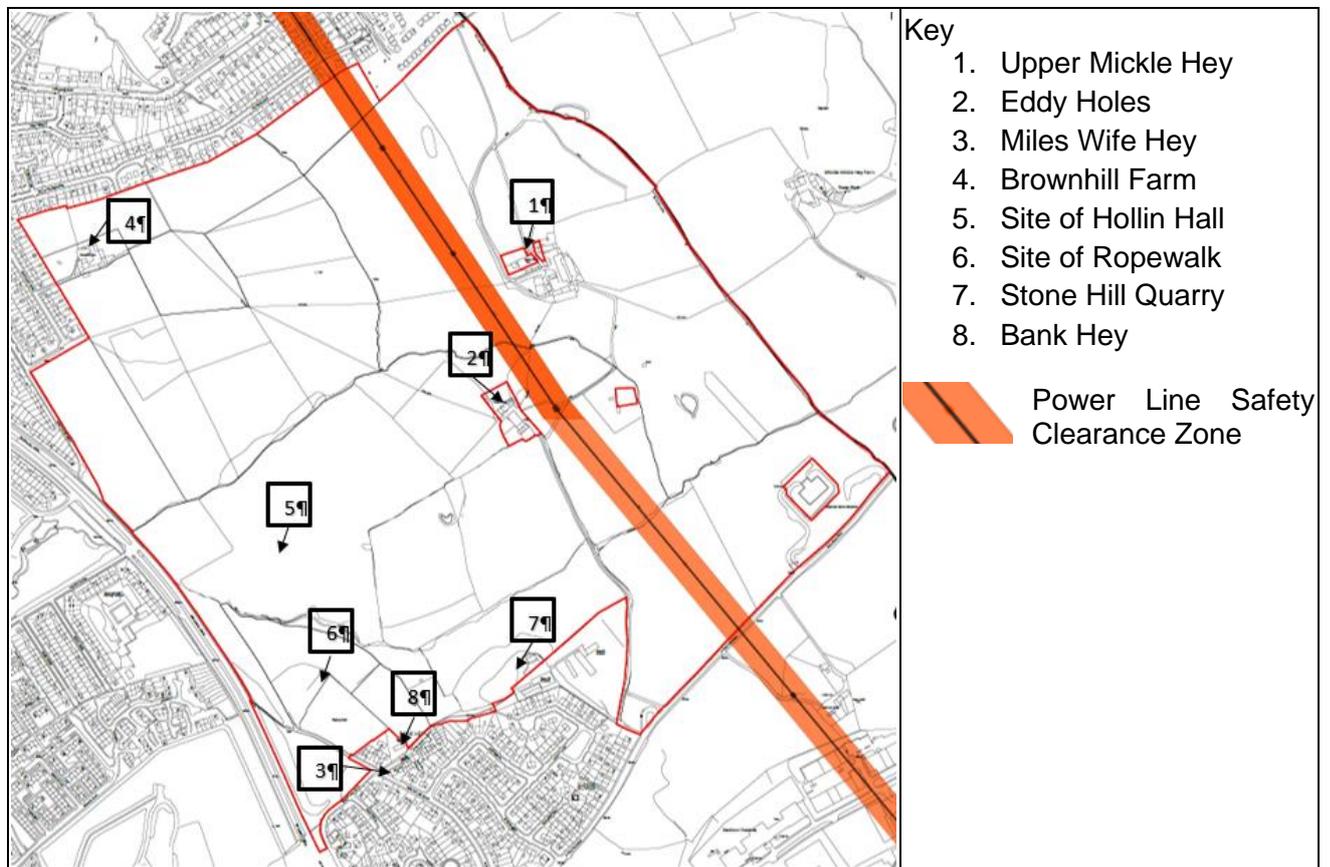
Proposed Housing Allocation in Northeast Blackburn: Heritage Review

1.0 Background

Kathryn Sather & Associates have been appointed to provide a high-level heritage and archaeology assessment to support the Masterplan proposals for land a proposed housing allocation in northeast Blackburn. The proposed development site is a large area and there are several heritage assets whose setting may be potentially impacted.

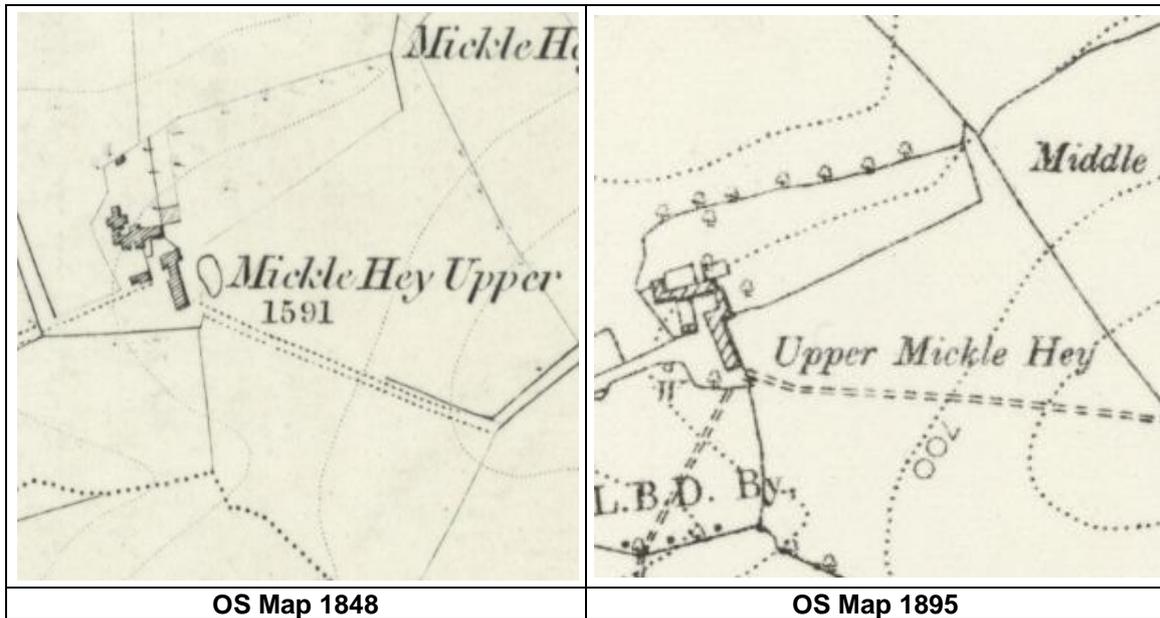
2.0 Heritage Assets Identified in the Immediate Area

There are several heritage assets identified in the area. These include two Grade II* listed buildings, one Grade II building and two potential non-designated heritage assets. These include: Eddy Holes, Stable and Shippon, Grade II*; Myles Wife Hey, Grade II*; Upper Mickle Hey Farmhouse and Attached Buildings, Grade II; Brownhill House, not listed but dates from 1848; and Bank Hey, also not listed but part of the building may date from 1848. The sites of potential archaeological interest include Hollin Hall, a demolished house which appears on the 1848 OS map, the site of Stone Hill Quarry, and a former Ropewalk off Bank Hey Lane.



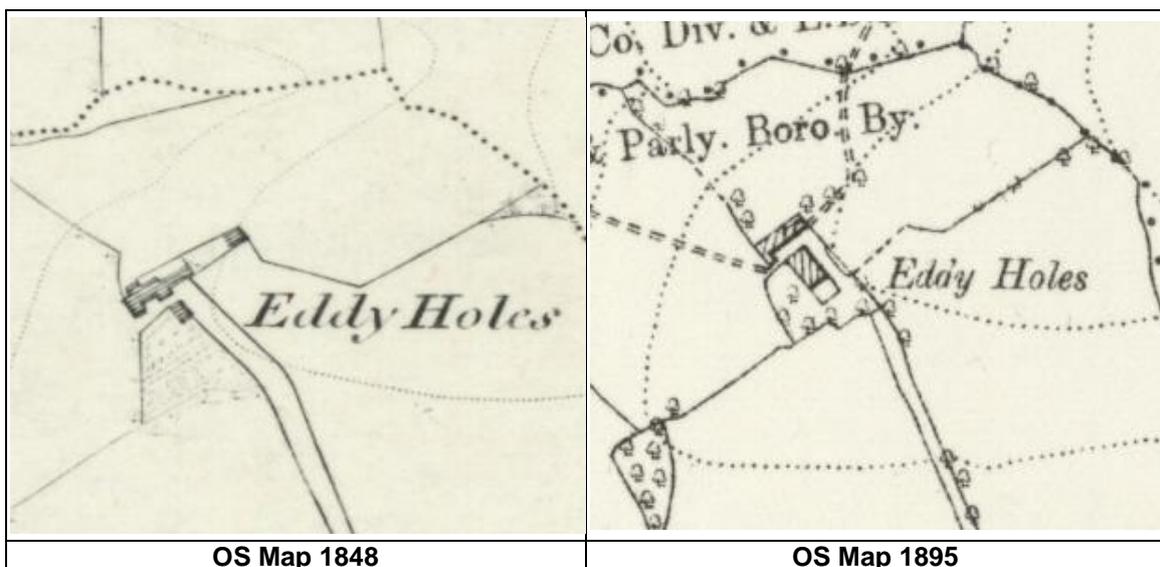
3.0 Brief Description and History of the Nearby Heritage Assets

3.1 Upper Mickle Hey Farmhouse and Attached Buildings



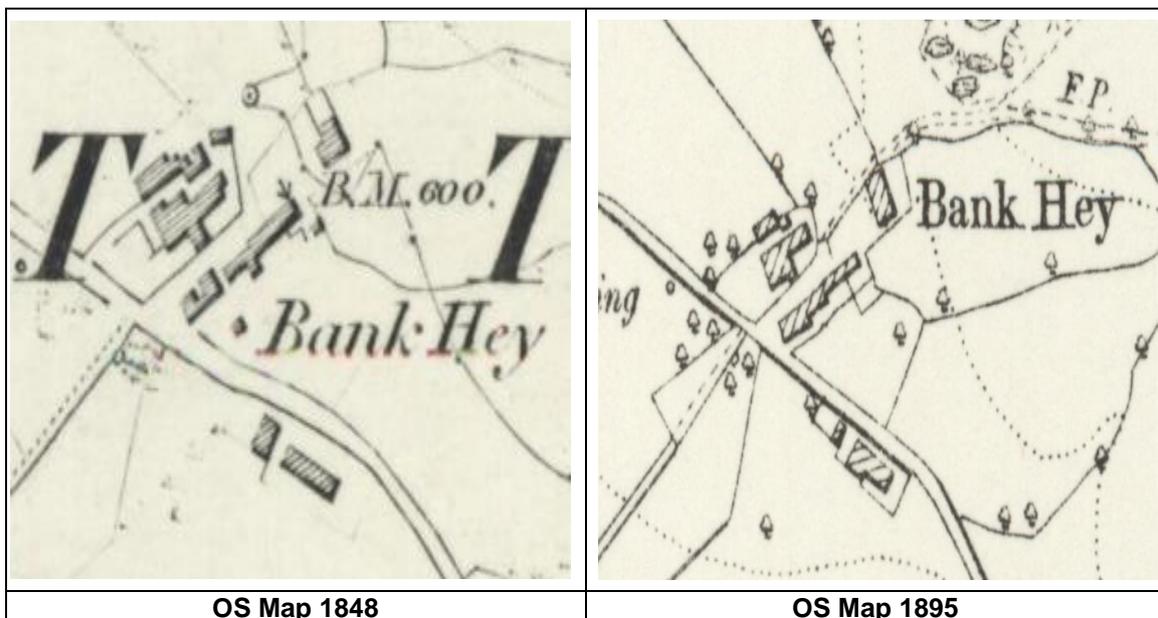
Upper Mickle Hey Farmhouse and its associated buildings are grade II listed and date from the late 16th century. It is a typical stone farmhouse with a long low plan form over two storeys and faces southeast into the farmyard formed by the ranges of barns. A date stone over the doorway and under the gabled porch reads 1591 with the initials RHH. The roof is constructed of slate and the chimneys are brick. All original windows have chamfered stone-mullions. However, the quoin work is rough. A barn of late period construction adjoins the northeast end and a now ruined barn adjoins the southwest end. The shippons, barns and stables are also constructed of stone and are of various dates, but all typical of a moorland farm group. The farmstead is located near the ridge of the hill.

3.2 Eddy Holes, Stable and Shippon



Eddy Holes is a Grade II* listed building comprising a former farmhouse, various stables and shippons. Although in the listing description there is mention of the site being linked to the Knights Templar, the only connection that can be found is with the Knights Hospitallers. The Victoria County History documents that in the early 13th century 'Ediholes' was bequeathed to the Knights Hospitallers. An Adam de Edyef holes is identified in 1310, and it seems that the site is named after him. In 1330 the widow of Adam de Hediholes claimed dower in a tenement at Ediholes from John Page the Elder. About 1540 two men are documented as holding tenements rent free at Ediholes, which is then identified as formerly the possession of the Hospitallers. It appears that the present structure was built at or sometime just after this date. The earliest surviving part of Eddy Holes may date to the late 16th century, with one moulded square frame around the front doorway being inscribed 1590. The farmstead is located near the ridge of the hill. The farmhouse is of two storeys constructed mainly of stone with a flagged roof. The front has a two-storeys gabled porch with a rounded arched entrance, with the top storey overhanging. Stone mullioned windows with chamfering appear throughout the farmhouses' elevations. The stables continue on from the farmhouse to the north and the shippons to the south. Blackburn Corporation purchased the site in 1891 for £7000 with the aim of building an asylum, which was not carried out.

3.3 Miles Wife Hey



Miles Wife Hey (formerly known as Bank Hey) is a Grade II* listed house, virtually unspoiled and appears to be dated to the mid-16th century. Miles Wife Hey consists of two gabled wings joined by central hall lit by a long narrow range of vernacular mullioned windows. The house is of a H shape in plan form and modern additions can be seen between the gabled wings and along the central spine. Constructed of rough fashioned stone with a flag roof, the house is mainly of two storeys, with either end being the gabled wings and a low one storey central section. Most of the windows have label moldings and some have both stone mullions and label molds. The listing description reports associations with Cromwell. WA Abrams *A History of Blackburn Parish*, cites Myles Wife Hey as having early medieval origins.

3.4 Brownhill House



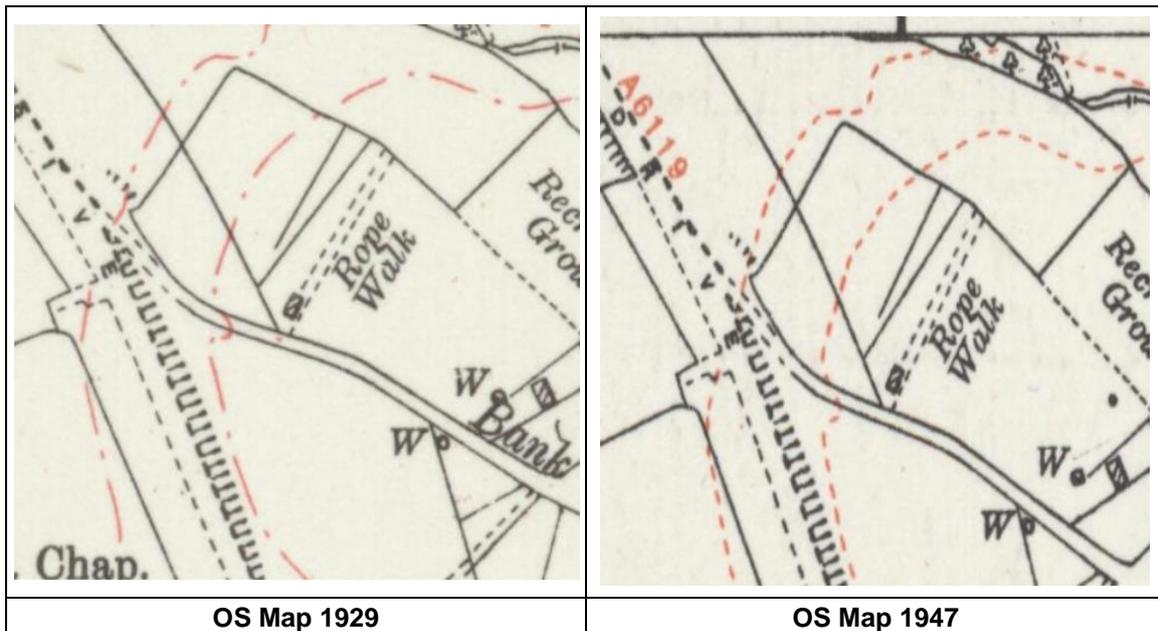
Brownhill Farm and its associated collection of historic farm buildings could be classified as a non-designated heritage asset, due to the age of the original farmhouse, which dates to before 1848. The common of 70 acres called Brown Hill was allotted and enclosed under an Enclosure Act of 1776. The house may date to near this time. By 1891 a collection of four buildings in a tradition farmyard arrangement has been developed. Around the site there is cobbled paving and cobbled tracks forming the farmstead.

3.5 Site of Hollin Hall



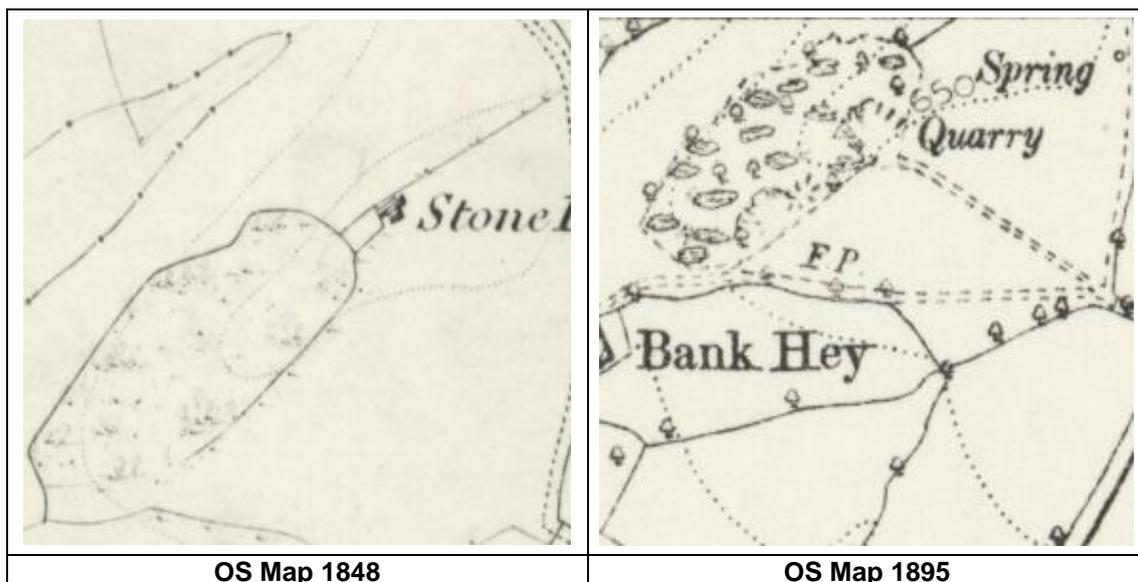
The site of Hollin Hall is identified as a potential archaeological site, as the hall is identified by name on the 1848 OS map, and last appears on the 1911 OS map. The structure does not appear on the 1933 OS map, surveyed between 1929-30, suggesting the hall was demolished between 1911-1930.

3.6 Site of Ropewalks



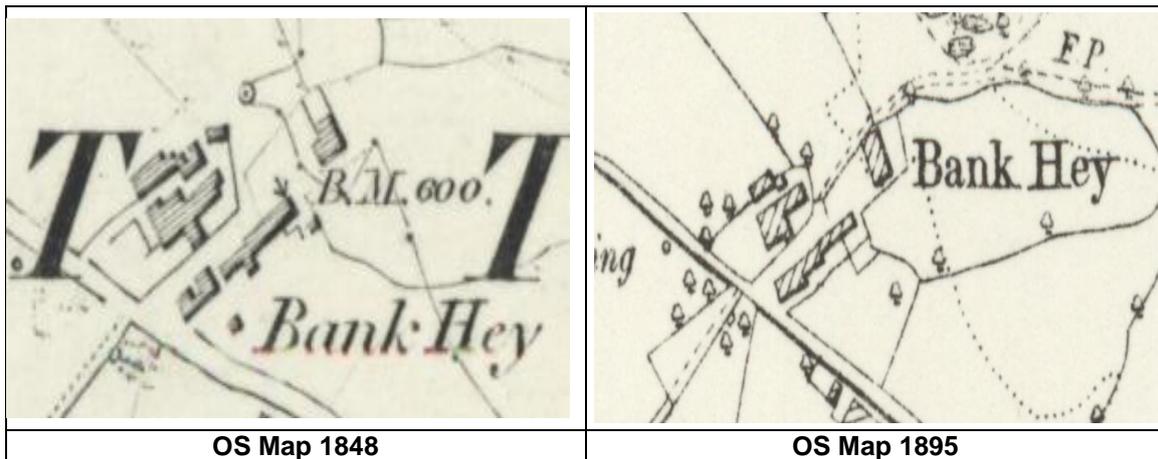
A ropewalk is a long straight narrow lane, or a covered pathway, where long strands of material are laid before being twisted into rope. Many ropewalks were in the open air, while others were covered only by roofs. Historically, ropewalks frequently caught fire, as hemp dust ignites easily and burns fiercely. Rope was essential in sailing ships but also necessary for mill drive ropes for textile mills, which may explain the site of a ropewalk in Blackburn. The ropewalk appears on the 1892 and the 1931 OS Maps. There are several buildings on the 1893 plan, but only one remaining on the 1931 plan. However, by 1956 the buildings have been cleared.

3.7 Stone Hill Quarry



The 1848 OS map documents an outline of the quarry, together with a house titled Stone Hill House, which suggests a history of quarrying on the site. The 1894 OS 1:2,500 map documents both an Old Quarry and a Quarry on the site, together with an area of trees.

3.8 Bank Hey



Bank Hey could be identified as a non-designated heritage asset due to the possible age of the original dwelling, although the present dwelling appears to have been largely altered or partly rebuilt. A footprint of a building appears on the 1848 OS map, where it appears to be part of a larger group of buildings and appears the same on the 1893 OS Map. However, by the 1911 OS Map there has been some change with the attached structures demolished.

4.0 Potential Constraints on the Proposed Housing Allocation due to the Heritage Assets

4.1 Upper Mickle Hey Farmhouse and Attached Buildings

As a Grade II listed farmhouse and attached buildings, the construction of new housing or other development within the setting of Upper Mickle Hey should be assessed following Historic England guidance. The historic functional association of a farmstead with the surrounding agricultural land is one of the considerations when assessing the impact of development on the setting of a farm. In this case, the prominence of the farmstead, which is sited at a high point, the historic access road, stone boundary walls in the vicinity and the intervisibility between Eddy Holes and Upper Mickle Hey would be considerations and potential constraints. The required 25 meter protected buffer either side of the power line, which runs between Eddy Holes and Upper Mickle Hey, provides the basis for an area to be retained to protect the intervisibility and some area of more open land within the setting of the farmstead.

4.2 Eddy Holes, Stable and Shippon

Documentary evidence points to a significant history on the site of Eddy Holes, with the site being owned by the Knights Hospitallers from the early 13th C. The present structure is listed Grade II*, and the construction of new housing or other development within the setting of Upper Mickle Hey should be assessed following Historic England guidance. Later uses of the site include use as a farmstead, and the historic relationship between the farmstead and the surrounding agricultural land is one of the considerations when assessing the impact of a proposed development on the setting of the heritage asset. As with Upper Mickle Hey, constraints for development within the setting of Eddy Holes will include provision for protecting the prominence of the site, the historic access road, stone boundary walls in the vicinity and the intervisibility between Eddy Holes and Upper Mickle Hey. The buffer zone either side of the power line is a good basis for identifying an area of open land which preserves the intervisibiity and setting of Eddy Holes.

4.3 Miles Wife Hey

The construction of any new development within the setting of Miles Wife Hey, a Grade II* building, should be assessed following Historic England guidance. However, the significance of Miles Wife Hey is primarily associated with the early date of the structure, and the high level of integrity of the remaining structure. The house is sited within an area of existing housing and development in an area to the north of the house, which is visually separated, should be possible without any adverse impacts on the significance of the house.

4.4 Brownhill House

Although not listed, Brownhill House and the associated farm buildings, some of which are ruinous, could be considered a non-designated heritage asset. Proposals directly impacting the historic structures should retain and repair the significant structures. Proposals for housing within the immediate setting of the farm should be assessed following Historic England guidance. Although 20th C. housing now forms the setting of the farm to the north and west, the historic approach and the more formal view of the farmhouse from the west should be retained.

4.5 Site of Hollin Hall

Although the building has been demolished since c. 1930, Hollins Hall dated to before 1848. Further research and investigation of the site of Hollin Hall may identify above ground or below ground remains of the former structure, or boundary walls associated with the hall. Future street names in the area could also refer to the former hall.

4.6 Site of Ropewalks

Further investigation of the site of the former ropewalks may identify above ground or below ground remains of the former structures, or boundary walls associated with the ropewalks. Planning of the roads and perhaps the future street names in the area could reflect the former use of the site. Considering the important contribution of the textile industry to Blackburn, some interpretation to the public on the history of the ropewalks would also be a benefit.

4.7 Stone Hill Quarry

The site of the quarry itself is not appropriate for housing development and should be protected, potentially as public open space. Some interpretation to the public on the history of the quarry would be a benefit.

4.8 Bank Hey

This structure may be considered a non-designated heritage asset, and the construction of new housing or other development within its setting should be assessed following Historic England guidance. However, Bank Hey is sited within an area of existing housing and development within the area to the north of the house should be possible without any adverse impacts on the significance of the house.

5.0 Summary of the Constraints on the Proposed Housing Site Due to the Heritage Assets

Based upon the research and assessment undertaken to support the masterplan, it is concluded that the proposed site in northeast Blackburn allocated for housing can be developed for housing and other ancillary uses without significant adverse impacts on the identified heritage assets. Identified constraints include protection of some areas as public open space, further investigation of potential archaeological sites of interest, and consideration of the location and siting, form and appearance and wider effects of the development on the heritage assets as part of the design and planning process.