CLOUD HOUSE FARM

RUSHTON, STAFFORDSHIRE MOORLANDS

HERITAGE ASSESSMENT

GARRY MILLER
HISTORIC BUILDING CONSULTANCY

CLOUD HOUSE FARM
RUSHTON. STAFFORDSHIRE MOORLANDS

HERITAGE ASSESSMENT, FEBRUARY 2013

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Cover image: Cloud House Farm, looking east with its crosswing in foreground

1: KEY DATA

Heritage asset: Cloud House Farm

Location: Rushton, Staffordshire Moorlands

NGR: SJ9123563940

Designation: Grade II nationally-designated heritage asset

Building type: domestic; large farmhouse

Date: timber-framed core of main range and crosswing probably late 16th century, subsequently stone-clad 1612; service wing early 18th century; many additions and alterations of late 20th century

Development proposal: various internal and external alterations

1. Cloud House Farm and its outbuildings, looking southeast

2: EXECUTIVE SUMMARY

This report relates to proposed development affecting Cloud House Farm, an isolated hillside farmstead at Rushton in the district of Staffordshire Moorlands. The building is a nationally-designated heritage asset awarded Grade II status for its special architectural or historic interest.

Cloud House Farm is externally dated 1612 but is the product of a complex evolution, incorporating the timber-framed core of a house that is probably late 16th century. The site is recorded from the medieval period, and was occupied from then until at least the early 18th century by the Sutton family. The impressive appearance of the house testifies to the family's prosperity in the 16th and early 17th centuries.

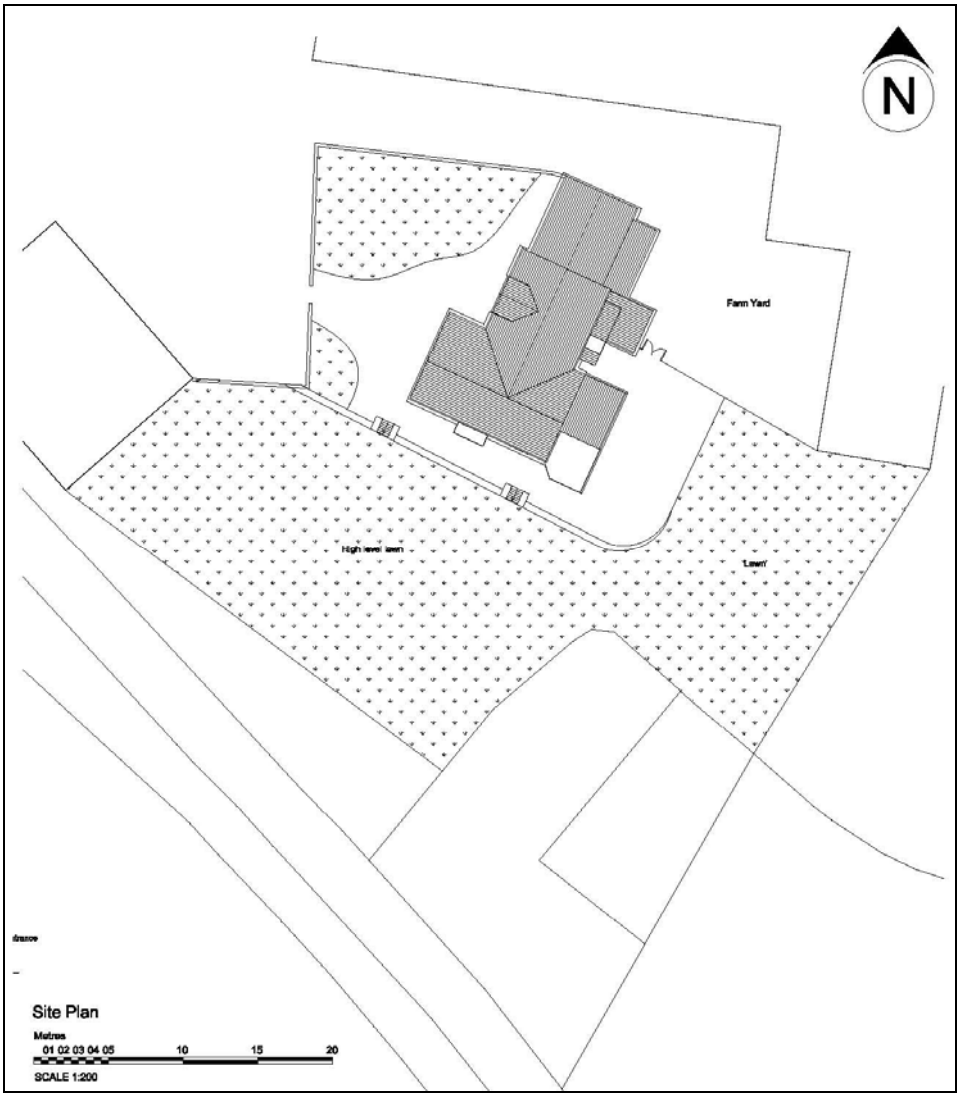
Cloud House Farm is the product of a complex evolution, involving three clear building phases, along with evidence for an vanished predecessor whose presence is implied by aspects of the present building. The earliest part of the house is its internal timber frame, which belongs to a two-storey structure comprising a main range containing the housebody (principal living and dining room) and a crosswing containing a former parlour and dairy, all with first floor bedchambers and attics above. This structure replaced all except the service wing of an earlier house on the site, which probably contained a cross-passage which formed the entrance to both old and new structures. In 1612, this timber-framed house was clad in stone, perhaps to commemorate the Sutton family's rising status, and this event produced much of the building we see today. The earlier service wing remained at this stage, and windows in the adjoining end wall of the 1612 building imply it was single-storey and thus probably cruck-framed. In turn, the service wing was rebuilt in stone a century later, but in a somewhat inferior style which suggests the family's circumstances may then have declined. A mutilated datestone indicates this new wing was built in 1713, 1715 or 1717. Cloud House Farm then remained relatively unaltered until the later 20th century, when a number of small single-storey additions were built to the rear and several internal alterations made.

The owners of Cloud House Farm are applying to Staffordshire Moorlands District Council for Listed Building Consent for external and internal alterations, including rebuilding of 20th century additions to the rear. In accordance with current national planning policies concerning the historic environment, this assessment has been produced to inform the design and planning processes of the significance of Cloud House Farm as a designated heritage asset, and the impact of the proposal upon this significance. In summary, the proposal principally impacts upon the 20th century additions and alterations. For the most part, it leaves unaffected the original 16th-18th century features from which the building's historic character is derived; where impact is proposed, it affects areas hidden from the public realm.

3: LOCATION AND SETTING

Cloud House Farm lies within the civil parish of Rushton in the Staffordshire Moorlands District of northwest Staffordshire, close to its boundary with Cheshire East. It is an isolated farmstead typical of the settlement pattern in this upland area, and stands at the base of The Cloud, a prominent rocky hill which attains a height of 343 metres approximately 0.5 kilometres southwest of Cloud House Farm. To the east, the ground falls sharply to the Dane Valley, with the Peak National Park beyond. Together with some early outbuildings, Cloud House Farm forms a good example of an ancient moorland farmstead experienced in a setting little altered over many centuries.

2. Cloud House Farm in its isolated setting, with hillside rising steeply southwestwards to the summit of The Cloud



Map 1. Site plan (Hayes and Partners)

4: PLANNING CONTEXT

4.1 Designation

Cloud House Farm is a Grade II listed heritage asset, and is thus recognised as being of special architectural or historic interest nationally. The list description is given on Page 13.

4.2 Proposal

The owners of Cloud House Farm, Dr and Mrs Needham, are applying to Staffordshire Moorlands District Council for Listed Building Consent for external and internal alterations to the building.

4.3 Relevant planning policies

National and local planning policies governing the historic environment provide the framework against which the application will be assessed. Nationally, guidance is contained within Section 12 of the National Planning Policy Framework (March 2012); locally, by policy DC2 of the Staffordshire Moorlands Core Strategy Development Plan Document (December 2011). These are examined further in Section 9 of this report.

4.5 Objective/Methodology of this assessment

Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. Consequently, Garry Miller Historic Building Consultancy has been appointed to evaluate the significance of Cloud House Farm, and the impact of the proposal upon this significance. The methodology employed was as follows:

1. Documentary research using readily-available sources, identified in the text, to place Cloud House Farm in its historical context (Section 6)

2. A photographic survey of the building, with the purpose of understanding its historic character, and to establish the date and importance of its elements and features (Section 7)

3. Evaluation of the significance of Cloud House Farm as a designated heritage asset, based upon the findings of 1 and 2 above (Section 8)

4. Evaluation of the impact of the proposal upon this significance, in the context of the policies outlined above and with reference to designs produced by Dr and Mrs Needham's agents, architects Hayes and Partners; and consideration of mitigation strategies where historic fabric is affected (Section 9).

5: ELEMENTS OF THE BUILDING

Cloud House Farm comprises five distinct elements (indicated on Figure 1, below):

1 The **main body** of the house, dated 1612, two-storied and comprising a housebody range and gabled crosswing; encased within is an earlier timber-framed structure probably of the late 16th century

2 A single-bay service wing, again of stone, early 18th century, with a mutilated datestone reading 1713, 1715 or 1717; originally a kitchen, it is now a study

3 A late 20th century conservatory and adjoining utility room at the rear

4 A late 20th century boiler house, again at the rear

5 A late 20th century ferret house, also to the rear, replacing an earlier woodshed

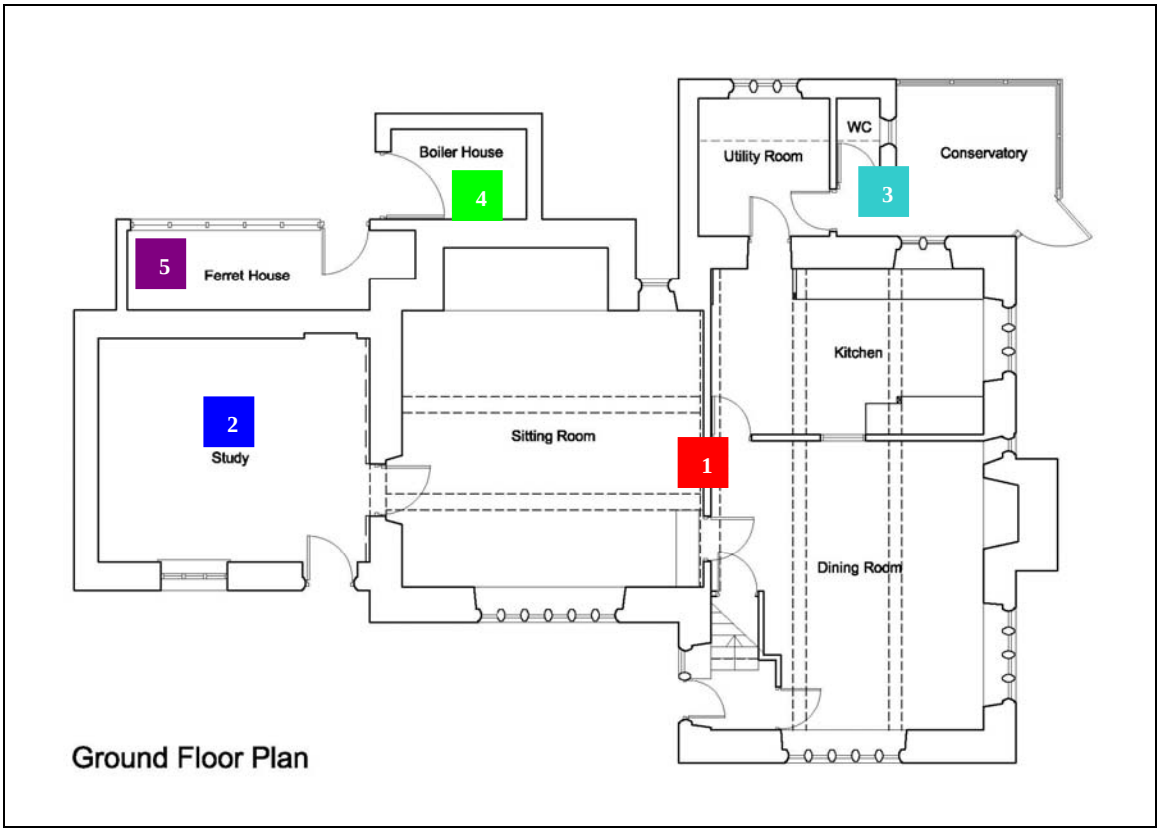


Figure 1. Elements of the building (from plan by Hayes and Partners)

3. The principal (northwest-facing) elevation of Cloud House Farm, showing the central housebody range, crosswing wing on right and service wing on left

4. Rear showing single-storey 20th century additions

6: HISTORICAL CONTEXT

6.1 Medieval origins

The site of Cloud House Farm is of medieval origin, one of a number of homesteads in Rushton which are thought to date back to this period. At the time of Domesday (1086) the manor of Rushton had two *ploughlands* (land capable of supporting a family for a year); part later became a separate manor named Rushton Spencer, in which Cloud House was sited. This manor in 1329 contained four freeholders, six villeins and 13 tenants-at-will, along with a mill. In 1368 a church at Rushton Spencer was licensed for services for local inhabitants. Evidence of medieval cattle farming in the area is implied in the names Woodhouse Green (referred to in 1413) and Toft Green, where the *green* element signifies the existence of seasonal roadside grazing land often shared by several farms.

6.2 Occupants and status

From the medieval period, Cloud House Farm was associated with a family named Sutton, who appear to have been of local gentry status. William Sutton of the Cloud was probably its occupant in 1451; the family still owned the house in 1596. The Sutton family intermarried with other gentry families: in the 16th century Edward Sutton married a daughter of the Stanley family of Hooton in Cheshire, and their daughter Ann (circa 1586-1682) married William Eltonhead of Eltonhead, near Prescot, Lancashire. The size and appearance of Cloud House Farm indeed suggests the presence of a prosperous gentry family, and its rebuilding in 1612 may have accompanied a rise in their status. By 1620, the manor of Rushton Spencer, which was in 1599 held by Sir John Savage, had passed to five local freeholders as joint lords, and the Suttons may have been among them. The truncated datestone of 1713, 1715 or 1717 on the service wing of the house bears the initial S which suggests the Sutton family were still in residence, although the inferior quality of this building suggests their fortunes may have declined. In 1841, Rushton Spencer manor was still held by five lords, one of them being Francis Johnson of Cloud House. Later census returns show many changes of occupant at Cloud House Farm, which suggests it had become the tenanted property of a non-resident landowner.

7: ANALYSIS OF THE BUILDING

7.1 List Description

The Department of Culture, Media and Sport description of Cloud House Farm (which refers to it as *Cloudside Farm, previously listed as Cloud House Farm*) is:

> *Farmhouse. Dated 1612 with later alterations and additions. Ashlar-like rubble; Welsh slate roof; side stack to right and end stack to left. 'T'-shaped plan of hall and parlour cross wing, unusually entered at parlour side. 2 storeys and attic. Labelled 3-window front on plinth in 3 parts: slightly projecting C17 gable to right: 2-light chamfer mullion attic window over 5-light, cavetto labelled, mullion and transom windows to ground and first floors, ovolo moulded to former and chamfered to latter; set-back C17 hall range to left, with a range of windows offset to right, headed by a tall gabled masonry dormer of characteristic C17-type with 4-light chamfer mullion window set well into the upper half, and painted datestone in the space below; the 2 windows below of 6 lights correspond to the same pattern as those in the gable adjacent; attached, set-back and lower late C19 wing to left with a single range of windows; that on the first floor being re-used from the formerly exposed north gable of the C17 house, 3 lights, chamfer mullions and transom. C20 boarded front door is set into return to left of gable on site of C17 window; massive stack set back to right with 3 diagonally-set top-shafts (only one remaining). Interior: chamfered beams to ceilings in parlour and hall; square-framed timber cross wall between these 2 rooms; quartered block staircase to attic.*

7.2 Form

Cloud House Farm follows the traditional sub-medieval linear plan typical of rural houses prior to the introduction of classically-inspired double-depth planning in the late 17th and early 18th centuries. It contains a central range containing housebody (principal living/dining room), with chamber above, and a gabled crosswing containing a parlour (now dining room) and dairy (now kitchen); both these elements have attics above. At the opposite end is a two-storey service wing, of early 18th century date but replacing an earlier structure in this location (see 7.3 below). The ground floor was probably a kitchen originally, but is now a study.

7.3 Status

The architecture of Cloud House Farm indicates it was of high status when first built in the late 16th-early 17th century. This is evident in the extensive use of mullioned-and-

transomed windows (when glass was an expensive rarity) and ashlar-type masonry. As discussed earlier, this may have been designed to celebrate – and proclaim – the Sutton family's ascendancy to manorial status.

7.4 Evolution

The house is the product of a complex evolution sequence, which can be summarised thus:

1. **Evidence for a vanished service wing, perhaps 16th century or earlier, which preceded the present structure.** This was part of an earlier house, now entirely erased, which occupied the site. It was lower than the main range on evidence of the attic window in the formerly-external gable of the latter (Plate 5). Furthermore, the transomed upper window of the present service wing (Plate 10) was reputedly removed from the first floor of the main range: this implies the predecessor was single-storey and perhaps cruck-framed. The door to the housebody in the end wall of the main range (Plate 6) suggests a cross-passage existed in this predecessor, running front-back and providing, in the medieval tradition, access to both housebody and service wing (1). Vacant mortices for ceiling joists (Plate 6) above the entrance suggests this passage was entered via a low, ceiled porch. This service wing remained when the main body of the house was built and subsequently rebuilt (**2** and **3** below) but was replaced by the present wing in the early 18th century.
2. **A late 16th century timber-framed house.** Of box-frame construction, this replaced the earlier building apart from the service wing, to which it was added. The timber-framed building is now encapsulated within the present main range and crosswing. It occupied its present footprint and was also of two-and-a-half storeys in height. Evidence for its existence comes in the form of roof trusses, some with windbraces, buried in the gables of the wings and main range (Plate 7). This structure dates probably from the late 16th century; timber-frame construction was still current in the area at the beginning of the 17th century as demonstrated by Wall Hill Farm, Rushton, dated 1621 (2).
3. **Cladding of the main range and wing in stone, 1612.** This enveloped the timber-framed predecessor; the dated attic dormer (Plate 8) appears to have been added during this phase.
4. **Construction of the present service wing, early 18th century.** While this replaced the now-vanished predecessor, it appears to have retained its cross-passage as the means of entry; the external door in the crosswing is 20th century. The door lintel in the service wing has been mutilated, partly removing the date, which must have read 1713, 1715 or 1717.

(1) A cross-passage also existed at Hall House, Rushton (DCMS list description)
(2) DCMS list description

5. Partly blocked window in attic gable indicates predecessor of present service wing was of lower height than the main building

6. Interior of service wing, showing external entrance on right and door to housebody in main range: the latter suggests a cross-passage in the predecessor of the service wing. Joists housings of possible former porch indicated

7. Attic of crosswing, showing windbraced truss embedded in gable wall, indicating stone cladding of a box-framed building

8. The 1612 datestone commemorates the rebuilding of the main range and crosswing in stone

9. Altered dated lintel above entrance to service wing: date (indicated) is probably 1713, 1715 or 1717

10. Windows of service wing: first floor transomed window thought to have been transplanted from end of main range (below attic window shown in Plate 5) when the service wing was built. Ground floor window 19th century; may have replaced mullioned or mullioned-and-transomed window as indicated by jambs partially remaining (indicated)

7.5 20th century alterations

A number of additions and alterations were made to Cloud House Farm during the late 20th century, and those of relevance to the present application are mentioned here. Externally, these involved construction of the wide chimneystack to the rear of the main range along with addition of the conservatory and utility room (Plate 11), boiler house and ferret house (Plate 12), the latter replacing a woodshed, the gabled scarring of which is visible on the rear elevation. Internally, these included removal of a chimneystack in the housebody and rebuilding and insertion of a doorway into the timber-framed crosswall in the crosswing between the former parlour (now dining room) and former dairy (now kitchen). The crosswall is now mostly modern, with the exception of the two panels immediately adjoining the outer wall of the wing which are said to contain wattle and daub infill (Plate 13). A stair within the service wing was removed, and a number of partitions introduced on the first floor. The full extent of the 20th century alterations and additions are shown on Figures 2 and 3 (Page 20)

11. Conservatory and utility room at the rear of the crosswing

12. Boiler house (left) and ferret house; scarring of gable of former wood store above latter

13. Timber-framed wall in wing: top and bottom panels on right contain wattle-and-daub infill

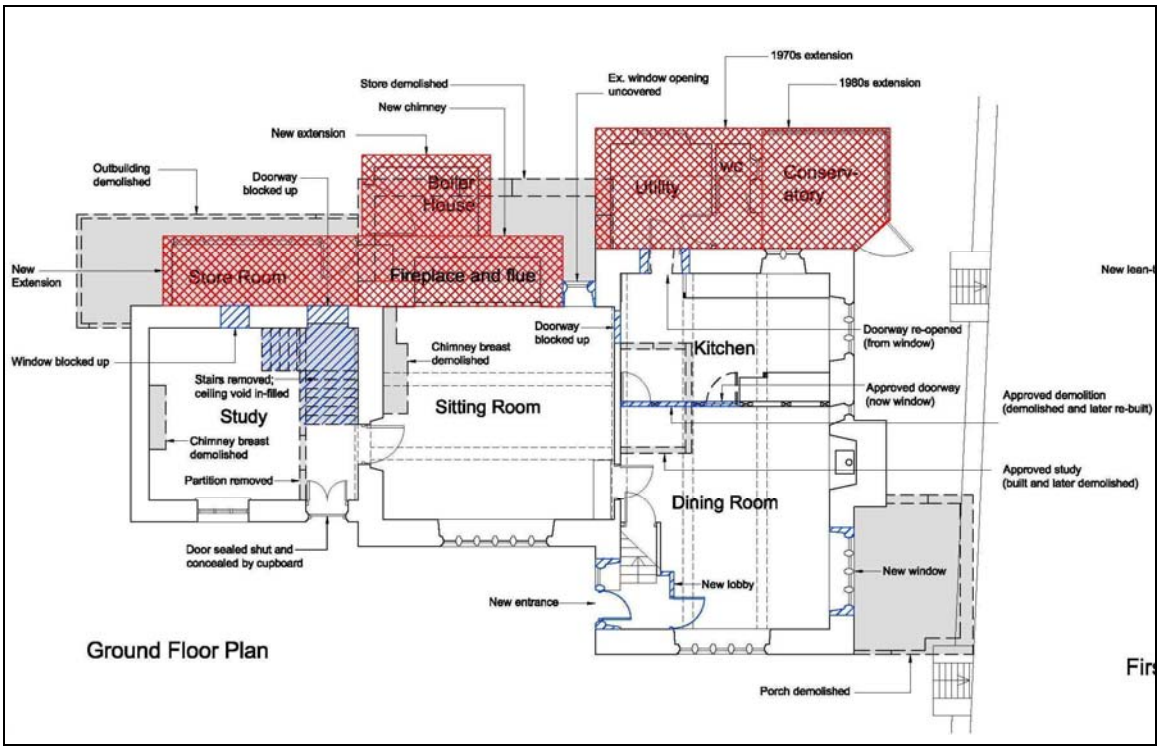


Figure 2. Ground floor plan showing 20th century alterations in blue and additions in red (Hayes and Partners)

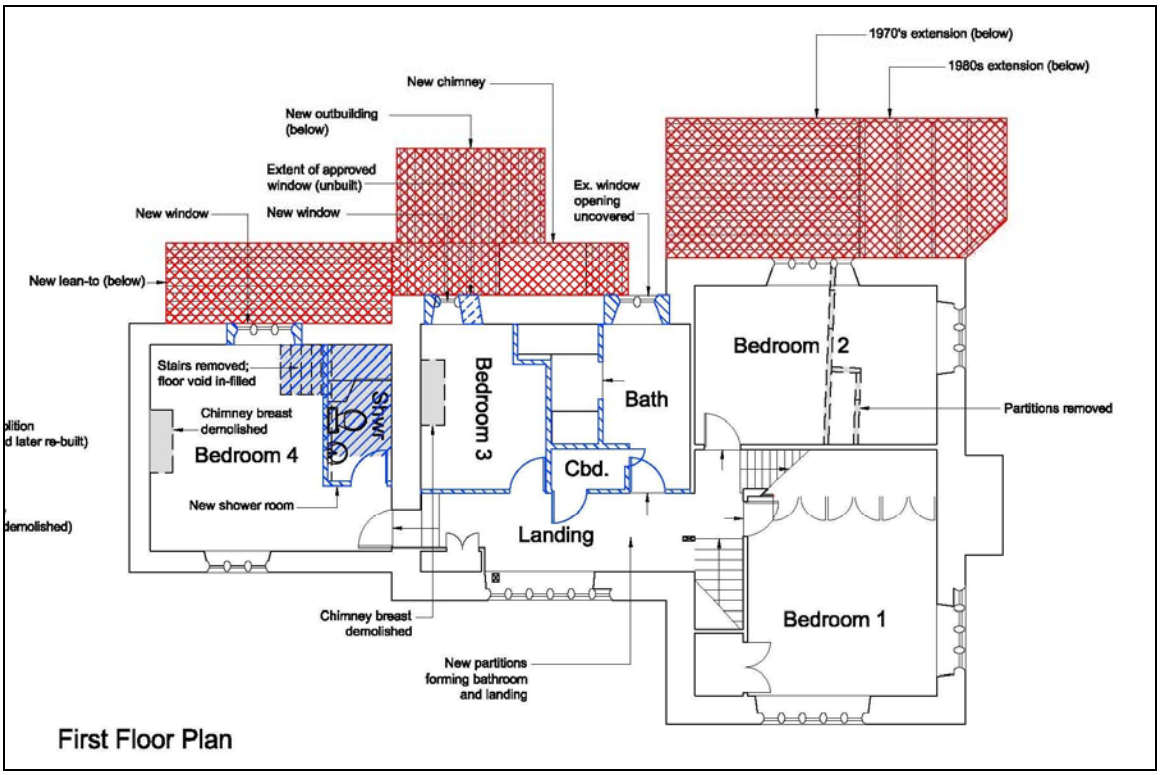


Figure 3. First floor plan showing 20th century alterations in blue and additions in red (Hayes and Partners)

8: ASSESSMENT OF SIGNIFICANCE

8.1 Relevant policy

Paragraph 129 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of the heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal.

8.2 Objective/methodology

A means of evaluating the significance of a historic building such as Cloud House Farm is to apply the criteria used for listing purposes, which are:

- **Age and rarity:** most buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840
- **Architectural interest:** through architectural design, decoration and craftsmanship and also important examples of particular building types and techniques
- **Historic interest:** encompassing buildings which illustrate important aspects of the nation's social, economic, cultural or military history, or close historical association with nationally-important people or events
- **Group value:** especially where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages)

Furthermore, a heritage asset derives significance from its **setting**, as this represents the surroundings in which it is experienced.

Using these criteria, the significance of Cloud House Farm as a designated heritage asset will hereafter be assessed, along with the relative significance of the elements and features of the building in order to guide the design and planning processes.

8.3 Significance of Cloud House Farm as a designated heritage asset

The significance of Cloud House Farm is wide-ranging, encompassing all the above criteria. In terms of age and rarity, its earliest fabric dates from probably the late 16th century, with rebuilding in stone around 1612 and the addition of the service wing in

the early 18th century; it thus belongs to a period from which relatively little building stock survives. Its surviving timber-framing is also a rare commodity. These aspects contribute to the building's architectural interest, and overall it represents a good example of a substantial farmhouse built in several phases by a long-established local gentry family. Its well-documented associations with the Sutton family establish the building's historical interest. Cloud House Farm also possesses group value with its early outbuildings and together they form an ensemble that can be experienced in a historic moorland setting. All these qualities establish Cloud House Farm as a building of special architectural and historic interest and therefore national significance, which is recognized by its Grade II designation. This significance also cascades regionally and locally to make it a building of high importance to Staffordshire and to Rushton.

8.4 Relative significance of elements and features of the building

a. Elements. The special architectural and historic interest of the building is embodied in the original 16th-18th century structure, i.e. the main range and crosswing and service wing. These elements are therefore of the greatest significance. The 20th century additions – utility room and conservatory, boiler house and ferret house – possess no architectural or historic significance and make no contribution to the character of the building.

b. Features. The features of greatest significance are those from which the building's historic character and significance is derived. These lie principally in the original building, i.e. the main range, crosswing and service wing, and comprise:

- All external elevations, including original door and window openings, chimneystacks etc
- Original internal walls and spaces which establish the original plan form of the building
- Original/early features surviving in situ, such as ceiling beams, original timber-framed partitions, staircases etc

In comparison, the features which are modern, dating from the 20th century alterations, have no architectural or historic significance and do not contribute to the character of the building. Of these features, those relevant to the present application are:

- The modern rear chimneystack
- The modern elements of the timber-framed crosswall
- The introduced modern partitions on the first floor

8.5 Conclusion

Cloud House Farm is of national significance for its special architectural and historic interest, which cascades to make it an important building in Staffordshire and Rushton. This significance lies in the 16th-early 18th century building, whose historic character derives externally from its elevations and original openings, and internally from its

historic room layout and original surviving features. These features are of high significance and their retention is therefore imperative in order to protect the building's historic character. However the later elements, i.e. the utility room and conservatory, boiler house and ferret house, are of no architectural or historic significance, as are the introduced modern partitions and other features identified above. Thus their preservation is not essential. However what is crucial is that the proposed replacements of the 20th century elements respect the original building in terms of their mass, scale, materials and appearance.

9. ASSESSMENT OF IMPACT

9.1 Relevant Policies

National guidance and local policies provide the framework against which the application will be considered.

National guidance is contained within Section 12 of the National Planning Policy Framework (*Conserving and Enhancing the Historic Environment*, March 2012). Paragraph 131 states that in determining applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets. Paragraph 132 stipulates that *'great weight'* should be given to the conservation of a heritage asset, and the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. Paragraph 133 states that where a proposal will lead to substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss; or all of the following apply:

- The nature of the heritage asset prevents all reasonable use of the site
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation
- Conservation by grant funding or some form of charitable or public ownership is demonstrably not possible
- The harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 134 states that when a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum use.

Locally, policy DC2 of the Staffordshire Moorlands Core Strategy Development Plan Document (Revised Submission Document, December 2011) aims to protect and enhance the historic environment. It states:

> *The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains by:*

1. *Resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance.*

2. Promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of conservation area appraisals, design statements, archaeological assessments, characterisation studies and Masterplanning.

3. Preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate reuse and sensitive development, including enabling development, unless their retention is not viable or there would be substantial planning benefits to outweigh the loss.

9.2 Methodology of impact assessment

In the context of the above policies, the impact of the proposal will be examined, with reference to designs produced by Hayes and Partners, in terms of:

1. Specific aspects of the design.
2. Summarising the impact of the proposal in terms of its overall effect upon the building's architectural and historic interest, group value and setting

9.3 Impact of specific aspects of the design

a. **Replacement of utility room and conservatory with extension to form garden room.** These buildings are 20th century additions of no architectural and historic interest. The proposed design is an improvement on the present structures as it incorporates glazed panels which allow more of the original building to be seen, and has a smaller footprint, aligning with the crosswing unlike the present conservatory, which projects further (Plate 11). This aspect of the proposal therefore potentially enhances the significance of the building as less of its rear is to be masked.

b. **Rebuilding of boiler house to form plant room.** The proposed structure is to be rebuilt on the footprint of the current boiler room and will reuse existing stone in external walls. Therefore the significance of the building will not be harmed.

c. **Rebuilding of ferret house to become boot room and WC.** Again, the proposed structure will occupy the area of the existing building and reuse existing stone; thus the building's significance will not be harmed.

d. Reduction in width of rear chimneystack (to allow widening of window**,** see **e.** below). The chimneystack was built in the 20th century and masks a considerable proportion of the rear of the building (see Plate 12); therefore its reduction does not represent harm.

e. Widening of first floor window to right of chimneystack (Plate 14, below). This will involve intrusion into historic fabric and will affect the elevation of the building, which are features of high significance. However as the proposed alteration is of a small and localised nature, and affects an elevation not within the public realm, the impact will, on balance, be low. (It is understood listed building consent for this proposal has been previously granted, although the works were not executed).

14. First floor rear window: widening is proposed to the left

f. Internal alterations to former service wing (now study) to create hall, study and WC; reinstatement of front door to become main entrance; reinstatement of blocked opposed doorway in rear wall. The proposed hall, with opposed doorways at either end, would be similar to the cross-passage that probably once existed; therefore reinstatement of the front door will restore its historic role and enhance its significance. The proposed subdivision of the room will not injure the significance of the building providing the partitions do not intrude into historic fabric and are of a type that can easily be removed should reinstatement of the present single space be sought in the future.

g. Replacement window in front elevation of service wing. The window opening (Plate 10) is probably 19th century, replacing an earlier window of mullioned or mullioned-and-transomed form as indicated by the surviving jambs. The frame and glazing of the present window is probably 20th century and is not in keeping with the rest of the building. Reinstatement of a mullioned or mullioned-and-transomed window would be more appropriate.

h. Opening up of rear wall between kitchen/garden room and relocation of two-light mullioned window to boot room. Disruption in the masonry to the right of this window indicates some rebuilding has already occurred here (Plate 15, below). While the wall is concealed from the public realm, the proposal affects a moderate-sized area of original fabric. Therefore, should consent be granted, consideration should be given to a record of the wall prior to work commencing (see 9.5, Mitigation).

15. Present kitchen window, showing some evidence of rebuilding to right

i. Removal of infill panels in timber-framed wall dividing present kitchen and dining room (Plate 13). Most panels have modern infill, and therefore their removal will not entail harm; the framing will remain in situ. However the panel adjoining the outer wall is said to contain wattle and daub and therefore original fabric will be affected. Again, a record may be considered appropriate.

j. Replacement of 20th century external door in crosswing (entering present dining room) with glazed door. As this affects a 20th century-introduced feature there will be no impact upon the building's significance.

k. Proposed underfloor heating on first floor. The original (16th-18th century) floor structure (beams and joists) must be safeguarded; where visible, the floorboards appear 20th century (Plate 16, below).

16. Example of section of probably 20th century boards on first floor

l. Amendment of 20th century partitions on first floor to form laundry room in bedroom 2 (rear of crosswing) and separate shower room and enlargement of in bedroom 3 (above housebody). Again, this affects 20th-century introduced features and therefore will be not impact upon the building's significance.

m. Installation of insulated partition on attic floor to separate habitable space from unheated attic. Sections of original clay flooring are exposed in the attic (Plate 17, below); it is understood these are to be preserved in situ, and will therefore be unharmed.

17. Clay floor exposed in attic around landing of staircase from first floor

9.4 Summary of impact

In overall terms, the intrinsic special architectural and historic interest of Cloud House Farm will be unharmed; some aspects, such as reinstatement of the front entrance and reduction in width of the garden room as opposed to the present conservatory, will enhance the building. In the main, the proposals affect 20th century elements and features which have no architectural or historic interest. The original 16th-18th century fabric of the building will, for the most part, be unaffected; and where impact is proposed, it affects areas hidden from the public realm. The historic group value of the house with its outbuildings will be unharmed, as will its setting.

9.5 Mitigation

Should consent be granted for those proposals which affect historic fabric (principally the opening-up of the kitchen wall and removal of original wattle-and-daub infill), it is recommended consideration is given to a record of these features prior to work commencing. This is in accordance with NPPF 141, which states that developers should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly available.

APPENDIX 1: PRINCIPAL REFERENCE MATERIAL

Census returns, 1841-1911
CRJ Currie, M W Greenslade (editors), A P Baggs, M F Clevedon, *A History of the County of Stafford, Volume 7: Leek and the Moorlands*, 1996 (online at www.british-history.ac.uk)
www.thefullwiki.org/Ann Sutton_(c1582-c1686)
Department of Culture, Media and Sport Listed Building Descriptions for Rushton

APPENDIX 2: GARRY MILLER HISTORIC BUILDING CONSULTANCY

Garry Miller is an architectural historian who has spent more than 35 years studying buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. Among its many positive reviews, the book was described as *'scholarship as its best'* by *Country Life* (June 2003), and *'well analysed and presented'* in *Transactions of the Ancient Monuments Society* (Vol 48, 2004). At a future date, he hopes to produce a similar work on the houses of Georgian and Regency Liverpool, for which extensive research has already been undertaken. Following his book's publication, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings, principally in the form of the heritage assessments required by planning policies governing the historic environment. A number of local authorities, including West Lancashire Borough Council, Chorley Borough Council and Rochdale Metropolitan Borough Council, have cited Garry Miller's heritage assessments as examples of best practice.