
Historic Environment Addendum: assessment of impacts on Scalegill Hall (grade II listed building)

1.1.1 West Cumbria Mining Ltd instructed Headland Archaeology Ltd to carry out a review of the Heritage Chapter of the ES to ensure that its conclusions remained up-to-date and robust. As part of this review, it was identified that the significance of the identified impact on Scalegill Hall may be less than the “Moderate adverse at most” impact that had previously been identified in the ES. In light of this, West Cumbria Mining commissioned a site visit and impact assessment on the likely impacts of the scheme on Scalegill Hall (asset 184).

1.1.2 The site visit was undertaken on 09.08.21 in dry weather with good visibility.

1.1.3 The Historic England listing description of the asset is:

Large house. C17 (ruined outbuildings said to be dated 1615) with later additions and alterations. Rendered rubble. Graduated slate roof; stone copings and kneelers, rendered stepped chimneys (one end, one mid). Outshuts to rear. 'T' plan. 2 storeys. Changes in wall surface to left of farmyard front suggest that 3 bays were refronted and roof raised. These bays have symmetrical elevation with central plank door in decoratively carved lugged and corniced architrave; single sash in stone surround to either side. Two 1st floor sashes in architraves (originally mullioned and transomed) with moulded oval frame between, probably for datestone, now rendered over. 2 bays to right have window inserted in former door; 2-light mullioned window on left has sash in stone surround above. Present door in lower range linking house to barn has steps up to loft door on right. All sashes with glazing bars. Ground floor room to right of refronted section has large, moulded, semicircular arch to former kitchen fire-recess. Barn adjoining at right angles, coursed rubble with quoins under C20 concrete-tiled roof. Central wagon door, with added cheeks, has 2 rows of vent slits to either side with C20 plank door and window on right; blocked, mullioned window to rear.

<https://historicengland.org.uk/listing/the-list/list-entry/1086715>) Also see figure 16.2 of the ES, asset number 184 for the location)

1.1.4 The building is located immediately to the east of the A595 Egremont Road at the junction with Scalegill Road which forms the southern boundary of the farm. It is part of a complex of boarded-up and disused farm buildings extending eastwards towards a modern active farm located off Scalegill Road. An unmetalled farm track and public footpath is located on the opposite side of the A595 extending westwards towards the proposed site.

1.1.5 The listed components of the farm complex consist of a farmhouse and adjacent barn enclosed within stone wall enclosures. An additional (unlisted) disused stone barn lies to the west closer to the modern farm buildings. The farmhouse is separated from the

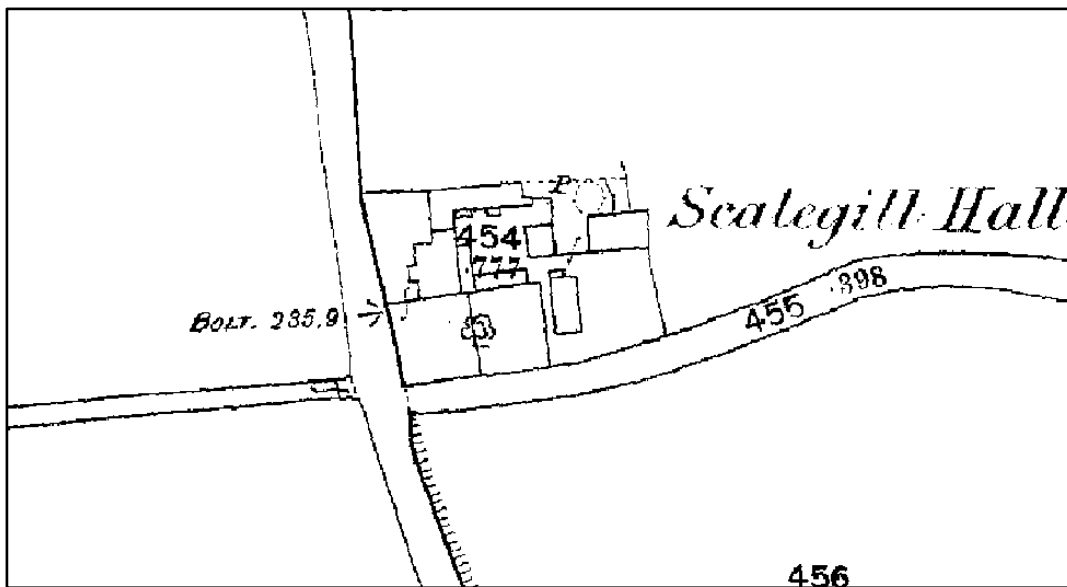


footpath adjacent to the A595 by a modern stone wall similar in style to the earlier wall enclosing the farmhouse and barn to the south and east of the buildings. The enclosures around the farm are currently closed and access to the building and inner courtyard was not possible.

- 1.1.6 Review of historic mapping (1865 Ordnance Survey 1:2500) suggests that the alignment of the current western boundary wall is further to the east than the current position, presumably associated with widening of the A595 and the need to build a substantial retaining wall to separate the hall from the road. It is approximately 3 m high.
- 1.1.7 The hall is located on high ground which continues to the west of the A595. The road is located within a cutting formed by the erosion of a long-established route which has been incorporated into the upgraded modern road. This is flanked on the western side by a mature hedge which obscures views of the hall from the west and from the hall to the west.
- 1.1.8 The heritage significance of the asset is derived from its architectural attributes, as set out in the listing description reproduced above. Although the setting is not cited as one of the key attributes of the asset in the listing description, all heritage assets have a setting. Each setting may contribute more or less to the overall heritage significance of an asset.
- 1.1.9 The setting of Scalegill Hall is composed of several distinct zones. Most immediately the farm complex itself forms a setting in which the farmhouse, outbuildings, walled enclosures and adjacent barns constitute a single entity. It should be noted that the principal façade of the farmhouse faces to the east, away from the A595. This façade cannot be observed from Scalegill Road or publicly accessible areas on the A595.
- 1.1.10 The next level of setting is the landscape immediately surrounding the hall. This consists of the A595, Scalegill Road, modern farm, adjacent farmland and foot paths. The two modern roads are busy with traffic.
- 1.1.11 Beyond the hall there is an extensive undulating agricultural landscape punctuated by farms and small settlements, with Whitehaven to the north west. The proposed development site is separated from Scalegill Hall by the A595, rolling landscape and railway line.
- 1.1.12 The setting makes a minor contribution towards the heritage significance of the hall- it is located within a modern farming landscape containing historic features in the forms of field boundaries, pockets of woodland, dispersed settlement and farmhouses and tracks. It is dominated by the adjacent A595 which effectively cuts it off from the landscape to the west within which the proposed development will be situated.
- 1.1.13 Scalegill Hall is primarily experienced by drivers using the A595- as a derelict farmhouse briefly glimpsed to the east whilst using the road. A bus stop opposite the farmhouse allows waiting passengers to view the rear of the building, largely obscured by the high wall separating it from the A595.



- 1.1.14 Walkers using the public footpath which passes along the track opposite the hall and continues along Scalegill Road are able to partially view the complex of buildings and enclosing walls.
- 1.1.15 The proposed development, including the rail loading facility and main site will not intrude into any of the views of the hall from within the complex, adjacent to it or from a longer distance.
- 1.1.16 The development will not inhibit the public's capacity to experience or enjoy Scalegill Hall as pedestrians, walkers, drivers or passengers either close-up or from long range.
- 1.1.17 The proposed development will not have an impact on the components or values which constitute the heritage significance of Scalegill Hall during enabling, construction, or use of the proposed scheme.



Extract from 1865 OS mapping showing Scalegill Hall farm complex. Note the modern curved retaining wall replaced the one shown here





View to west of Scalegill Hall from A595



View to north west of Scalegill Hall from track and public footpath

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View to west from footpath adjacent to Scalegill Hall towards proposed development area



View to West from Scalegill Hall across A595 and bus stop towards development area

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View to east along track and public footpath towards Scalegill Hall. Note it is partially obscured by both vegetation and land form.

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