

HIGHER LICKHURST FARMHOUSE, BOWLAND-WITH-LEAGRAM, LANCASHIRE, PR3 2QT:

HERITAGE STATEMENT

1 Introduction

- 1.1 Higher Lickhurst Farmhouse is a listed building (grade II) dating from the late 18th century. It is one of two farmhouses situated within Lickhurst Farm, an outlying group of buildings in an upland rural location standing above the Hodder valley, 3km north-east of Chipping, at NGR SD 63686 45917.
- 1.2 This document provides a brief summary of the historical significance of the farmhouse, to support a forthcoming planning application for alterations, by the applicant's agent IWA Architects Ltd.¹ It has been produced by Stephen Haigh (a buildings archaeologist with over 15 years professional experience in the north of England), using readily available sources and following a site visit.²

2 Statement of significance

- 2.1 As a grade II listed building since 1983, Higher Lickhurst Farmhouse is nationally important and is a well preserved example of a small, late 18th century farmhouse whose elevations and plan form survive very little altered, together with a number of original external and internal features, including stone masonry (such as the surrounds to the front doorway and stairs window) and joinery (such as internal doors – the window frames all appear to have been replaced).

3 Designated heritage assets

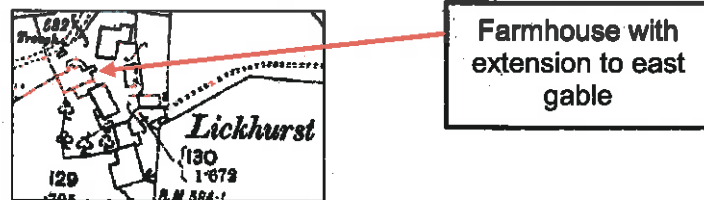
- 3.1 The farmhouse is the only designated heritage asset at the site (National Heritage List no 1072312). Its identifying description is as follows:
House, late C18th. Squared watershot sandstone with slate roof. Double-pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows of 3 lights with square mullions. Door surround has Tuscan pilasters, a narrow pulvinated frieze, and a moulded pediment. The right-hand (east) chimney now has a brick cap, and the left-hand gable is slate hung. At the rear is a stair window with plain stone surround and segmental head.
- 3.2 The house has a direct entry into the living room or housebody, with a heated parlour in the west side, and a central rear dog-leg staircase between scullery and pantry at the rear. The first floor has four bedrooms, the front two heated,

¹ In accordance with Policy HE6 of PPS5

² An enquiry to the Lancashire Historic Environment Record made on 18 August 2011 shows that it holds no information other than the listed building entries.

and the stairs continue to an attic floor, not underdrawn, but with a fully boarded floor and clearly originally intended for regular use, although the staircase is now sealed off on the first floor, with only a small access hatch for occasional use.

- 3.3 Attached to the house's east gable is a small (approximately 6.7m by 4.0m), plainly built, single storey addition of early to mid 19th century date: maps show that it was present by the 1890s, albeit perhaps with a slightly different outline. This is subject to the same statutory designation as the house itself, although not noted in the description above. It has walls of random sandstone rubble which are ribbon-pointed, and a stone slate roof. There is a blocked doorway to the south elevation, a similar double-width opening in the east gable, now reduced to a narrower doorway, and to the rear, a third such doorway and a window with boldly tooled sandstone surround. The interior forms a single space open to the roof (borne on softwood purlins) and has no features of interest (see photographs below). It seems to have been intended as a domestic rather than agricultural outbuilding although its original function is not known.



Ordnance Survey 1:2500 map, c.1895

4 Proposed development

4.1 In summary, the proposed development comprises:

- the limited external refurbishment of the farmhouse, specifically repointing and re-laying of the slates
- the creation of a new WC on the ground floor, within the present pantry
- the extension of the existing accommodation into the attic, presently disused and sealed off by a modern partition, together with the formation of a new staircase and roof lights
- the conversion of the addition at the east gable to form additional domestic accommodation, to be accompanied by a small extension, and the creation of two new doorways



5 Impact on the historic building

- 5.1 The repointing and re-slating of the farmhouse, replacing cement ribbon pointing and using the existing coverings (blue slate to the front pitch, local grey slate to the rear), would have a positive impact on the building.
- 5.2 The creation of a WC on the ground floor within the present pantry would not lead to the loss of any historic fixtures or fittings, and would be essentially reversible.

- 5.3 The re-use of the attic would have only a minor impact, and for the most part would involve only the construction of stud partitions within the existing structure, a largely reversible process. The insertion of a new staircase to serve it would have only a minor impact on historic fabric and the existing staircase would not be removed. The new roof-lights serving the attic are all positioned in the front roof pitch, which has in any case previously been re-covered in blue slate and so is not a primary historic component of the farmhouse.
- 5.4 The conversion of the addition at the east gable to form part of the domestic accommodation would have a minor impact on what is a relatively late and architecturally undistinguished part of the building, although the construction of the small extension to the south would introduce a modern component. This is of a high quality design and relatively small size, in an inconspicuous location (partly concealed by the adjacent barn) which would not challenge the farmhouse's front elevation. The creation of a new doorway in the south wall to serve this extension, and of a new doorway from the existing kitchen, do not affect areas of particular interest, or historic fixtures.

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