

Job/Subject: Knott Gate Farmhouse
Slaidburn

Response by [REDACTED]

Job No: 5923
Date: 19 August, 2022

Responses to comments provided by the Planning Officer and Historic Buildings and Places from Heritage Consultant [REDACTED]

HBP “The current proposals do, however, impact its historic form and therefore harm its architectural and historic interest.”

This is in line with our statement, cf Section 7.1.1

HBP “We object to the removal of the substantial internal wall between the kitchen and proposed dining room to create an open plan room. This appears to be an essential part of the original two cell planform. Its removal would be harmful to the understanding and reading of the building’s early to mid-17th century origins.”

We have calculated that this comprises a ‘Minor’ impact (proposal K, p83; we note that retaining the wall stubs retains some legibility)

HBP “The loss of a historic stair would also be a concern and we suggest further investigations are needed to establish its significance.”

We’d said in Section 4.2.9 that “It is not clear whether the internal staircase is original, and access up may originally have been via a staircase in the centre, or via a ladder.” – while the staircase could conceivably be original, the photos (Plates 11-12) suggest that the stud walls and timber used are much more recent. It could occupy the original position of a 17C staircase, or it may not. Further investigation would in my view likely establish that the staircase is 19C in date. Stairs in the corner like this are less frequent in my experience than the central ones for a 2-cell building – but that access to the first floor was initially made via a ladder access is also possible.

HBP “We also object to the proposed replacement of the stone slate roof with blue slate. Stone slate is endemic to the Pennines and Slaidburn in particular. While part of the building now has slate, the removal of the stone slate to the lower section would harm the interpretation of the building, and also to the historic townscape as a whole. The stone slate should be repaired for both this and the outbuilding.”

MGA comment - this has now been amended on our drawings, to reflect concerns.

HBP “shallow but distinct curve at the lower edge.”

To be honest, I’ve not come across this feature before, and I appreciate HBP pointing this out.