

Heritage Statement
to support planning and listed building consent applications
at Bridge End, Slaidburn

April 2023

STEPHEN HAIGH
Buildings Archaeologist



Heritage Statement

to support planning and listed building consent applications

at Bridge End, Slaidburn

1 Introduction

- 1.1 This heritage statement has been produced to support planning and listed building consent applications for the renovation of the farmhouse and alterations to the outbuildings at Bridge End, Slaidburn, and was commissioned by the owners Andrew Shorten & Julie Coupland, through their agent S J Bialecki. A site visit was made by the writer on 30 March 2023.
- 1.2 "Bridge End" is a grade II listed building and a designated heritage asset within the terms of the NPPF. It comprises a linear arrangement of farmhouse with adjoining trap house and combination barn, which steps up the slope from west to east.
- 1.3 This statement finds that the significance of the listed building stems from its architectural and historic interest, but that previous changes, such as replacement of the existing roof coverings and removal of fireplaces, limit its significance. The proposed renovations would preserve the special interest of the listed building and not cause harm to the designated heritage asset.

2 Location

- 2.1 Bridge End is an outlying farm located about 1.5km north-west of Slaidburn, reached via its own access track off Wood House Lane, and standing on the east side of the Lanshaw Brook. The NGR for the site is SD 70305 53605 and it lies at about 170m above sea level. The surrounding land is mostly grassland, enclosed by dry-stone walls. The site lies within the Forest of Bowland AONB.
- 2.2 The range of buildings faces south, with the farmhouse at the east end, and barn at the west. The house faces onto a small walled garden, and the barn onto a yard which has been partly enclosed on the south side by two outbuildings. The main range backs onto an agricultural field.

3 Current use

- 3.1 All the buildings are currently disused. The farmhouse is thought to have been vacant for many years.

4 Designation

- 4.1 Bridge End was first designated as a listed building in 1983¹. The identifying description reads:

House, c.1800. Squared limestone rubble with sandstone dressings and slate roof. Double-pile plan with central entry and end stacks. 2 storeys, 2 bays. Windows tripartite with plain, stone surrounds and square mullions, the central lights being sashed with glazing bars. The doorway is covered by an open stone porch with flat roof. Shaped stone gutter brackets and gable copings with kneelers.

- 4.2 Although not made explicit in the description, listed building legislation means that any other pre-1948 buildings and structures within the curtilage are given the same protection as the principal building.

5 Historical background

- 5.1 The date of about 1800 suggested above is fully consistent with the architectural form of the house, but it is thought possible that the barn began as a detached structure.
- 5.2 Ordnance Survey maps from 1850², 1894³, and 1908⁴ (figures 1 to 3) show that the range of buildings remained largely unchanged through this period, although the small outbuildings in the yard to the south were added to.

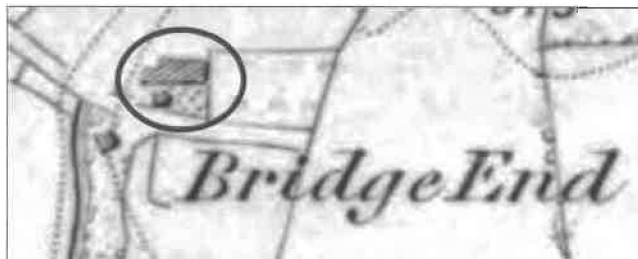


Figure 1: OS 1:10560 map, 1850

¹ National Heritage List, entry 1072231 <https://historicengland.org.uk/listing/the-list/list-entry/1072231>

² Yorkshire, sheet 165, surveyed 1847 (copy not at original scale)

³ Yorkshire, sheet 165.1, surveyed 1893 (copy not at original scale)

⁴ Yorkshire, sheet 165.1, revised 1907 (copy not at original scale)

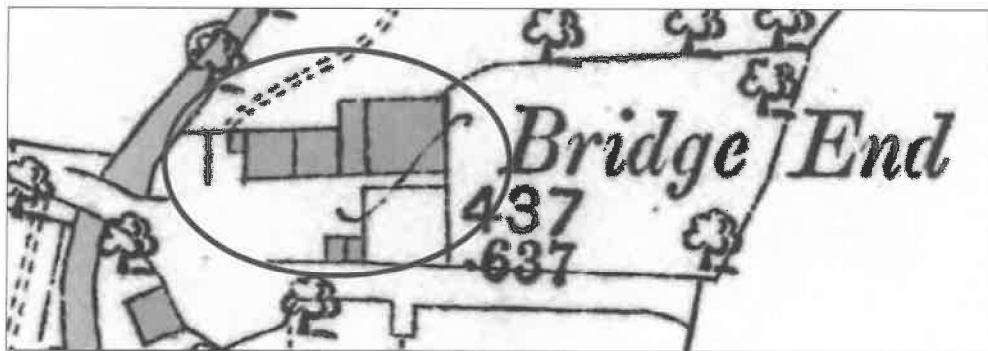


Figure 2: OS 1:2500 map, 1894

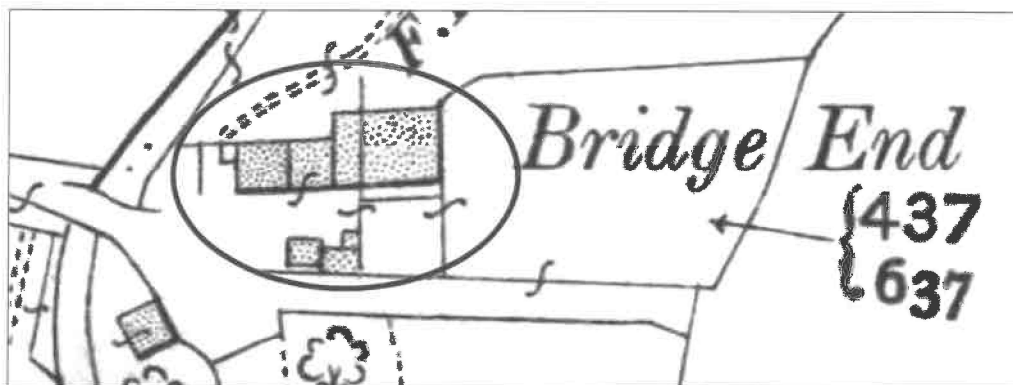


Figure 3: OS 1:2500 map, 1908

6 The present buildings (see photographs below)

Farmhouse

- 6.1 The farmhouse stands on a natural terrace above the barn, and faces south. It is of two storeys with attic, and cellar beneath part of the rear. The front is of coursed, watershot limestone with sandstone dressings, and has blue slate to the roof (replacing the original stone slate, which survives to the rear). It has a symmetrical design, with an approximately central entrance containing the original door, flanked by windows to ground and first floor: all these openings are original. The windows have vertical sashes to the central portion, with fixed lights to the sides, but the frames are not original.
- 6.2 The present front porch is a twentieth century addition, rather crudely built with a concrete slab for a roof. There is also a twentieth century lean-to against the rear of the house, roughly built and with asbestos-cement roof. This porch or store conceals the original back doorway, to the farmhouse kitchen.

- 6.3 There is a large, T-shaped window to the rear, lighting the stairs and first floor rooms. As an opening it is unaltered, although its glazing is not original. The two first floor rear windows have been altered or inserted (late nineteenth or early twentieth century).
- 6.4 The floor plan of the farmhouse appears unaltered, and all divisions are substantial masonry walls. The front doorway leads directly into the living room, which has its original, large, stone fireplace surround in the gable wall. A doorway to the east leads into the parlour, its rather smaller fireplace opening damaged historically. A second doorway from the living room leads to the rear hall at the foot of the stairs, with kitchen off to the north-west, its large kitchen fireplace bricked up. The north-east room is a pantry, with slate shelf. All rooms have or did have lath and plaster ceilings, beneath either pine or oak beams, and pine joists and boards.
- 6.5 Stone stairs lead down to the cellar, which comprises two rooms, in the north-east corner of the house.
- 6.6 The stairs to the first floor have pine treads and risers, and simple balustrade and handrail. There is a landing with four rooms off, of which only the two to the front were heated, but in neither case does the fireplace remain intact. The rear two rooms borrow light from the wide stair window, via splayed openings in the side walls, but also have the later rear windows referred to above. (It is possible these replaced original openings.)
- 6.7 The stairs continue to the attic, where there is a late nineteenth/early twentieth century plank partition at the top of the stairs. The attic comprises an east and west room, the east one with a window, which appears formerly to have been only shuttered on the interior. These two rooms are unheated and open to the roof. There are no trusses as the roof is carried on purlins spanning between masonry walls; the purlins are pine, and reported to have been replaced about 1970.

7 Barn and trap house

- 7.1 The barn and trap house are built to the west of the farmhouse, and in line with it, but about 2.5m lower down the slope. A flight of stone steps next to the front elevation gives foot access between the two.
- 7.2 The trap house comprises only one bay, and in the front has a large doorway below an arch and coursed masonry, whose courses are continuous with those of the house; the pair of boarded doors appears to be original. At the rear the

trap house is in line with the farmhouse but projects beyond the barn, and is of random rubble. Inside it has a cobbled floor, and appears not to have contained any partitions. It retains stone slate to both pitches of the roof.

- 7.3 The barn is built from random rubble throughout, except for dressings around openings, including an arch over the central doorway (concealed by a modern sliding door). Its entire roof covering has been replaced with asbestos-cement sheets.
- 7.4 The barn is four bays long, and contains a former stable in its east end, with its own front doorway. The stable interior has been converted to a shippon in the twentieth century, and is entirely modern, with early vacuum milking equipment. A masonry wall, at ground floor level only, separates this room from the cart bay. The cart bay is open to the roof: lack of a rear doorway implies it was never intended as a threshing bay. The west end of the barn contains a shippon for six cows with oak-framed boskins and hayloft over, characteristic for the local area and period. The shippon has undergone some changes, including the insertion of the present windows in the west and north walls, but is essentially original in appearance.

8 Outbuildings

- 8.1 The barn has a forecourt or yard of cobbles, overlain or replaced to a large degree by patches of concrete, and with stone steps up to the farmhouse garden. There are two adjoining outbuildings at the south side of the yard, built against the retaining wall on the east side. They are of random rubble, with corrugated iron roof of a single, shallow pitch, and of little interest as they lack distinguishing features. Although the historic maps show some structures in this area, it appears that they have undergone at least partial rebuilding.

9 Assessment of significance

- 9.1 The farmhouse, trap house, and barn, are significant as forming a linear farmstead, characteristic of the region, and built in about 1800. Significance arises from the buildings' architectural and historic interest, and can be classed as high, of national importance, as designation as a grade II listed building indicates.
- 9.2 The farmhouse is of a substantial size, and externally little altered, with high aesthetic value, albeit slightly diminished by the addition of modern porches to front and rear. Its simple four-room plan, associated with the latest phase of vernacular domestic building in the region, also survives without change, but

many internal features have been lost, including fireplaces and doors, a factor which also detracts from its significance.

- 9.3 The trap house and barn are closely associated with the farmhouse structurally and visually, but their functional status is articulated by their position lower down the slope, and in the case of the barn, by the use of inferior stone. The cross-wall between former stable and cart bay, and boskins and shippon in the west end, all contribute to the barn's significance.
- 9.4 The minor outbuildings at the south side of the yard make very little contribution to the significance of the site. They have a small degree of historic interest, but no architectural merit or interest.

10 Assessment of impact

- 10.1 The proposed scheme, including renovation of the farmhouse and the extension of the domestic accommodation into the trap house, has been designed so as to have minimal impact on the significance of the listed building. Historic changes to and lack of modern facilities in the farmhouse interior mean that some degree of change will be necessary to bring it back into occupation. The scheme would improve the external appearance of the farmhouse through removal of inappropriate cement render and the modern rear porch, and establishing it as a practical family home, with conversion of the trap house, is intended to provide it with its optimum viable use.

11 Conclusion

- 11.1 Given the nature of the heritage significance of the buildings, and the low-key changes within the proposed scheme, the applications are considered entirely acceptable in terms of impact on the historic environment.

Stephen Haigh, MA
Buildings Archaeologist
4 April 2023



Photo 1: Front of farmhouse and adjoining buildings



Photo 2: Rear of farmhouse



Photo 3: View of buildings from the south-west



Photo 4: Front of barn



Photo 5: Trap house



Photo 6: Outbuildings on south side of yard



Photo 7: Living room



Photo 8: Living room fireplace



Photo 9: Parlour



Photo 10: Ground floor flagstones



Photo 11: Kitchen (fireplace infilled historically)



Photo 12: South-west bedroom



Photo 13: Staircase balustrade



Photo 14: Attic, in south-east corner



Photo 15: Trap house



Photo 16: Former stable, now shippon



Photo 17: Shippon, in west end of barn



Photo 18: Barn roof