

Heritage Statement
to support revised planning application
for a proposed agricultural building
on land at Bridge End, Slaidburn

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1 Introduction

- 1.1 This heritage statement has been produced to support a revised planning application for a new agricultural building on land near Bridge End, Slaidburn, and was commissioned by the owners [REDACTED] through their agent WBW Surveyors Ltd.
- 1.2 The location for the proposed building is approximately 135m east of "Bridge End", a grade II listed building and designated heritage asset within the terms of the NPPF. There is therefore a possibility that the building would affect the setting of the listed building.
- 1.3 This statement finds that the proposed site of the building is sufficiently distant and visually separated from the listed building for it to have no impact on its setting, and so no harm would be caused to the designated heritage asset's significance.

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 farmhouse is SD 70310 53608 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 An existing track, laid with hard-core, continues past the farmyard and into the fields to the north-east. The proposed site is situated close to the track, beyond an existing dry-stone wall, at NGR: SD 70448 53638. A field barn known as Fauber Laithe (not a heritage asset) stands about 105m north of the site.

3 Current use and appearance

- 3.1 The site for the proposed building is a level area of improved grassland, of relatively low productivity for the landholding.

4 Heritage assets

4.1 The only heritage asset which might be affected by the proposed building is believed to be the grade II listed "Bridge End", which was first designated 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 The barn and trap house which adjoin the west side of the farmhouse, forming a single linear range, together with minor outbuildings on the south side of the barn's forecourt, are also believed to form part of the listed building or its curtilage.

4.3 The listed building forms a linear farmstead dating from about 1800, which is significant for its architectural and historic interest.

4.4 No other heritage assets, designated or otherwise, are known to exist in the near vicinity.

5 Proposed building

5.1 The proposed agricultural building would measure approximately 26m by 18m in plan, and stand up to 7m high. It would be entirely modern in construction and appearance, with steel portal frame, walls of concrete to the lower parts and "Yorkshire" boarding above, and profiled sheet roof.

6 Impact on the setting of the listed building

6.1 The site for the proposed building was chosen so as not to create any visual impact on the setting of the listed building. The new agricultural building would clearly stand apart from the historic group, and because of the rising ground, an existing dry-stone, and line of mature trees, there would be no intervisibility between the two. The farmhouse group would remain clearly distinct as a group with historic origins as a linear farmstead, and there would be no intrusion on views of it, and outwards from it.

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

7 Conclusion

- 7.1 There would be no detriment to the setting of the listed building from the proposed new building, and so it is considered that the revised application would have no impact on the historic environment.


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