

**Discharge of Conditions Statement following Planning
Permission under application number 3/2023/0287 and
Listed Building Consent 3/2023/0288**

Mr A Shorten
Bridge End Farm
Slaidburn
Clitheroe
BB7 3AH

October 2024



WBW Surveyors Ltd
Skipton Auction Mart
Gargrave Road
Skipton BD23 1UD

1.0 Introduction

Planning Permission and Listed Building Consent to extend the residential accommodation to farmhouse building by partial change of use of attached agricultural building was approved on 3rd April 2024 Application no. 3/2023/0287 and 3/2023/0288, respectively.

The details within this statement and the accompanying plans relate to condition 5 and 10 of the Planning consent.

2.0 Condition No. 5

‘Samples or detailed specifications of the stone roof flags and replacement roof slates shall be submitted to and agreed in writing by the Local Planning Authority prior to their installation. All replacement roof slates shall match the existing in appearance, size and quality. The works shall be carried out only in accordance with the agreed materials.’

See Appendix 1 for details.

3.0 Condition No. 10

‘No development, site clearance/preparation, or demolitions shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should comprise the creation of an archaeological record of the buildings to Level 3 as set out in ‘Understanding Historic Buildings’ (Historic England 2016). It should include a brief description of the building, and a full photographic coverage, inside and out. The record should also include a plan showing the location and orientation of the photographs and copies of the ‘as existing’ drawings which accompany the application, along with a cross section of the building. This work should be undertaken by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists.’

See Appendix 2.

Appendix 1

Roofing Materials

APPLICATION NO: 3/2023/0287 – Condition No 5

Reclaimed Yorkshire Stone Slate Roof

Diminishing Courses – to match the existing slates on the North pitch of the Farmhouse, as photos below.





Appendix 2

Programme of Building Recording and Analysis

HISTORIC BUILDING RECORD



Of

Bridge End Farm, Wood House Lane, Slaidburn BB7 3AH

Grid Reference SD 70308 53609

On behalf of:

Mr. A Shorten

Prepared by:

Paul Lewis BSc(Hons) MRICS

RICS Accreditation in Building Conservation

Lewis Historic Building Consultants Ltd. Penrith CA11 8UR

Ref: PL/JL/2023.39



LEWIS CONSERVATION

CONTENTS

1. Introduction
 - 1.1 Location
 - 1.2 Statutory Designations
 - 1.3 Date of Record
 - 1.4 Purpose of Record
 - 1.5 Summary
 - 1.6 Acknowledgements
 2. Brief History of Development
 - 2.1 Development
 - 2.2 Architectural features and setting
 3. Description of building fabric
 - 3.1 Roofs and Chimneys
 - 3.2 Rainwater Goods
 - 3.3 External Walls
 - 3.4 External Joinery
 - 3.5 External Areas
 - 3.6 Outbuildings
 - 3.7 Roof structures
 - 3.8 Ceilings
 - 3.9 Internal walls
 - 3.10 Floors
 - 3.11 Stairs
 - 3.12 Fireplaces and Flues
 - 3.13 Internal Joinery
 4. Statement of Significance
- APPENDIX A – Photographic Schedule (numbers 10 – 56)

1.0 Introduction

For the location of positions from where photographs have been taken, see drawings 436/24/HBR 1-4 prepared by TT Architectural Services

1.1 Location

House and barn are aligned facing directly south on the east side of Lanshaw Brook at SD 70308 53609.

1.2 Statutory Designations

The house and barn are listed Grade II by Historic England, ref: 1072231; the property was first listed on 16th November 1983.

The property does not reside within a Conservation Area, National Park or Area of Outstanding Natural Beauty.

1.3 Date of Record

23rd October 2024.

1.4 Purpose of Record

In fulfillment of Condition 10 of Planning Consent 3/2/23/0287 dated 3rd April 2024 “To extend residential accommodation to farmhouse building by partial change of use of attached agricultural building.” Condition 10 required the compilation of an historic building record to Level 3 in accordance with the requirements of “Understanding Historic Buildings – A Guide to Good Recording Practice) 2016 Edition.”

1.5 Summary

This late 18th/early 19th century farmhouse appears to have been constructed adjacent to an earlier field barn, a trap house linking the two structures. The principal square pile arrangement of rooms remains evident but the internal wall finishes, ceiling and joinery has been stripped out. The fireplaces are also lost other than the Georgian style fireplace in the front left reception room.

The building has undergone successive changes, principally to the windows which have undergone a phase of Victorian re-modelling. Some unsympathetic alterations have been added in the form of front and rear porches.

Whilst the trap house remains largely unaltered, the barn has lost its original flag roof and presents a 20th century corrugated mineral cement materials. The original trusses remain in part but the purlins are modern and reduced in number.

1.6 Acknowledgements

R W Brunskill in “Vernacular Architecture – An illustrated Handbook” (2000 Edition).

Period House Fixtures and Fittings 1300 – 1900 by Linda Hall.

2.0 Brief History of Development

2.1 Development

The evidence of building styles dates the house and trap house to around 1800 with an earlier field barn circa 1750. Changes to the windows and rainwater goods indicate that the property underwent re-styling sometime toward the end of the 19th century. The evidence of post-1850 Imperial bricks around window openings reinforces this view (see photos 18,37,39).

Map regression indicates that the building existed in its present form and layout by the date of the first Ordnance Survey map in 1850 (Plate A). Little change was recorded except to some yard outbuildings throughout the following 60 years (Plates B and C).

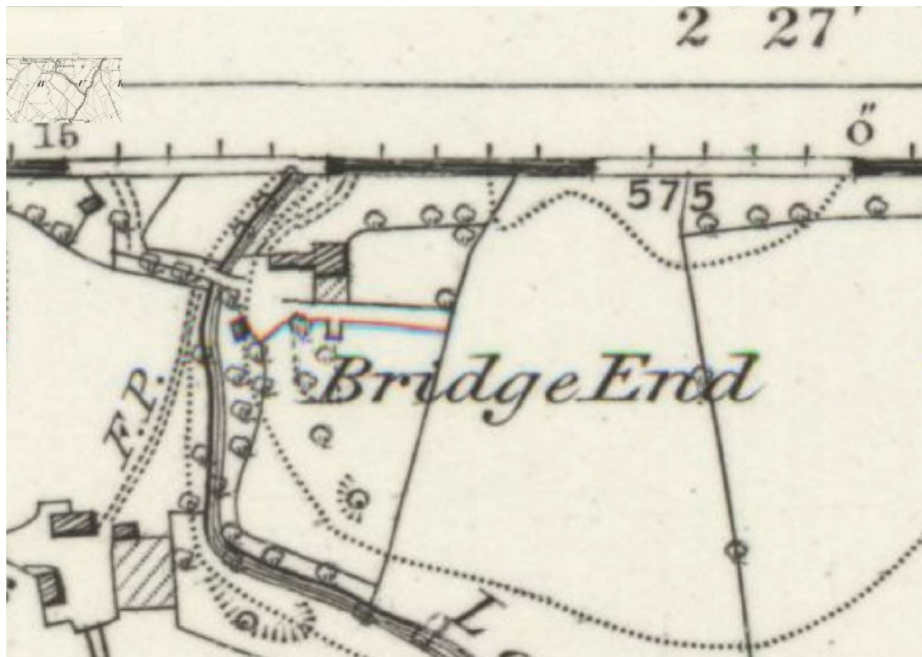
Enquiries with the Lord of the Manor confirms that the property was enfranchised in the late 1920's but the mineral rights are retained. The Ordnance Survey map of 1890 indicates that a lime kiln in the field to the south had fallen out of use by that date.

The absence of a range of byres and shippens, and the modest land holding, hint that the property had its beginnings as a small farm or gentleman's residence.

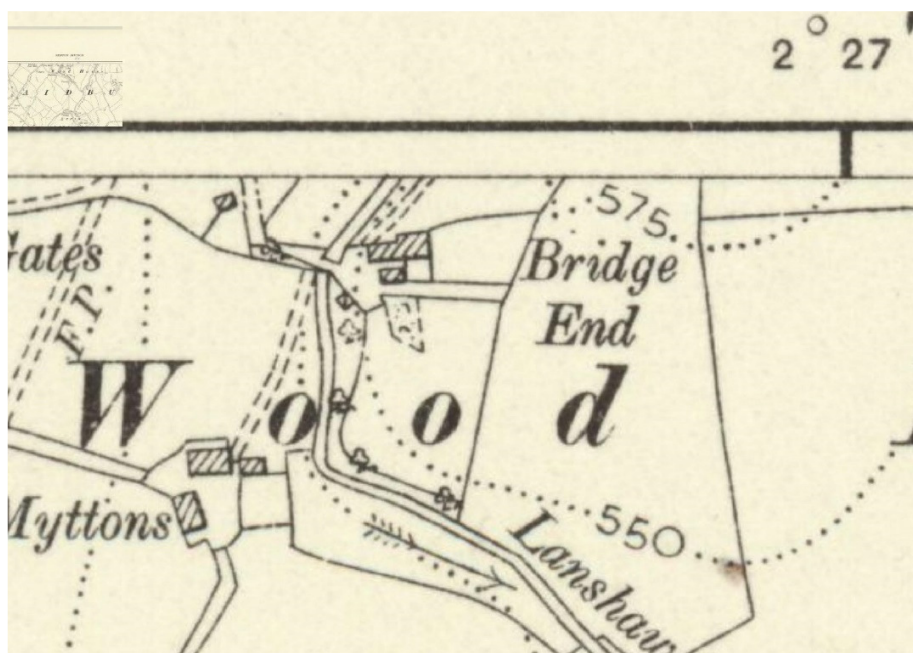
Stylistically, the house represents a good example of a compact square pile house dating from about 1800. The floor plan is typical of the type with symmetrical fenestration around a central door and staircase; the style became increasingly common in middling social classes from the around 1780, although the earliest examples date from the Jacobean period in upper classes.



A. Extract from 1850 Ordnance Survey map



B. Extract from 1896 Ordnance Survey map



C. Extract from 1910 Ordnance Survey map

2.2 Architectural Features and Setting (see photos 1-9 below)

The features that pertain to this locality are the tripartite windows on the front elevation; R W Brunskill in “Vernacular Architecture – An illustrated Handbook” (2000 Edition) states that this style was common throughout the Pennines and Westmorland with central sliding sash and fixed side casements (Photo 5). The arrangement of the windows that light the staircase are also unusual in their ‘T’ arrangement (Photo 3) but both have been substantially altered with the insertion of larger glass panes and 2-over-2 style sash in the late 19th century.

The front elevation presents the ‘polite’ face of the building with its coursed sandstone and pitched roofs with kneelers and parapets. The storey heights are sufficient to create attic accommodation, as evidenced by the high eaves. Other elevations are random bond masonry and may originally have been rendered. The chimneys are plain sandstone with simple cornice and clay pots. Originally, lead-lined timber gutters would have sat upon the shaped stone corbels but these have been replaced with half-round cast iron gutters on spits in late 19th C style.

Some unsympathetic alterations exist in the front and rear porches and improvised window arrangements at rear ground floor level (Photos 5 & 7).



1. Aerial view from the south



2. Aerial view from the west



3. Aerial view from the north



4. The east gable



5. The front (south) elevation



6. North elevation



7. Improvised porch to north side



8. The south-facing trap house and barn; note that the masonry bonding of the house and trap house is continuous, indicating that they were built at the same time



9. The rubblestone construction of the barn; note that the original roof finish is lost and has been replaced with corrugated mineral cement sheets, the original flag roof of the trap house remains

3.0 Details of Building Fabric

(See photographs 10 – 54 Appendix A and drawings 436/24/HBR 1-4 prepared by TT Architectural Services)

3.1 Roofs and Chimneys

See photos 1-9 above.

The front slope of the house is finished with regular coursed Welsh slate with sandstone copings ridge and kneelers. The rear slope remains the original sandstone flags laid in diminishing courses.

The trap house retains its original flag finishes laid in diminishing courses.

The barn has lost its flag finishes and is protected with corrugated mineral cement sheets.

3.2 Rainwater Goods

All the rainwater goods are late 19th century half-round cast-iron materials fixed with iron spits and cast-iron downpipes. The original lead-lined timber gutters to the front of the house are lost but the corbels remain evident.

3.3 External Walls

The front wall of the house is regular coursed and knapped sandstone laid in lime mortar. The openings are plain with windows set between mullions (see photos 1,5)

The east gable is rubble stone with sand cement render (photo 4).

The north elevation and west gable are rubblestone and were probably rendered originally (see photos 3,6,7,9); sand cement render remains on the west gable (photo 2).

3.4 External Joinery

The original front door remains (photos 5, 10) with an ornate carved internal panel.

The front 4/4 sash windows remain between the front mullions but the margins have been altered to 2/2 arrangements (see photos 5, 15,16,41,43).

The rear windows have been much altered also with late 19th C 2/2 sashes and casements (see photo 6,18,37,39).

3.5 External Areas

The external walls only remain to single storey storage buildings within the barn yard (see photo 2).

3.6 Outbuildings - Barn and Trap House

The roof comprises corrugated mineral cement sheeting over modern purlins over original 18th century trusses in part (see photos 29,30). The walls are rubble stone with simple 18th century style lintels, reveals and cills. There are 19th century window insertions at the rear. The earth closet that formerly sat against the west gable is lost (photo 2).

There is a hay loft at the east end (photo 28) with a closed opening in the east wall that was formerly used as a forking-door prior to the construction of the house and trap house (photo 24). The trap house roof remains in its original configuration with flag finishes (photos 23,31,32). The cobble floor remains (25) but the walls are unfinished (26).

3.7 Roof Structures

The house roof comprises simple purlins spanning between gable and cross-walls (see photos 49 – 52). There are no trusses.

3.8 Ceilings

All lathe and plaster ceilings have been removed (see photos 11,13,14,17,22,44,45).

3.9 Internal Walls

The rubble stone construction remain exposed throughout, all plaster finishes are lost (see photos 33 – 54).

3.10 Floors

At ground floor level the sandstone flags remain but are heavily fractured (see photos 12, 14). The timber floor in the rear right room is lost (photo 33).

The flags at lower ground level in the basement remain (photo 33).

The upper floors are simple beams with joists and plain-edge boards, all are exposed (photos 36,38,40,42,49-50,53).

3.11 Stairs

The main timber stair comprises simple newel posts, handrails and spindles; the latter are missing at second floor level (see photos 20,21,34,35,46,47,53).

A simple stone stair leads to the basement at lower ground level; the balustrading is missing (photo 21).

3.12 Fireplaces and Flues

The sole remaining fireplace is located in the front left reception room (photo 11); all others have been removed (photos 13,17,40,42).

3.13 Internal Joinery

All door frames, architraves, doors, window seats and fitted cupboards have been lost.

4.0 Statement of Significance

The property is listed Grade II by Historic England for its architectural and historical importance (listing number 1072231 dated 16 November 1983).

Using the heritage values referenced in “Conservation Principles, Policies and Guidance” published by English Heritage in April 2008 the significance of the barn can be articulated as follows:

- Evidential Value – this derives from the potential of a place to yield evidence about past human activity, normally of an archaeological nature. There is no evidence that the house, trap house or barn were constructed on sites other than green field in nature. The evidential value of the site is therefore considered **low**.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. The attributes that underpin its significance in this respect are the square pile plan and linear arrangement along the contours. Since the internal fabric has been stripped out, its historical value has been diminished in displaying aspects of 19th century life. The site is not associated with notable historic people or events. Accordingly, the property has **modest** historical value.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
 - The architectural form and original design intent remain largely readable, albeit that the window glazing has been modified and some improvised windows and porch constructions detract from this. The overall styling now represents late 19th century tastes and fashions, rather than its early 19th century origins.
 - The use of corrugated asbestos cement sheeting on the barn detracts from the appreciation of the building and the setting.
 - Accordingly, the property is accorded **modest** aesthetic value.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. The property has no associations with social or historical movements and attracts **low** communal value.



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22 October 2024

APPENDIX A – PHOTOGRAPHIC SCHEDULE (IMAGES 10 – 56)



10.



11.



12.



13.



14.



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48.



49.



50.



51.



52.



53.



54.

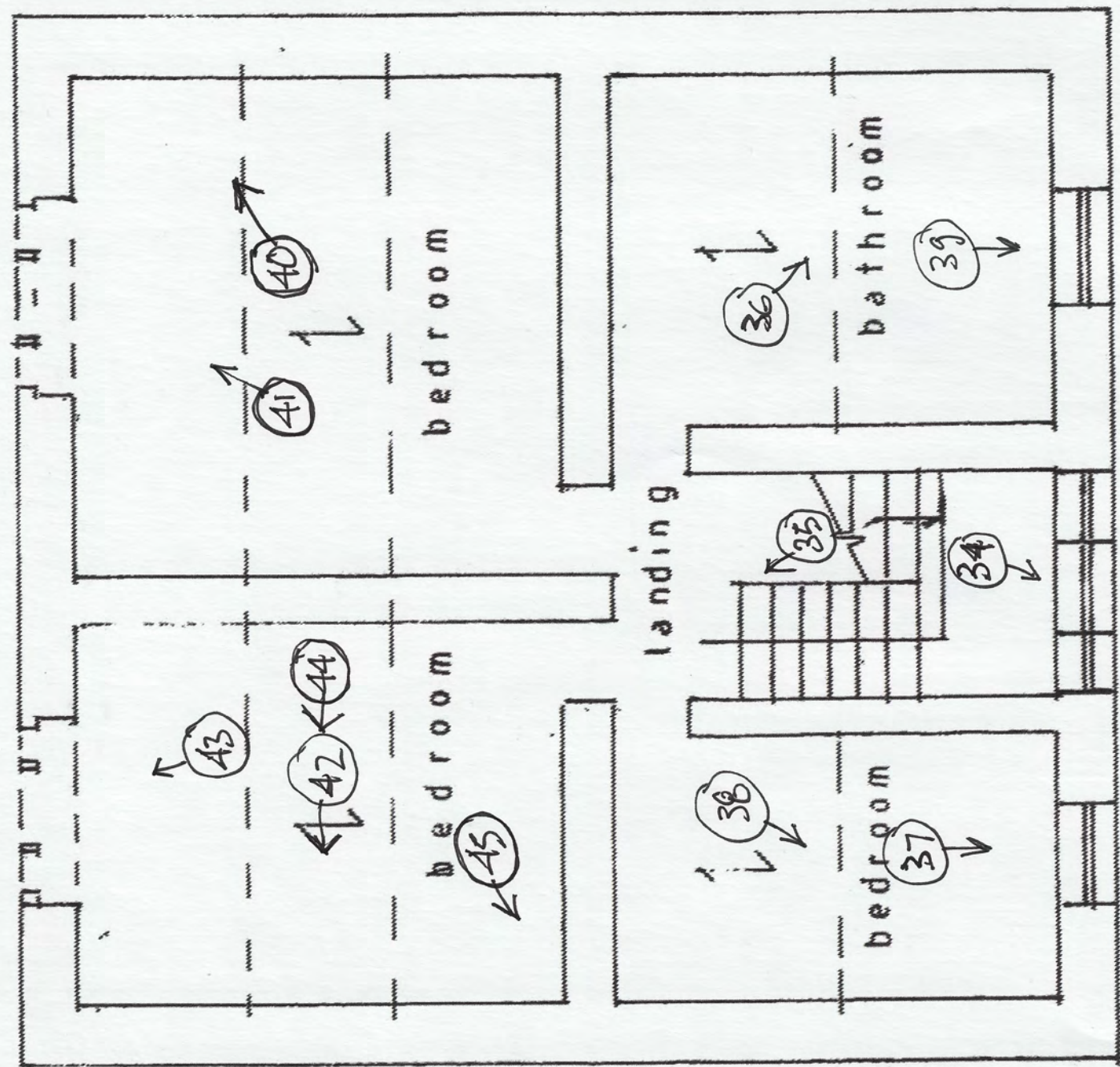


55.

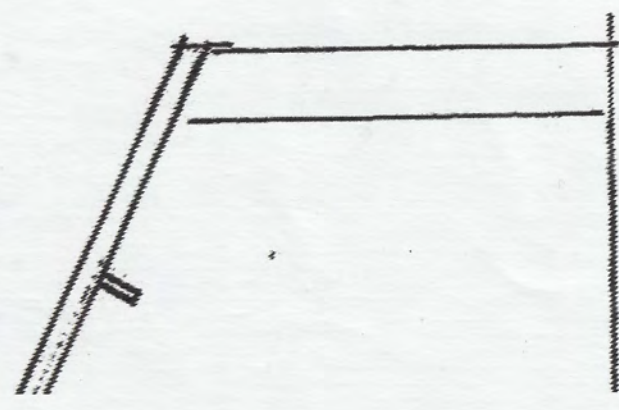
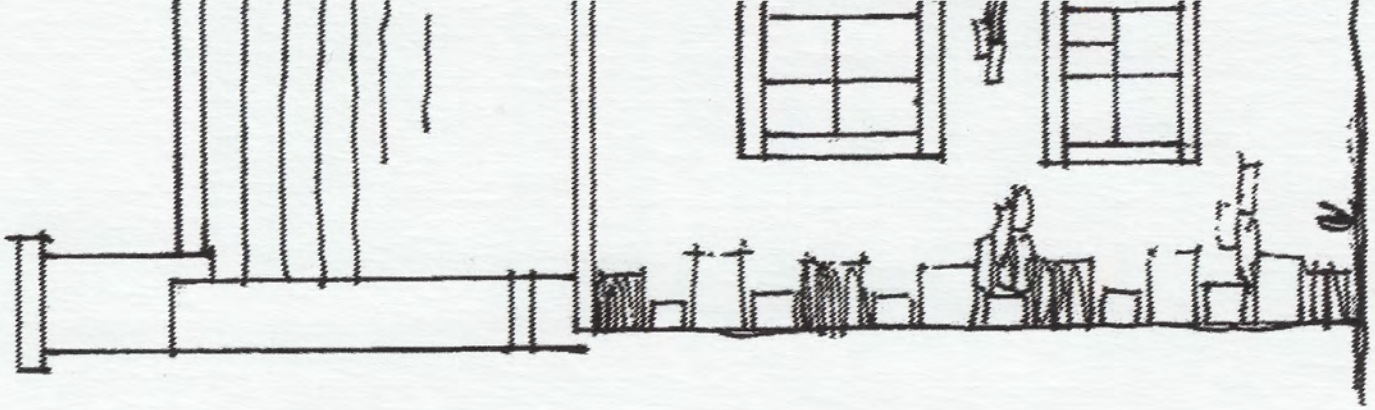


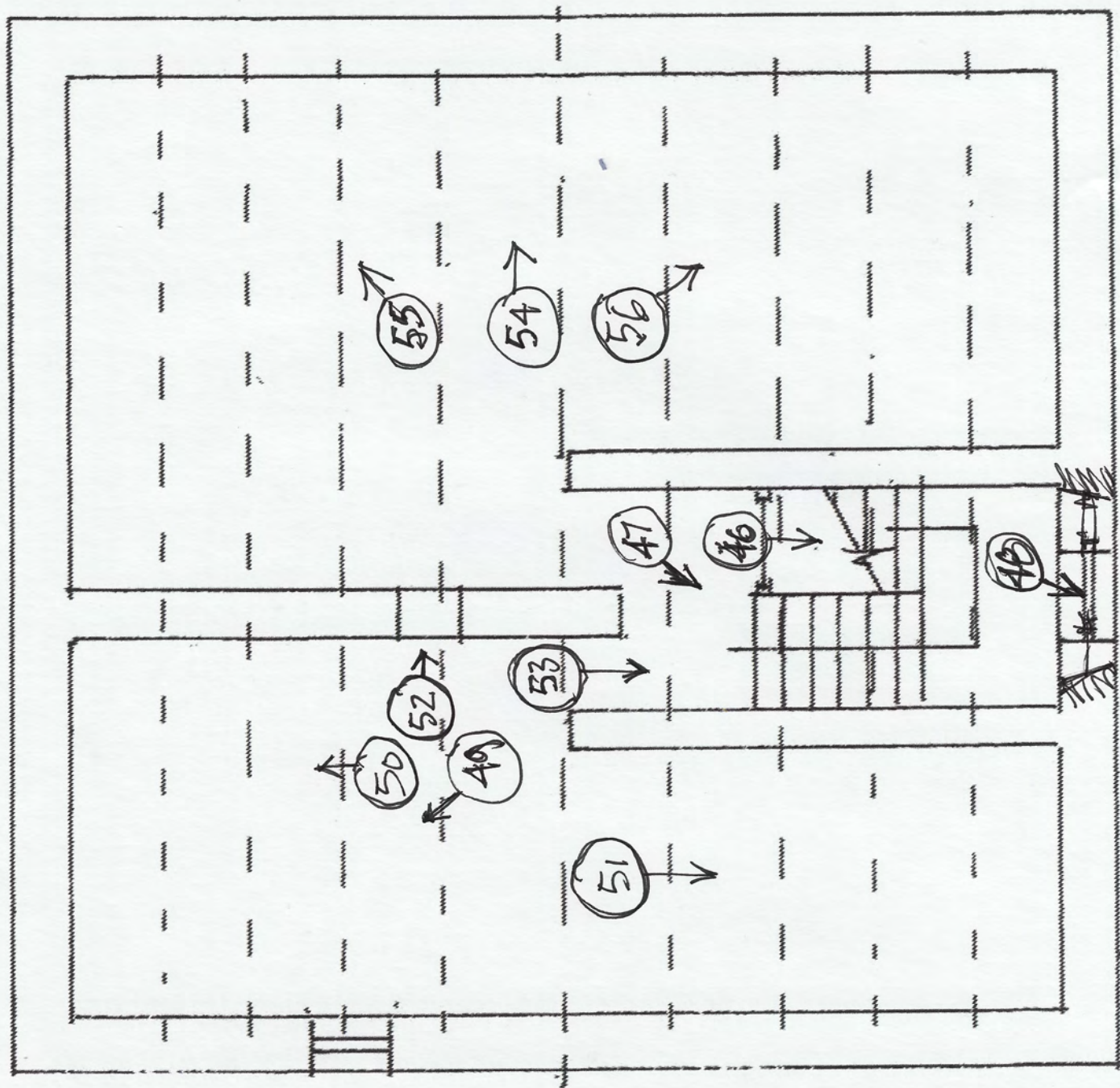
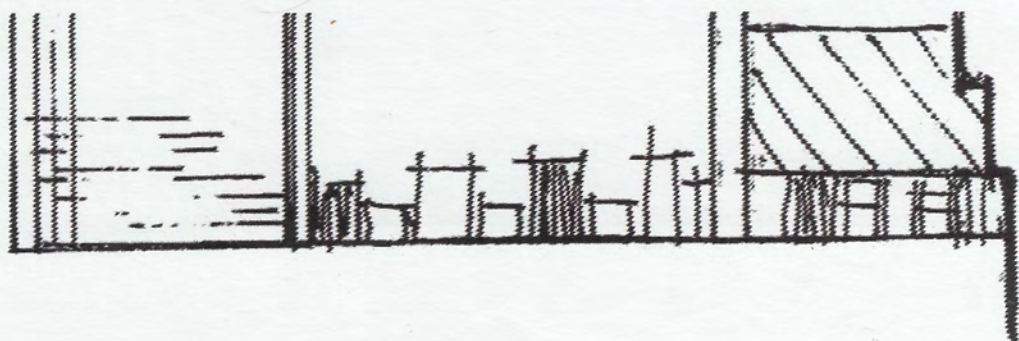
56.

End

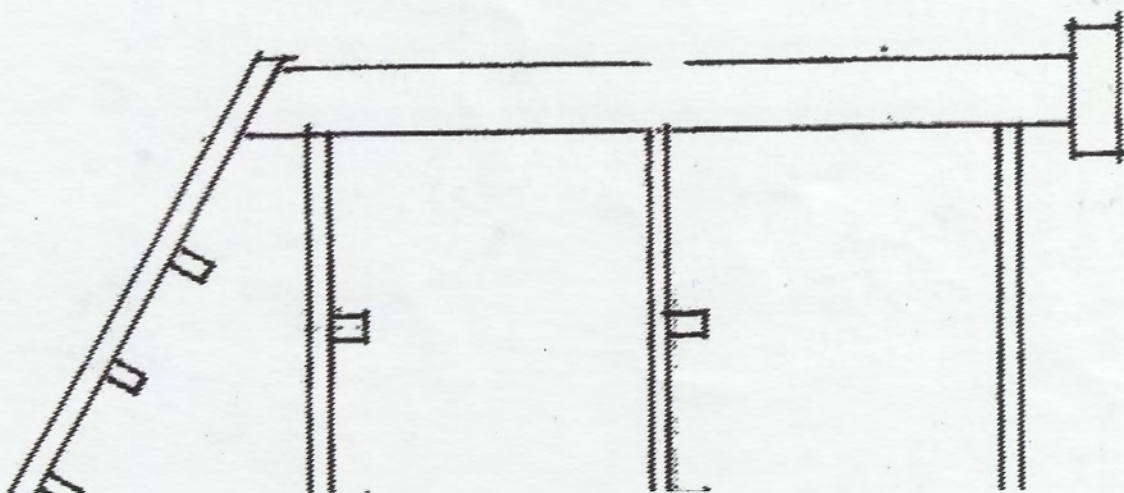


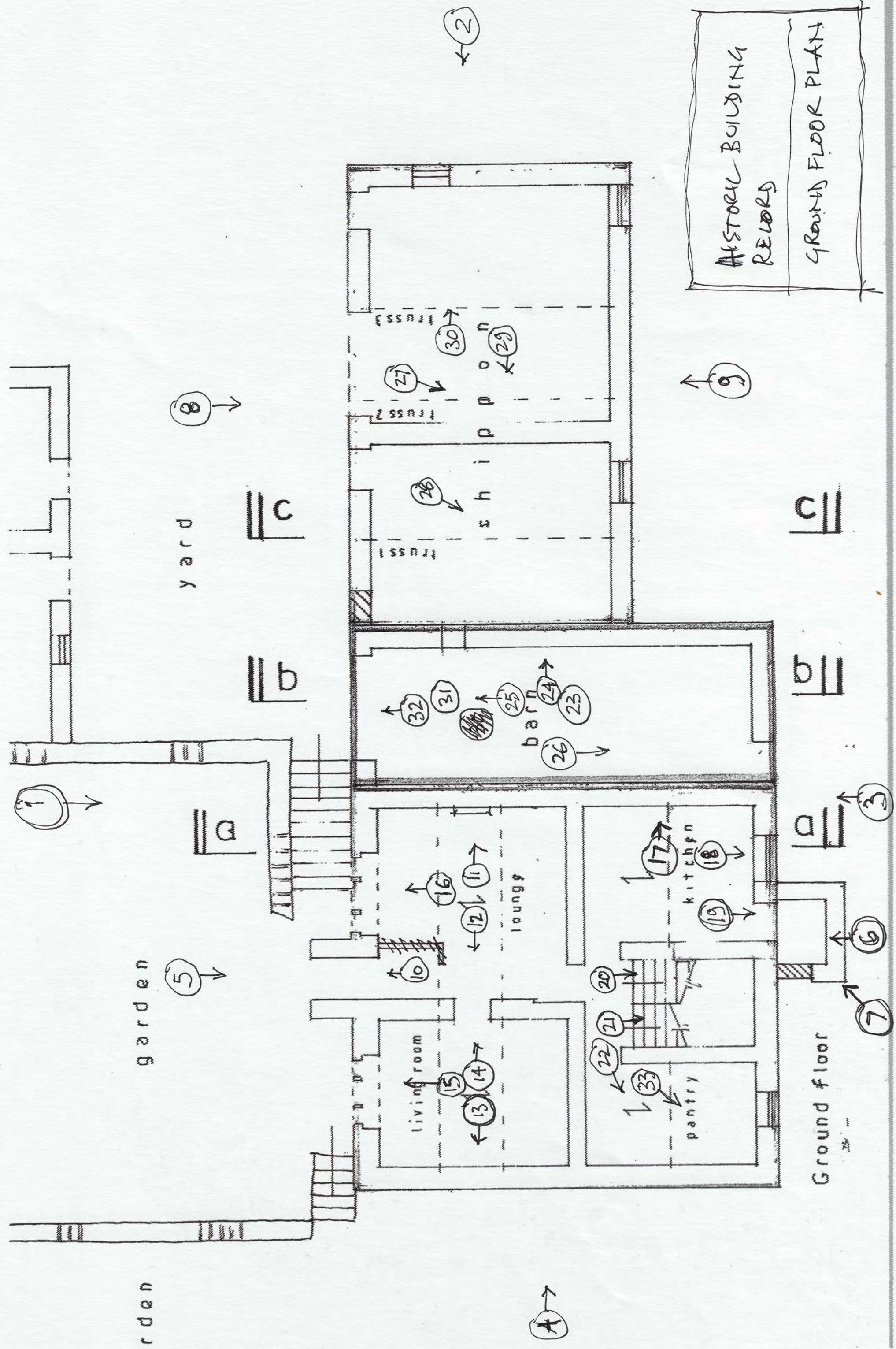
First Floor





Second Floor





ASTOR BUILDING
RECORDS
GROUND FLOOR PLAN

Ground floor

garden

yard

living room

loungg

pantry

kitchen

barn

ship

truss 1

truss 2

garden

A

5

8

2

9

3

6

7

Q

B

C

B

C

13

14

16

11

12

32

31

25

24

23

26

17

18

19

20

21

22

33

27

30

29

28

Ground floor