

Heritage statement to support planning application
for reserved matters
regarding erection of one agricultural worker's dwelling
at Lower Edge Farm, Slaidburn

RVBC ref: 3/2025/0951

February 2026

S T E P H E N H A I G H
B u i l d i n g s A r c h a e o l o g i s t

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1 Introduction

- 1.1 This heritage statement supports a reserved matters application to Ribble Valley Borough Council (RVBC), further to outline permission granted in 2025 for an agricultural worker's dwelling at Lower Edge Farm (ref: 3/2021/0674). It was commissioned by the applicant through his agent A V Town Planning Ltd, and a site visit was made by the writer on 20 February 2026.
- 1.2 The application site lies within the vicinity of Lower Edge Farmhouse, a grade II listed building and designated heritage asset. The development has the potential to affect the significance of the heritage asset through changes to its setting.
- 1.3 This statement finds that, given the context and location in relation to the listed building, the form and design of the proposed dwelling would result in no harm to the heritage asset's significance.

2 Location and setting

- 2.1 Lower Edge Farm comprises a group of both domestic and agricultural buildings in a relatively isolated location in Slaidburn civil parish, between Tinklers Lane and the B6478 road. The landscape character is "rolling upland farmland".
- 2.2 Lower Edge Farmhouse forms the historic core of the site as a whole, and there is a detached modern dwelling to the west of it (Tinklers Lodge), as well as various domestic outbuildings surrounding both of these. To the east is a group of commercial agricultural buildings in separate ownership, served by its own access from the north; it contains large modern structures, including the stables proposed for replacement by the dwelling, at the north end of the group (NGR: SD 73591 52700).
- 2.3 The site is set on land which slopes down gently to the south-east, towards Anna Land Brook, and is mostly surrounded by improved grassland, enclosed by dry-stone walls.

3 The listed building and its significance

- 3.1 Lower Edge Farmhouse is included in the National Heritage List at grade II¹. The official list entry describes it as:

House, late C18th. Slobbered rubble with stone slate roof. Central-entry double-pile plan with end stacks. 2 storeys, 2 bays. Windows have plain stone surrounds

¹ entry number: 1072225 <https://historicengland.org.uk/listing/the-list/list-entry/1072225>

and 3 lights with square stone mullions. The plank door has a plain stone surround and an open stone porch with sloping slate roof. Inside there are exposed hardwood axial beams and common joists, and plank doors. The stair has square newels, but no balusters remaining.



Photo 1: Lower Edge Farmhouse (the listed building): south front, viewed from the east

- 3.2 The farmhouse is in separate ownership to the application site so could only be inspected from a distance, but has evidently been subject to a notable degree of change since it was first listed in 1983, and what is thought to have been an adjoining former agricultural element at its east end appears to have been converted. However, the 18th century origins and character of its historic domestic core remain clear, and the building's significance can be summarised as arising from its architectural and historic interest as a vernacular upland farmhouse built from local stone and slate in a traditional manner, with limited but distinctive architectural features, particularly the windows, including the rear stair window.
- 3.3 The farmhouse's general setting within upland farmland contributes positively to its significance, but its more immediate setting is now overtly domestic, and the associated modern paraphernalia and commercial agricultural buildings to the east have at best a neutral impact on setting.



Photo 2: Lower Edge Farmhouse: rear elevation, viewed from the north-east

4 Planning background

- 4.1 Outline planning permission for the erection of one agricultural worker's dwelling (all matters reserved) was granted on 4 July 2025.
- 4.2 The planning officer's delegated report for that application draws attention to the potential impact of development on the setting of the listed building, and the following is taken from the officer's assessment of that:

"...Lower edge Farm is a significant agricultural holding with a number of largescale agricultural buildings being located adjacent to the existing Designated Heritage Asset, with the development in its entirety being read as a unified agricultural cluster of built form. In this respect, subject to detailed design matters, the introduction of an agricultural workers dwelling in this location is unlikely to result in any significant detrimental impacts or significant measurable harm to the setting of Lower Edge Farm."

5 Reserved matters proposal: detailed design

- 5.1 Plans and elevations of the proposed dwelling are shown on drawing number T.F ND/1 by Foster and Walsh Architectural Services Ltd.

- 5.2 The dwelling would be a west-facing, two-storey, four-bedroom house of stone and slate with adjoining double garage, set within a stone garden wall. The design is essentially traditional and utilitarian, with gabled roof and stone dressings around openings, and there would be a single-storey stone porch to the front.

6 Impact on the listed building's setting

- 6.1 The relative location of the proposed dwelling is fundamental to understanding the impact its design would have on the listed building's setting. The dwelling's location at the north end of the established commercial agricultural group at Lower Edge means that it lies well outside the immediate setting of the listed farmhouse, and the new dwelling's primary context would be the sprawl of large, modern agricultural buildings. Ground level rises to the north-east (rear) of the listed building, but falls again to the site of the proposed dwelling, which adds to the sense of separation between the two.



Photo 3: Modern farm buildings to east of listed building, looking south-east

- 6.2 The proposed stone and slate finish, with a broadly traditional design, is very much in keeping with the favoured local style of modern construction in the district and is based on the historic vernacular, so these aspects of the scheme mean it would be an acceptable form for the dwelling within the vicinity of the listed farmhouse. It would not challenge the listed building's primacy within the group as a whole, and would be an enhancement in relation to the modern timber stables which it would replace.
- 6.3 Given these aspects of the reserved matters application, in combination with the nature of the immediate modern domestic surroundings of the listed building, it is

considered that there would be no harm to the setting or significance of the listed building.

- 6.4 The proposed scheme is therefore entirely acceptable as regards its impact on the historic environment.

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