

# HERITAGE STATEMENT

**AT:**  
**Old Post Office**  
**3 Church Street**  
**Slaidburn**  
**Lancashire**  
**BB7 3ER**

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**APPLICANT:** Karin Pinder

**CONTACT NO.:** [REDACTED]

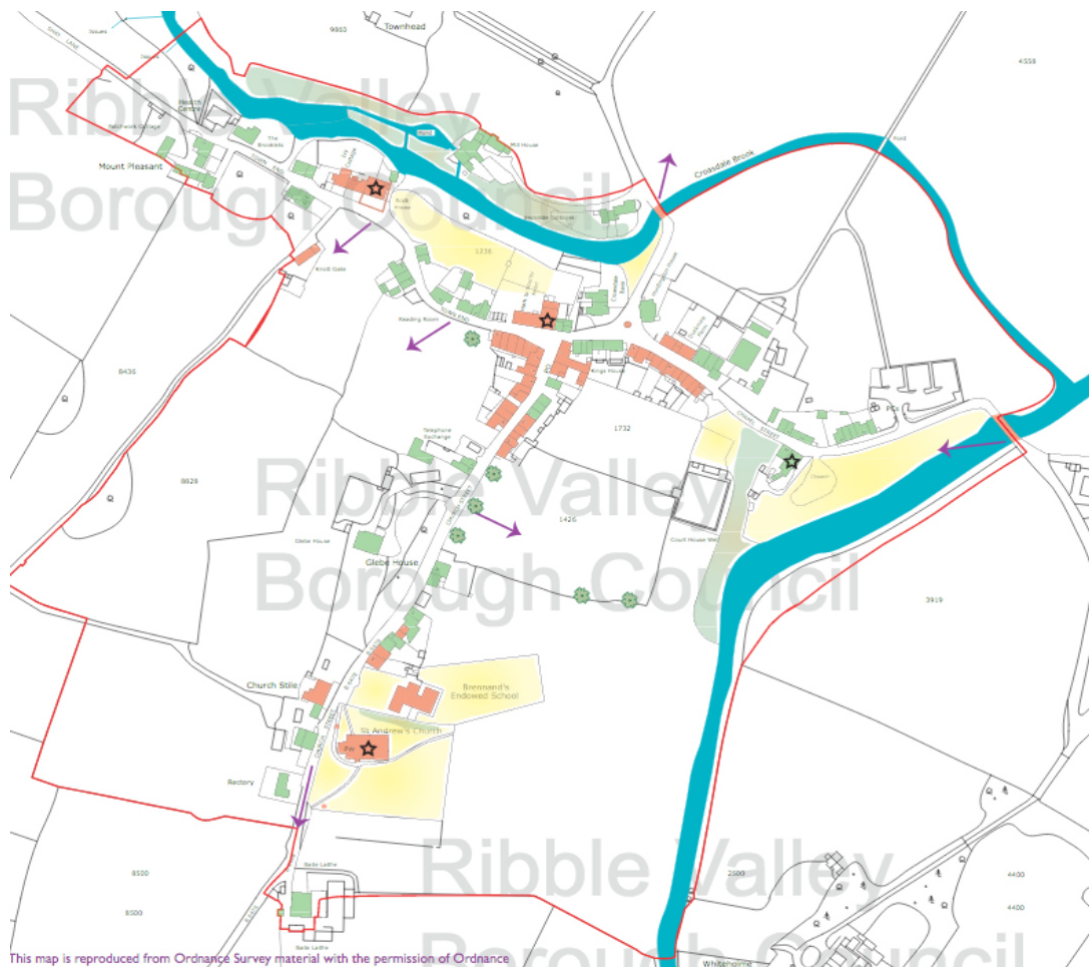
**ADDRESS:** [REDACTED]

## 1. INTRODUCTION

This Statement accompanies a planning application for change of use from residential accommodation (as part of the Hark To Bounty inn) at The Old Post Office, 3 Church Street, Slaidburn. The property is located within the Slaidburn Conservation Area and is on the ground floor of the grade 2 listed building.

A former shop, c.1840, it was converted into residential use in 1996 to be a part of the accommodation offered by the Hark To Bounty Inn. It is constructed with squared watershot sandstone with projecting rock-faced quoins. Windows have projecting chamfered stone surrounds and hoods. The ground-floor windows have wooden mullions and transoms. There is a red, GR post box situated on the front of the ground floor.

The below map shows the extent of the Slaidburn Conservation Area.



## 2. SLAIDBURN CONSERVATION AREA

Designated as a conservation area in 1974, Slaidburn is a small village on the River Hodder and is set within the Forest Of Bowland Area Of Outstanding Natural Beauty. Slaidburn has a historic layout and hosts a number of listed and historical buildings that follow a traditional development pattern for a rural agricultural village.

Slaidburn is home to the grade 1 listed St. Andrew's Church and grade 2 listed buildings such as Brennand's Endowed Primary School, the Hark To Bounty Inn, Youth Hostel and Rock House.

## 3. HISTORY OF SITE AND CONTEXT

The building itself was constructed c. 1840. The 2 storey building is split between two properties, the front half of the ground floor is 3 Church Street and rear half of the ground floor and the first floor belongs to the adjoining property - 1 Church Street. Unfortunately there are no records available from either the Slaidburn Estate or Slaidburn Archive that details if the 2 storey building was built with the intention to be split or if that occurred at a later date.

1 Church Street was originally the Black Bull Inn. The Black Bull closed in the 1930's and it was then leased by the Youth Hostel Association until their lease ceased in June 2025. The side driveway next to 3 Church Street and the rear courtyard were leased and used by the Youth Hostel since it opened in the 1930's.

According to the Slaidburn Archive, 3 Church Street was solely used originally as the post office within the village. There have been many different ways this property has diversified through the years. Records show it has also sold sweets before and during WW2, acted as a butchers and sold meat and operated as a general store. The post office moved out of this property to where it currently resides today (2 Church Street) in the mid 1990's.

A planning application made by the tenant of the Hark To Bounty was lodged in 1996 to convert it to form accommodation for the Inn. The lease for the Hark To Bounty finished in October 2024 and since then, 3 Church Street has remained vacant.



Photograph taken in late 1950's, showing the Post Office sign above 3 Church Street.  
© John Martin



Photograph taken in 1994, showing the Post Office still operating at 3 Church Street.  
© G. Sludge

#### 4. NEW PROPOSAL

My proposal is to convert the use of this premises from residential accommodation back to being a retail space. A space used to primarily support and sell the wares of craftspeople and artists from the Hodder Valley and also from makers within roughly a 20 mile radius. As well as a commercial gallery and shop, I aim to have a workspace for myself to create my drawings, lino prints and paintings.

There will not be any building, alterations or construction works involved either externally or internally. The only changes internally will be the inclusion of a non-permanent work bench, storage and display units, as well as painting the interior walls to freshen up the site.

#### 5. CONCLUSION

In conclusion, I believe that this proposal of the change of use will be a net gain to Slaidburn. By ensuring that the site is once again occupied and thriving, helps to ensure the longevity and condition of the site. I am adhering to preserving the character and appearance of the Slaidburn Conservation Area, by ensuring there are no building works undertaken and once again using this site as a retail space.