

BRIDGE END FARM, SLAIDBURN, LANCASHIRE

ADDITIONAL HERITAGE STATEMENT



JB Archaeology Ltd

On behalf of

Mr. A Shorten

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Cover image: Detail from 1894 OS 1st edition 25” series (National Library of Scotland)

BRIDGE END FARM, SLAIDBURN, LANCASHIRE ADDITIONAL HERITAGE STATEMENT

1.0 INTRODUCTION

Purpose of report

- 1.1 This Heritage Statement has been commissioned by Mr A Shorten to provide supporting information for an additional application for listed building consent with regard to works on Bridge End Farm, Slaidburn (NGR SD 70310 53608, Fig. 1). The additional consent is for two variations in the building works which are already underway under planning permission 3/2024/0904. Bridge End Farm is in Slaidburn parish of the Ribble Valley District Authority.
- 1.2 This report is based on the results of three previous heritage surveys including a Level 3 Historic Building Survey and other background research.

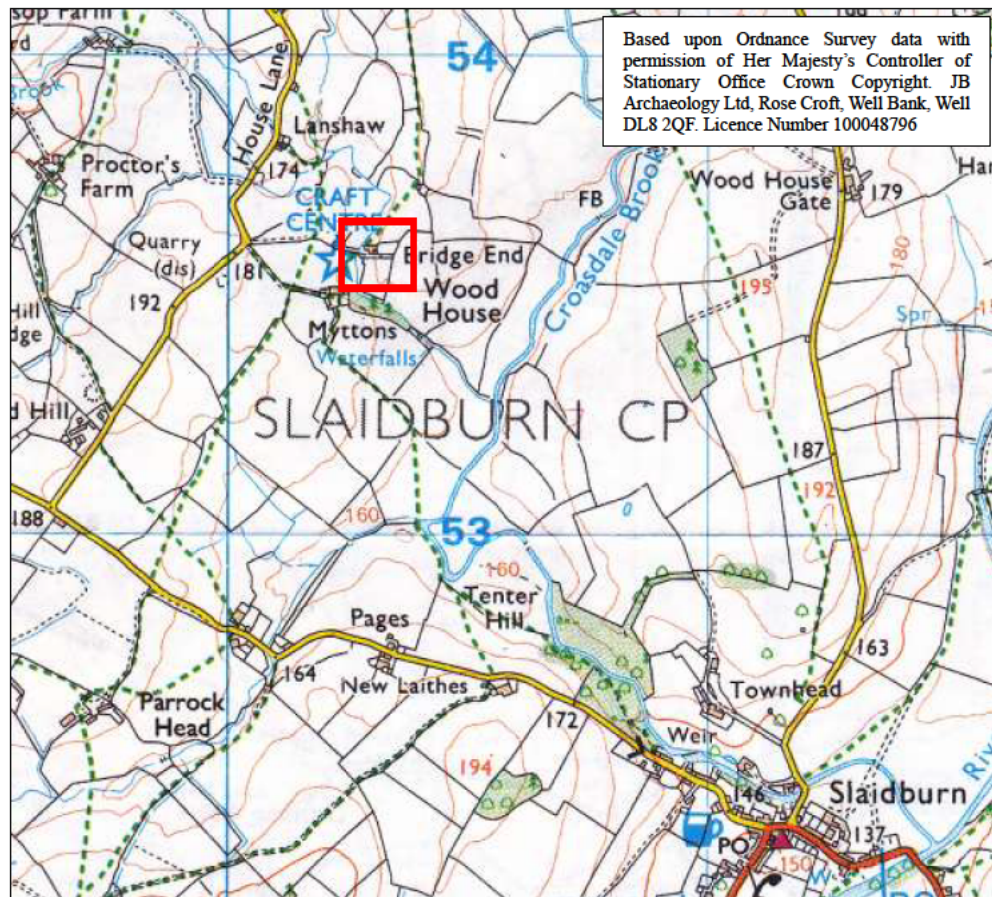


Figure 1. Site Location

Summary of Historic Background

- 1.3 The listed building description for Bridge End Farm gives a date of c.1800 for the origin of the house (<https://historicengland.org.uk/listing/the-list/list-entry/1072231?section=official-list-entry>) which will obviously have seen many alterations since its original construction. The site is clearly shown on historic Ordnance Survey mapping from 1850 onwards. Bridge End Farm, one

of several dispersed steadings, is located approx. 1.5 miles to the north west of Slaidburn on the east side of Lanshaw brook. It lies close to the former salt road which passes over Salter fell from Bowland into Lancashire and the Lune valley. Today, this section of the road is known as Wood House Lane (formerly Cross Lane), from which the farm is accessed at point known as Cross Gates.

- 1.4 The house comprises two storeys, with attic and basement. Adjoining, to form a linear range, is a cart house and barn. The house is fronted by a garden; the barn and cart house by a small yard with two single storey structures forming the southern curtilage. The track which serves the farm is located immediately south of the buildings, which at the time of the 1847/50 OS map terminated at a field boundary 150 yards to the east of the farmhouse. Hard standing to the east was the location of a former orchard/shelter bed.
- 1.5 In the early 20th century Bridge End was run as a small dairy farm (ref 1939 census). Today the farmhouse stands unoccupied, and the agricultural buildings now used for storage and stabling. For full details of the historic building survey see Deadman, 2025.

Geology and Soils

- 1.6 The underlying geology of the site is the Thornton limestone member of the Carboniferous Period. Overlying this, the quaternary geology is Devensian Till (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The soils, which have developed from these deposits, are classified as the Brickfield 2 association, which is a slowly permeable, seasonally waterlogged fine loamy soil (Soil Survey of England and Wales, 1983).

Location, Topography and Land Use

- 1.7 Bridge End Farm is located on a modest terrace in an area of sloping ground to the east of Lanshaw Brook at a height above sea level of c.174mOD and is surrounded by pasture.

The Structure/Proposals and Relevant Statutory Protection

Listed Building

- 1.8 Bridge End Farm is Grade II Listed (UID 1072231) and see Appendix I below for listing information for the building.

Conservation Area

- 1.9 Bridge End Farm does not lie within a Conservation Area.

Scheduled Monuments

- 1.10 Bridge End Farm does not lie within or near a Scheduled Monument.

Non-designated Heritage Assets

- 1.11 A search of the Heritage Gateway did not return any non-designated heritage assets in the vicinity of Bridge End Farm; however, it should be noted that the Lancashire Historic Environment Record did not appear in the Heritage Gateway data. That said historic OS mapping shows ‘Old Limekilns’ directly to the south of the holding, there is a possible medieval cross base close to the

entrance to the farm track to Bridge End and medieval ridge and furrow cultivation can be seen in the general area of the site.

The Proposals

- 1.12 The proposals have arisen as a result of the current ongoing works (under planning permission 3/2024/0904) where these works have encountered two areas of structurally unsound material. These are:
- Two of the three trusses in the barn are in an unsalvageable condition. The trusses in question lie at either end of the barn with the central trusses still being in a sound condition.
 - The western gable end of the farmhouse which rises above the adjacent trap house had previously been covered in an unsympathetic cement render. The removal of which has not only pulled out the smaller stones of the walling but has also pulled off the face of much, if not the majority, of the stone behind. It has also been discovered that the application of the render had acted to ‘pushed in’ some of other stonework into the chimney flues.
- 1.13 In order to remedy these two issues it is proposed that:
- The eastern and western most trusses in the barn are replaced with new trusses whose design will match the central truss.
 - The gable end is taken down to a lower level and is then rebuilt using the stone salvaged from the existing gable end, and above the barn roof level it will all be pointed with lime mortar. This will therefore return this western elevation to how it originally appeared before the use of unsympathetic cement render. In addition to reusing the salvaged stone from the wall the existing quoins would also be reused.

See accompanying design proposals and structural reports for details.

2.0 FABRIC OF THE STRUCTURE

Age and Development *(Based on previous historic building and heritage surveys, see accompanying Historic Building Survey (Deadman, 2025) and surveys by Haigh, 2023 and Lewis, 2023)*

- 2.1 As Bridge End Farm has been the subject of three earlier heritage surveys it is not intended to repeat those details here as a summary of the buildings is given above. The full details of all the buildings are available in these previous reports which have already been submitted as part of the planning process.

3.0 SUMMARY OF SIGNIFICANCE

- 3.1 The significance of Bridge End Farm lies partially in its age but more as a surviving example of a dispersed steading within the wider Ribble Valley. It also shows the development, and evolution, of a typical linear range of ancillary buildings to one side. This is reflected in its Grade II Listing.

4.0 IMPACT OF PROPOSED WORKS (see Heritage Summary Table below)

- 4.1 As mentioned above the proposals are limited to the replacement of two decayed trusses and the rebuilding of the upper part of an unsound gable wall. As seen from the earlier surveys there is generally very little remaining beyond the shell of the structure which means that ensuring that this appearance is maintained, or even enhanced, would add to the buildings' overall significance.
- 4.2 That said it is recognised that any changes to a building will potentially have an impact. However, in this case it is felt that in the case of the following proposals the overall potential impact on the surviving historic elements of the building is minimal to modest. In the case of the removal of the unsympathetic cement render and the rebuilding of the rubble wall with lime mortar this will be a positive benefit as it will return the structure significantly closer to its original appearance.
- 4.3 Trusses:
- The historic building survey recorded that all three trusses in the barn were of differing forms of construction. That coupled with apparent reuse of much of the material in them meant that it was not possible to determine which, if any, were original to the barn (Deadman, 2025, 45 *et seq*).
 - The proposals are to replace the two decayed end trusses with ones based on the form of the central truss. Not only would this secure the building but it would give a much more cohesive appearance to the internal roof structure as a whole.
 - As it is unknown which form of truss is actually original to the building and they have all been recorded to Level 3 in the earlier survey it is considered that the heritage impact is minor and has been ameliorated for.
- 4.4 Western Gable End:
- As described above the western gable end of the farmhouse, and most of the other walls, had been covered in a modern cement render. This cement render was probably used to both cover up defects which had developed in the stone-work over time and to add a degree of waterproofing to the historic building fabric. Unfortunately the nature of the cement render meant that any water ingress became trapped in the wall causing the lime mortar to degrade and exacerbate the decay of the wall overall. The only evidence for earlier render in the buildings is on the adjacent barn where there were areas of a harled lime mortar finish (often termed 'slobbered' render) (*ibid*, 37). This means that when the farmhouse was originally built the randomly coursed, stone rubble walls would have been visible.
 - The application of the cement render can be seen to have caused significant problems to develop with the western gable of the farmhouse leading to it becoming unsound. By taking down and reusing the existing stone to rebuild the gable as a random coursed stone rubble wall with lime mortar bonding and matching pointing will return this elevation to

how it originally looked before the cement render was added. This would be a marked positive heritage benefit

- 4.5 The proposals across the building are restricted to two areas, both of which are currently failing structurally. This means that the proposals are required in order to maintain the integrity of the building. By copying surviving elements of the historic building in terms of the form of the trusses and the style of the stonework of the gable any impacts on the overall appearance of the building will be ameliorated.
- 4.6 The proposals would not have any significant impacts on:
- The overall appearance of Bridge End Farm
 - The setting of Bridge End Farm in its immediate landscape

5.0 CONCLUSIONS

- 5.1 Overall the proposals for the trusses and western farmhouse gable would mean that although there are changes to the historic fabric of the buildings these changes would mean that the building is repaired in a sympathetic manner, reusing where possible the original materials, and is brought back into a form that is significantly closer to its original configuration. This would improve the appearance and setting of the steading as a whole and within the wider landscape. Therefore, it is felt that on the whole the proposals can be considered to create ‘*less than substantial harm*’ (Para 202 of the NPPF). Any negative impacts on the historic building can be seen to have been mitigated against by the earlier Level 3 Historic Building Survey.

References

- Deadman, J, 2025, *Bridge End Farm, Slaidburn, Clitheroe, Historic Building Report: Analysis and Interpretation*. Unpublished contractors’ documentation
- Haigh, S, 2023, *Heritage Statement to support planning and listed building consent applications at Bridge End, Slaidburn*. Unpublished contractors’ documentation
- Historic England, 2017, *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3* (Second Edition)
- Lewis, P, 2023, *Heritage and Method Statement*. Unpublished contractors’ documentation

Appendix I

Listed Building Description

Grade: II

List Entry Number: 1072231

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.

Listing NGR: SD7031053608

<https://historicengland.org.uk/listing/the-list/list-entry/1072231?section=official-list-entry>

Heritage Statement Summary Table

Feature	Description	Heritage significance	Proposed works	Impact of proposed works on heritage significance
Trusses in barn	Various forms of truss made from used and/or relocated materials	Part of the evolution of the roof form in the barn	Replacement of end two trusses	Loss of earlier timber work. Modest positive visual impact in overall appearance by having matching trusses
Western gable end of farmhouse	Modern cement render which has significantly damaged historic fabric of this end of the building	Cement render – none Rubble wall – part of original form of building	Taking down of unsound stonework and rebuilding with salvaged materials with lime mortar and pointing in same style as the original wall, reuse of existing quoins	Positive visual impact in removal of cement render and creation of a structurally sound gable wall closer to its original configuration