

For John Forrester Ltd
Report

Knott Gate, Townend,
Slaidburn, Clitheroe BB7 3EP:

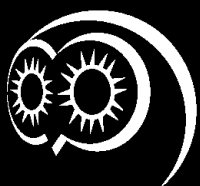
Heritage Statement

Minerva Heritage Project Code: KNGA021



NGR 370970 452451 (SD 7097 5245)

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Summary

Minerva Heritage Ltd was invited by Mason Gillibrand Architects Ltd, for and on behalf of John Forrester Limited (henceforth 'the client') in October 2021 to provide a heritage statement for proposed redevelopment of a farmhouse and outbuilding (henceforth the 'Application Site') at Knott Gate, Slaidburn, Clitheroe, BB7 3EP (centred on NGR 370970 452451 (SD 7097 5245; see Figure 1)

The client proposes to upgrade the interior of the farmhouse to modern standards and to address its poor state of repair. The farmhouse is Grade II-Listed, and so a heritage statement has been prepared to identify and describe the potential impacts on heritage assets at and close to the Application Site.

Desk-based research and a site assessment identified a small number of designated assets within 100m of the Application Site, and a much larger number within 1km. The Application Site itself comprises a former farmhouse and cartshed attached to its northern end, with a detached outbuilding for livestock at the far end of the garden (NHLE1072229).

The farmhouse seems to have been built in the 17th century at the perimeter of the village, and after it developed as a small weavers' settlement in the 18th and early 19th century it was then rebuilt during the last decades of the 19th century. The early core of the property – a 17th century stone-built two-cell structure is still at its core. Other buildings once appended to this core at either end have not survived, and the cartshed is probably mid-late 19th century.

The impact assessment identifies some negative effects on the Application Site, as well as some on the Slaidburn Conservation Area and Forest of Bowland AONB. The impact assessment has concentrated on the specific areas and fabric that will be affected and has considered these in the context of the asset and as cumulative effects.



Physical effects comprise some loss of historic fabric, and effects on setting principally comprise loss of legibility that result from reorganising the building's layout and relationships with curtilage structures.

The development proposals overall result in 'Slight' harm, which is 'less than substantial'. There are also some positive outcomes on heritage which should be weighed against any negative impacts of the development proposals.

In order to mitigate effectively negative impacts on the Application Site, it would be beneficial to carry out some archaeological building recording in advance of the development. This should be in order to preserve 'by record' historic information that is otherwise likely to be lost in perpetuity.

A 'Level 2' survey as prescribed by Historic England (2017) is considered to be an appropriate and proportionate response to this undesignated asset. The subject matter warrants analysis where possible, specifically the functional and sequential development of the dwelling and outbuilding, as the legibility of such will be impaired through development of the asset.

It is very unlikely that any archaeological remains survive below or immediately adjacent to the proposed development site, and do not consider that any archaeological monitoring or further investigation is appropriate.



1 Introduction

1.1 Project Background

1.1.1 In October 2021, Minerva Heritage Ltd was invited by Mason Gillibrand Architects Ltd, for and on behalf of Mason Gillibrand Ltd, for and on behalf of John Forrester Limited (henceforth 'the client') to provide a heritage statement for proposed redevelopment of a farmhouse and outbuilding at Knott Gate, Townend, Slaidburn, Clitheroe BB7 3EP, centred on NGR 370970 452451 (SD 7097 5245; see Figure 1).

1.1.2 The client proposes to renovate the dilapidated former farmhouse and outbuilding. The development proposals include:

- Internal modification to the main farmhouse building including some demolition of internal stone walls.
- Re-roofing the main farmhouse building, using where possible retained slate.
- A segment of the main farmhouse roof is currently stone flags, and it is proposed to replace those with slate to match the existing.
- Removal of a segment of garden walling to create car parking for the site.
- The external stone stairs are in a dangerous state and we will rebuild the stairs as per original.
- A large amount of work is proposed outbuilding to convert to an Annexe bedroom.

1.2 Heritage Assessment

1.2.1 The proposed development site comprises Knott Gate, which is a designated heritage asset (a Grade II Listed Building; NHLE 1072229¹) located within the Slaidburn Conservation Area².

1.2.2 During preparations for the application it was considered likely that development would impact negatively on this designated heritage asset.

1.2.3 The current programme of assessment was proposed in order identify the heritage significance of Knott Gate, and to show how the proposals take this in to account or affect it as appropriate. The opportunity has also been taken to identify and briefly articulate the significance of heritage assets within 1km of the proposed development site. A 1km radius study area was considered proportionate to the scale of the proposed development. This study area contains 109 heritage assets, including 43 heritage assets designated as Listed Buildings.

1.2.4 A desk-based assessment supported by site assessment has been considered the most appropriate method of collecting data, and also of providing an assessment

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1072229>

² The Conservation Studio 2005, *Slaidburn Conservation Area Management Guidance*



of the significance of the heritage resource. Development proposals have been measured against the significance of the heritage resources in order to assess the potential impacts and impact significance.

1.2.5 The first component of this heritage assessment document comprises a desk-based assessment. The Chartered Institute for Archaeologists (CIfA 2020a) defines desk-based assessment as:

- *“programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.” (CIfA 2020a)*

1.2.6 The CIfA states that the purpose of desk-based assessment is to:

“The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required

- 1. an assessment of the potential for heritage assets to survive within the area of study*
- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- 3. strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- 4. an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- 5. strategies to conserve the significance of heritage assets, and their settings*
- 6. design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- 7. proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not” (ibid.)*

1.2.7 This report is intended to provide information to address these points.

1.3 Acknowledgements

1.3.1 Thanks are due to Mr John Forrester of John Forrester Limited for inviting Minerva Heritage to undertake the project, and to ██████████ of Mason Gillibrand Architects Ltd for inviting us to submit proposals. We would like to thank ██████████ ██████████ for safely providing us with site access and ██████████ Planning Officer (Archaeology) with Lancashire County Council, for providing historic environment record data. This heritage statement has been prepared by ██████████ of Minerva Heritage Ltd.



2 Methodology

2.1 Introduction

2.1.1 The desk-based assessment methodology was compatible with the Chartered Institute for Archaeologists (CIfA) Standards and Guidance (2020a and 2020b). This heritage assessment document has been designed to satisfy the requirements of the following legislation and policy positions.

2.2 National Planning Policy Framework

2.2.1 This heritage assessment document has been designed to satisfy the requirements of the revised National Planning Policy Framework (HCLG 2019), especially paragraphs 170-173 and 197-199.

2.3 Ribble Valley Core Strategy 2008 – 2028

2.3.1 Local planning policy relating to heritage assets is contained in Key Statement EN5 and Policy DME4, relevant extracts of which are included with this report as Appendix 1.

2.4 Forest of Bowland AONB Management Plan 2019 – 2024 (pre-adoption version)

2.4.1 The proposed development site lies within the Forest of Bowland AONB, and that as such the effects on this designated landscape require consideration as per the NPPF paragraph 115 (*“Great weight should be given to conserving landscape and scenic beauty...”*).

2.4.2 The relationship of the AONB to the historic environment is summarised in Appendix 1, although protection is supported through Ribble Valley Core Strategy (see also Appendix 1).

2.4.3 The content of this Heritage Statement report will address any effects on the conservation of the landscape; whilst also contributing towards objective 1.3 of the Management Plan in that the report should improve *“understanding and protection of the form, character and setting of historic settlements and farmsteads, conserving and enhancing their local landscape character and distinctiveness.”*³

³ <https://www.forestofbowland.com/Outstanding-Landscape-Natural-and-Cultural-Heritage>



2.5 Slaidburn Conservation Area Appraisal and Management Guidance

2.5.1 These documents (a) summarise the special interest of the Conservation Area⁴, and (b) present detailed design guidance and principles⁵. Important views, focal points, significant open spaces and ‘buildings of townscape merit’ are illustrated set out in an accompanying map.

2.6 Methodology: Research Collection

2.6.1 Collection of evidence comprised systematic examination of the documentation relating to the proposed development site, and a 1km search around the perimeter of the site. This comprises data obtained from the Lancashire Historic Environment Record (LHER), the National Heritage List, historical cartographic documents and supporting documentation. Written and reported evidence was complemented by cartographic and aerial photograph evidence where available. The historical background section was informed principally by a site visit, by map interrogation, and some historic background including consultation with the client. Relevant information from the LHER was examined for the heritage assets within a 1km radius search area (see also Figure 3). Sites and material from outside the study area are referred to where relevant. The principal sources of information for the area comprising the proposed development site were held by the LHER. The LHER entries are all preceded by the identifier PRN.

2.7 Impact Assessment

2.7.1 The heritage assessment section of this document first assesses the significance of the heritage assets, setting out the nature of the significance, the extent of the fabric which holds that interest, and the level of importance of this interest (after BSI 2013:6-8; and Historic England 2015:2-4). Assessment of the heritage assets considers the importance or significance of each resource in terms of its heritage value, for which criteria which are outlined in historic guidance (English Heritage 2008). The document will use terms including archaeological interest, architectural interest, conservation, designated heritage asset, heritage assets, historic interest, setting and significance (DoCLG 2010; and Highways England 2020a and 2020b). This document also employs subsequent guidance (Historic England 2015 and 2017) in order to better establish and articulate the nature and significance of the heritage asset. The British Standard’s Institute (2013) is the principal guide to the Impact Assessment methodology (Appendices 4-7).

⁴ The Conservation Studio 2005, *Slaidburn Conservation Area Appraisal*

⁵ Ribble Valley Borough Council and The Conservation Studio 2005, *Slaidburn Conservation Area Management Guidance*



3 Historical Background

3.1 Introduction

3.1.1 Where recorded sites are designated, we refer to their National Heritage Entry List (NHLE) number. Where recorded sites are not designated, they are referred to by Lancashire Historic Environment Record identifier (prefix PRN~). The location of LHER sites in Slaidburn village is provided as Figure 2, and described in Appendix 2. The location of all the LHER sites identified is not shown, as illustrating this wider distribution obscures the sites in Slaidburn which are very densely packed.

3.2 Prehistoric and later archaeology

3.2.1 Prehistory in Lancashire tends to be defined by finds of lithics (flint and stone) and metalwork rather than monuments; chance finds or items recovered from systematic surveys⁶. This is borne out by the HER data in this instance, which records only a Neolithic/Bronze Age burial cairn close to the parish church (PRN33002).

3.2.2 Later prehistoric activity in the study area is not out of the question, as a possible ‘Celtic-style’ carved stone head was found in the Slaidburn area and has been incorporated into the masonry inside the north wall of St Andrew’s Church⁷.

3.2.3 While there are no confirmed sites of Romano-British date in the study area, the Roman Road connecting the forts of Ribchester and Low Borrow Bridge, Tebay, lies to the west⁸.

3.3 Early medieval period (AD410 - AD1066)

3.3.1 British placenames in this part of the country imply some continuity of populations, or at least language, pre-dating the expansion of Anglo-Saxon kingdoms during the 7th century AD. For example, the River Hodder, first recorded in AD 930, derives from the Early Welsh *hod* and *dubro* = pleasant stream⁹. The name Dunnow, associated with a hill to the south-west of Slaidburn, could include the Old English element *dun* = hill¹⁰, but it may otherwise derive from the Early

⁶ Middleton *et al* 1995:17

⁷ Oxford Archaeology North 2010, *Slaidburn Pipeline, Lancashire: Historical Research, Walkover Survey, Strip and Record Investigation and Topographic Survey*, unpubl rep

⁸ Margary 1973, 377-382; Road 7c

⁹ Smith 1959:129

¹⁰ Smith 1956:138-9



- British *duno* = a hill or fort¹¹. This could support the theory that this may be a location for an Iron Age fort¹².
- 3.3.2 The name Slaidburn is of probable Old English derivation, meaning sheep pasture stream from *slaeget* and *burna*. This may have referred originally to Croasdale Brook to the north of the village¹³. That *Slateborne* occurs in the 1086 Domesday Survey¹⁴ suggests a pre-Conquest origin.
- 3.3.3 To confuse matters, The Skaithe (PRN20327) is a road name with a Scandinavian origin, thought perhaps to be associated with the village fair grant, awarded 1294.
- 3.3.4 Two fragments of stone sculpture – apparently early-medieval date have been found in the vicinity of Slaidburn. One is an Anglo-Scandinavian-style carved figure dated c AD900 known as the ‘Angel Stone’ (PRN311), found in a wall to the east of the rectory. The other, known as the Foulscapes stone, may feature similar Christian motifs to examples at Whithorn, Dumfriesshire (ibid); this was found to the south of Newton in Slaidburn.
- 3.4 Medieval period (AD1066 - AD1540)
- 3.4.1 The Domesday Survey of 1086 records Slaidburn as one of several vills or townships associated with the caput (=chief manor) of Grindleton, held by Earl Tosti at the time of the Norman Conquest¹⁵. This grouping of manors may have combined to form a larger estate, for which Slaidburn may have acted as a focal point¹⁶. Elevated land close to the church, at least as early as the first half of the 12th century, would represent the most likely location for any pre-Conquest settlement associated with the village¹⁷.
- 3.4.2 The churchyard was originally sub-circular, which tends to typify pre-Conquest church foundations. In any case, between 1090-1100 AD the tithes of the church were granted to the Cluniac Priory of St John, Pontrefact, by Robert de Lacy¹⁸.
- 3.4.3 At the time of the 1086 Domesday Survey, the manor of Grindleton was held by Roger de Poitou. In 1102 Henry I granted it to Robert de Lacy¹⁹. Bowland Chase, or the Forest of Bowland, appears to have included the manor of Grindleton, including Slaidburn²⁰. The chief court of Bowland was held at Slaidburn during

¹¹ Smith 1956:138-9

¹² cf Lancashire County Council and Egerton Lea Consultancy 2006:10

¹³ Lancashire County Council and Egerton Lea Consultancy 2006:10

¹⁴ Smith 1958, 203-4

¹⁵ Martin G and Williams A (eds) 2002, *Domesday Book: A Complete Translation*

¹⁶ Lancashire County Council and Egerton Lea Consultancy 2006:11

¹⁷ Lancashire County Council and Egerton Lea Consultancy 2006:11

¹⁸ Lancashire County Council and Egerton Lea Consultancy 2006:11

¹⁹ Greenwood and Bolton 1955:8

²⁰ LUAU 1997:14-15



both the medieval and post-medieval periods. Its court rolls were stored in a chest at the Hark to Bounty public house²¹. One of the four wards into which the forest was divided was that of Slaidburn-ward, and within this area seven vaccaries (cattle ranches) were established²². There are references to this *Sclatbournewarde* in the 13th century²³.

- 3.4.4 Slaidburn Parish was sub-divided into manors - Rushton, Hamerton, Easington, Battersby, Newton, and Knollmere. The probable longevity of some of the boundaries of the early manors within the Slaidburn parish, from the medieval period into the present day, is suggested by the farm-name of Bluebutts, at the south-western end of the study area²⁴.
- 3.4.5 The township of Slaidburn is described as remaining as demesne land held by the manorial lord rather than either tenancy or freehold²⁵. An inquest document of AD1258 refers to a mill (possibly on the site of PRN9851), three tenants by charter, 316 acres of freely held assarts (areas of cleared enclosed land), and four cottars within the township²⁶. A fulling mill was present in the village by AD1422-3²⁷ (PRN20320). Slaidburn village could conceivably have been either a planned medieval development or have grown around the nucleus of its four-day fair, granted 1294²⁸.
- 3.4.6 The farmland surrounding the present village contains extensive remains of a well-defined lynchet field-system, corresponding in part to a medieval open townfield (PRN3148, PRN3259, PRN9195, PRN37787, PRN37788, PRN37793, PRN37800, PRN37809, PRN37812, PRN37815, PRN37817).
- 3.4.7 Most of the extant St Andrew's church appears to be 15th century²⁹. Stone boundary crosses - likely medieval - comprise the stone cross bases at Cross Gates (PRN309; Site 31), a socket stone of a cross built into Slaidburn Bridge below its parapet (PRN310), a sundial base (PRN18135) within the yard of St Andrew's Church (PRN1114), a cross shaft (PRN18134) at the northern side of the church tower, and the pedestal of a cross shown near New Bridge on an historic Ordnance Survey map³⁰. The Old Bridge is thought to have originated in the medieval period

²¹ LUAU 1997:14-15

²² LUAU 1997:20

²³ Mitchell 2004:31

²⁴ OAN 2010

²⁵ Greenwood and Bolton 1955:15

²⁶ Greenwood and Bolton 1955:15

²⁷ Lancashire County Council and Egerton Lea Consultancy 2006:12

²⁸ Lancashire County Council and Egerton Lea Consultancy 2006:12

²⁹ Lancashire County Council and Egerton Lea Consultancy 2006:12

³⁰ OAN 2010:14



(PRN18154). A possible archaeological feature at Town Bank may represent a building platform (PRN37810).

3.5 Post-medieval period onwards (AD1540 - present day):

- 3.5.1 Following the Dissolution of the Monasteries, the advowson of St Andrew's Church was sold to the Marsden family³¹. The church is still used today. Manorial courts were held in Slaidburn village well into the 19th century, relocating to the Dog Inn after 1873, at which time the previous moot hall was converted into a girls' school³². A free grammar school was founded in Slaidburn in c 1717.
- 3.5.2 The earliest documentary evidence for Methodism in Slaidburn is in 1795 when a house was licensed to hold dissenting services. By 1817 the local circuit book listed only eight members of the Wesleyan Society in Slaidburn, and in 1819 only four. The new Wesleyan Chapel cost £182 to build and was registered at York in 1822. While the first half of the 20th century saw sustained use of both its Wesleyan Chapel and Sunday School, by 1995 the school was without pupils, and the last service was held in the chapel on 20 June 1999.³³
- 3.5.3 A common village field system and common pasturage were typical of agriculture in this region³⁴, and the field-name 'Townfield Plantation' supports this interpretation. In the manor of Slaidburn, farming was mainly pastoral, with enclosed pastures "*augmented by common pasturage on the extensive wastes beyond and between farms and villages. The woodland wastes of the vales thinned out to heath on the higher slopes and eventually to rough grass and peat bog on the summits. Pasturage on these wastes was carefully regulated by manor courts, stinting arrangements being widespread.*"³⁵
- 3.5.4 Bowland was sparsely populated at the close of the medieval period, only recording 378 able-bodied men in AD1539³⁶. The population was probably concentrated in the villages along the Hodder and Ribble river-valleys. Slaidburn was the largest of these (*op cit*, 3), and while it never became a town it retained its significance as a rural centre. It remained the largest village in Bowland until the nineteenth century, retained its role as parish centre and the seat of the manorial court. And while it had enjoyed the right to an annual fair since 1294, it seems never to have received a market charter, despite the market cross at the junction of

³¹ Greenwood and Bolton 1955:25

³² Lancashire County Council and Egerton Lea Consultancy 2006:13

³³ Stephen Haigh Buildings Archaeologist 2006, *Former Methodist Chapel and Chapel House, Chapel Street, Slaidburn, Lancashire: Archaeological Building Recording*, unpubl rep

³⁴ Lancashire County Council and Egerton Lea Consultancy 2006:13

³⁵ Porter 1978

³⁶ Porter 1978:2



Chapel Street and the Shay clearly shown in Saxton's 1591 map. Its cattle fairs were successful, and were being held four times a year by 1770.

3.5.5 Slaidburn's population remained fairly static at over 50 households, or around 250 people, in the later medieval period³⁷. It may not have attracted local immigration because it was not as accessible as Grindleton nor as close to Clitheroe. In the 19th century census documents, the inhabitants of the application site are certainly all Slaidburn born and bred (cf Section 3.8 below).

3.5.6 By the first half of the 16th century population growth was starting to accelerate. Between the 1530s and 1620s the number of surnames recorded in Slaidburn's manor court rolls doubled, suggesting an influx of new families from outside the manor. Land had to be made more productive in what was largely a subsistence economy, which led an increase in the reclamation and enclosure of wastes³⁸. It has, however, been alternatively suggested that the availability of land in the area, and the apparent ease of encroachment, was responsible for increased migration into the area, rather than encroaching arising as a response to the population increase³⁹. Illegal encroachment onto the wastes consisted of small parcels of land being appropriated for building or cultivation and this type of reclamation occurred around Slaidburn village, as well as in the vicinity Wood House and Highfield Green, to the north and east of the village, respectively⁴⁰. Indeed, by 1592 the new settlement at Wood House had grown to 39 tenements, in comparison to 42 at Slaidburn. There was also some limited encroachment onto the open wastes and woodlands, distant from the nucleated settlement areas, although this comprised small-scale enclosure for building houses or establishing small agricultural plots⁴¹.

3.5.7 Enclosure by encroachment was overtaken by formal enclosure when King James I used copyholding to raise revenue in the 1610s and 1620.⁴² As deer hunting in the north of England was no longer a priority for the crown, the deer breeding grounds of Bowland could be divided amongst commoners for increased fines and new rents at little cost⁴³. Champion was awarded its enclosure apportionment in 1621⁴⁴.

³⁷ Porter 1978:29

³⁸ Porter 1978:4

³⁹ Brazendale 1994:16

⁴⁰ Brazendale 1994:10

⁴¹ Brazendale 1994:6-10; 20

⁴² Porter J 1978

⁴³ Porter J 1978

⁴⁴ Porter J 1978; esp Fig 4 and ps16-17



- 3.5.8 The establishment of new farms amongst the newly-enclosed commons took longer than the actual enclosure, although “*much of the former commons was ultimately colonised by new farmsteads*”⁴⁵.
- 3.5.9 Between 1522 and 1624, 39 dwellings, 24 outhouses and 53 other buildings were erected across the township⁴⁶. As a result, Slaidburn grew from 56 to 98 households between 1539 and 1664 - a township population of around 450 people⁴⁷.
- 3.5.10 This new pattern of settlement was partly industrial in nature. Farming was combined with textile working and mineral extraction, notably stone quarrying and lead mining. In Bowland the cloth industry reached its peak in the early nineteenth century, thereafter declining as hand weaving died out. Where one particular locale might be favoured with packhorse or turnpike roads, and access to coal seams, the stage was set for the domestic cloth industry to provide the springboard for the Industrial Revolution.⁴⁸ This was not the case in isolated Slaidburn, which neither enjoyed the monetary benefits of industrialisation nor its deprivations. The survival of so much old building stock is down to this. However, in the early 19th century a wide range of trades appear in documents related to Slaidburn: milling, shop-keeping, shoemaking, smithing, carpentry, saddling, butchery, drapery, hat-making, stone masonry, plastering, and wheel wrighting.⁴⁹
- 3.5.11 Population growth slackened after 1630, and declined from 1670, with burials exceeding baptisms over the next 30 years. After 1700, however, the population began to rise as a result of handloom weaving⁵⁰. The population reached its peak in 1831, to 920 inhabitants, after which there was a continuous decline. In 1851 it had fallen to 708, and by 1901 it stood at only 381. This probably reflects the attraction of families into textile production centres, including at this time Slaidburn, and then the abandonment of places like Slaidburn which came to offer less opportunity, less work, in comparison to the larger urban centres.
- 3.5.12 One Leonard Wilkinson - farmer, mercer (textile dealer) and also a substantial money-lender⁵¹ - had come to live at Dale Head, Slaidburn, from Aysgarth in the 1730s. He began buying up nearby land, and his sons bought the farms at Bridge House, Cocklick House, Hesbert Hall, Eggberry House and Black House. From the late 1790s onwards, Leonard’s grandson, also Leonard Wilkinson, began buying farms, cottages and land in and around Slaidburn village, as well as elsewhere in Lower Easington and Newton in Bowland. The Wilkinson family purchased the

⁴⁵ Porter J 1978

⁴⁶ Porter J 1978

⁴⁷ Porter J 1978

⁴⁸ Porter J 1978:30

⁴⁹ Lancashire County Council and Egerton Lea Consultancy 2006:13

⁵⁰ Porter J 1978

⁵¹ <http://www.northcravenheritage.org.uk/NCHTJ2018/2018/18thCShopkeeper/WilliamCarrofSettle.html>



Dunnow Hall estate in 1814 and the Town Head estate in 1855 – this may coincide with the death of Henry Slater (see Section 3.8.2 below) and the acquisition of Knott Gate.⁵²

3.5.13 The fulling mill at Slaidburn was still used until around 1800⁵³. The fulling and corn mills may have operated from the same complex of buildings. In 1912, the corn mill was replaced by a saw mill⁵⁴. The field to the north-west of the village was named Tenter Hill in the past, suggesting that cloth was stretched in this area⁵⁵. Small-scale quarrying was also a feature of local industry, as shown by the earliest historic mapping.

3.6 Knott Gate (NHLE 1072229; PRN18144)

3.6.1 It's not clear from the documentary evidence (see especially Sections 3.7 and 3.8 below) what the origin of the property is, although the individual responsible for its Listing suggested it was 17th century. If this is the case, and that date is a sensible suggestion, then it presumably originated as a dwelling with attached outbuildings in the manner described below:

“Rebuilding in stone began after 1660, and it is from the late seventeenth and early eighteenth centuries that the oldest buildings on the new enclosures, and indeed elsewhere in Bowland, can be dated. From this time the firehouses were replaced by two-storey structures with thick stone walls, stone roofs, and often with a barn and byre directly attached to the dwelling quarters. The rebuilding reflected new stability in the landscape and the desire by the community to consolidate its landed gains rather than further augment them.”⁵⁶

3.6.2 By the early 1840s however, the Tithe records suggest that this part of Slaidburn had become a handloom weavers' colony – albeit without a large power mill. The property seems to be organised as a series of cottages with a weaving shop at one end, with garden produce supporting the occupants. The nearby properties at Town End belonging to Widow Bannister and William Battersby were occupied in the same fashion. On the earliest maps (see below), the range is much longer and is at the end of a large square building. This is thought to comprise a weavers' shop and the cottages in which those weavers lived and worked. This small weavers' colony was one of two such in the Town End part of Slaidburn in the 1830s, this arrangement of cottage industries presumably having long roots in the 18th century.

3.6.3 The census records show that textiles were still an important source of income locally in 1851. In 1861 and 1871, however, there are no references to cotton

⁵² Spencer C, nd *The History of the King-Wilkinson Family & the Slaidburn Estate*, Slaidburn Archive

⁵³ Lancashire County Council and Egerton Lea Consultancy 2006:13

⁵⁴ Lancashire County Council and Egerton Lea Consultancy 2006:13

⁵⁵ Lancashire County Council and Egerton Lea Consultancy 2006:13

⁵⁶ Porter J 1978



weaving or textiles, and hand loom weaving in Slaidburn had presumably all but died out as it had elsewhere across Pennine Lancashire and Yorkshire.

- 3.6.4 The inhabitants of Knott Gate seem to have adapted their machinery and skills to the lack of demand for weavers. Cottage footwear and carpentry industries are recorded, but then farming reappears, perhaps indicating that the Industrial Revolution was but a brief flowering in more isolated rural communities.
- 3.6.5 The surviving building itself is now only two bays – a farmhouse with a shippon or carthouse attached to the north-east side and joined on both floors via doorways.
- 3.6.6 The weavers' cottages that were once appended to the southern end had disappeared in the second half of the nineteenth century, perhaps after the death of William Brennand in 1874.
- 3.6.7 The surviving outbuilding to the south is presumed to have been for livestock, perhaps a pig. There is a dung channel in one side now, and access for feeding on the north-east elevation. It may of course have offered a variety of other functions to the various occupants of the farm and weaving shop.

3.7 Historic maps

Lang's map of Slaidburn, 1765

- 3.7.1 Knot Gate (aka Knott Gate) is visible on the Lang's map of Slaidburn, 1765, held at the Slaidburn Archive. Although at a useable scale, there is no detail shown. However, a building off the south side of Woodhouse Lane is shown which does not appear on any other map, supporting a date for this field wall in the 1800s.



Plate 1: Lang's map of Slaidburn, 1765, extract not to scale

Jefferys' Map of Yorkshire 1771

- 3.7.2 This illustration may show the application site. There is a similarly-aligned building shown in the approximate position.



Plate 2: Jeffery's Map of Yorkshire 1771, extract not to scale

1843 Tithe Schedule and Map

- 3.7.3 A range of buildings are shown at this location on the 1851 Tithe Map for Slaidburn. It was not possible to reproduce this image because of copyright restrictions, but the buildings occupy the same position and alignment as the building/s shown on the earliest Ordnance Survey mapping (see below).
- 3.7.4 However, the accompanying schedule records the property as four cottages (two with gardens) and a weaving shop at the far south end of the range. These were occupied by 'James Jackson and others', and the landowner was Henry Slater – James Jackson is known from the 1841 census. A Henry Slater is recorded as a farmer of Slaidburn in the Yorkshire Election of 1807 The Poll for Knights of the Shire, although this is presumably an elder Henry.
- 3.7.5 The property immediately to the east of the application site, now nos 13-15 Town End, are recorded in the schedule in a similar fashion. Widow Bannister 'and others' are the occupiers, and Widow Bannister is the landowner.
- 3.7.6 Interestingly, in light of the census records, Henry Slater's sole other holding, catalogued on the previous page to Knott Gate, is Bridge End Croft a mile or so to the north, then occupied by William Brennand (see Section 3.8.2 ff).



1st edition 6" to 1 mile Ordnance Survey Map

3.7.7 This shows Knot Gate as quite a built-up area separated from the historic medieval nucleus at the Market Cross. Town End refers on this illustration to a range of properties aligned east/west. The application site is a long row of buildings with a larger complex unit at its north end, and a garden at the south end.

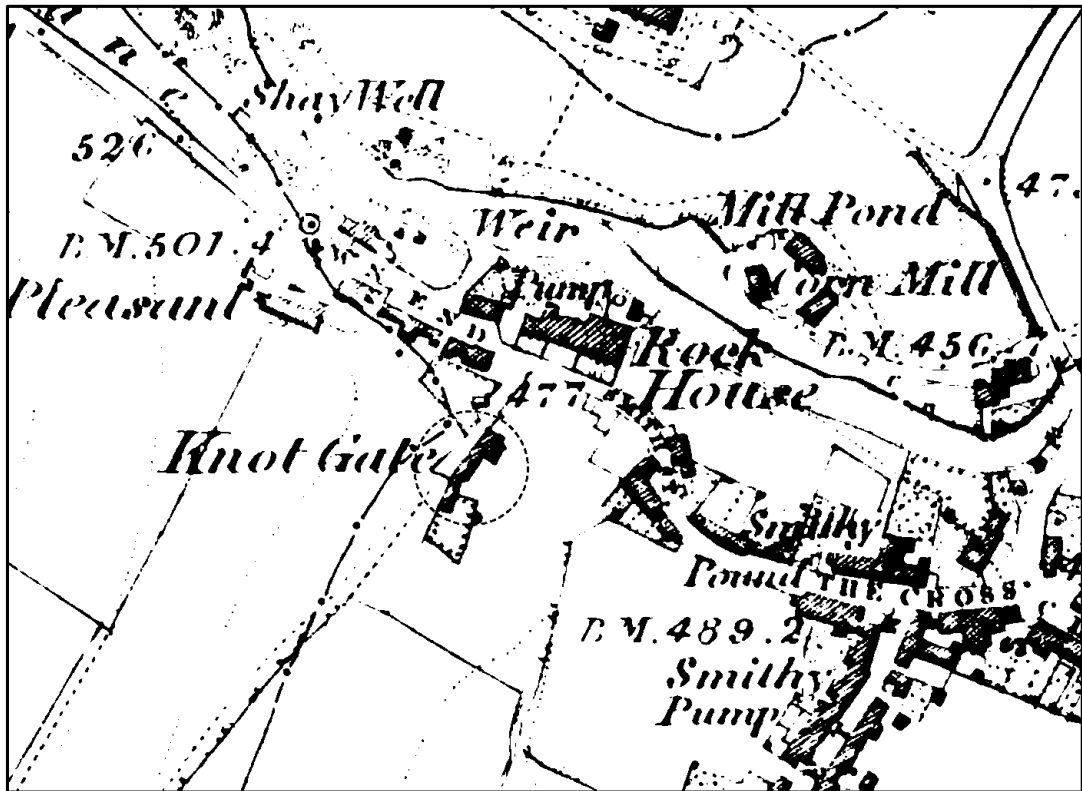


Plate 3: Ordnance Survey 6" to 1 mile map Yorkshire Sheet 165, surveyed 1847, published 1850, extract not to scale, Application Site circled



2nd edition 6" to 1 mile Ordnance Survey Map

3.7.8 By this time, the centre of the range had been demolished and the range became two separate buildings. It also seems that the large square-ish building shown in 1850 had been demolished. Knott Hill is how the area is annotated on this edition. Town End has changed considerably also, with fewer long buildings now shown.



Plate 4: Ordnance Survey 6" to 1 mile map Yorkshire Sheet CLXV, surveyed 1892-3, published 1896, extract not to scale, Application Site circled



1st edition 25" to 1 mile Ordnance Survey Map

- 3.7.9 Knott Gate is shown clearly as two adjoining buildings now, with a porch to the rear. The northernmost of the two adjoining buildings is thought to be a former cart shed (now garage, see Section 4 below). The reorganisation of this property may reflect change of ownership and subsequent investment by the Slaidburn estate.
- 3.7.10 The extant outbuilding is shown in great detail, and another smaller building – no longer extant - is shown adjoining this. It is feasible that the small outbuilding to the south is somehow a vestige of the earlier range shown in 1850, in which case it could conceivably pre-date the 19th century.

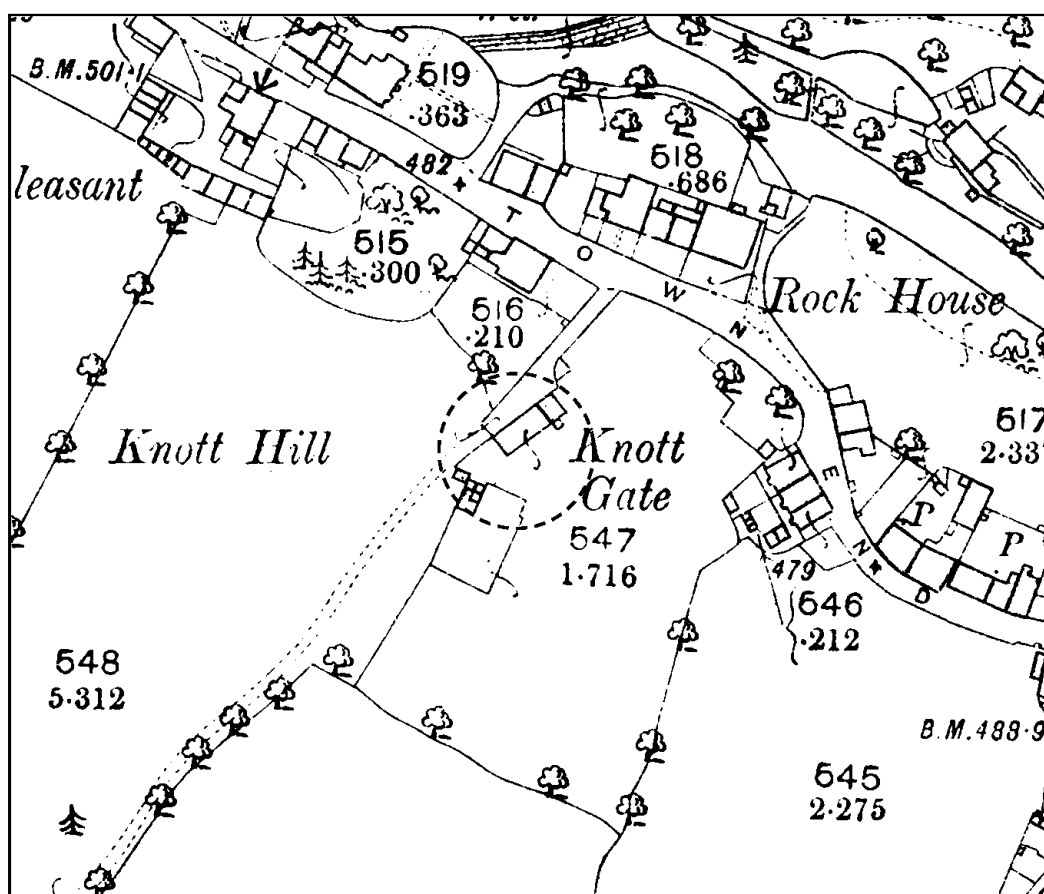


Plate 5: Ordnance Survey 25" to 1 mile map Yorkshire Sheet CLXV. 1, surveyed 1893, published 1894, extract not to scale, Application Site circled



2nd edition 25" to 1 mile Ordnance Survey Map

3.7.11 Knott Gate is shown now as having had an additional outbuilding attached to the south-western gable end. The porch to the rear (see above) is no longer shown. The outbuilding is largely as it was in the previous edition.

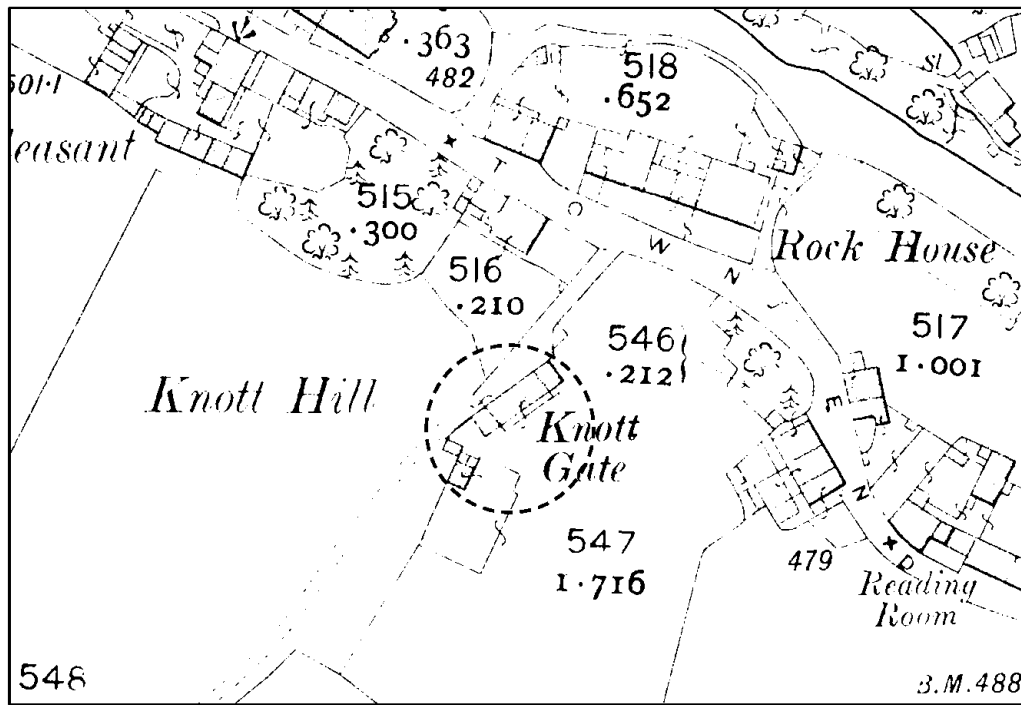


Plate 6: Ordnance Survey 25" to 1 mile map Yorkshire Sheet CLXV. 1, surveyed 1907, published 1908, extract not to scale, Application Site circled



3.8 Census records

1841 Census (Slaidburn District 1)

3.8.1 In 1841, James Jackson from the Tithe Schedule is recorded by the census, although here as 'Clog Fitter' in his father Richard's house. It is not clear whether they occupy Knott Gate at this time, as the names of the properties in the village of Slaidburn are not recorded. His younger brother is a Blacksmith, but three of his four sisters are Cotton Weavers like their father.

1851 Census (Slaidburn District 2a)

3.8.2 Knott Gate appears as four dwellings in the 1851 census. The landowner Henry Slater appears in the first dwelling, along with Joseph Slater, Handloom Weaver (cotton) and his young daughter. The property is presumed to have been acquired by the Slaidburn estate in the late 19th century if not before, after the death of the former proprietor Henry Slater at an unknown date. Henry Slater was 53 in 1851, and does not appear in the 1861 census, so he is presumed to have died during the 1850s.

3.8.3 William Brennand, Cordwainer, his wife and a servant, were next door.

3.8.4 Ellen Slater, another Handloom Weaver (cotton) and her two young sons occupied the third property. Her husband William had been buried in March of that year, and she survived until 1864.

1861 Census (Slaidburn District 1)

3.8.5 William Brennand, Cordwainer and Clogger. His wife Margaret is recorded as Boot and Shoe Binder. Their daughter is a scholar.

3.8.6 At the neighbouring property we find a Carpenter, Thomas Bond, and his small family, but the dwelling is not named and it may or may not be Knott Gate. There are three uninhabited houses just before the Knott Gate entry, and these may reflect temporary abandonment of the other Knott Gate dwellings.

1871 Census (Slaidburn District 1)

3.8.7 William Brennand is now a farmer at Knott Gate, and lives here only with his wife and daughter. The name seems to be connected locally to Hammerton Hall.

1881 Census (Slaidburn District 1)

3.8.8 Knott Gate does not appear in this record, and may have been uninhabited at the time. William Brennand had died in 1874 (his grave is in the churchyard) although his wife Mary survived until 1892.

1891 Census (Slaidburn District 1)



3.8.9 Knott Gate does not appear in this record, although John Brennand, a widower and Tailor by trade, is recorded here with his son Richard who is also a Tailor, and adult daughter.

1901 Census (Slaidburn District 1)

3.8.10 Knott Gate is occupied here by George Strickland, Journeyman Joiner.

1911 census (Slaidburn District 1)

3.8.11 By this time Slaidburn is in Lancashire rather than Yorkshire, and Knott Gate is occupied again by Mr Strickland, and an additional female occupant, although no further details are available as yet. The grave of a George Strickland is in Slaidburn churchyard, having died in 1953 aged 84.

3.9 Archaeological Events

3.9.1 The LHER records the following archaeological 'events' in the search area (see also Figure 3). The events record are summarised below, and their relevance to the Application Site is discussed if appropriate. The work carried out during ELA2315 is somewhat relevant to this project as described.

3.9.2 A survey of the Application Site (Knott Gate) was carried out in the late 1990s by the Slaidburn Women's Institute as part of a wider pilot survey of historic buildings in Slaidburn. This is presumed to be kept at the Slaidburn Archive, but it was not possible to consult this at the time of this present piece of work.

ELA1378 Site visit

A site visit during 2007 work to the church is not relevant to the current project.

ELA1732 Ellerbeck Hall: Watching Brief

A watching brief was undertaken during work at Ellerbeck Hall. A few significant architectural features were identified and recorded, but the work is not relevant to the current project.

ELA2533 Croasdale Bridge (Old Bridge), Slaidburn: Building Survey

This research and condition survey into the bridge feature is not relevant to the current project.

ELA2536 Townhead, The Skaithe, Slaidburn: Photographic Survey

This photographic survey of the Grade II* listed mansion is not relevant to the current project.

ELA1242 Former Methodist Chapel and Chapel House, Slaidburn: Building Survey

This archaeological building recording is not relevant to the current project.

ELA772 Townhead, Slaidburn: Building Survey



This archaeological building recording is not relevant to the current project.

ELA2315 Name: Slaidburn Pipeline: Desk-Based Assessment, Walkover Survey and Topographic Survey

Historic research and a walkover survey identified 56 sites of archaeological interest. A programme of topographic survey recorded an extensive number of earthwork remains in and around the village.

The results of the fieldwork confirmed the findings of the documentary research, with the majority of the observed earthwork features relating to agriculture, in particular field boundaries, ridge-and-furrow and lynchets. A significant quantity of well-preserved earthworks in and around the village were identified by the walkover survey, and recorded by the topographic survey.

Some of the earthen field boundaries and lynchets (Site 37) are located in the field adjacent to (east of) Knott Gate. One of the earthworks appears to connect the rear of the properties at 11-15 Town End to the rear of the Knott Gate property.

An embanked lane (Site 37) navigating through fields to the west of Slaidburn Village may represent a back lane behind tofts fronting Church Street and the open town field. It is orientated north/south, avoids Church Street, and leads from the south towards Town End, adjacent to Knott Gate, in the north. In places it survives as two external banks, with an internal hollow measuring approximately 9-10m wide with banks up to 0.5m high.

ELA2316 Slaidburn Pipeline: Strip and Record

See ELA2315 above.

ELA2317 Slaidburn Pipeline: Watching Brief

See ELA2315 above.



4 Site Assessment

4.1 Introduction

4.1.1 The site was examined on 4 November 2021 for evidence of current and historic land use, for previously-unidentified potential heritage sites or features, and to test the veracity and reliability of documentary resources. Viewpoints to, across and from designated assets were examined during the site assessment where appropriate.

4.1.2 To summarise, the main conclusions from the site assessment are that:

- The central historic core of Knott Gate is a two-cell farmhouse likely built in the late 17th century
- The layout of the farmhouse may have been altered quite significantly from its original two-cell design
- The layout of the range has certainly changed significantly since the original 17th century, with addition and removal of units to either end through the 18th and 19th centuries.
- The interior seems to have been extensively remodelled during the 18th, but especially the 19th and 20th century.
- The flooring in most of the upper level, the staircase, the fireplaces and the stud walls appear to have been installed during the late 19th and 20th century.
- Only the stone walls, chimney breasts, front door position and a single mullion window in the rear elevation are likely original. The roof is most likely original but seems to have been repaired at least at both gable ends.
- The building was built in two phases. The north-eastern end appended - in the mid-19th century - to the remains of a traditional 17th century two-unit farmhouse, which had in the interim been appended to and possibly divided into cottages. The extant north-eastern end seems to have been designed for a cart and horse.
- Most of the extant windows, including the sashes which have replaced the original mullion windows, are of historic value, connected to its acquisition by the Slaidburn estate and their provision of joinery to the property portfolio at the estate scale.
- The outbuilding is likely mid-19th century, and it was probably designed for livestock and storage.
- There is no physical evidence for the weaving shop and cottages which would have previously have formed part of this range. Some stone slab weights arranged alongside the rear of the property may perhaps reflect this industrial heritage.
- Field system earthworks noted in the adjacent field (see Section 3.9 above) were not sufficiently well-defined to be easily-discernible during the site visit. They are probably unlikely to survive within the property boundary.
- Knott Gate is physically isolated from the core of the Slaidburn Conservation Area along Church Street, and even from Town End from which it is set back. It represents something of an anomaly, which may reflect its late acquisition by the Slaidburn Estate.

4.2 Site Assessment Results

4.2.1 The Application Site (Figure 1; Plates 7-9) comprises a private dwelling called Knott Gate. It is a former farmhouse set back approximately 50m from the western end



of Slaidburn village as Town End becomes Wood House Lane. It is also located on the edge of Slaidburn Conservation Area.

- 4.2.2 Access to the site is via a track leading off south from the Town End highway (Plate 7). The garden to the rear (east) of the property is an irregular shape, and it contains a small outbuilding at the south end (Plate 10). Other than the extant building itself (NHLE 1072508) and its curtilage, there were no visible heritage features at the site. The garden is enclosed by a stone wall along the roadside, and by a fence and hedge along the eastern boundary.
- 4.2.3 Safe access was gained to all areas of the buildings, with the exception of the loft space. The photographs from the site visit are presented in Section 4.3 below.
- 4.2.4 No new heritage assets were identified during the site assessment.

Knott Gate

- 4.2.5 The history of the site as known is summarised in Section 3.6 above.
- 4.2.6 There appear to be some issues with the Listing Description at present. Features on the front are described as on the rear, and so it is less clear than it might be which windows and doors are being described in that account.
- 4.2.7 The Application Site comprises:
- the two-storey main farmhouse building, stone-built with a slate roof over;
 - the two-storey cart-shed type outbuilding structure adjoining the north-east gable of and connected into the farmhouse; and
 - and a free-standing outbuilding to the south-west
- 4.2.8 The principal building is a two-storey, two-unit farmhouse following a basic, fairly standard plan with living room, pantry and parlour on the ground floor and bedrooms above, in this instance with two fireplaces.⁵⁷ The ground floor of the original farmhouse is presently divided into two living rooms and a short hallway. The stud wall arrangement which defines the short hallway is probably 20th century.
- 4.2.9 Access to the first floor is via a staircase in the southernmost room (Plates 11-13). It is not clear whether the internal staircase is original, and access up may originally have been via a staircase in the centre, or via a ladder.
- 4.2.10 The first floor of the earlier part of the building is presumed to have been built as a two-unit farmhouse with a stone wall separating the principal spaces. However, at the time of the survey it had been subdivided through the insertion of three stud walls to create three bedrooms and a shower room.

⁵⁷ after Brunksill 2000, *Vernacular Architecture: An Illustrated Handbook*, p107 Figure i



- 4.2.11 The floorboards appear to be 19th- or early 20th- century. Darker sections of flooring in the upstairs shower room and one of the bedrooms – presumably where the sun has not bleached the floor – may perhaps indicate the location and layout either of previous furniture or work surfaces (Plates 12-14).
- 4.2.12 The original farmhouse is connected to the adjoining outbuilding via door openings inserted into both the ground and first floors; two on the ground and one on first.
- 4.2.13 The ground floor of the two-storey outbuilding adjoining the main farmhouse has most recently been used as a garage (Plate 15), with a kitchen and dining room carved out from the other section using a stud wall to divide these two spaces. The remainder of the property is completely empty apart from kitchen units and some other fixtures and fittings. The upper floor was empty (Plates 16-17) although one room had been a most recently been a bedroom. An external first floor door was papered over, showing that it had become redundant.
- 4.2.14 The timber door and panels dividing the two first-floor spaces were eclectic, and included some clearly agricultural work distinguished by its whitewash paint, in the same way as its walls. The flooring in the upstairs bedroom is probably early- to mid-20th century. A hatch in the floor over the garage (Plate 18), was presumably to afford ladder access from the ground; the floorboards in this building seem earlier, perhaps original, and thus most likely mid-19th century.
- 4.2.15 Externally the farmhouse and adjoining outbuilding form a single continuous range (Plates 7-9, and 19), although it has clearly been built with two sections: the outbuilding abutting the farmhouse. Its most notable external feature is a stone staircase to the rear affording access to the upper floor over the outbuilding extension (Plate 9; Figs 4 and 6), although internally the access was papered over and clearly no longer used. The layout of a ground floor level door and small window beneath the staircase suggest that it had been accommodation for a horse to pull a cart stored in the room adjacent. A blocked door, now a window (Plate 31), is further evidence of a sequence of development.
- 4.2.16 The windows are predominantly sash-type, and probably date to the late 18th – early 19th century. On the rear (south-east) elevation, however, a two-mullion window is still extant (Plates 9 and 21), and a narrow window on the front (north-west) elevation has a chamfered surround re-using sections of 17th century window surround (Plate 22; see also Listing Description). To the right of this a sill that is wider than the sash window indicates remodelling of that window, presumably from an earlier mullion.
- 4.2.17 The doorway on the front roadside elevation is clearly old and robust (Plate 23). While it may not be original it most probably does occupy the original doorway.



- 4.2.18 There is possibly a blocked doorway or window immediately to its right-hand side (Plate 22), defined by two irregular vertical joints. The stonework at the western corner of the building (Plate 24) may imply a significant rebuilding at this end of the surviving range likely to be related to the extensions formerly shown on historic mapping (see Section 3.7 above). It is feasible that the two cells of the farmhouse had been separated into cottages during the 18th century, and then rejoined in the second half of the 19th century.
- 4.2.19 External cobbled surfaces survive to the front of the property (Plate 31). There is a curious line of perforated stone flags alongside the rear wall (Plate 20). These may be re-used counterweights, possibly reflecting previous use of the site as part of a small weavers' colony.
- 4.2.20 The farmhouse element of the range has a chimney at the present gable end, and the second marks the location of the original other gable end. The chimneys are both square stacks with water tabling to protect the joint between stack and roof. A substantial stone ridge caps the stone roof along its entire length.
- 4.2.21 The free-standing outbuilding at the south-western corner of the garden comprised a two-cell stone-built structure (Plates 25-26). The internal spaces were on split levels, connected by a door. One space was open, and extended out beyond the building by a monopitch roof supported on the adjacent walls (Plate 27). The other space was enclosed, with a feeding stall at one end (Plate 28), and a workbench beneath the remains of a timber box – likely a small hayloft – *in situ* the time of the site visit (Plate 29). While it had most recently functioned as a garden shed, the dung channel and grooved concrete flooring support the idea that this recently provided space for livestock. A small door accessed via a series of stone steps was probably for filling the small hayloft over the workbench (Plate 30). The open area may originally have been space for a small cart or trap. Two windows or hatches of unknown function face onto the lane (Plate 8)
- 4.2.22 This structure occupies a position that has been built on since the earliest available mapping, when this was a weavers' terrace. This building is thought unlikely to be the weavers' shop marked on the 1843 Tithe Map as plot 274e, although it is not inconceivable. The roof built to diminishing courses, and its vernacular building style, would tend to suggest an origin in the 18th century rather than the 19th.

4.3 Site assessment plates



Plate 7: Unnamed track leading to Knott Gate, facing south-west. The track turns into a possible Back Lane (LHER PRN37812; see Section 3.9).



Plate 8: The Knott Gate property, facing north-east, showing the farmhouse (left of frame), garden wall and outbuilding (right of frame).



Plate 9: Knott Gate, facing north, showing the farmhouse, the adjoining cart shed outbuilding and steps up (right of frame).



Plate 10: Outbuilding at the far west corner of the Knott Gate garden, facing north-west.



Plate 11: Living room facing towards the boxed-in staircase , facing north-east towards the property

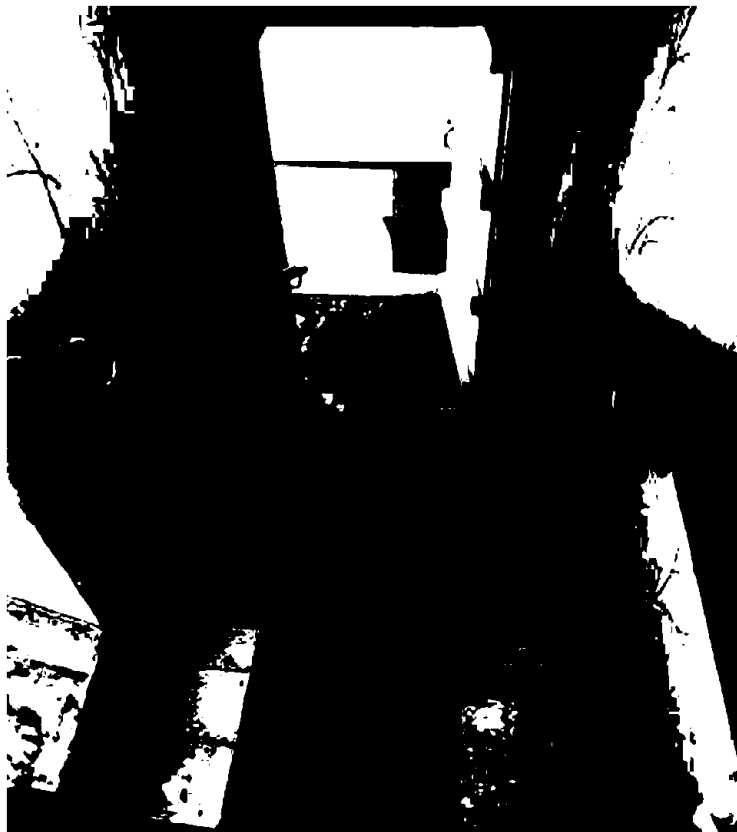


Plate 12: Staircase down into living room



Plate 13: Bedroom in south-east corner, first floor, and discoloured flooring, facing north



Plate 14: Shower room on first floor and discoloured flooring, facing west



Plate 15: Former cart house, now garage, facing towards modern sliding door



Plate 16: First floor, bare room above garage

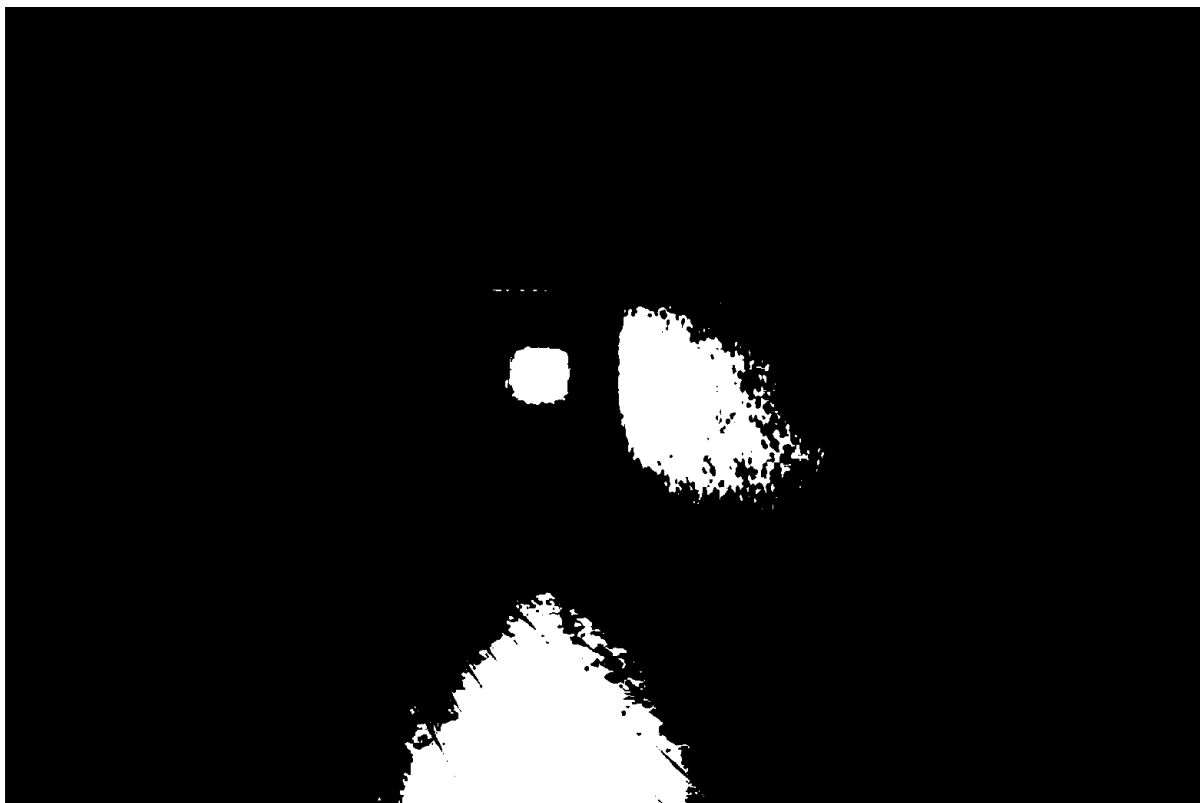


Plate 17: First floor, bedroom in upper floor over kitchen, note blocked doorway



Plate 18: Hatch from upper floor down into garage



Plate 19: Full range, general view facing south



Plate 20: Stone slabs – possible re-used counterweights –along rear of property



Plate 21: Four-pane mullion window and sash windows to rear of farmhouse.



Plate 22: Re-used mullion window to front elevation, note also wide sill to right indicating re-modelling of window. Note also possible blocked doorway in centre of frame defined by two vertical joints.



Plate 23: Robust doorway in principal farmhouse entrance



Plate 24: Oblique general view of the front elevation, facing east-north-east



Plate 25: Outbuilding, facing north-west



Plate 26: Outbuilding, facing south-west



Plate 27: Extension outwards of open space in outbuilding, facing south-west



Plate 28: Feeding stall in outbuilding, facing south-west



Plate 29: Residual timber hayloft structure over workbench, note grooves in dung channel to front of frame



Plate 30: Hatch into upper part of outbuilding, facing north-east



Plate 31: Ground floor window that replaces a blocked doorway, with discoloured sandstone quoins. Note the cobbled flooring and stone bench.



4.4 The Setting of Designated Assets: Listed Buildings

4.4.1 The Application Site contains a designated heritage asset (Knott Gate, NHLE 1072229; PRN18144), a Grade II Listed Building. Development proposals within the property boundary clearly have the potential to impact on the setting of this asset.

4.4.2 Most of the area surrounding the Application Site to the east and north is quite level, although the slope of Knott Hill rises to the west. Field boundaries alongside the highways tend to be stone walls, but away from the road fields are separated by fences. Despite this intervening topography, the application site has clear line-of-sight to the following 3 designated assets, listed buildings within 100m, and for each of which the potential impact on setting is considered in Section 4.6 below:

- Ivy Cottage (NHLE1163819 / PRN18140)⁵⁸
- Rock House and Barn Adjoining to West (NHLE1163802 / PRN18138)⁵⁹
- Railings, Gate Piers and Gates South of Rock House (NHLE1072226 / PRN18139)⁶⁰

4.4.3 The application site has at least some line-of-sight to the following designated heritage assets, although that varies between the entries in the bulleted list below (see Appendix 6). These are all listed buildings that are located either on the west side of Church Street, and either close to, at or around the junction with Town End:

- Number 2 And Shop (Central Stores) Adjoining to North (NHLE1362255 / PRN18117)⁶¹
- 4, Church Street (NHLE1163633 / PRN18118)⁶²
- No. 8, Church Street (NHLE1072219 / PRN18119)⁶³
- No. 10 (Highcross), Church Street (NHLE1318137 / PRN18120)⁶⁴
- No. 12, Church Street (NHLE1072220 / PRN18121)⁶⁵
- No. 16, Church Street (NHLE1362256 / PRN18122)⁶⁶
- Nos 18 and 20, Church Street (NHLE1163662 / PRN18123)⁶⁷
- No. 1 Church Street (NHLE1163670 / PRN18125)⁶⁸
- The Hark to Bounty, Town End (NHLE1362260 / PRN18137)⁶⁹
- Nos 5, 7 and 9, Town End (NHLE1163802 / PRN18143)

⁵⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1163819>

⁵⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1163802>

⁶⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1072226>

⁶¹ <https://historicengland.org.uk/listing/the-list/list-entry/1362255>

⁶² <https://historicengland.org.uk/listing/the-list/list-entry/1163633>

⁶³ <https://historicengland.org.uk/listing/the-list/list-entry/1072219>

⁶⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1318137>

⁶⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1072220>

⁶⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1362256>

⁶⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1163662>

⁶⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1163670>

⁶⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1362260>



4.5 Slaidburn Conservation Area

4.5.1 Slaidburn Conservation Area could be categorised as a Conservation Area containing very important buildings simply on the basis that it contains 1x Grade I-Listed Building and 2x Grade II*-Listed buildings. It is a better match for the description of an asset of 'High' significance than one of 'Medium' significance (see Table 1).

4.5.2 Both the principal strengths of this Conservation Area - as relevant to this Application Site - derive to an extent from Slaidburn's history as tied intimately to a single private estate. These are that it:

- is a "Picturesque rural village"; and
- has "Exceptionally unspoilt historic character and appearance"

4.5.3 Aside from being a Grade II-Listed building, Knott Gate contributes to the character of the Conservation Area in at least the following ways:

- It is referred to as one of the few buildings in this Conservation Area which retain their stone flag roof coverings. Most of the others have been covered in slate.⁷⁰ The history of the property outside of the main Slaidburn estate holding may perhaps have contributed to the survival of this early roof.
- *"There are one or two surviving carved doorheads [...] dating from the 17th century, as well as mullion windows from the same period, but most buildings feature plain, square-cut lintels and jambs of a later date."*⁷¹. Knott Gate possesses both the plain surrounds and the earlier mullion windows, demonstrating the evolution of the older building stock. Both interestingly and unusually, *"Until the middle of this [the 20th] century, doors and sash windows, as well as the internal joinery of the houses, were made by the Estate joiners"*. Whether this might apply to Knott Gate is uncertain - the property is presumed not to have been acquired by the Slaidburn estate until the 19th century (see Sections 3.5.12 and 3.8.2), by which time some of the windows may already have been replaced with sashes. That it was not organised by the Estate might explain why the present window arrangement is eclectic.
- The outbuilding is one of *'Many small outhouses or lean-tos [that] retain stone slate roofs'*.⁷²

4.5.4 The Application Site has some intervisibility/line-of-sight with the following un-designated assets within the Conservation Area:

- Reading Room, Town End (PRN21726): built 1888 by William King Wilkinson of Rock House, this is one of the few late 19th century buildings in Slaidburn. The cart shed adjoining Knott Gate is of a similar date, and they may be part of the continuing organisation of the estate's assets following the acquisition of the Town Head estate in 1855. There is some intervisibility from this property to the Application Site.
- Nos.1-4 Mount Pleasant, Shay Lane (PRN23908): in this terrace of ?18th century handloom weaver's cottages, three (Nos. 2-4) have cellar loomshops, whilst one (No.1) has an attic

⁷⁰ The Conservation Studio 2005, *Slaidburn Conservation Area Appraisal*, p16-17

⁷¹ The Conservation Studio 2005, *Slaidburn Conservation Area Appraisal*, p16-17

⁷² The Conservation Studio 2005, *Slaidburn Conservation Area Appraisal*, p16-17



loomshop. Although this site clearly shares some common history with Knott Gate, any line-of-sight from this property to the Application Site is almost certainly very limited.

- W of No.6 Town Bank (PRN37810): this is a possible single-celled building platform. There is clear intervisibility between these two assets.
- Glebe House, Slaidburn (PRN9853): formerly the rectory due north of St Andrew's Church, there may be some line-of-sight from this property to the Application Site.

4.6 Forest of Bowland AONB

4.6.1 The Forest of Bowland AONB is a designation intended to protect the land to conserve and enhance its natural beauty. The AONB management plan recognises the contribution to its landscape of cultural heritage, specifically its farming heritage and designated built environment components (including Listed Buildings).

*"Collectively these historic and cultural elements of the environment [i.e. the listed buildings and designated heritage assets in the AONB] serve to enrich the landscape's scenic quality, meaning and value"*⁷³

4.6.2 Knott Gate is a stone-built farm with a strong vernacular character, and part of its boundary walls are built from dry-stone walls. The "stone-built farms" and "dry-stone wall enclosed pastures" that define the rural landscape are among the key characteristics of this AONB landscape, as identified by its landscape character assessment.⁷⁴

*"... private estates were responsible for building the distinctive villages of Slaidburn, Downham and Abbeystead, which are valued for their intactness, strong physical form and characteristic vernacular architecture."*⁷⁵

4.6.3 Knott Gate is also clearly connected with the private (King-Wilkinson) estate partly responsible for the distinctiveness of Slaidburn. Although this is probably a relatively late (c1855) purchase.

⁷³ Forest of Bowland AONB Management Plan 2019 - 2024 (Pre-adoption version) p14

⁷⁴ Forest of Bowland AONB Management Plan 2019 - 2024 (Pre-adoption version) p31

⁷⁵ Forest of Bowland AONB Management Plan 2019 - 2024 (Pre-adoption version) p17



5 Heritage Resource Assessment

5.1 Outline

- 5.1.1 This heritage statement is clearly focussed on the former farmhouse building and its associated outbuilding at the Application Site. The farmhouse is a Grade II Listed Building (NHLE 1072229), and the outbuilding, the cobbled, flagged surfaces, the stone walls and the stone bench should be taken to comprise a part of its curtilage.
- 5.1.2 There are another 42 designated heritage assets within 1km of this property. 39 of these are Grade II Listed Buildings; two are Grade II*-Listed, and one is Grade I-Listed. The Application Site is also located within the Slaidburn Conservation Area and the Forest of Bowland AONB.
- 5.1.3 It is conceivable that there may be negative impacts on designated heritage assets located along the road named as Town End, and conceivably even along Church Road. Some of the properties along Town End and Church Road have lines-of-sight to the Application Site (as described in Section 4.7), and so we have to also consider the impacts on these designated assets. We should also consider non-visual effects on the Conservation Area.
- 5.1.4 There are also 66 undesignated heritage assets in the study area. These include archaeological remains very close to the Application Site (see Figure 2), although it is not thought that these are likely to be affected by the development proposals.
- 5.1.5 The heritage resource as described reflects the rapid growth of a post-medieval townscape and landscape from its medieval roots. Some of these are visible in the surviving village and road layout, and they occur as landscape features surrounding the village: on both sides of Church Road; and to the south of Town End and Wood House Lane. The farm at Knott Gate seems to have been superimposed over some of these (i.e. those lynchets appearing as PRN3147 and PRN3148. PRN37809 is in the field immediately adjacent to Knott Gate) in the 17th century. Distinctive to Slaidburn is the acquisition of most of the properties into a single estate during the 18th and 19th centuries, and its resulting coherence as a unit.
- 5.1.6 The position of Knott Gate on the back lane skirting the village reveals its origin as an isolated farmstead settlement on the edge of the settlement. It also implies the adaptation by the villagers of existing building stock as needs arose. The historic relationship to the surrounding farmland and lanes is significant to understanding its character. The historic relationship of Knott Gate to other former farmhouses and weaving settlements nearby helps demonstrate the development of weaving in Slaidburn and the development of cottage industry out of its agricultural base. The location of Knott Gate over some of the archaeological features that relate to



the medieval village landscape affords additional insight into post-medieval colonisation and development of the rural hinterland.

5.2 Scale it matters

5.2.1 In terms of the 'scale it matters' (DoT, 2014, p. 55), undesignated assets identified during this assessment tend to matter more to local communities and users. As such, undesignated assets will be considered in the context of local objectives such as those set out in local plans (see Section 2.3 and Appendix 1), unless there are clear reasons to consider them with a regional or broader approach.

5.2.2 Designated assets each have a national interest by definition. The treatment of these assets reflects the requirements of the National Planning Policy Framework.⁷⁶

5.3 Significance

5.3.1 Relative levels of significance for the heritage assets in this study area are presented in Appendix 2. Where setting contributes towards the significance of designated assets, consideration has been made of how it does this, and where potential sensitivities arise.

5.3.2 Each of the heritage assets was allocated one of six categories of significance (see Table 1 overleaf; and Appendix 6). These categories are defined by governmental Environmental Impact Assessment guidelines (Highways Agency 2020a and b); see also Table 1 below), in cases where a statutory designation was not already operative. The table over provides a guide as to what type of sites can be expected to provide a good fit for the various levels of significance.⁷⁷

5.3.3 It is recognised that this process '*involves appraisal against a set of judgemental indicators*' (DfT 2014:55), and that a degree of professional judgement has been applied to allocate the scale it matters, significance and rarity.

5.3.4 It is recognised that this process '*involves appraisal against a set of judgemental indicators*' (DfT 2014:55), and that a degree of professional judgement has been applied to allocate the scale it matters, significance and rarity.

⁷⁶ HCLG 2019, *National Planning Policy Framework (NPPF)*, HMSO rev 2021

⁷⁷ Current (Historic England 2015, 2016, and 2017) and historic guidance (DoE 1990:33; DoE 2000:51; English Heritage 2010, 2012a and 2012b) provide the basis on which to determine importance. Further governmental guidance developed the criteria enabling application to individual sites and groups of sites outside of the Scheduling framework (DoE 2000, DoT 2003 and Highways Agency 2020a and b; see also English Heritage 2008). These documents form the basis of the assessment of importance for each of the assets identified.



Cultural Importance/Sensitivity	Examples of sites likely to match this significance level
Very High	<p>Archaeological Remains</p> <ul style="list-style-type: none"> • World Heritage Sites (including nominated sites). • Assets of acknowledged international significance. • Assets that can contribute significantly to acknowledged international research objectives.
	<p>Historic Buildings</p> <ul style="list-style-type: none"> • Standing structures inscribed as of universal importance as World Heritage Sites • Other buildings of recognised international importance
	<p>Historic Landscapes</p> <ul style="list-style-type: none"> • World Heritage Sites inscribed for their historic landscape qualities • Historic landscapes of international sensitivity, whether designated or not • Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s)
High	<p>Archaeological Remains</p> <ul style="list-style-type: none"> • Scheduled Monuments (including proposed sites). • Undesignated assets of schedulable quality and significance. • Assets that can contribute significantly to acknowledged national research objectives.
	<p>Historic Buildings</p> <ul style="list-style-type: none"> • Scheduled Monuments with standing remains • Grade I and Grade II* Listed Buildings • Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade • Conservation Areas containing very important buildings • Undesignated structures of clear national importance
	<p>Historic Landscapes</p> <ul style="list-style-type: none"> • Designated historic landscapes of outstanding interest • Undesignated landscapes of outstanding interest • Undesignated landscapes of high quality and importance, and of demonstrable national sensitivity • Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s)
Medium	<p>Archaeological Remains</p> <ul style="list-style-type: none"> • Designated or undesignated assets that contribute to regional research objectives.
	<p>Historic Buildings</p> <ul style="list-style-type: none"> • Grade II Listed Buildings (It is acknowledged that Grade II listed buildings are of national importance). • Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association • Conservation Areas containing buildings that contribute significantly to its historic character. • Historic Townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
	<p>Historic Landscapes</p> <ul style="list-style-type: none"> • Designated special historic landscapes • Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value • Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s)
Low	<p>Archaeological Remains</p> <ul style="list-style-type: none"> • Designated and undesignated assets of local significance. • Assets compromised by poor preservation and/or poor survival of contextual associations. • Assets of limited value, but with potential to contribute to local research objectives.
	<p>Historic Buildings</p> <ul style="list-style-type: none"> • 'Locally Listed' buildings • Historic (unlisted) buildings of modest quality in their fabric or historical association • Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
	<p>Historic Landscapes</p> <ul style="list-style-type: none"> • Robust undesignated historic landscapes • Historic landscapes with importance to local interest groups. • Historic landscapes whose sensitivity is limited by poor preservation and/or poor survival of contextual associations.
Negligible	<p>Archaeological Remains</p> <ul style="list-style-type: none"> • Assets with very little or no surviving archaeological interest.
	<p>Historic Buildings</p> <ul style="list-style-type: none"> • Buildings of no architectural or historical note; buildings of an intrusive character.
	<p>Historic Landscapes</p> <ul style="list-style-type: none"> • Landscapes with little or no significant historical interest
Unknown	<p>Archaeological Remains</p> <ul style="list-style-type: none"> • The significance of the resource has not been ascertained.
	<p>Historic Buildings</p> <ul style="list-style-type: none"> • Buildings with some hidden (i.e. inaccessible) potential for historic significance
	<p>Historic Landscapes</p> <ul style="list-style-type: none"> • N/A

Table 1: Factors for assessing the value of archaeological assets, after Highways Agency 2020a



6 Impact Assessment

6.1 Introduction

6.1.1 The likely impact of the development proposals (as described in documents supplied to Minerva Heritage Ltd by Mason Gillibrand Architects Ltd in October 2021) on the significance of the heritage resource (as described above) is assessed in this section. To help identify specific areas of heritage significance at the Application Site itself, more detail is provided in Appendix 5.

6.1.2 Impact magnitude is measured according to the terminology set out in Appendices 4-5, especially the British Standards Institution (BSI) “Guide to the conservation of historic buildings” (BS 7913 2013). The language used in this section draws on established guidance and terminology (see Appendix 4), with each instance referenced as and where appropriate.

6.1.3 In terms of predicting impact a precautionary approach is normally taken whereby the maximum possible impact is calculated; we recognise that it is feasible that ‘real’ impacts may be less than as implied in this assessment report. The impact assessment is presented as Appendices 5-6, and a summary is presented in Section 7.1 below.

6.2 Proposed Development Details

6.2.1 The development proposals comprise the following (see also Figures 4-8):

Farmhouse Roof

- a) Slate roof to be reroof using recovered slate and new slate to match
- b) Existing stone flag element (over 19th century extension) to be re-roofed as slate roof to match rest of building
- c) Chimneys to be repaired or rebuilt as per condition
- d) Insert traditional style flue for proposed logburner

Farmhouse 1F

- e) New sash window in existing opening (north-east elevation) to match style of windows on other elevations
- f) Removal of internal stud walls and replacement in new configuration (bathroom/bedroom)
- g) Removal of internal stud walls and replacement in new configuration (bedroom)
- h) Removal of internal stud walls and replacement in new configuration (space above garage)

Farmhouse GF

- i) Existing staircase removed and new floor installed (living room)
- j) Removal of stud walls (porch)
- k) Removal of interior stone wall to create larger opening
- l) Removal of internal stud walls and replacement in new configuration (kitchen)
- m) Insertion of staircase to form new hallway room from kitchen / dining room spaces



- n) Removal of 1970s fireplace

Farmhouse exterior

- o) Existing walling to be repointed with traditional mortar to match existing (south-east and south-west elevations)
- p) New simple metal handrailing (to external staircase, south-east elevation)
- q) Existing staircase in very poor condition to be rebuilt
- r) Replace timber garage doors with full-height glazed windows

Outbuilding Roof

- s) Slate roof to be reroof using recovered slate and new slate to match

Outbuilding GF

- t) Removal of internal stone walls to create open space
- u) Removal of internal fixtures

Outbuilding exterior

- v) Existing Door utilised as entrance to ancillary accommodation (east elevation)
- w) Contemporary glazing to be inserted into previous opening

Curtilage

- x) Insert new timber gate and gate posts into trackside wall (north-west elevation)



6.3 Physical Impacts

6.3.1 Sources of negative impact associated with a development of this type normally comprise loss or damage to sensitive fabric within a building, as loss of historically significant layouts or form. Appendices 5-6 sets out how the proposals impact on fabric, layout and setting, and whether this affects areas of heritage interest.

6.4 Impacts on Setting

6.4.1 Setting is defined in Appendix 3. Damage to heritage character can arise as an impact where the view to, from or across a heritage asset is removed or significantly altered by new construction, or where its setting is otherwise visually compromised.

6.4.2 Most assets will not be affected (see below). Some appropriate statements are presented here relating to the potential impacts of the proposed development upon the setting of those designated assets which will be affected, especially Slaidburn Conservation Area and the Application Site itself (see also Section 6.2).

Knott Gate NHLE 1072229 / PRN18144

6.4.3 Development proposals that affect this Grade II-Listed Building comprise:

- A potential 'Minor adverse' effect arising from proposal (b)
- A potential 'Negligible adverse' effect arising from proposal (d)
- A potential 'Negligible adverse' effect arising from proposal (p)
- A potential 'Negligible adverse' effect arising from proposal (r)
- A potential 'Minor adverse' effect arising from proposal (s)
- A potential 'Minor adverse' effect arising from proposal (u)
- A potential 'Negligible adverse' effect arising from proposal (x)

6.4.4 The combination of minor and negligible adverse effects, when considered cumulatively as a group, should be considered 'Minor'. They represent changes to the '*setting of an historic building, such that it is noticeably changed*'.⁷⁸ There is not a sufficient case to argue for a greater level of negative impact than this.

6.4.5 A positive change to the setting of this asset that arises from proposal (q), rebuilding the existing staircase and bringing it back into use.

6.4.6 A positive change to the setting of Knott Gate arguably also arises from proposal (w), which will likely require removal of the sheet roof, which is arguably a negative element presently within the setting.

⁷⁸ see Appendix 4



Slaidburn Conservation Area

6.4.7 As per Appendix 6, development proposals that affect the Conservation Area comprise:

- Very slight changes to legibility of historic layout and street pattern arising from introduction of new entrance (proposal x); and from the replacement of existing (although modern) timber garage doors with full-height glazed windows (proposal r);
- Slight changes to the Application Site resulting in very slight change to the “*Architectural and historic interest of the conservation area’s buildings*”;
- Slight changes to the Application Site resulting in very slight change to the “*Remarkable surviving historic appearance with almost complete absence of 20th century alterations and accretions*”;
- Slight changes to the Application Site resulting in very slight change to the “*Prevalent use of local building stone and almost exclusive use of timber joinery for windows and doors*”;
- A very slight change to the “*Rural setting of the village*” (in that it is assumed Knott Gate will become a residential property rather than a farmhouse); and
- A very slight change to “*Local details such as wells, carriage entrances, stone steps and other reminders of the village’s agricultural history*” arising from replacement of existing (although modern) timber garage doors with full-height glazed windows. (proposal r)

6.4.8 The Application Site is included in two of the ‘important views’ identified in the Conservation Area Appraisal. There is no specific reason given as to why these are important - other than that they look out from the Conservation Area into the adjacent farmland - so they are presumed to reflect the agricultural character of the settlement throughout its history: “*gaps between buildings afford views to surrounding countryside and the rural location of the village is evident.*”⁷⁹ These development proposals will affect neither the appreciation of the surrounding countryside nor the evident rural location of Slaidburn village.

6.4.9 There is some line of sight between the Application Site and four unlisted buildings of townscape merit (see below), there will be no significant impact to the setting of these heritage assets insofar as it contributes to their heritage significance.

- Reading Room, Town End (PRN21726).
- W of No.6 Town Bank (PRN37810)
- Nos.1-4 Mount Pleasant, Shay Lane (PRN23908)
- Glebe House, Slaidburn (PRN9853)

6.4.10 Even considering the cumulative impacts of these proposed changes as a group, the impact on Slaidburn Conservation Area should probably be considered ‘Negligible’, in that they represent ‘*very small change to historic landscape character.*’⁸⁰

⁷⁹ The Conservation Studio 2005, *Slaidburn Conservation Area Appraisal*, p11 and supporting map

⁸⁰ see Appendix 4



Forest of Bowland Area of Outstanding Natural Beauty

6.4.11 As per Appendix 6, development proposals that affect the AONB comprise:

- A potential 'Negligible adverse' effect arising from proposal (b).
- A potential 'Negligible adverse' effect arising from proposal (r).

6.4.12 Both these proposed changes to the farmhouse exterior comprise very minor changes to parts of what is a key historic landscape element (see Section 5.3.2).

6.4.13 Considering the cumulative impacts of these proposed changes, the impact on the AONB should be considered 'Negligible', in that they represent '*very small change to historic landscape character*'.⁸¹

Other designated assets

6.4.14 While there is line-of-sight to properties as per Appendix 6, the values inherent in the setting of these designated asset will not be affected to any significant extent by the development proposals. The impacts of the development proposals will comprise 'No Change', resulting in a 'Neutral' effect on each of the remaining designated assets in the study area.

6.5 Impact Significance

6.5.1 By continuing to apply the same methodology, it now becomes possible to demonstrate the significance of the potential impacts upon the heritage assets (see Appendix 7).

6.5.2 Impact assessment relies on measuring the magnitude of the impacts against the importance of the resource. The significant results are also presented as Table 2 in Section 7.1 for ease of reference. Some impacts benefit from further discussion as set out below.

Knott Gate NHLE 1072229 / PRN18144

6.5.3 The changes to this asset mostly comprise either 'Negligible' or 'Minor' impacts to fabric, and 'Negligible' impact on setting (see Appendix 5). At most, they affect historic building elements and setting such that the asset is '*slightly different*'.

6.5.4 The 'Minor' cumulative impact measured against this asset of 'High' significance results in a 'Slight/Moderate' impact.

6.5.5 There are also a limited range of positive impacts on heritage significance that are likely to arise from the proposals.

⁸¹ see Appendix 4



Slaidburn Conservation Area

- 6.5.6 Potential changes to this asset comprise ‘Negligible’ impacts to its fabric, and ‘Minor’ impact on setting (see Appendix 5). At most, they affect *‘limited changes to historic landscape character’*.
- 6.5.7 The ‘Negligible’ cumulative impact measured against this asset of ‘High’ significance results in ‘Slight’ impact.

Forest of Bowland Area of Outstanding Natural Beauty

- 6.5.8 Potential changes to this asset ‘Negligible’ impacts to its fabric, and ‘Negligible’ impact on setting (see Appendix 5). At most, they affect *‘very small change to historic landscape character’*.
- 6.5.9 The ‘Negligible’ impacts measured against this asset of ‘High’ significance results in a ‘Slight’ impact.



7 Conclusion

7.1 Outline

7.1.1 In summary, we assume that:

- The development proposals will have a ‘Minor’ physical impact upon the Grade II Listed Building at the Application Site (Knott Gate / NHLE1072229); and a ‘Negligible’ indirect impact upon its setting. These impacts should probably be interpreted as comprising ‘Slight’ harm, although the methodology indicates ‘Slight/Moderate’ harm.
- The development proposals will have a ‘Slight’ impact on the Slaidburn Conservation Area. This is clearly less than substantial harm.
- The development proposals will have a ‘Slight’ impact on the Forest of Bowland Area of Outstanding Beauty. This is clearly less than substantial harm.

7.1.2 Table 2 below summarises the impacts of the development proposals on the heritage assets identified.

Table 2: Summary Impact Assessment

Asset	Significance	Direct Impact	Impact on Setting	Magnitude
Knott Gate (NHLE1072229)	High	Minor	Negligible	Slight / Moderate
Slaidburn Conservation Area	High	Negligible	Negligible	Slight
Forest of Bowland AONB	High	Negligible	Negligible	Slight

Knott Gate

7.1.3 This heritage assessment has indicated that the development proposals are likely to create a combination of negative and positive impacts upon the Grade II-Listed Building at the Application Site (Knott Gate / NHLE1072229). The harm is calculated as a ‘Slight/Moderate’ impact, and the asset will be ‘slightly different’ following the development.

7.1.4 The result of ‘Slight/Moderate’ calculated using Appendix 7 is at the threshold of the levels of ‘substantial harm’ and ‘less than substantial harm’ recognised by the NPPF⁸². Effects at the ‘Moderate’ level can be considered to be material decision-making factors, whilst effects at the ‘Slight’ level are not material in the decision-making process⁸³.

7.1.5 Allocating a ‘Moderate’ level of harm (cf Appendix 7) as the proposals affect Knott Gate does not seem to be proportionate. In our judgement the proposals do not cause a level of ‘substantial harm’, but ‘Slight’ harm, which is ‘less than substantial’.

⁸² See *R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited* [2019] EWHC 2899 (Admin)

⁸³ Highways England 2019, *LA 104 Environmental assessment and monitoring and LA 106 Cultural heritage assessment*



Slaidburn Conservation Area

- 7.1.6 There are also a range of negative impacts on the Slaidburn Conservation Area. These are mostly negligible adverse changes, that even as a group do not combine to create a negative adverse effect.
- 7.1.7 The exterior of Knott Gate will remain largely unchanged, with some notable exceptions – repairs to render, repairs to and replacement of sections of roof, and the replacement of the modern garage door that occupies the former cart door.
- 7.1.8 Harm to the Conservation Area is ‘Slight’ – that is to say ‘less than substantial’ harm.

Forest of Bowland AONB

- 7.1.9 Negative impacts on the Forest of Bowland AONB are ‘Negligible’ and comprise ‘very small change’. This is clearly a ‘Slight’ adverse impact.
- 7.1.10 Harm to the AONB is ‘Slight’ – that is to say ‘less than substantial’ harm.

7.2 Recommendations

- 7.2.1 In the cases of the Slaidburn Conservation Area and the Forest of Bowland AONB, the level of harm is ‘Slight’, and ‘less than substantial’.
- 7.2.2 Where proposed change *“will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”*⁸⁴.
- 7.2.3 In the case of Knott Gate (NHLE1072229), the harm is also considered to be ‘Slight’. However, there are also some positive changes to the heritage significance of this asset that count in its favour, not least securing a long-term future for the asset through owner-occupation.
- 7.2.4 Furthermore, it is likely that some historic and/or evidential information which contributes to the significance of the site overall may be lost by removal without prior recording. The main farmhouse has been altered considerably since its initial construction, although the internal stone wall that marks it out as a 17th century two-cell house remains. The outbuilding, on the other hand, does not seem to have been changed substantially, and it retains evidence for function. Both may contain evidence for sequential development. In this case, paragraphs 205-207 of the National Planning Policy Framework are likely to apply:
- 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a

⁸⁴ HCLG 2019, NPPF, para 202



manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

- 206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Mitigation: Built heritage

- 7.2.5 Any changes to this asset arising from development proposals should be mitigated appropriately through preservation ‘by record’. A ‘Level 2’ survey as prescribed by Historic England (2017) is considered to be an appropriate response to this context. There are likely to be elements of the complex - such as sequential development and evidence for historic function in the outbuilding - which warrant particular attention, and elements from a ‘Level 3’ survey should be considered for those.

Archaeology

- 7.2.6 The presence or absence of below-ground archaeological remains is unknown, although there are clearly features in the field adjacent (east). The construction of the farmhouse and other buildings have likely removed any archaeological remains in this location, and it is likely that the fabric of earlier iterations of the buildings on the Application Site were reused as much as possible.
- 7.2.7 On this basis we consider it very unlikely that any archaeological remains survive at the Application Site, and do not consider that any archaeological monitoring or further investigation is appropriate.



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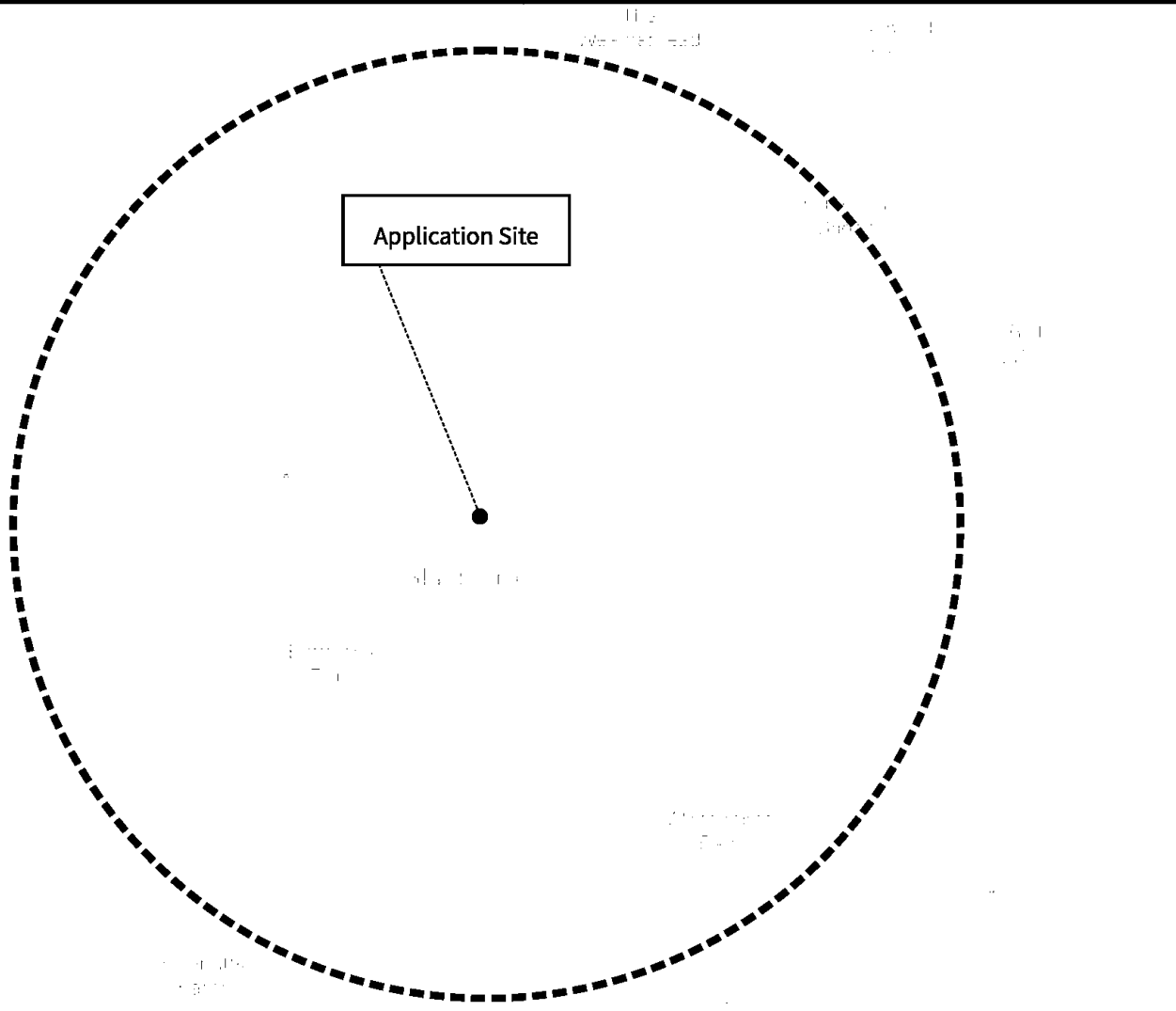
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Client
John Forrester Limited

Location
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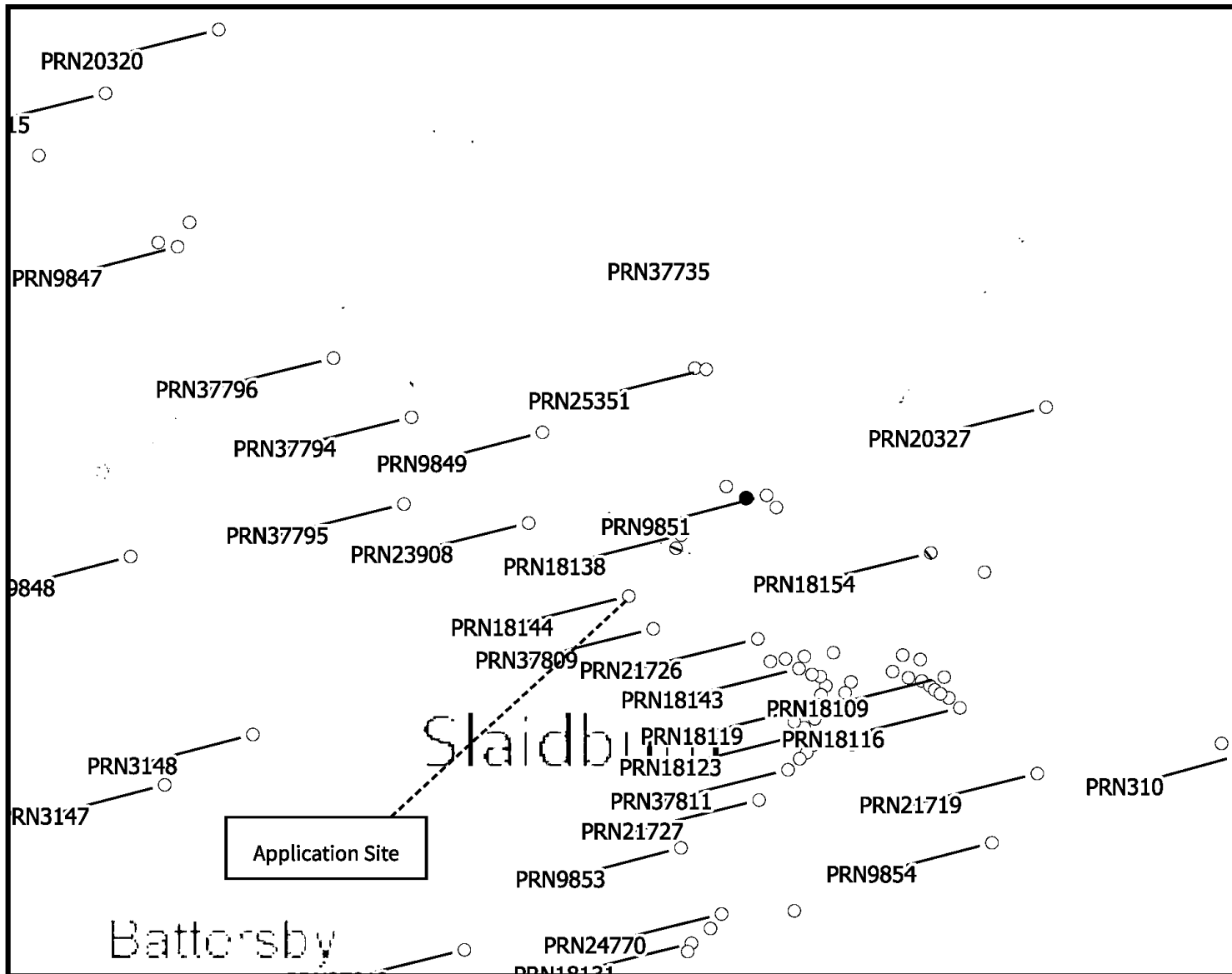
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Figure 1: Location Map

Scale at A4 1:15,000

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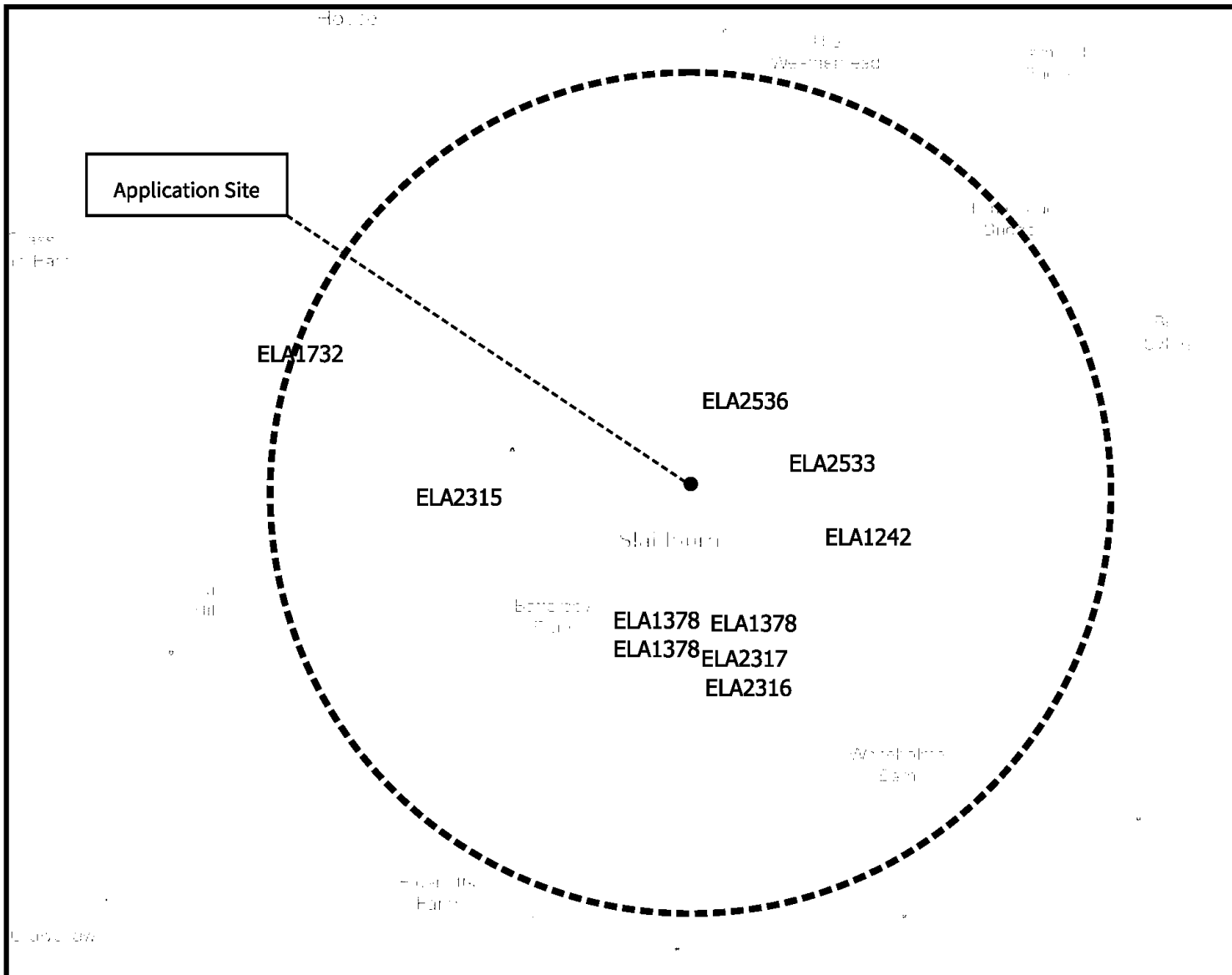
Figure 2: Distribution of Historic Environment Record Entries in Slaidburn

Scale at A4 1:5,000

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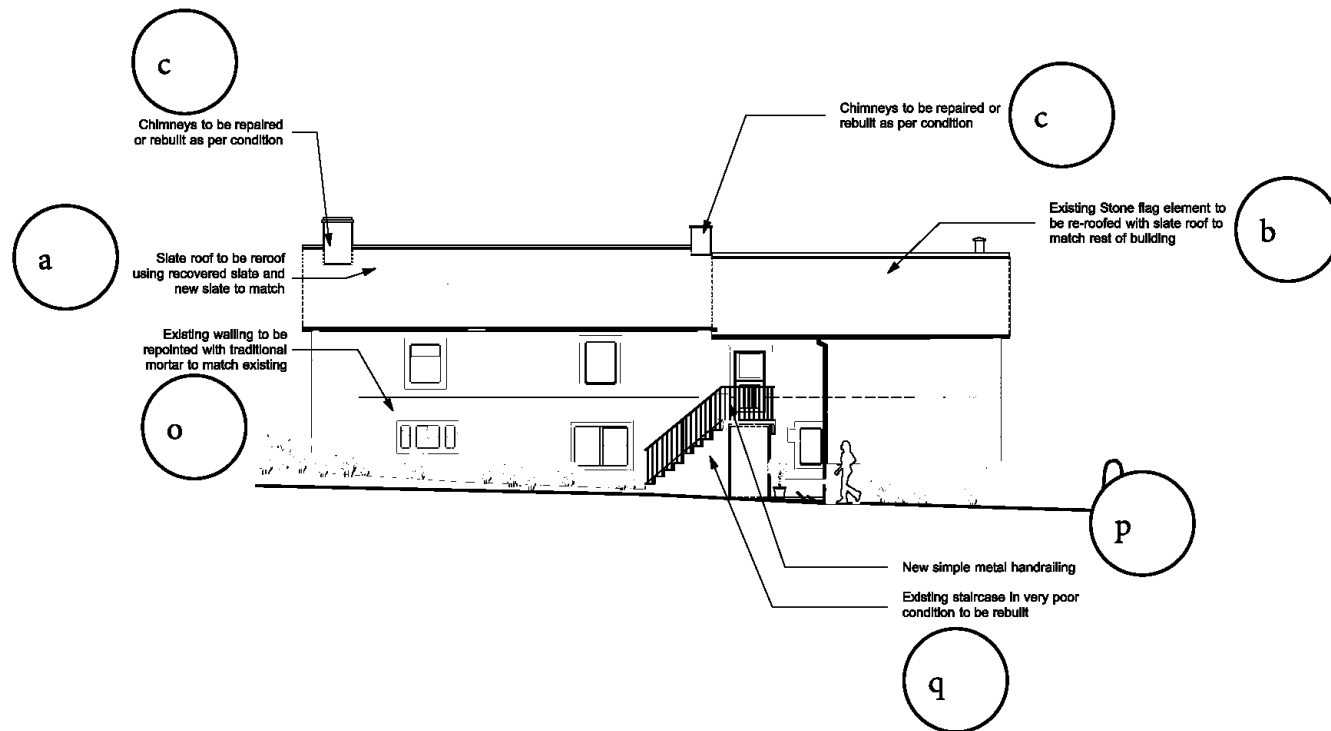
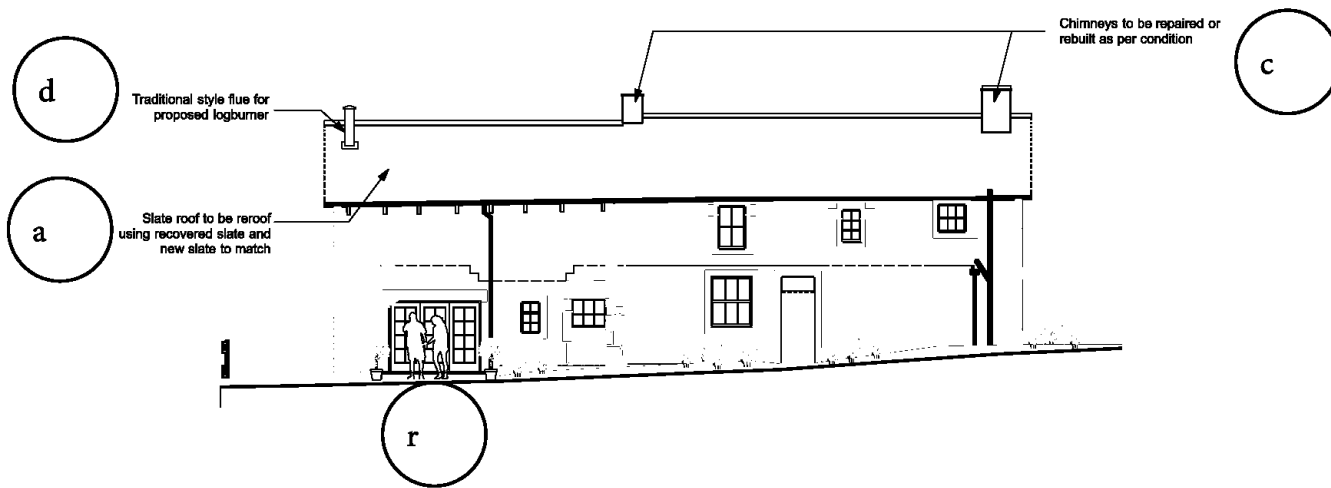
Figure 3: Distribution of Historic Environment Records (Events) within 1km

Scale at A4 1:15,000

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Figure 4: Development Proposals (Main building NW and SE elevations)

Extracts not reproduced to scale

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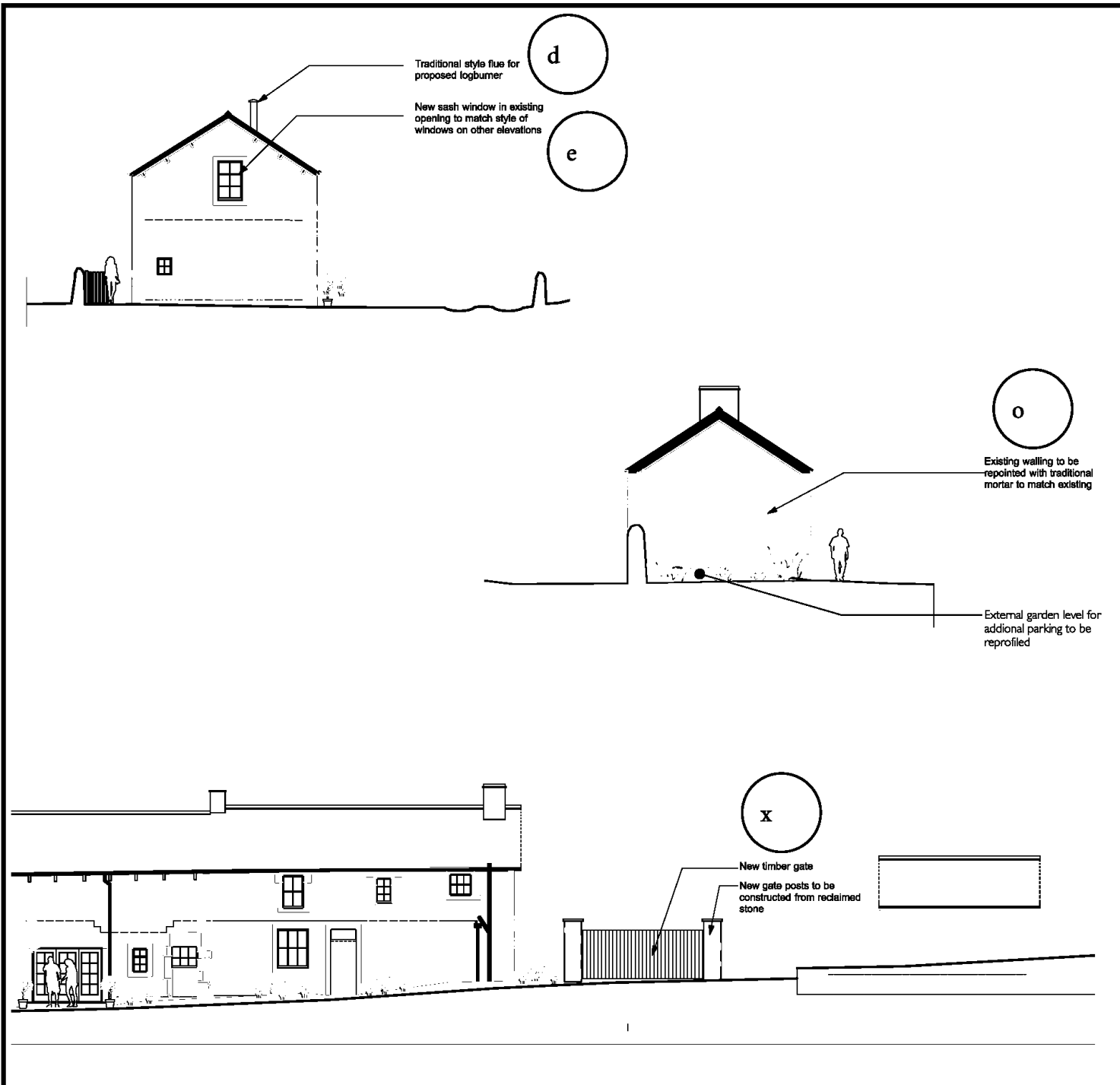
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Figure 5: Development Proposals (Main building NE, SW and full NW elevations)

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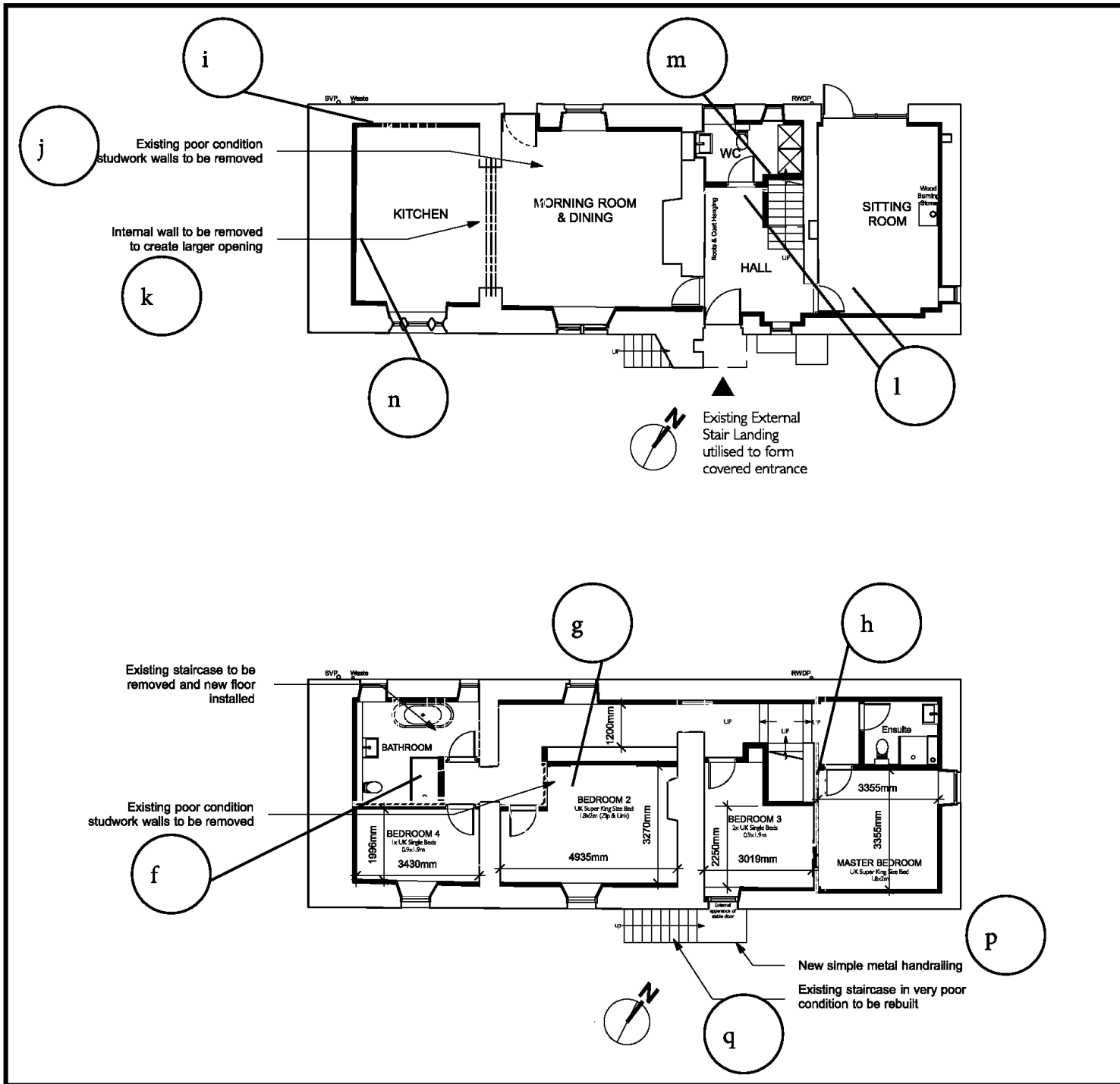
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Figure 6: Development Proposals (Main building interior: Ground floor in upper section, First floor in lower section)

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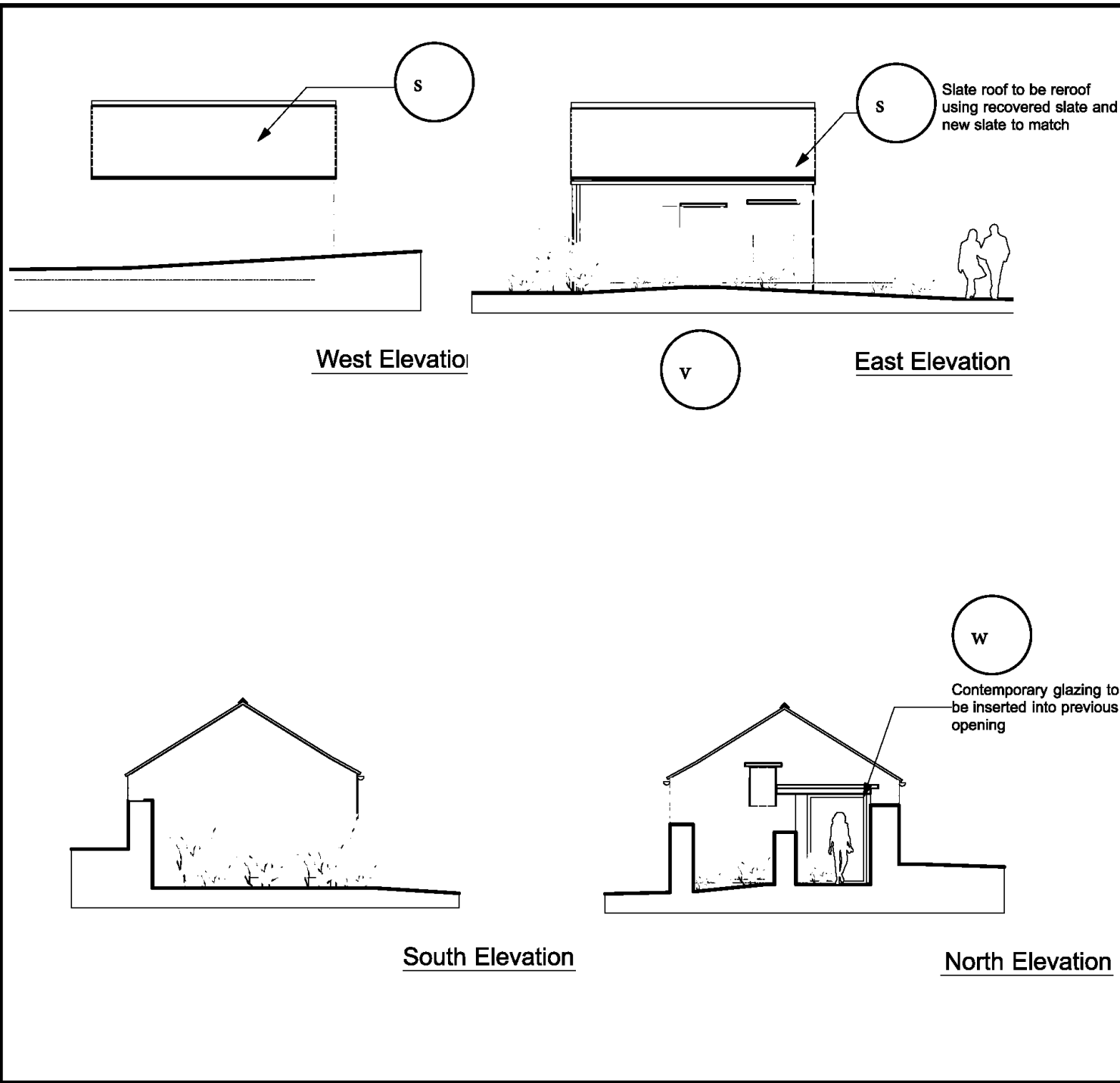
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Figure 7: Development Proposals (Outbuilding exterior)

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Location

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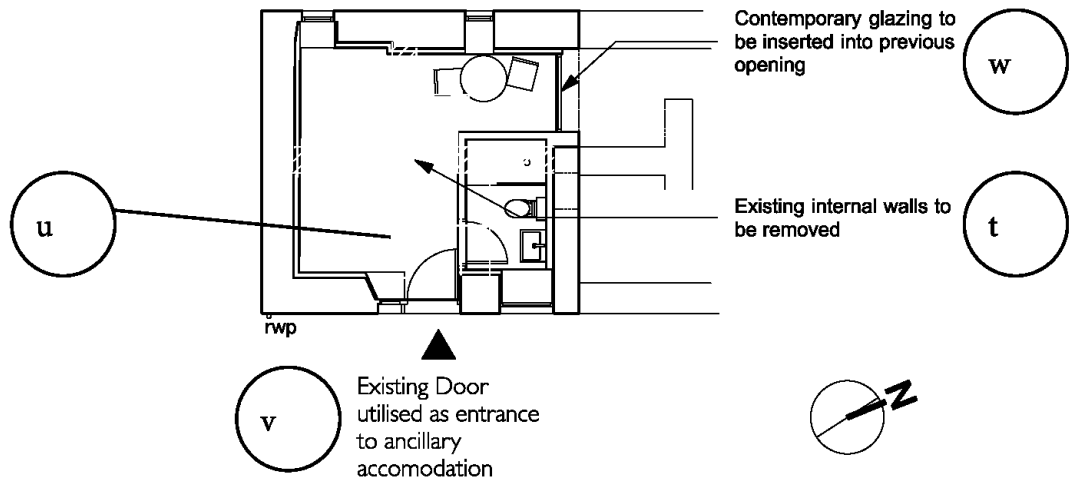
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Figure 8: Development Proposals (Outbuilding interior)

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Appendix 1: Relevant Local Planning Policy

Ribble Valley Borough Council Core Strategy 2008 – 2028: A Local Plan for Ribble Valley

Section 5.6

The SA Scoping report highlighted a need to protect and enhance the historic environment of Ribble Valley. This includes heritage assets and their settings. The LDF evidence base provides up to date information on the historic environment such as up to date conservation area appraisals, which include information on issues such as listed buildings and buildings of townscape merit. There is a rolling programme to keep these appraisals up to date. It is clear through LDF evidence base work and reports such as the SA scoping report that Ribble Valley has a high quality environment (including historic environment) that must be preserved and enhanced for a variety of reasons, including their educational role. The historic environment should continue to inform and inspire new development of high quality.

KEY STATEMENT EN5: HERITAGE ASSETS

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

POLICY DME4: PROTECTING HERITAGE ASSETS

10.15 in considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance.

This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation



Area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed Buildings and other Buildings of Significant Heritage Interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

NB Sections 3 and 4 from the Policy DME4 are omitted as not strictly relevant to this project.

Forest of Bowland AONB Management Plan 2019 – 2024 (pre-adoption version)

Objective [1.3] of the plan is to:

“Support the conservation, restoration and management of the historic environment and wider cultural landscape”.

It is recognised that “historic and cultural elements of the environment serve to enrich the landscape's scenic quality, meaning and value.”

“Development within and close to AONBs is expected to conform to a high standard of design, to be in keeping with local distinctiveness and, fundamentally, seeks to conserve and enhance the AONB’s natural beauty.”⁸⁵

⁸⁵ Forest of Bowland AONB Management Plan 2019 - 2024 (Pre-adoption version)



Appendix 2: Gazetteer

All Heritage Assets: Summary

Table 3: Gazetteer of Heritage Assets within 1km

LHER ID	NHLE ID	Name	Significance
PRN1114	1163738	Church of St Andrew, Slaidburn	High
PRN13018		Phynis Beck, Slaidburn	
PRN18108	1072214	War Memorial, Chapel Street, Slaidburn	High
PRN18109	1362291	Duckmire Farmhouse, No.1 Chapel Street, Slaidburn	High
PRN18110	1072215	No.4, Chapel Street, Slaidburn	High
PRN18111	1362292	Nos 6 & 8, Chapel Street, Slaidburn	High
PRN18112	1072216	No. 10, Chapel Street, Slaidburn	High
PRN18113	1072217	No. 12, Chapel Street, Slaidburn	High
PRN18114	1072218	Nos 16 and 18, Chapel Street, Slaidburn	High
PRN18115	1362293	No. 14, Chapel Street, Slaidburn	High
PRN18116	1163626	Nos 20, 22 and 24, Chapel Street, Slaidburn	High
PRN18117	1362255	No. 2 and Shop (Central Stores) adjoining to North, Church Street, Slaidburn	High
PRN18118	1163633	No. 4, Church Street, Slaidburn	High
PRN18119	1072219	No. 8, Church Street, Slaidburn	High
PRN18120	1318137	No. 10 (Highcross), Church Street, Slaidburn	High
PRN18121	1072220	No. 12, Church Street, Slaidburn	High
PRN18122	1362256	No. 16, Church Street, Slaidburn	High
PRN18123	1163662	Nos 18 and 20, Church Street, Slaidburn	High
PRN18124	1072221	Church Stile Farmhouse, Church Street, Slaidburn	High
PRN18125	1163670	No. 1 Church Street, (Youth Hostel), Slaidburn	High
PRN18126	1362257	No.3, Church Street, Slaidburn	High
PRN18127	1163698	Nos 13 and 15, Church Street, Slaidburn	High
PRN18128	1072222	No. 17, Church Street, Slaidburn	High
PRN18129	1318130	No. 19, Church Street, Slaidburn	High
PRN18130	1362258	North-East of No. 27 Church Street, Slaidburn	High
PRN18131	1072223	No. 31 Church Street, Slaidburn	High
PRN18132	1318096	No. 33, Church Street, Slaidburn	High
PRN18134	1362259	Cross Shaft, Church of St Andrew, Slaidburn	High
PRN18135	1318112	Sundial, Church of St Andrew, Slaidburn	High
PRN18137	1362260	The Hark to Bounty, Town End, Slaidburn	High
PRN18138	1163802	Rock House, Town End, Slaidburn	High
PRN18139	1072226	Railings etc at Rock House	High
PRN18140	1163819	Ivy Cottage, Town End, Slaidburn	High
PRN18141	1072227	No. 1, Town End, Slaidburn	High
PRN18142	1318067	No. 3, Town End, Slaidburn	High
PRN18143	1072228	Nos 5, 7 and 9, Town End, Slaidburn	High
PRN18144	1072229	Knott Gate, Town End, Slaidburn	High
PRN18145	1318036	Ellerbeck Hall (formerly Woodhouse Hall), Wood House Lane, Slaidburn	High
PRN18151	1163890	Holmehead Bridge, Slaidburn	High
PRN18153	1072233	New Bridge (formerly Slaidburn Bridge), River Hodder, Slaidburn	High
PRN18154	1163902	Old Bridge, Slaidburn	High
PRN18155	1072190	Townhead, Slaidburn	High
PRN19078		Mill House, Slaidburn	
PRN20315		Tenter Banks, Slaidburn	
PRN20315		Tenter Banks, Slaidburn	
PRN20318		Slaidburn area	
PRN20320		Walk Mill, Croasdale Beck off Wood House Lane, Slaidburn	
PRN20327		The Skaithe, Slaidburn	
PRN21719		Slaidburn Village Hall, Chapel Street, Slaidburn	
PRN21720		Chapel Street, Slaidburn	
PRN21721		Jubilee Well, east of War Memorial, Chapel Street, Slaidburn	
PRN21726		Reading Room, Town End, Slaidburn	
PRN21727		Church Street, Slaidburn	
PRN23908		Nos.1-4 Mount Pleasant, Shay Lane, Slaidburn	
PRN24770		No. 23, Church Street, Slaidburn	
PRN25350		Townhead, Slaidburn	
PRN25351		Townhead, Slaidburn	
PRN33002		Balaam's Grove, Slaidburn	

Knott Gate, Townend, Slaidburn, Clitheroe BB7 3EP
Heritage Statement



LHER ID	NHLE ID	Name	Significance
PRN310	1362279	New Bridge or Slaidburn Bridge, River Hodder, Slaidburn	High
PRN311		A garden in Slaidburn, perhaps the former Rectory.	
PRN3147		South of Townfield Plantation, Slaidburn	
PRN3148		South of Townfield Plantation, Slaidburn	
PRN3259		West of Baite Laithe, Slaidburn	
PRN37787		Wood House Lane, Slaidburn	
PRN37788		Slaidburn/Newton	
PRN37790		North-east of Ellerbeck Hall, Slaidburn	
PRN37793		North of Whiteholme Farm, Slaidburn	
PRN37794		South of Shay Lane, Slaidburn	
PRN37795		Mount Pleasant, Slaidburn	
PRN37796		South of Shay Lane, Slaidburn	
PRN37797		South of Pages Farm, Slaidburn	
PRN37798		South of Pages Farm, Slaidburn	
PRN37799		Southwest of Pages Farm, Slaidburn	
PRN37800		South of Wood House Cottage, Slaidburn	
PRN37801		North of Wood House Lane, Slaidburn	
PRN37802		North of Eller Beck Bridge, Slaidburn	
PRN37803		West of Eller Beck, Slaidburn	
PRN37806		Town End, Slaidburn	
PRN37807		Hark to Bounty, Slaidburn	
PRN37808		No.6 Town Bank, Slaidburn	
PRN37809		Knott Gate, Slaidburn	
PRN37810		W of No.6 Town Bank, Slaidburn	
PRN37811		Church Street, Slaidburn	
PRN37812		West side of Slaidburn	
PRN37813		W of Church Stile, Slaidburn	
PRN37814		SW of Old Bridge, Slaidburn	
PRN37815		E of Church Street, Slaidburn	
PRN37816		River Hodder, near Whiteholme, Slaidburn	
PRN37817		E of Dunnow Syke, Slaidburn	
PRN9195		Slaidburn	
PRN9196		Dunnow Lodge, Slaidburn	
PRN9815		Fell Side, Easington	
PRN9844		Eller Beck Bridge, Slaidburn	
PRN9845		Pages Farm, Wood House Lane, Slaidburn	
PRN9846		Off Wood House Lane, Slaidburn	
PRN9846		Off Wood House Lane, Slaidburn	
PRN9847		Off Wood House Lane, Slaidburn	
PRN9848		Townfield Plantation, Knot Hill, Slaidburn	
PRN9849		Shay Well, Slaidburn	
PRN9850		Slaidburn Mill Pond, Slaidburn	
PRN9851		Mill House, Slaidburn	
PRN9852		Old Smithy, Slaidburn	
PRN9853		Glebe House, Slaidburn	
PRN9854		Cart House Well, Slaidburn	
PRN9855	1072224	Brennand's Endowed School (Formerly listed as Slaidburn School)	High
PRN9856		Delph Plantation, Slaidburn	
PRN9860		North of Townhead, Slaidburn	
PRN37735		Townhead, Slaidburn	
PRN39751		Bell Sykes, Slaidburn	



Listing Details of designated assets within 100m of Application Site

Knott Gate

House, probably late C17th, altered. Slobbered rubble with slate roof. 2-unit plan with a former farm building to the north-east now incorporated into the house. 2 storeys. House of 2 bays. The left-hand ground-floor window has a rebate and an inner hollow chamfer, was formerly of 4 lights and now has 2 mullions remaining. The right-hand window has a plain stone surround, central square mullion, and glazing bars. On the 1st floor the left-hand window has a chamfered surround made from fragments of C17th window. The right-hand window is sashed with glazing bars and has a plain stone surround. To the right of the right-hand bay is a flight of external stone steps. The stone platform at their top forms a hood to a ground-floor doorway with long-and-short jambs, having a window to its right with plain stone surround. The 1st floor doorway above has a plain stone surround. The right-hand gable has a window with plain reveals on the ground floor and a former pitching hole with plain stone surround, now a window, on the 1st floor. At the rear are windows with plain stone surrounds.⁸⁶

Listing NGR: SD7096952451

Ivy Cottage

GV II. House, mid C18th. Slobbered rubble with slate roof. 2 storeys, 3 bays. Windows have cyma-moulded stone surrounds, the ground-floor ones each having one central square mullion remaining. The door, in the middle bay, has an architrave with cyma moulding. Shaped stone gutter brackets. Chimney at the left, and to the right of the door.⁸⁷

Listing NGR: SD7099052505

Rock House and Barn Adjoining to West

House, early C19th. Scored render with sandstone dressings and slate roof. Symmetrical composition of 2 storeys with attics and 3 bays. The windows are 6-pane sashes with plain stone surrounds. The attic has a central timber dormer. The door has a plain stone surround and a wooden portico with pediment, 2 Tuscan columns and 2 attached columns. Moulded cornice gutter and end stacks. The barn adjoining to the left and partly used as an extension to the house is dated 'GP AD 1707' on a plaque over the main entrance. It is of rubble with a slate roof. The wide entrance is chamfered with a segmental head. To its right is a 6-pane sash with plain stone surround. At the far left is a door with a chamfered surround of punched stone, with a window with plain stone surround to its right. The gutter brackets are of shaped stone and there is a chimney to the right of the main entrance.⁸⁸

Listing NGR: SD7101252498

⁸⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1072229>

⁸⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1163819>

⁸⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1163802>



Railings, Gate Piers and Gates South of Rock House

GV II. Garden Railings, probably mid C19th, cast iron. Railings and gate have urn finials. Pair of gate-piers and 2 outer stone piers of sandstone, square section with shaped top.⁸⁹

Listing NGR: SD7101452485

⁸⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1072226>



Appendix 3: Defining Setting

The **X'ian Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas** adopted by the 15th General Assembly of ICOMOS in October 2005 (ICOMOS 2005) stated that:

'The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character'.

The **National Planning Policy Framework** (NPPF p56; CLG 2012) states that the setting of a heritage asset comprises:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

The **Historic England Good Practice Guide 3: Setting of Heritage Assets** (p2) expands on this position:

"The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary). All of the following matters may affect the understanding or extent of setting:

- While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals; for instance, new understanding of the relationship between neighbouring heritage assets may extend what might previously have been understood to comprise setting
- Extensive heritage assets, such as landscapes and townscapes, can include many heritage assets and their nested and overlapping settings, as well as having a setting of their own. A conservation area will include the settings of listed buildings and have its own setting, as will the village or urban area in which it is situated (explicitly recognised in green belt designations)
- The setting of a heritage asset may reflect the character of the wider townscape or landscape in which it is situated, or be quite distinct from it, whether fortuitously or by design (eg a quiet garden around a historic almshouse located within the bustle of the urban street-scene)
- Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to considerations of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account

In primary legislation, the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance."



Appendix 4: Impact Definitions

The maximum potential impacts arising from the development proposals have been presented according to magnitude of impact in Table 4 below. Impact significance is measured by referring to the following table:

Table 4: Magnitude of Impact

Significance of Impact	Description of Impact
Major Adverse	Archaeological Remains Change to most or all key archaeological elements, such that the resource is totally altered Comprehensive changes to setting Total changes to setting of archaeological or historic building assets Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to the character of a historic landscape area.
	Historic Buildings Change to key historic building elements, such that the resource is totally altered. Total change to the setting.
	Historic Landscapes Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit
Moderate Adverse	Archaeological Remains Changes to many key archaeological elements, such that the asset is clearly modified Considerable changes to setting
	Historic Buildings Change to many key historic building elements, such that the resource is significantly modified Changes to the setting of an historic building, such that it is significantly modified
	Historic Landscapes Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character
Minor Adverse	Archaeological Remains Changes to key archaeological elements, such that the asset is slightly altered Slight changes to setting
	Historic Buildings Change to key historic building elements, such that the asset is slightly different Change to setting of an historic building, such that it is noticeably changed
	Historic Landscapes Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character
Negligible Adverse	Archaeological Remains Very minor changes to elements or setting
	Historic Buildings Slight changes to historic buildings elements or setting that hardly affect it
	Historic Landscapes Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	Archaeological Remains/ Historic Buildings No change to fabric or setting
	Historic Landscapes No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.



Appendix 5: Impact Assessment – Application Site

Table 6: Magnitude of Impacts and Impact Significance

Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
Farmhouse Roof					
a)	Slate roof to be reroof using recovered slate and new slate to match	Fabric	Slate roof	Probably a mid-late 19C replacement of earlier flagged roof.	Negligible
b)	Existing stone flag element (over 19 th century extension) to be re-roofed as slate roof to match rest of building	Fabric	Slate flag roof over cartshed	Probably original, and late 19C.	Minor
		Setting	NHLE1072229 and Conservation Area	One of few flag roofs in Conservation Area. Clearly demonstrates the crude nature of the cartshed and that it is an addition.	Minor
c)	Chimneys to be repaired or rebuilt as per condition	Fabric	Both chimneys	Both probably original stacks. One is missing pots.	Negligible
d)	Insert traditional style flue for proposed logburner	Fabric	UPVC rooflight	None; intrusive in an otherwise uninterrupted roof covering	Positive
		Setting	NHLE1072229 and Conservation Area	One of few flag roofs in Conservation Area.	Negligible
Farmhouse 1F					
e)	New sash window in existing opening (north-east elevation) to match style of windows on other elevations	Fabric	Late 19C window	Although original to cartshed, this has very little intrinsic value	Negligible
f)	Removal of internal stud walls and replacement in new configuration (bathroom/bedroom)	Fabric, Layout	Internal stud walls (probably late 19C or early 20C)	Illustrates development sequence and historic depth, but intrusive to original layout	Negligible
g)	Removal of internal stud walls and replacement in new configuration (bedroom)	Fabric, Layout	Internal stud walls (probably late 19C or early 20C)	Illustrates development sequence and historic depth, but intrusive to original layout	Negligible
h)	Removal of internal stud walls and replacement in new configuration (space above garage)	Fabric, Layout	Internal stud walls (probably late 19C or early 20C)	Illustrates development sequence and historic depth, but	Negligible



Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
				intrusive to original layout	
Farmhouse GF					
i)	Existing staircase removed and new floor installed (living room)	Fabric, Layout	Internal stud walls and stairs (probably late 19C or early 20C)	Illustrates development sequence and historic depth, but intrusive to original layout	Negligible
j)	Removal of stud walls (porch)	Fabric, Layout	Internal stud walls (probably late 19C or early 20C)	Illustrates development sequence and historic depth, but intrusive to original layout	Negligible
k)	Removal of interior stone wall to create larger opening	Fabric, Layout	Internal stone wall, likely original (17C)	Original two-unit ground floor plan of 17C farmhouse becomes a single unit, although stubs retain legibility.	Minor
l)	Removal of internal stud walls and replacement in new configuration (kitchen)	Fabric	Internal stud walls (probably late 19C or early 20C)	Illustrates development sequence and historic depth, but intrusive to original layout	Negligible
m)	Insertion of staircase to form new hallway room from kitchen / dining room spaces	Fabric, Layout	Flooring and joists here are mid-late 19C	Original fabric to mid-late 19C cartshed addition.	Negligible
n)	Removal of 1970s fireplace	Fabric	1970s fireplace	None	No change
Farmhouse exterior					
o)	Existing walling to be repointed with traditional mortar to match existing (south-east and south-west elevations)	Fabric	Existing mortar	Unclear how recent the existing mortar is. Likely to be mid-late 19C	Negligible
p)	New simple metal handrailing (to external staircase, south-east elevation)	Fabric, Layout, Setting	Stone steps, wall fabric	Possibly survival from earlier incarnation of the building, or a mid-19C addition	Negligible: slightly impairs legibility
q)	Existing staircase in very poor condition to be rebuilt	Fabric	Stone steps	Possibly survival from earlier incarnation of the building, or a mid-19C addition	Negligible adverse. But bringing staircase and entrance back into use is a minor positive
r)	Replace timber garage doors with full-height glazed windows	Layout	Timber garage doors	Fabric of no value. Illustrates late 20C function as	Negligible: but impairs legibility



Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
				adaptation of 19C function	
		Setting	NHLE1072229 and Conservation Area	The historic relationship to the surrounding farmland and lanes is significant to understanding its character, and the cart doors that characterise this building as a cart shed are a contributing element.	Negligible
Outbuilding Roof					
s)	Slate roof to be reroof using recovered slate and new slate to match	Fabric	Slate roof over outbuilding	Likely the earliest extant roof on site. Probably 18C or even 17C.	Minor direct impact
		Setting	NHLE1072229 and Conservation Area	One of few flag roofs in Conservation Area. Has a strong vernacular character.	Minor (to Listed Building) Negligible (to Conservation Area)
Outbuilding GF					
t)	Removal of internal stone walls to create open space	Fabric, Layout	Internal stone wall, likely original (probably 18C or even 17C)	Wall section may possibly contain historic evidence for earlier forms of the site.	Minor
u)	Removal of internal fixtures	Fabric, Layout, Setting	Feeding stall, vestigial hayloft structure, workbench, gate,	Features illustrate historic functions	Minor; impairs legibility
Outbuilding exterior					
v)	Existing Door utilised as entrance to ancillary accommodation (east elevation)	Fabric	Door – probably a late 19C replacement	Contains evidence for use of local (Slaidburn Estate) craftsmen to adapt and repair the property portfolio	Negligible
w)	Contemporary glazing to be inserted into previous opening	Layout, Setting	Modern corrugated sheet roof to be removed.	Opening is probably original to the structure, so 18C or even 17C	Positive change through removal of sheet roof
Curtilage					
x)	Insert new timber gate and gate posts into trackside wall (north-west elevation)	Fabric	Likely late 19 th to early 20 th century wall fabric	Likely little intrinsic historic value	Negligible



Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
		Layout	Likely late 19 th to early 20 th century wall fabric	Likely little intrinsic historic value	Negligible



Appendix 6: Impact Assessment – Designated Assets and Setting

Asset	How setting contributes to heritage significance	Description of change	Impact on setting
Ivy Cottage (NHLE1163819 / PRN18140)	Position at Town End, away from the historic core of the village, demonstrates geographical spread of the village outwards incorporating isolated farmsteads and adaptation of existing building stock. An historic relationship to surrounding farmland and lanes is also significant.	The Application Site is clearly visible from this asset.	No Change
Rock House and Barn Adjoining to West (NHLE1163802 / PRN18138)	Position at Town End, away from the historic core of the village, demonstrates geographical spread of the village outwards incorporating isolated farmsteads (i.e. Ivy Cottage and adjacent barn). An historic relationship to surrounding farmland and lanes is also significant. There is also an historic connection between this building and the Application Site, in that the latter was probably acquired by the owner of the former c1855.	The Application Site is clearly visible from this asset.	No Change
Railings, Gate Piers and Gates South of Rock House (NHLE1072226 / PRN18139)	Demonstrates the relationship between Rock House and the highway, creating a physical barrier between the two whilst elevating the status of the dwelling.	The Application Site is clearly visible from this asset.	No Change
Number 2 And Shop (Central Stores) Adjoining to North (NHLE1362255 / PRN18117)	Position on and relationship to other properties on this residential street.	There is unlikely to be any line-of sight between this asset and the Application Site because of intervening buildings and a large mature tree in the field opposite No 2 Town End.	No Change
4, Church Street (NHLE1163633 / PRN18118)	Position on this residential street and relationship to adjacent properties	The Application Site is probably visible from the upper floor of this asset although it is obscured by a large mature tree in the field opposite No 2 Town End.	No Change
No. 8, Church Street	Position on this residential street and relationship to adjacent properties,	The Application Site is probably visible from the upper floor of this asset	No Change



Asset	How setting contributes to heritage significance	Description of change	Impact on setting
(NHLE1072219 / PRN18119)	demonstrating geographical spread of the village outwards	although it is obscured by a large mature tree in the field opposite No 2 Town End.	
No. 10 (Highcross), Church Street (NHLE1318137 / PRN18120)	Position on this residential street and relationship to adjacent properties, demonstrating geographical spread of the village outwards	The Application Site is likely to be visible from the upper floor of this asset.	No Change
No. 12, Church Street (NHLE1072220 / PRN18121)	Position on this residential street and relationship to adjacent properties, demonstrating geographical spread outwards of the village	The Application Site is likely to be visible from the upper floor of this asset.	No Change
No. 16, Church Street (NHLE1362256 / PRN18122)	Position on this residential street and relationship to adjacent properties, demonstrating geographical spread of the village outwards	The Application Site is likely to be visible from the upper floor of this asset.	No Change
Nos 18 and 20, Church Street (NHLE1163662 / PRN18123)	Position on this residential street and relationship to adjacent properties, demonstrating geographical spread of the village outwards	The Application Site is likely to be visible from the upper floor of this asset.	No Change
No. 1 Church Street (NHLE1163670 / PRN18125)	Position at the historic core of Slaidburn village, relationship to adjacent properties. An historic relationship to surrounding farmland and road network is also significant.	There is unlikely to be any line-of sight between this asset and the Application Site because of intervening buildings at Town End.	No Change
The Hark to Bounty, Town End (NHLE1362260 / PRN18137)	Position at the historic core of Slaidburn village, relationship to adjacent properties and road network.	The Application Site may be just about visible from the upper floor of this asset. Although intervening buildings are likely to completely obscure the farmhouse, the outbuilding may be visible.	No Change
Nos 5, 7 and 9, Town End (NHLE1163802 / PRN18143)	Position at the end of the terrace away from the historic core of the village, demonstrating geographical spread of the village outwards	The Application Site is probably visible from the upper floors of this asset although the views are probably partially obscured by a large mature tree in the field opposite No 2 Town End.	No Change



Asset	How setting contributes to heritage significance	Description of change	Impact on setting
Conservation Area	Historic layout and street pattern of Town End, Chapel Street and Church Street;	Very slight changes to legibility of historic layout and street pattern arising from introduction of new entrance (proposal x); and replacement of existing (although modern) timber garage doors with full-height glazed windows. (proposal r)	Negligible
Conservation Area	Architectural and historic interest of the conservation area's buildings, including 39 listed buildings;	Slight changes to one of the Grade II Listed Buildings in the area resulting in very slight change to this quality	Negligible
Conservation Area	Remarkable surviving historic appearance with almost complete absence of 20th century alterations and accretions;	Slight changes to the exterior of one of the Grade II Listed Buildings in the area resulting in very slight change to this quality	Negligible
Conservation Area	Prevalent use of local building stone and almost exclusive use of timber joinery for windows and doors;	Slight changes arising from replacement of stone flag roof (proposal b)	Negligible
Conservation Area	Rural setting of the village;	Very slight change in that it is assumed Knott Gate will become a residential property rather than a farmhouse.	Negligible
Conservation Area	Areas of historic floorscape;	No changes to cobbled surfaces or other floorscape are proposed.	No Change
Conservation Area	Local details such as wells, carriage entrances, stone steps and other reminders of the village's agricultural history;	Slight change arising from replacement of existing (although modern) timber garage doors with full-height glazed windows. (proposal r)	Negligible
AONB	Stone-built farms and dry-stone wall enclosed pastures are key historic landscape elements.	Replacement of existing (although modern) timber garage doors with full-height glazed windows. (proposal r) comprises a very minor change. Replacement of stone flag roof (proposal b) comprises a very minor change.	Negligible



Appendix 7: Impact Magnitude

Measuring the value/sensitivity of the asset against the significance of the impacts arising from development proposals provides the basis for assessing the magnitude of the impacts.

Table 5 below is used to calculate Impact Significance, by measuring Importance of the asset against the Impact Magnitude (British Standards Institute (BSI 2013:16), after Highways Agency 2007: 27):

Table 5: Magnitude of impact plotted against value

Value/Sensitivity	Very High	Neutral	Slight	Moderate / Large		
	High	Neutral	Slight	Slight / Moderate	Moderate / Large	
	Medium	Neutral	Neutral / Slight	Slight	Moderate	Moderate / Large
	Low	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Negligible	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
		No Change	Negligible	Minor	Moderate	Major

Magnitude of Impact Definitions

Definitions of adverse (negative) effects (after Highways England 2019, *LA 104 Environmental assessment and monitoring* and *LA 106 Cultural heritage assessment*)

Table 3.7 Significance categories and typical descriptions

Significance category	Typical description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

NOTE 1 Where relevant, individual environmental factors can set out variations in significance description requirements.

NOTE 2 The approach to assigning significance of effect relies on reasoned argument, the professional judgement of competent experts and using effective consultation to ensure the advice and views of relevant stakeholders are taken into account.

NOTE 3 Significant effects typically comprise residual effects that are within the moderate, large or very large categories.