

Heritage statement
to support alterations to grade II listed
farmhouse and barn at
Carr Bottom Farm, Green Lane, Burley Woodhead, Ilkley

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1 Introduction

- 1.1 This heritage statement has been produced to support planning and listed building consent applications to City of Bradford Metropolitan District Council (CBMDC), for alterations to the farmhouse and barn, at Carr Bottom Farm. It was commissioned by the owners Mr & Mrs Thornthwaite, via their agent John Wharton Architect, and a site visit was made by the writer on 10 July 2023.
- 1.2 The farmhouse and barn are both grade II listed buildings, and designated heritage assets within the terms of the NPPF, so a heritage statement is required to assess their significance, and the potential impact of the proposals on it.

2 Location

- 2.1 The site is an outlying, upland, moorland-edge, linear farmstead, situated on the south side of the valley of Carr Beck in Burley Woodhead, within Burley civil parish, 2km south-west of Burley-in-Wharfedale, and reached from Moor Road via Green Lane, a private track and public footpath. The NGR for the farmhouse is SE 14891 44479, and it lies at about 255m above sea level.
- 2.2 Farmhouse and barn adjoin to form a linear group which faces approximately south, and has various additions, including a single-storey mistal (cow-house) at the west end (photo 1, below). There is also a detached, traditional stone building to the south-east of the farmhouse, in use as a garage.

3 Current use

- 3.1 The farmhouse is occupied by the owners, who use the barn and other structures as domestic outbuildings.

4 Heritage designations

- 4.1 "Carr Bottom Farm House" is a grade II listed building, first listed in 1949¹. The current official list description reads:

C17. Small farm house. 2 storeys. Squared, coursed rubble. Slab roof. South front: 2 5-light mullioned windows and a single right-hand window above; 2 2-light mullioned windows below; all casements. Door in right-hand one-storey lean-to extension. Metal gutter brackets. Sun dial on wall. Rear has 3 small windows with canted reveals (together with one with slab surrounds and an opening near the ground with canted reveals).

- 4.2 "Barn abutting Carr Bottom Farmhouse" is also a grade II listed building, first listed in 1976². The official list description reads:

Probably C18. Coursed, squared rubble. Slab roof. Large opening to south with segmental head.

5 Historic Ordnance Survey maps

- 5.1 The first edition OS 1:10,560 map of 1851³ (figure 1) shows the main range and detached building to the south-east, although the small scale does not allow much detailed interpretation.

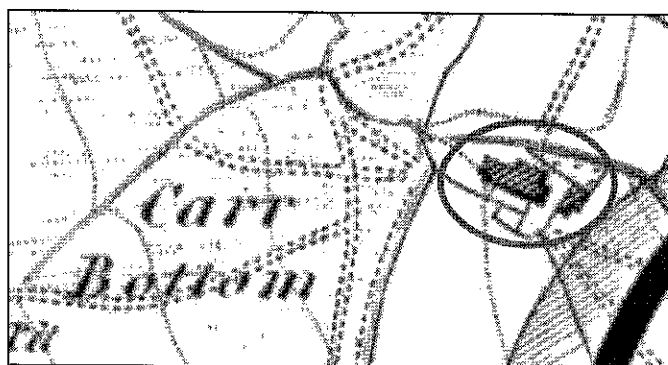


Figure 1: OS 1:10,560 map, 1851

- 5.2 The 1:2500 maps of 1893⁴, 1909⁵, 1921⁶ and 1935⁷ (figures 2 to 5) show the piecemeal growth of buildings at the site, peaking on the 1921 edition, and with a slight diminishment in their footprint on the 1935 edition.

¹ National Heritage List, entry number: 1314221

<https://historicengland.org.uk/listing/the-list/list-entry/1314221>

² National Heritage List, entry number: 1199829

<https://historicengland.org.uk/listing/the-list/list-entry/1199829>

³ Yorkshire, sheet 186, surveyed 1847 to 1848

⁴ Yorkshire, sheet 186.11, surveyed 1888-91

⁵ Yorkshire, sheet 186.11, revised 1906

⁶ Yorkshire, sheet 186.11, revised 1913

⁷ Yorkshire, sheet 186.11, revised 1934

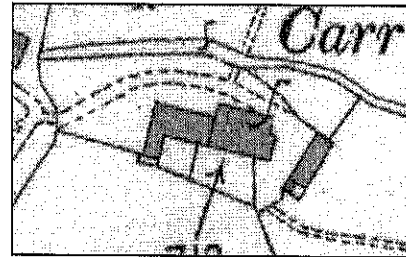


Figure 2: OS 1:2500 map, 1893

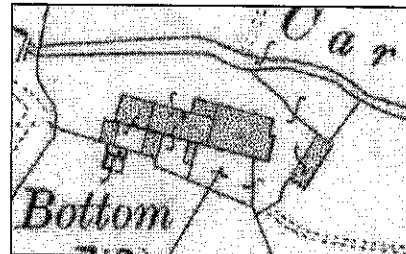


Figure 3: OS 1:2500 map, 1909

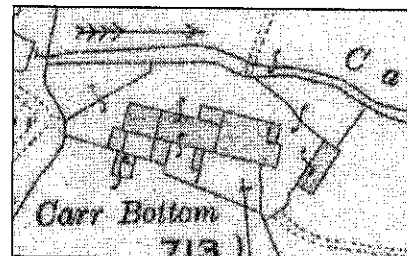


Figure 4: OS 1:2500 map, 1921

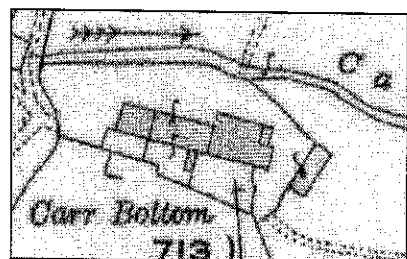


Figure 5: OS 1:2500 map, 1935

6 Other sources

- 6.1 A search of Heritage Gateway indicates that the West Yorkshire Historic Environment Record has no entry for the site.

7 Proposals

- 7.1 The scheme comprises alterations to the interior of the farmhouse, the extension of the dwelling into the barn, and the conversion of the single-storey mistal at the west end to guest accommodation. There would be no changes to the exterior of

the farmhouse (except for the replacement of modern window frames), but some new openings would be created in the barn and mistal.

8 Existing buildings

Farmhouse

- 8.1 Carr Bottom is a seventeenth century, two-unit farmhouse with rear outshut, and later lean-tos and barn attached to its gables. All parts are of local gritstone (photo 2), and stonework within the west gable (now within the barn - photo 3) indicates that its front eaves were originally about 0.6m lower than at present; it may be that the roof was thatched originally, though there are no signs of any such change of pitch in the east gable. The front has four multi-light windows with some mullions removed, of which those on the first floor must have been enlarged to their present height. Between them is a sundial, dated 1724, possibly contemporary with that change. There is also an original, arched window at first floor level over the housebody fireplace, and moulded kneelers to the gables.
- 8.2 There are two lean-tos of different dates on the east gable (photo 4), and to the rear is an outshut, in whose west end is a continuation of the earlier, lower gable outline (photo 5). It implies the outshut was once a narrower structure.
- 8.3 The main part of the farmhouse is entered via a doorway in the east gable, now within the lean-to which contains the present kitchen; the door itself is relatively late and not the original external one. In the seventeenth century the main living room (housebody - photo 6) would have been entered at the side of a screen or "heck" enclosing the large fireplace, but as is usually the case, here the seventeenth century firehood has been replaced by a masonry stack, leaving only a scarf joint in the first floor spine beam as evidence of the former arrangement (photo 7). The present exposed joists are modern. A small salt or spice box set within the wall near the doorway is however a remnant of the earlier fireplace, although its panelled door appears to be eighteenth century.
- 8.4 The present staircase located at the rear of the housebody is modern, and enclosed within a blockwork wall. Between it and the north-east corner of the room is an oak beam, which seems to have been part of a partition between housebody and rear outshut. The west end of the beam is supported by a square stone pier, which rises to the roof, and implies that the outshut is aisle-like in origin.

- 8.5 The rooms within the outshut are entirely modern in appearance and fixtures; it is reported that there was formerly a sunken dairy or similar within the west part of it, so the ground floor there was higher than elsewhere, but then the floor level over the dairy was lowered in the twentieth century, to create the present rooms with better access. It is likely that the farmhouse stairs were originally accommodated somewhere within the outshut.
- 8.6 The second ground floor room is the former parlour (photo 8), entered via a simple three-plank and batten door, which may be eighteenth century. The parlour also has an exposed, chamfered spine beam, but the joists are modern. Although there is a modern fireplace, the room may have been unheated originally.
- 8.7 The first floor consists of two bedrooms, separated by the masonry cross-wall containing a plank and batten door, with scratch mouldings indicative of a seventeenth or eighteenth century date (photo 9). Next to it, a small lobby has been created at the head of the modern staircase, to give independent access to both rooms from the landing. Both rooms rise into the roof space; the purlins are exposed, and all are of imported, square-sawn softwood. There is access from the east bedroom into the upper floor of the outshut, which serves only as storage space. One purlin here is oak, and contains evidence for re-use.

Barn

- 8.8 The barn is clearly later than the house, and its roof construction suggests the mid to late eighteenth century, though the remnant of a purlin below the farmhouse's earlier roof raises the possibility that there was an earlier structure here (photo 3). The barn is a simple, functional structure of coursed gritstone, with very few openings to the long elevations: in the front, the cart doorway with segmental arch and modern doors (photos 10 & 11), and in the rear, a window within a former winnowing doorway (its original size only apparent inside the building). An inserted doorway in the west gable now connects the interior with the added mistal.
- 8.9 The threshing floor within the barn remains visible, bounded by low stone kerbs to either side (photo 12), but there is no obvious evidence for any former animal stalls or hayloft, as is usually the case, and the interior comprises a single space, open to the roof (photo 13). The trusses are of pegged oak and queen-strut design, and some original, tusk-tenoned purlins survive, though a number of modern, softwood timbers have also been introduced. A small part of the roof at the north-west corner fell in recently, and a temporary repair has been effected there.

Mistal

- 8.10 The single-storey extension at the west end of the barn (photo 14) dates from about the turn of the twentieth century, and its front elevation has doorways with tie-stone jambs and narrow upright windows, also between dressed jambs, so it is essentially traditional, but with a clearly later appearance than the barn. The larger east room has timber cattle stalls (perhaps original to it), which face onto a short feeding passage entered from the barn (photo 15). The smaller west room is a loose box or perhaps a stable.

Other outbuildings

- 8.11 No changes are proposed to the other outbuildings, but they make a small positive contribution to the appearance of the farmstead group.
- 8.12 A narrow lean-to (perhaps built as a pigsty) has been added along the west side of the tall wall enclosing the front garden, to the front of the barn; it also dates from about 1900, and is rather unorthodox in appearance. To the west, opposite it, is the ruin of a second building of similar date.
- 8.13 The single-storey detached outbuilding to the east of the house clearly pre-dates the mid nineteenth century and is essentially traditional, although it has undergone various alterations (photo 16).

9 Statement of significance

- 9.1 The farmhouse is significant as a seventeenth century vernacular house with later alterations, many of which contribute positively to its architectural and historic interest. As a two-unit house, formerly of one-and-a-half rather than two full storeys, it is at the smaller end of the scale for the building type.
- 9.2 The exterior makes a particular contribution to significance, but the character of the interior is more diluted by modern interventions, especially that of the present inserted staircase, and the arrangements within the rear outshut. Nonetheless there are some key internal features, including the spine beams in both main ground floor rooms, particularly that with the scarf joint which indicates the former firehood. A number of doors are also of historic interest, including those on both ground and first floors, within the main cross-wall.
- 9.3 The barn is significant as a simple, utilitarian, traditional farm building of the eighteenth century, which appears very little altered. Its front and rear elevations are plain and mostly solid, but the cart entrance has a well executed stone arch.

Internal features which contribute to the barn's significance are the traces of the threshing floor, stonework indicating an earlier farmhouse roof level at the east end, and the roof trusses.

- 9.4 The other outbuildings are individually less significant, but they are all of local stone with stone slate roofs, and together with the various boundary walls, contribute to the setting of the principal listed buildings.

10 Impact

- 10.1 The proposed works form a sensitive scheme intended to make best use of the barn and mistal through their conversion to living or guest accommodation, without creating a new residential unit at the site. The scheme also includes some changes to the interior of the farmhouse, to make better use of the available space within it, and to re-site the staircase so as to improve access between floors and between bedrooms.
- 10.2 The proposed changes to the farmhouse are almost entirely internal, so would have no effect on the historic character or fabric of its elevations.
- A number of new openings between rooms would be created, the largest being that between the two main ground floor rooms, but the existing historic door and opening here would be retained, within a substantial, intact nib. The spine beams in both rooms would also be retained.
 - Removal of the modern staircase (to be replaced by one within the barn) would restore the housebody to its former size.
 - A new doorway would be created in the north-west corner of the parlour, one of the less sensitive parts of the building.
 - Given the modern arrangement within the rear outshut, the proposed changes there would not affect any areas of interest.
 - On the first floor, there would be no impact on significance from the removal of modern partitions at the top of the existing staircase, and only a small impact from the creation of a corridor and new doorway into the barn.
- 10.3 The conversion of the barn would involve some some external changes, but again would mainly affect the interior.
- A small number of new openings would be required; those proposed are modest in size, and in keeping with the building's agricultural origins.
 - The cart doorway and its significance would be preserved, by the inseting of a glazed screen with full-height void up to the roof, and retention of the doors as shutters.
 - One roof-light is also proposed, in the rear pitch.

- The trusses would be retained.

10.4 Conversion of the mistal would require a new window in its rear elevation, and the removal of all fixtures from the interior, but given its relatively modern date, the significance of this building is relatively low, and the impact of these changes also low.

11 Summary

11.1 The proposed changes would result in a slight level of harm (less than substantial) to the significance of the grade II listed buildings. However it is considered that the degree of harm would be the minimum necessary to achieve the goal of establishing the optimum viable use for the barn and mistal, which currently lack an economic function. The barn is a fine example of a traditional farm building (as its listed status indicates), and the mistal also significant. Both merit a level of maintenance which their current redundancy cannot support, and the sensitive conversion and sustainable long-term use for them, with associated minor internal changes to the farmhouse, would lead to a clear public benefit of a degree which would outweigh the low level of harm arising.

Stephen Haigh, MA
Buildings Archaeologist
21 July 2023



Photo 1: The farmhouse and barn range: south front



Photo 2: Farmhouse: south front



Photo 5: West end of outshut behind farmhouse; rear of barn to right



Photo 6: Living room/housebody, looking north; modern staircase projecting into room



Photo 9: West bedroom, with historic door and modern purlin

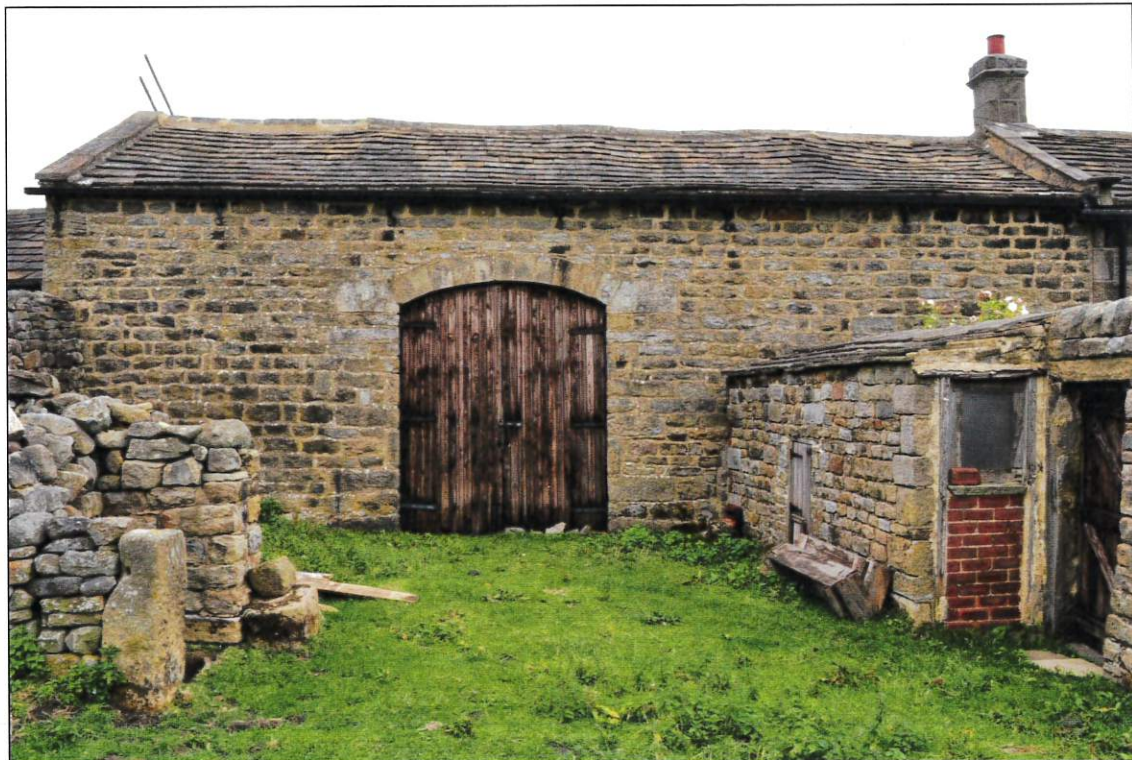


Photo 10: South front of barn, with adjoining outbuildings



Photo 13: Barn interior, looking east towards farmhouse



Photo 14: Mistal (ca.1900) at west end of barn