



RIBBLE VALLEY  
BOROUGH COUNCIL

12 JUL 2011

For office use only

Application No.

Date received 320110561P

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission and conservation  
area consent for demolition in a conservation area.  
Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.  
If you require any further clarification, please contact the Authority's planning department

1. Applicant Name, Address and Contact Details

|                 |              |             |                   |          |                   |
|-----------------|--------------|-------------|-------------------|----------|-------------------|
| Title:          | Mr           | First name: | P                 | Surname: | Price             |
| Company name:   |              |             |                   |          |                   |
| Street address: | 21 The Sands |             | Country Code:     |          | Extension Number: |
|                 |              |             | Telephone number: |          |                   |
|                 |              |             | Mobile number:    |          |                   |
| Town/City:      | Whalley      |             | Fax number:       |          |                   |
| County:         | Lancashire   |             | Email address:    |          |                   |
| Country:        | UK           |             |                   |          |                   |
| Postcode:       | BB7 9TN      |             |                   |          |                   |

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

2. Agent Name, Address and Contact Details

|                 |                      |             |                                      |             |                   |
|-----------------|----------------------|-------------|--------------------------------------|-------------|-------------------|
| Title:          | Mr                   | First Name: | Simon                                | Surname:    | Preugschat        |
| Company name:   | FBP                  |             |                                      |             |                   |
| Street address: | 12 Hargreaves Street |             | Country Code:                        |             | Extension Number: |
|                 |                      |             | Telephone number:                    | 01282450811 |                   |
|                 |                      |             | Mobile number:                       |             |                   |
| Town/City:      | Burnley              |             | Fax number:                          |             |                   |
| County:         | Lancs                |             | Email address:                       |             |                   |
| Country:        | United Kingdom       |             |                                      |             |                   |
| Postcode:       | BB11 1DZ             |             | simon.preugschat@fbpconsulting.co.uk |             |                   |

3. Description of the Proposal

Please provide a description of the proposal, including details of the proposed demolition:

Reduction in height and rebuilding of English Martyrs perimeter stone wall to make safe.

Has the building work or  
change of use already started?

☐ Yes ☒ No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House: 21 Suffix:   
House name:   
Street address: The Sands   
Town/City: Whalley   
County: Lancashire   
Postcode: BB7 9TN

Grounds to English Martyrs, remedial works to perimeter stone wall

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting: 373022   
Northing: 436130

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

#### 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

#### 9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Existing wall is unsafe in present condition and in danger of falling over.  
Wall is to be taken down to safe height and rebuilt to make stable.

#### 10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of existing materials and finishes:

NA

Description of proposed materials and finishes:

NA

Roof - description:

Description of existing materials and finishes:

NA

Description of proposed materials and finishes:

NA

**10. (Materials continued)**

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**Windows - description:**Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

NA

**Doors - description:**Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

NA

**Boundary treatments - description:**Description of *existing* materials and finishes:

Random stone walls

Description of *proposed* materials and finishes:

Stone to match existing random stone walls, where possible existing stone will be reused.

**Vehicle access and hard standing - description:**Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

NA

**Lighting - add description**Description of *existing* materials and finishes:

NA

Description of *proposed* materials and finishes:

NA

**Others - description:**

Type of other material:

Footpaths

Description of *existing* materials and finishes:

tarmac

Description of *proposed* materials and finishes:

Tarmac to match existing in texture and colour

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

B3496-01, B3496-10, Access Statement

**11. Vehicle Parking**

Please provide information on the existing and proposed number of on-site parking spaces:

| Type of vehicle                              | Existing number of spaces | Total proposed (including spaces retained) | Difference in spaces |
|----------------------------------------------|---------------------------|--------------------------------------------|----------------------|
| Cars                                         | 10                        | 10                                         | 0                    |
| Light goods vehicles/public carrier vehicles | 0                         | 0                                          | 0                    |
| Motorcycles                                  | 0                         | 0                                          | 0                    |
| Disability spaces                            | 0                         | 0                                          | 0                    |
| Cycle spaces                                 | 0                         | 0                                          | 0                    |
| Other (e.g. Bus)                             | 0                         | 0                                          | 0                    |
| Short description of Other                   |                           |                                            |                      |

**12. Foul Sewage**

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

NA

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

### 13. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

### 14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

c) Features of geological conservation importance

☐ Yes, on the development site

☐ Yes, on land adjacent to or near the proposed development

☒ No

### 15. Existing Use

Please describe the current use of the site:

Church and grounds

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

### 16. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

### 17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

### 18. Residential Units

Does your proposal include the gain or loss of residential units?

☐ Yes ☒ No

### 19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

**20. Employment**

If known, please complete the following information regarding employees:

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|                    | Full-time | Part-time | Equivalent number of full-time |
|--------------------|-----------|-----------|--------------------------------|
| Existing employees | 0         | 0         | 0                              |
| Proposed employees | 0         | 0         | 0                              |

**21. Hours of Opening**

If known, please state the hours of opening for each non-residential use proposed:

| Use | Monday to Friday |          | Saturday   |          | Sunday and Bank Holidays |          | Not Known |
|-----|------------------|----------|------------|----------|--------------------------|----------|-----------|
|     | Start Time       | End Time | Start Time | End Time | Start Time               | End Time |           |

**22. Site Area**

What is the site area?

5,000

sq.metres

**23. Industrial or Commercial Processes and Machinery**

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Church and grounds

Is the proposal for a waste management development?



Yes



No

**24. Hazardous Substances**

Is any hazardous waste involved in the proposal?



Yes



No

**25. Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?



Yes



No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)



The agent



The applicant



Other person

**26. Certificates (Certificate A)****Certificate Of Ownership - Certificate A****Certificate under Article 12 - Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: Mr

First name: Simon

Surname: Preugschat

Person role: Agent

Declaration date: 19/05/2011



Declaration made

**26. Certificates (Agricultural Land Declaration)****Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.



(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:



If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing sole tenant - not applicable in the first column of the table below

Title: Mr

First Name: Simon

Surname: Preugschat

Person role: Agent

Declaration date: 19/05/2011



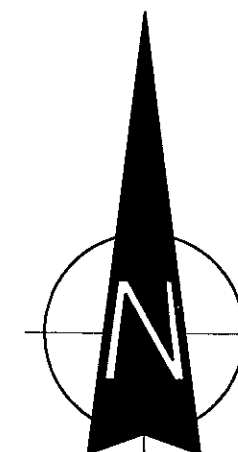
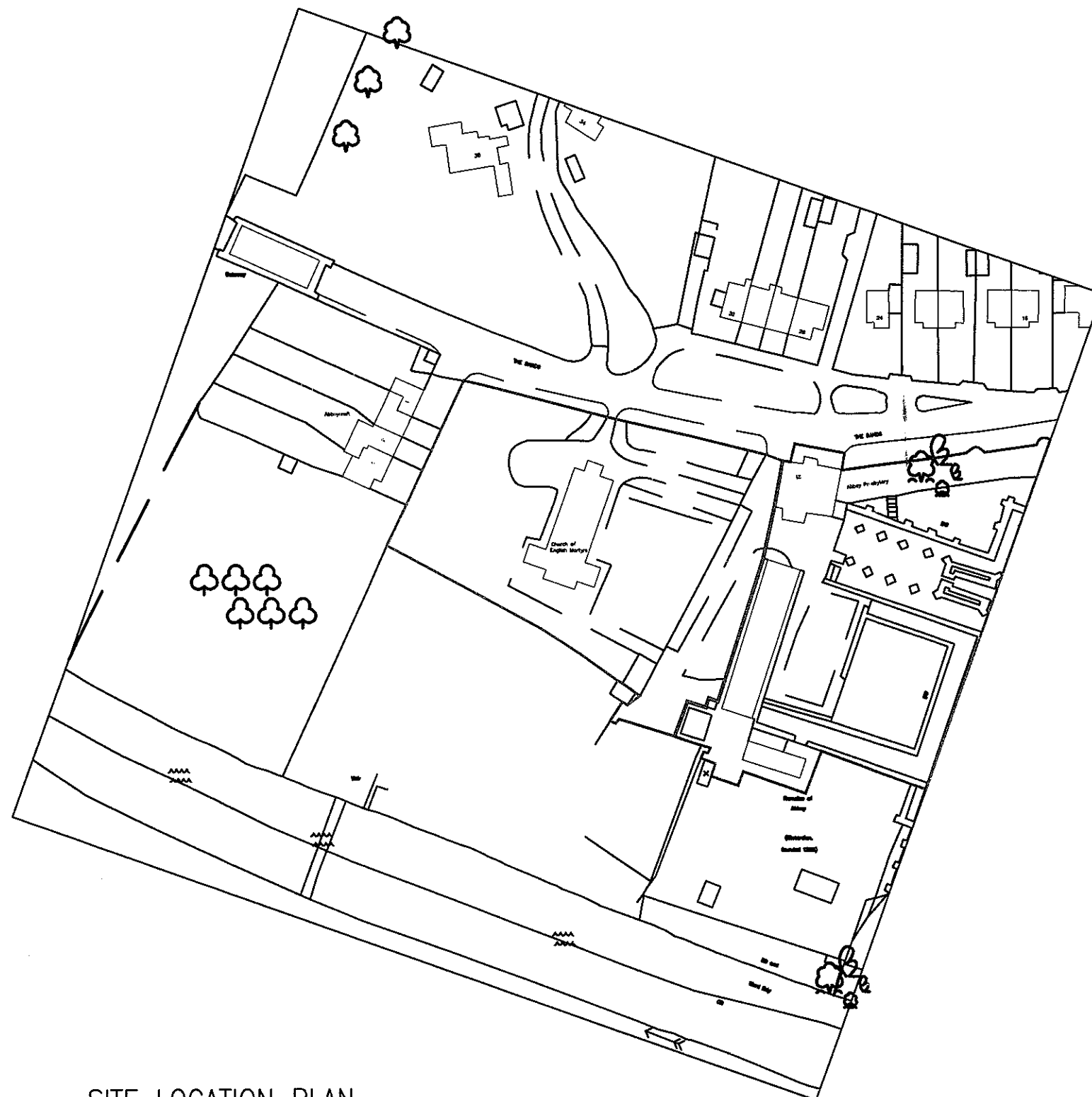
Declaration Made

**27. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



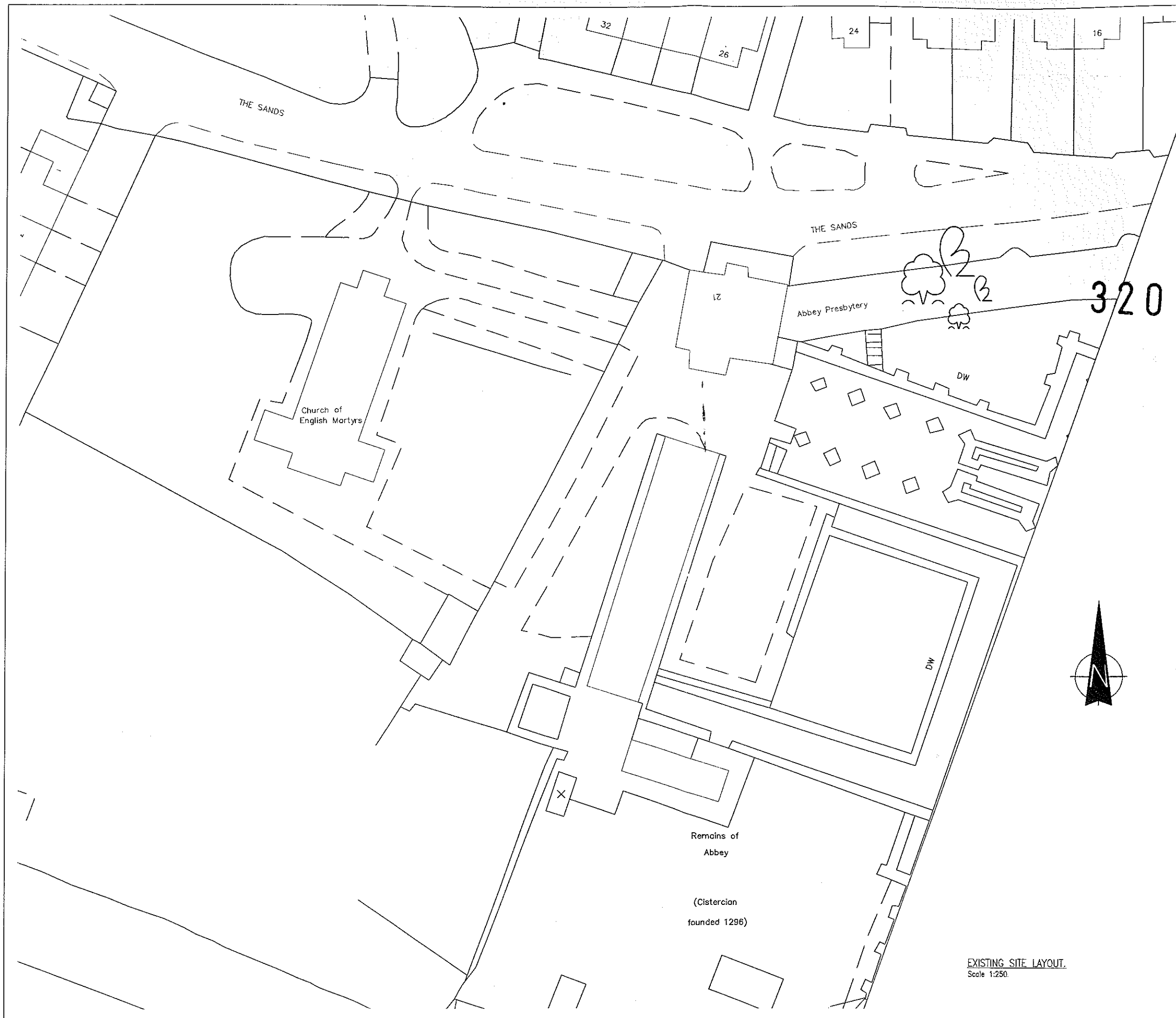
Date 20/05/2011



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**SITE LOCATION PLAN.**  
Scale 1:1250.

|                                                                                                                                                                                                     |             |                           |         |           |    |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------|---------|-----------|----|
| A                                                                                                                                                                                                   |             | Blue boundary line added. |         | 27 Sep 11 | PS |
| REF                                                                                                                                                                                                 | REVISION    | DATE                      | INITIAL | APRVD     |    |
| METRES @ 1:100<br>0 1 2 3 4 5 6 7 8 9 10                                                                                                                                                            |             |                           |         |           |    |
| <b>Status:</b>                                                                                                                                                                                      |             |                           |         |           |    |
| THIS DRAWING IS COPYRIGHT IT IS SENT TO YOU IN CONFIDENCE IT MUST NOT BE COPIED, USED OR DISCLOSED TO THIRD PARTIES WITHOUT OUR PERMISSION IT REMAINS OUR PROPERTY AND MUST BE RETURNED ON REQUEST. |             |                           |         |           |    |
| <b>Client:</b>                                                                                                                                                                                      |             |                           |         |           |    |
| English Martyrs,<br>The Sands,<br>Whalley.                                                                                                                                                          |             |                           |         |           |    |
| <b>Job:</b>                                                                                                                                                                                         |             |                           |         |           |    |
| Remedial Works to Grounds.                                                                                                                                                                          |             |                           |         |           |    |
| <b>Drawing Title:</b>                                                                                                                                                                               |             |                           |         |           |    |
| Site Location Plan.                                                                                                                                                                                 |             |                           |         |           |    |
| Year:                                                                                                                                                                                               | Job N°:     | Drg N°:                   | Rev:    |           |    |
| 2011                                                                                                                                                                                                | B/3496      | 11                        | A       |           |    |
| Scale:                                                                                                                                                                                              | Date:       | Drawn:                    | CKD:    |           |    |
| 1:1250                                                                                                                                                                                              | 19 May 2011 | PS                        | SP      |           |    |
| <b>FRANCIS BRADSHAW PARTNERSHIP</b><br>Consulting Civil and Structural Engineers,<br>Building Design Consultants CDM Co-ordinators                                                                  |             |                           |         |           |    |
| 12 Hargreaves Street Burnley<br>Lancashire, BB11 1DZ<br>Tel: 01282 450 811<br>Fax: 01282 413 367                                                                                                    |             |                           |         |           |    |
| Website: www.fbpconsulting.co.uk<br>Email: burnley@fbpconsulting.co.uk                                                                                                                              |             |                           |         |           |    |
| Offices also at: Bank Chambers Church Street Wilmslow Cheshire SK9 1AU                                                                                                                              |             |                           |         |           |    |



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Client: **English Martyrs.  
The Sands,  
Whalley.**

Job: **Proposed Presbytery Entrance Porch.  
Remedial Works to Grounds.**

Drawing Title: **Existing Layout**

|       |         |         |      |
|-------|---------|---------|------|
| Year: | Job N°: | Dwg N°: | Rev: |
| 2011  | B/3496  | 01      |      |

|           |          |        |      |
|-----------|----------|--------|------|
| Scale:    | Date:    | Drawn: | CRD: |
| As Shown. | 25.01.11 | PS     | SP   |

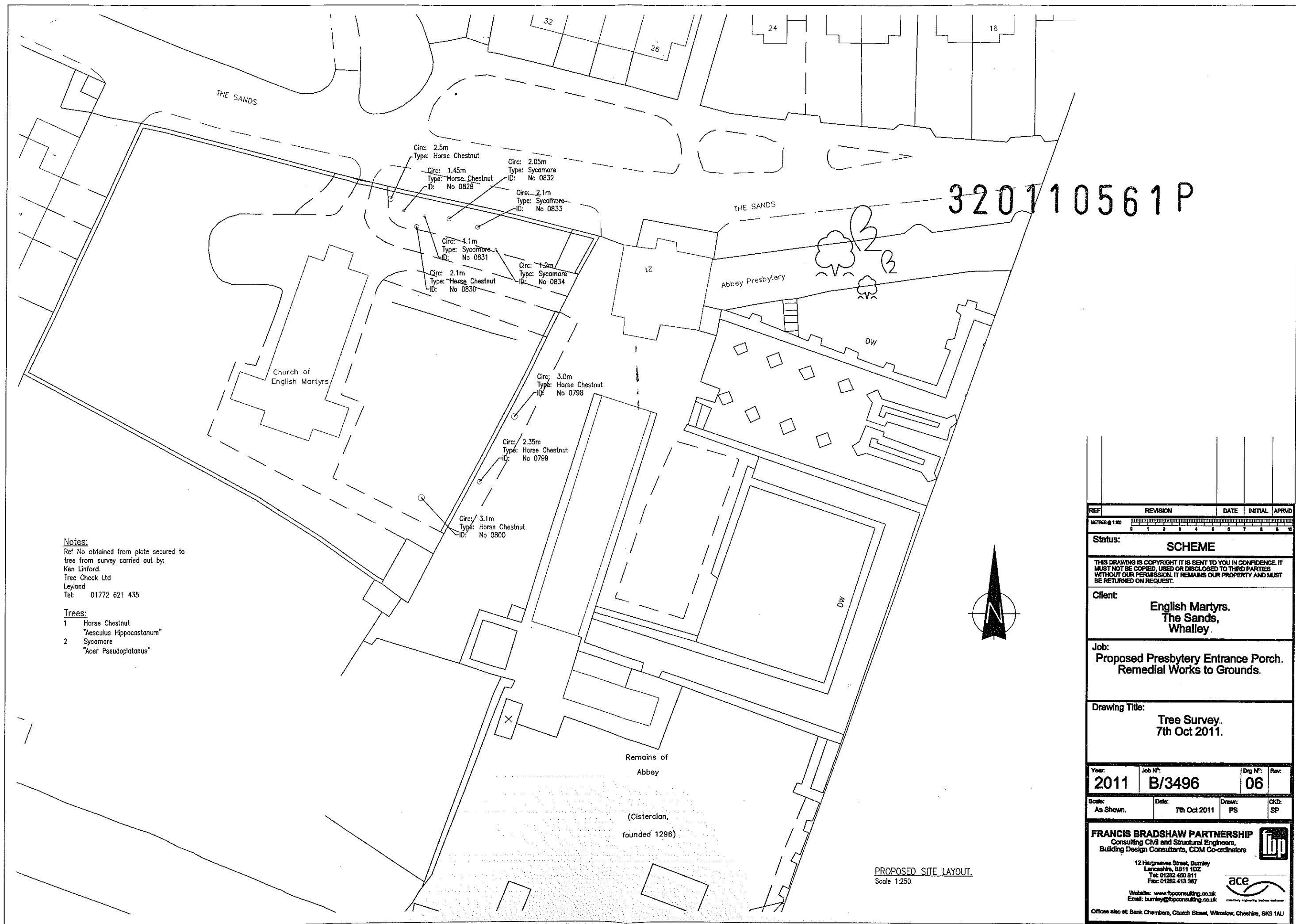
**FRANCIS BRADSHAW PARTNERSHIP**  
Consulting Civil and Structural Engineers,  
Building Design Consultants, CDM Co-ordinators

12 Hargreaves Street, Burnley  
Lancashire, BB11 1DZ  
Tel: 01282 450 811  
Fax: 01282 413 367  
Website: [www.fbpconsulting.co.uk](http://www.fbpconsulting.co.uk)  
Email: [burnley@fbpconsulting.co.uk](mailto:burnley@fbpconsulting.co.uk)

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Offices also at: Bank Chambers, Church Street, Wilmot, Cheshire, SK9 1AJ





| REF | REVISION | DATE | INITIAL | APPROV |
|-----|----------|------|---------|--------|
|     |          |      |         |        |

Scale: 1:100

Status: **SCHEME**

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Client: **English Martyrs,  
The Sands,  
Whalley.**

Job: **Proposed Presbytery Entrance Porch.  
Remedial Works to Grounds.**

Drawing Title: **Tree Survey.  
7th Oct 2011.**

|                      |                          |                      |      |
|----------------------|--------------------------|----------------------|------|
| Year:<br><b>2011</b> | Job No:<br><b>B/3496</b> | Dwg No:<br><b>06</b> | Rev: |
|----------------------|--------------------------|----------------------|------|

|                     |                       |              |            |
|---------------------|-----------------------|--------------|------------|
| Scale:<br>As Shown. | Date:<br>7th Oct 2011 | Drawn:<br>PS | CKD:<br>SP |
|---------------------|-----------------------|--------------|------------|

**FRANCIS BRADSHAW PARTNERSHIP**  
Consulting Civil and Structural Engineers,  
Building Design Consultants, CDM Co-ordinators

12 Hargreaves Street, Burnley  
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Tel: 01282 480 811  
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Website: [www.fbpconsulting.co.uk](http://www.fbpconsulting.co.uk)  
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Offices also at: Bank Chambers, Church Street, Wilmow, Cheshire, SK9 1AU

320110561P

## NEIL ARCHAEOLOGICAL SERVICES

*Established 1994*

**NIGEL R. J. NEIL, MA, MSc, MIFA, LRPS**

**5 HILLSIDE, CASTLE PARK, LANCASTER, LA1 1YH**

*Tel/Voicemail 01524 844 728*

*Mobile/Voicemail 07968 621 530*

*e-mail: [nigelrjneil@googlemail.com](mailto:nigelrjneil@googlemail.com)*

*Desk-based & field evaluation of sites  
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Outreach and lectures*

Mr Simon Preugschat  
Francis Bradshaw Partnership LLP  
12 Hargreaves Street  
BURNLEY  
Lancashire  
BB11 1DZ

23 Sept 2011

Dear Mr Preugschat

**English Martyrs Church boundary walls, The Sands, Whalley  
Desk-based archaeological assessment and Heritage Statement**

I'm sorry that this has taken so long, but please find attached two documents – an archaeological desk-based assessment, and a Heritage Statement, which is an abstract of the first. I hope that these are suitable for your purposes, but I would be happy to discuss my findings once you and your clients have considered the reports.

I have also attached my invoice, which is payable within 30 days. Any edits will be carried out free of charge, but I would have to charge for any meetings to discuss your proposals.

I have found it quite difficult to support your proposal to reduce the height of the east boundary wall of the church, and – were it not for the poor condition to which lack of maintenance has reduced it – I would consider it an important (if unloved) part of the historic environment. The wall dates from before 1762, and after 1727, based on documentary sources. It was built to surround Sands Orchard, part of the Curzon Whalley Abbey estate, and probably constructed at the same date as a large house close to the river (demolished c. 1840), just beyond the West Range. The farmhouse which is now the Presbytery was built to replace this. The R.C. church bought the land in late 1919, though it was not publicised until 1922, when the Anglican church bought the remainder of the abbey, and the campaign to raise funds to convert the West Range and for a temporary R.C. church was stepped up. The English Martyrs Church was opened on 4<sup>th</sup> July 1926.

Whilst I understand and sympathise with the logic (financial, and towards reducing criminal and vandal activity) of reducing the height of the east wall of the church enclosure, the walls formerly represented an important structure from c. 1750, for which there appears to be no close comparison in the village, or for some distance around. Advice from English Heritage, Historic Scotland, and various local authorities stresses the importance of boundary walls in the historic environment, especially in Conservation Areas (which this is), and this advice could only be put aside if Ribbles Valley Borough Council (and also Lancashire County Archaeology Service and English Heritage, since it lies adjacent to the Scheduled West Range), accepted that the already-reduced stretches of the wall considerably diminished its historic significance. When the West Range eventually finds a new use, the significance of the wall will be better appreciated by the public than at present.

The condition of the wall is not helped at all by the proximity of large trees, which will be undermining the wall, but which I suspect may have Tree Preservation Orders on them. The tack I recommend that you take is to try to get permission to reduce the east wall, but agree to repair and maintain the south and west walls properly. It would be appropriate for their to be a requirement for pre-intervention recording, and a watching brief (particularly to identify and recover re-used medieval architectural fragments) during repair or height-reduction works.

**Best wishes**

*Nigel R. Jardine Neil*

**Nigel R J Neil**

320110561P

## **NEIL ARCHAEOLOGICAL SERVICES**

*Established 1994*

*NIGEL R. J. NEIL, MA, MSc, MIFA, LRPS*

*5 HILLSIDE, CASTLE PARK, LANCASTER, LA1 1YH*

*Tel/Voicemail 01524 844 728*

*Mobile/Voicemail 07968 621 530*

*e-mail: [nigelrjneil@googlemail.com](mailto:nigelrjneil@googlemail.com)*

*Desk-based assessments & evaluations  
Standing building survey & analysis  
Environmental Impact Assessment*

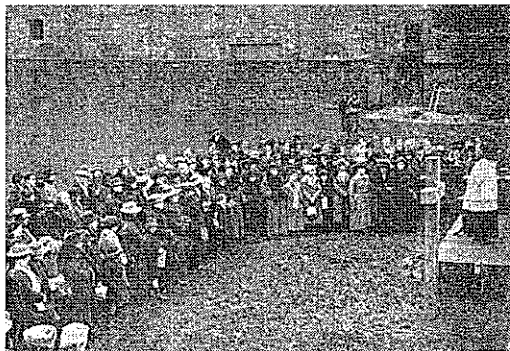
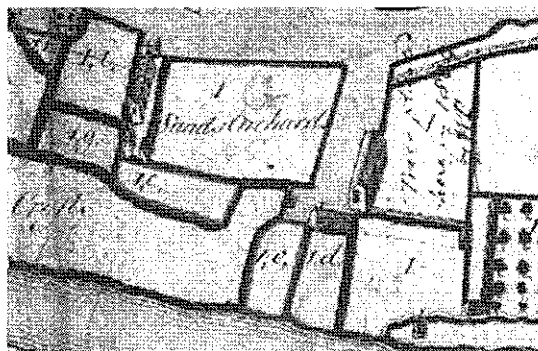
*Archaeological watching briefs  
Garden History projects  
Outreach and lectures*

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# **English Martyrs R.C. Church Boundary walls WHALLEY LANCASHIRE**

## **Archaeological Desk-Based Assessment**

### **Draft 1**



(Left) Extract from *A map of the demesne lands of Whalley Abbey .. belonging to Ashton Curzon, esq., surveyed by Henry Porter, 1762* (Lancashire Archives DDWI/Map 1), showing "Sands Orchard", now occupied by the English Martyrs R.C. Church; (Right) Fr. McDonnell addressing pilgrims on the future site of the English Martyrs Church, with the boundary wall which it is proposed to reduce in height, and the West Range, in the background (from *Preston Guardian*, 17 March 1923, courtesy of Clitheroe Library)

Sept. 2011

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For the use of:  
Francis Bradshaw Partnership, Fr. P. Price, English Martyrs R. C. Church,  
English Heritage, Ribble Valley Borough Council,  
and Lancashire County Archaeology Service

## 1. INTRODUCTION

- 1.1 A programme of archaeological works has been commissioned by Mr Simon Preugschat of Francis Bradshaw Partnership, Civil and Structural Consulting Engineers, on behalf of Fr. Philip Price and the English Martyrs Roman Catholic Church, Whalley, Ribble Valley Borough, Lancashire (the Clients), concerning alterations and repairs to the boundary wall (centred SD 7300 3610) between the church and The Presbytery (No. 21 The Sands, BB7 9TN). The boundary walls lie within the Whalley Conservation Area (*Whalley Conservation Area Appraisal* [the CAA] by Conservation Studio 2005). Although the English Martyrs Church, dating from 1926, and the boundary walls themselves, are **not** Listed, the N-S wall lies c 10 metres west of the West Range of the cloisters of Whalley Abbey, which is a Scheduled Ancient Monument and Grade I Listed (Images of England ref 183536 <http://www.imagesofengland.org.uk/Details/Default.aspx?id=183536&mode=adv>). The West Range is on English Heritage's *Heritage at Risk Register*, though emergency repairs are under way at the time of writing. The Presbytery (a former farmhouse of c. 1840, converted c. 1926) is a Grade II Listed Building (IoE ref 183557).
- 1.2 Ribble Valley Borough Council (RVBC) have directed the Clients to obtain a desk-based archaeological assessment (this document), and a Heritage Statement (**a separate document**) before submitting a planning application and, if appropriate, an application for Listed Building Consent (LBC; as curtilage to the Listed Grade II Presbytery; <http://en.wikipedia.org/wiki/Curtilage>). Once approved by the Client, **copies of both reports should be sent to Lancashire County Archaeology Service (LCAS)**, which advises RVBC about heritage matters. Furthermore, if the proposed works are considered by English Heritage (EH) to have an impact on the curtilage and/or setting of the West Range, a Scheduled Monument Consent (SMC) application to the Department of Culture, Media, and Sport (DCMS) will also be necessary. **The writer therefore recommends that the Clients send a copy of the present report to Dr Jennie Stopford, Inspector of Ancient Monuments, at EH's North West regional office in Manchester.**
- 1.3 **Specification for desk-based assessment and Heritage Statement.** Neither English Heritage nor Lancashire County Archaeology Service have prepared an archaeological Project Specification; but such a brief typically (and therefore the present report) comprises:
  1. **A desk-based assessment**, to consider what information can be extracted from accessible published and manuscript cartographic, illustrative, other documentary, photographic and aerial photographic sources, and previously compiled archaeological reports and published historical sources. *Access to and usage of documentary sources collected during projects funded by Blackburn Diocesan Board of Finance has previously been sought, and given, subject to acknowledgement.*  
**Lancashire Archives, Preston, will be closed from 4<sup>th</sup> July till the end of October 2011.** No sources beyond those already held by the archaeological contractor, or available in libraries, have therefore been accessed.
  2. **Site validation:** the walls have been closely inspected by the archaeological contractor, to determine their former appearance, and the extent to which identifiable re-used monastic architectural fragments are present.

**1.3 Specification for desk-based assessment (continued)**

3. **Reporting:** the report will also present recommendations for appropriate design considerations and archaeological recording to mitigate damage to the heritage.
4. **Irrespective of whether the development proceeds, the desk-based archaeological assessment report should become a Public Domain document through LCAS, and there should be synoptic publication reporting** via the online OASIS system, and in an appropriate archaeological journal, such as *Post-Medieval Archaeology*.

**1.4 The archaeological contractor**

- 1.4.1 **Mr Nigel Neil**, has over 30 years experience in professional archaeology, and has undertaken over 120 projects as a self-employed archaeological contractor since 1994, including desk-based assessments, archaeological evaluations, watching briefs, and building surveys throughout Lancashire, and in Cumbria, Cheshire, Greater Manchester, Shropshire, the Isle of Man, and Strathclyde.
- 1.4.2 Mr Neil has had 20 years of involvement at Whalley Abbey, having previously participated in English Heritage-grant aided work there in 1990-94, while working with the former Lancaster University Archaeological Unit, including external survey of the West Range. As a sole trader, in 1999 to 2006, he undertook a programme of archaeological watching briefs there, and an extensive documentary data-gathering exercise. He also participated in the 700th Anniversary Conference in 1996.

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## 2. DESK-BASED ASSESSMENT

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### 2.1 Standards

- 2.1.1 The desk-based assessment and visual inspection have been carried out to an agreed “written scheme of work” (aka Project Design), designed to meet the requirements of a typical Lancashire County Archaeology Service specification (although LCAS have not been asked by the Clients to supply one), and the Institute for Archaeologists’ (IfA) *Standards and Guidance* relating to archaeological desk-based assessments, and investigation and recording of standing buildings or structures. Other appropriate standards include Lancashire County Archaeology Service’s *General conditions for appropriate Archaeological Contractors in Lancashire*, and English Heritage’s *Understanding Historic Buildings. A guide to good recording practice* (King *et al* 2006) - which embodies the Levels of Survey categories originated by the former Royal Commission on Historical Monuments for England (now part of EH).

### 2.2 Whalley Abbey: the sources available

- 2.2.1 Whalley Abbey is a site of national importance because of its late foundation date, and of regional importance because of the rarity of surviving monastic complexes in Lancashire. Founded here in 1296 (by monks from Stanlaw Abbey, Wirral, Cheshire, founded c. 1170), Whalley was one of the last Cistercian houses, and of late foundation by the standards of any of the monastic orders. Unfortunately, despite more than two hundred years’ of periodic archaeological intervention, the abbey site is still relatively poorly understood. In and around Blackburn Anglican Diocese’s Whalley Abbey Conference House, watching briefs have been carried out by Neil Archaeological Services since 1999, and a detailed topographical survey was undertaken in 2008-09 which – for the first time – puts the abbey ruins into context within the post-Dissolution designed landscape, including the embankment viewing terrace to the North. The divided ownership of the property makes it difficult to access information held by all involved parties. The West Range or *Domus Conversorum* (Lay Brothers’ Dormitory) and adjacent Presbytery are owned by the Roman Catholic Diocese of Salford and English Martyrs Church and is not open to the public, while the North West Gateway, under which The Sands public road passes, is both a Grade I Listed building (IoE ref 183537) and in English Heritage Guardianship, and is maintained as a free-entry site. There are a large number of private properties lying within the former monastic precinct, which was demarcated by a ditch, later (e.g. Buck 1727; LRO DP 189/14) erroneously called the “Whalley canals”.
- 2.2.2 The corpus of published, manuscript, cartographic, illustrative and photographic sources for Whalley Abbey and its immediate environs is both considerable and highly dispersed. It should be noted that, unfortunately, RVBC’s *Conservation Area Assessment* (Conservation Studio 2005) and Lancashire County Council and Egerton Lea Consultancy’s (2006) *Historic town assessment report*, share a number of factual dating and referencing errors (e.g. the dates of the lease and sale of the abbey lands after the Dissolution, and the archives reference for the earliest map of the town), and therefore have not been relied upon for the present report. Work undertaken by the present writer on behalf of Blackburn Anglican Diocese in 2008-11 (to which the Diocese have permitted access for the present report) has located manuscript sources in over 40 repositories throughout the UK, and some in Europe. Over 3000 digital images, and c. 5000 pages of photocopied sources have so far been obtained, and descriptions of many unseen documents downloaded from the national coverage of the Access to Archives (A2A) website (hosted by The National Archives, Kew), and from Lancashire Archives’ online catalogue

(LANCAT). This is fortunate, since Lancashire Archives in Preston is currently closed to the public (till 24<sup>th</sup> Oct 2011) during essential engineering works. However, only a small percentage of the accumulated data has so far been assessed; for example Latin documents have not been translated, and post-Dissolution legal documents have not been studied in detail.

2.2.3 The post-Dissolution history of Whalley Abbey demesne is particularly difficult to study, because survival of the family muniments of the Assheton/Curzon/Penn/Howe family who owned it from 1553 (Haigh 1969, 149) till 1834 are far from complete. The best summary of the descent of the abbey estate is still Ralph Assheton's (1887) pamphlet, information from which has been enhanced below from *Burke's Baronetage* and *Burke's Peerage*. In 1714 the property passed, by the marriage of Mary Assheton, out of the local Assheton line to that of Sir Nathaniel Curzon of Derbyshire, and the former abbot's lodgings were thereafter tenanted, until sold to John Taylor by Richard William Penn Curzon, 1<sup>st</sup> Earl Howe (of the second creation) in 1834 (LRO DDX 638/5/4). The collection deposited by the 6<sup>th</sup> Earl in the 1970s in The Centre for Buckinghamshire Studies, which has not yet been visited, is known to contain some Whalley material. Unfortunately, despite extensive searching, virtually no documents have so far been located from the Taylor, Hargreaves, or Travis-Clegg family ownerships, which continued until the sales by Sir John Travis-Clegg MP, to Salford Roman Catholic and Manchester Anglican Diocese in 1919 and 1922 respectively. *Sources located, but not studied (e.g. those known to exist in other record repositories) will be mentioned in the report, to aid the Client and future archaeological research*

2.2.4 Earlier archaeological works by the former Lancaster University Archaeological Unit (now Oxford Archaeology North) included stone-by-stone drawn elevations of Salford R. C. Diocese's West Range. *Ex-situ* medieval floor tiles inside the West Range were published by Dr Jennie Stopford in *Medieval floor tiles of Northern England ... between the 13<sup>th</sup> and 16<sup>th</sup> centuries* (2005, 336-7).

2.2.5 In addition to selected published and unpublished secondary sources (including press cuttings, from the Clitheroe Library and other collections), and manuscript written sources from the material collected on behalf of Blackburn Diocese, as described above, a map regression exercise has been undertaken. This included Ordnance Survey 6": 1 mile and 1:2500 maps (1840s-1970s), and a range of manuscript and published illustrations and maps, and original and published photographs, using copies made previously in Lancashire Archives, Lancaster University Library, Clitheroe Library, and Lancashire County Archaeology Service. These sources included a 1762 estate map (LRO DDWT Map 1), and the 1834 Earl Howe deed of sale plan (LRO DDX 638/5/4), the 1727 Buck brothers' view, John Buckler's sketches of 1817-30s (British Library Add MSS 36,368, f229-243) and watercolours (Blackburn Diocese photographic copies), and John Weld of Leagram Hall's sketches and watercolours (LRO DP 386/1).

## 2.3 The environs of the English Martyrs Church site before the Dissolution of the Monasteries

2.3.1 **The North-West Gatehouse:** Morant (1995, 198) refers to the NW Gatehouse in his catalogue, and provides useful comparative studies, Thompson (2001, 106-25) has reconsidered the defensive nature of some monastic gatehouses (without reference to Whalley), and English Heritage have extensive unpublished documentation (list of files, courtesy of Dr J. Stopford, EH regional office, Manchester), especially regarding the North West Gatehouse, since it is in their Guardianship. The only published study dealing specifically with this building is a highly

speculative amateur report (Chadwick and Ormerod 1995), published by the Whalley and District Historical and Archaeological Society. Arguably the earliest building on the abbey site, and probably begun c. 1320, when permissions were granted to the Abbey for quarrying stone (Ashmore 1996, 8; Hartwell and Pevsner 2009, 692), the now-inaccessible upper storey would have been a chapel, 'possibly for guests' (Morant 1995, 198) and/or 'for the hired labour on the monastic estate' (Chadwick and Ormerod 1995, 5). Morant (1995, 41-2) states that, whilst lay brothers (*conversii*) had part of the conventual church set aside for their worship, lay people other than official visitors would not normally be permitted to enter a Cistercian abbey precinct.

- 2.3.2 **The "Great Court":** Morant (1995, 41-5) demonstrates that in Cistercian houses the area between the NW Gatehouse and the West Range, and extending to the north of the conventual church, was the 'Great Court', to which lay people *may* have been given access, and which would have contained one or more guest houses, as at Fountains Abbey (Coppack 2009, 62-3).
- 2.3.3 **Guest Hall:** guests might sometimes be accommodated above the West Range of the cloisters, but at larger abbeys – into which category Whalley falls – there was often a guest hall in the Great Court, as at Fountains. Guests might include 'craft workers, such as a master mason ... messengers carrying letters for kings or lords, clergy ..., merchants *en route* to fairs, small armies of pilgrims .... Anyone could turn up and expect hospitality, and guests could range from a powerful lord and his retinue, ... to a lowly traveller ...' (Wilkinson 2006, 134-5). Ashmore (1996, 13) has interpreted that the guest hall at Whalley abutted the south side of the North West Gatehouse. At the time of the Dissolution, the guest hall, called 'The Hostery', was a two storey building with nine bed chambers (including 'the ladies chambers' [women's quarters]), equipped with fourteen feather beds and eight mattresses (Hulton 1849, 1257-8; Whitaker 1872, 185-6). Examples elsewhere show that such buildings could be much more prominent – the three twelfth-century halls built by Abbot Robert of Pipewell at Fountains were centrally placed, the largest very close to and at right-angles to the West Range (Coppack 2009, 62-72).
- 2.3.4 **Outer court:** foundations of a substantial stone building (LHER PRN 15124) were reportedly discovered during building of the railway viaduct in 1851 (PRN 2085), where it crosses The Sands. These foundations were thought by Rev. R. N. Whitaker (1884), quoted by Chadwick and Ormerod (1995, 13 and 31), to represent the site of an outer gatehouse c. 70 m beyond, and perhaps contemporary with, the North West Gatehouse. This would conform to Morant's (1995, 44-5) 'two portal' plan typical of Cistercian abbeys such as Cleeve – where the outer court was small, and included stables – and Fountains and Rievaulx (Coppack 2009, 119-27), where it was very large, containing a woolhouse, tannery, bakehouse, granaries, kiln or grain dryer, lime kiln, fulling mill, smithy, and other industries. At Fountains, at least one woman (a laundress) was permitted to live in the Outer Court. Unlike the outer courts of the other monastic orders, Cistercians did not site the main animal houses and barns which would have been at 'home granges' (Coppack 2009, 120).
- 2.3.5 **Public fairs:** from the Cistercians' strict rule of not permitting the laity into the abbey proper, it follows that it must have been in the Great Court and/or the Outer Court if there was one, that public fairs were held at Whalley Abbey. These are recorded as having been held on the Feast of the Conception (8 Dec) and Annunciation (aka Lady Day, 25 March) of the Virgin Mary, until they were forbidden by King Henry IV in 1409, at the same time as Clitheroe was awarded this privilege (Harland 1851, 19-23; LRO PR 5013 / 1 / 8 and 9)

## 2.4 Chronology of the Dissolution of Whalley Abbey, and its later owners

- 2.4.1 In October 1536, Nicholas Tempest and other leaders of the Pilgrimage of Grace – the northern counties' revolt against Henry VIII's religious changes – arrived at Whalley Abbey, and persuaded Abbot Paslew (**Fig 1**) and eight monks to take the rebel oath (Haigh 1969, 65). Soon afterwards, Paslew and two of his monks were arrested and tried at Lancaster on 9<sup>th</sup> March 1537. Paslew and William Haydock were found guilty, along with two Sawley Abbey monks. Paslew was executed at Lancaster on the 10<sup>th</sup>, Haydock at Whalley on the 12<sup>th</sup> (*ibid*, 89). On or before 24<sup>th</sup> March, the Earl of Sussex arrived at Whalley to begin the Suppression. Paslew had made provision for some of his monks, including those studying at Oxford University (*ibid*, 84-5), and others were found 'capacities' by the Crown officers. It had evidently been intended that the abbey and its lands should be presented to the Duchy of Lancaster, but this decision was reversed because of Paslew's 'attainder' (capital crime), and the monks also forfeited the right to pensions because of this (*ibid*, 112). In July 1537 the survey of the abbey lands was carried out by Richard Pollard for the Crown General Surveyors, and the demesne lands committed to John Braddyll, a local landowner and servant to Thomas Holcroft (1505-58) - bailiff for the Duchy of Lancaster and receiver of monastic lands for Lancashire and Cheshire - who in turn was a deputy of the Earl of Derby (*ibid*, 102). Removal of the roofs of the religious buildings, and sale of furnishings and valuables, would have taken place quickly, since the profits to the Crown were crucial to the whole Dissolution process. However, the transformation of the abbey precinct into a gentleman's residence took place slowly over a period of several generations, and did not commence until 16 years after the suppression.
- 2.4.2 Parts of the demesne (though precisely which parts has not been determined yet) were leased by the Crown between 1538 and 1543 to Sir Thomas Butler, John Kechyn, George Shuttleworth, and Sir Thomas Southworth. Presumably these leases terminated when on 15<sup>th</sup> June 1553 (Haigh 1969, 149; Ashmore 1996 10) John Braddyll of Brockhall and Richard Assheton purchased the abbey's site and lands from the Crown for £215l 3s 9d (c. £535,000 at today's values, using the Retail Price Index <http://www.measuringworth.com/ppoweruk/>). They made a settlement between them (variously stated to be dated four days later [Williams 1995, 122] or 18<sup>th</sup> July 1555 [Greater Manchester County Record Office E4/26/3]) by which Assheton accepted the abbey buildings and demesne and £467 16s 8d cash-back (c. £101,000 at today's values), while Braddyll took the other lands. The chronology of conversion of the complex is gradually becoming clearer, as a result of archaeological work in 2005 during refurbishment of the building (Neil 2006), but is only peripherally relevant to the English Martyrs Church site. Note, however, that the building of the Long Gallery was commenced in the week that Charles I was executed (30 January 1649), as evidenced by the letter books (Chethams Lib., Manchester Mun. A.3.90, f30) of Sir Ralph Assheton's (d. 1680; **Fig 2**), who demolished the abbey church in 1661-2 (T. D. Whitaker 1872, 141).
- 2.4.3 When Sir Ralph IV died childless, Whalley Abbey descended to Sir Ralph A. of Middleton (1652-1716), second baronet, who left three daughters as co-heirs. His will was disputed (LRO DDHCL acc 5718), but Whalley passed to his second daughter, Mary (1695 - 1776), who in 1717 married Nathaniel Curzon (1676 - 1758), 4<sup>th</sup> Baronet, of Kedleston Hall, Derbyshire. Their second son, Assheton (1730-1820), who inherited Whalley Abbey and was MP for Clitheroe 1754-80 and 1792-4, was created Baron Curzon of Penn (in Buckinghamshire) and raised to Viscount in 1802. His son pre-deceased his father, and so was succeeded by his grandson Richard William Penn Curzon-Howe, who became 1<sup>st</sup> Earl Howe (of the second creation) in 1821 (Cockayne 1900, v2, 444; v4, 270; 1926, v6, 601-2).

- 2.4.4 Earl Howe (1796–1870; **Fig 3**), sold the abbey estate in 1834 to the Rev'd Robert Whalley, William Whalley, John Taylor, Adam Cottam, and Thomas Carr (LRO DDX 638/5/4) for £51,456 (c. £4.25 million at today's values). At present, there is no evidence that any of the Curzons after 1716 lived at Whalley Abbey, but few of the tenants are named. On Taylor's death in 1867, Whalley Abbey descended to Col. John Hargreaves (1839-95; Crossley 1930, 47), of the famous Accrington Broad Oak Calico Print Works family, whose son sold it to Sir John Travis Clegg in about 1900 (Williams 1995, 142). The censuses of 1841 to 1901 indicate that Whalley Abbey continued to be a tenanted property through most of the nineteenth century.

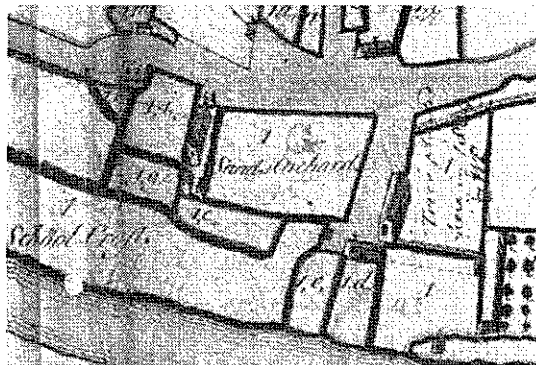
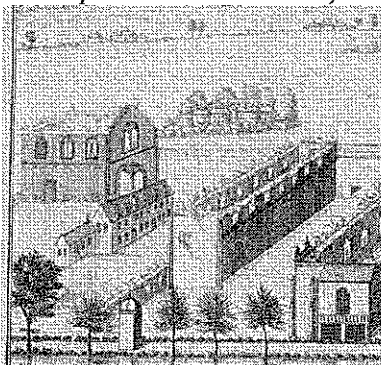


(Left) **Fig 1:** John Paslew, last Abbot of Whalley (artist unknown, posthumous portrait, ?early seventeenth-century; photo: Douai Abbey, Reading); (Centre) **Fig 2:** Sir Ralph Assheton, 2nd Bart., who demolished Whalley Abbey's conventual church in 1661-2, stands on the dress of and pulls the hair (?symbolic) of his young second wife Elizabeth Harrington, c. 1646 by Sir Peter Lely (photo: Parham House, Sussex); (Right) **Fig 3:** Richard William Penn Curzon, 1st Earl Howe (1796-1870), who sold the Whalley Abbey estate in 1834.

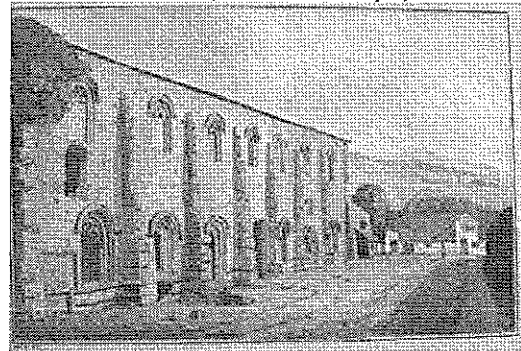
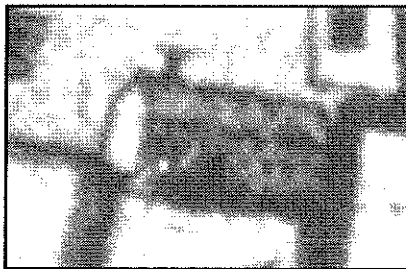
## 2.5 The English Martyrs Church site after the Dissolution of the Monasteries

- 2.5.1 We cannot be certain of the usage of the site now occupied by the English Martyrs Church before or at the Dissolution, because it is not possible to identify this area in the inventory compiled at the time (Hulton 1849, 1184-90). Samuel and Nathaniel Buck's 1727 prospect of Whalley Abbey LRO DP 189/14), whilst wildly awry in some aspects of perspective and undoubtedly applying considerable artistic licence, is the earliest surviving illustration of the abbey site, and has been archaeologically proven to be correct in many details; they were also probably under contract to illustrate only those parts of the abbey estate in the possession of Sir Nathaniel Curzon, Bart., 'owner of these remains', as the prospect is inscribed. The Buck Brothers were careful to show parts of the abbey complex which had found new uses, so the Reredorter at the south end of the East Range of the cloisters (the Monks' Dormitory) is shown roofed (**Fig 4**). However, both the North West gatehouse and The West Range are shown roofless, with the wall-heads covered in vegetation. The distance between the West Range and the clearly-identifiable Abbeycroft (Listed Grade II, Images of England 183558 <http://www.imagesofengland.org.uk/Details/Default.aspx?id=183558&mode=adv>, mid seventeenth-century, called Lower Fold until at least 1912 [OS]) has clearly been fore-shortened, but no enclosing wall is shown, and no farmhouse close to the river, as later illustrations show (see below).
- 2.5.2 Henry Porter's map of the Whalley Abbey demesne lands of Ashton Curzon esq., dated 1762 (**Fig 5**; LRO DDWT Map 1) is the earliest surviving map of Whalley. It shows the West Range re-roofed and a large building, orientated East - West, to the south of the West Range, which (when viewed closely; **Fig 6**) has a chimney, and was therefore presumably a farmhouse rather

than a barn or shippon (cow house) – the function of the re-used West Range. The field beside the river west of this is called School Croft in 1762, referring to the tradition that the room above the North-West Gateway was formerly used as a school – perhaps the former home of Whalley Grammar School until the present school was built in 1725 (Hartwell and Pevsner 2009, 689). A roughly rectangular enclosure – clearly the English Martyrs plot – is described as ‘Sands Orchard’. At this date there was no building where the Presbytery now stands. The survey to which the plot numbers and letters on the 1762 map (the orchard is numbered ‘1’ and ‘G’ and ‘45’) has not survived. The house close to the south end of the West Range, and the Sands Orchard enclosure had evidently been built after 1727, but before 1762. Although the dissolution inventory refers to at least 15 orchards around the demesne lands (Hulton 1849, 1187-9), it seems likely that Sands Orchard was not yet in being, or at least that it was not enclosed as in 1762. (*A search for other corroborative documents will resume when Lancashire Archives re-opens in late Oct 2011.*)



(Left) Fig 4: Detail from Buck Brothers prospect, 1727; (Right) Fig 5: Porter's map of Whalley Demesne, 1762, showing Sands Orchard, in which the English Martyrs Church now stands (LRO DDWT Map 1).

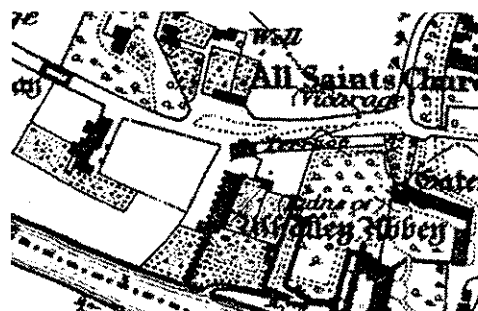
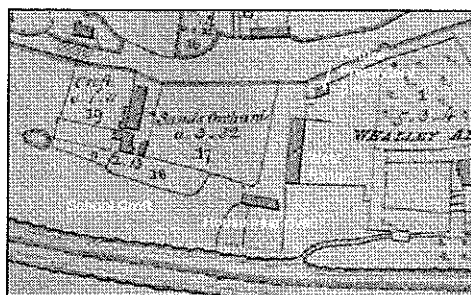


(Left) Fig 6: detail of house near the river from Porter map, 1762 (LRO DDWT Map 1); (Right) Fig 7: illustration of the West Range, and house near the river in the distance, 19th Sept 1837, by John Weld (LRO DP 386/1, f5).

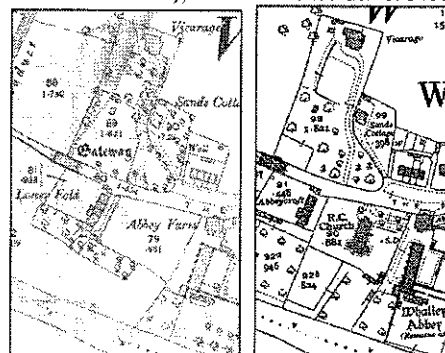
- 2.5.3 The next available detailed map is that accompanying Earl Howe's sale conveyance of 27<sup>th</sup> Sept 1834 (LRO DDX 638/5/4). Sands Orchard (Fig 8), numbered Plot 17 and measuring 0 acres 3 roods and 32 perches (probably in Statute rather than Lancashire measure), is shown, and the house near the river is still extant, but now a small building is present on the site of part of the present Presbytery plot. We are fortunate also to have an illustration (Fig 7) of the West Range, with the white-painted house in the distance, dated 19<sup>th</sup> Sept 1837, by the reliable local artist John Weld (1813-88), of Leagram Hall, Chipping (LRO DP 386/1, f5). On the right, in shadow, is the boundary wall of Sands Orchard, with a suggestion of a path adjacent to it, where a raised

garden bed and trees are now. By the time the first edition Ordnance Survey 6 inch : 1 mile map was published (OS 1848, surveyed 1844), the house near the river had been demolished, and the farmhouse which was later to become the Presbytery had approximately today's footprint. Another, rather faint, drawing - unsigned and undated but c. 1860s (Clitheroe Library collection) - shows the south gable of the West Range, the whole of the Sands Orchard plot, Lower Fold/Abbeycroft, and in the distance the 1850 railway viaduct (IoE 183496).

- 2.5.4 These maps and illustrations do not indicate where the original entrance(s) – presumably narrow and for pedestrians only – was/were located, but a blocked doorway was found during the field visit (**Fig 23**) and there may have been others. The 1848 OS shows two small features abutting the west side of the enclosure, though these are equally likely to indicate outshuts (e.g. privies), rather than an entrance gate. The 1923 newspaper photograph shows that the present wider gate in the SE corner, adjacent to the (?)stables building, was in existence by this date. The present main entrance to the church, at the NE corner near The Presbytery, may have been created when this building was first constructed as a farmhouse in c. 1834-44, while the lychgate entrance onto The Sands presumably dates from 1926.

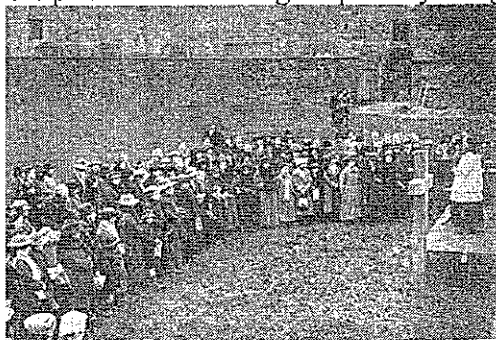


(Left) **Fig 8:** detail from plan accompanying Earl Howe's conveyance to John Taylor and others, Sept 1834, showing Sands Orchard and New House (LRO DDX 638/5/4); (Right) **Fig 9:** detail from OS (1848) map, showing Sands Orchard, farmhouse which is now the Presbytery (left of word 'Terrace'), but New House demolished.



(Left) **Fig 10:** illustration of the West Range, Sands Orchard, Abbeycroft, North West Gateway, and Anglican vicarage, c. 1860s [Clitheroe Lib.]; (Centre) **Fig 11:** details from 1893 1<sup>st</sup> edition OS 1:2500 map, and (Right) **Fig 12:** 1938 edition, showing North West Gateway, Lower Fold (still called this on 1912 edition, later Abbeycroft), West Range, Abbey Farm (R. C. Presbytery by 1938), and the English Martyrs R. C. Church, of 1926. Of the two outbuildings at the SE corner of Sands Orchard, only the (extant) eastern one was shown on the 1912 edition.

- 2.5.5 Tenants of the farmhouse which was later the Presbytery:** Abbey Farm is the name given to The Presbytery building on the OS (1891) 1:2500 map. The tenants of this farmhouse in the 1841 and 1851 censuses have not yet been identified, as these documents do not clearly distinguish the properties on The Sands from one another (1841 The National Archives HO 107/510/5; 1851 TNA HO 107/2256, downloaded via <http://www.thegenealogist.co.uk/>). In 1861, the only farmer in the street is William Hindle (aged 37; TNA RG 9/3088, p.2). It is not until the 1871 census (TNA RG 10/4166, p.16) that the house is unequivocally identifiable, when Alice Porter (widow, aged 56, 'farmer of 200 acres'), with her daughter and three sons ('employed on farm') and grand-daughter ('scholar') were living there. The 1881 and 1891 censuses again do not specifically identify Abbey Farm, but the tenancy appears to have been inherited before 1881 by Mrs Porter's son James (aged 46, now 'farmer of 100 acres'; TNA RG 11/4174, f11). In 1891 (TNA RG 12/3389, f9) Thomas Strickland, and his wife Margaret tenanted the farmhouse, but William Porter, younger son of Mrs Porter, was a labourer living in the same household; he was still there in 1901 (TNA RG 13/3898, f 11).
- 2.5.6 The return of the church:** in November 1919, the week that Manchester Anglican Diocese announced their purchase of the Whalley Abbey mansion and adjacent ruins (Anon 1919), Roman Catholics regionally began to raise funds to purchase land to build a church. As he himself confirmed in a letter to *The Times*, the R.C. purchase was the initiative of the Rev. Louis Charles Casartelli (1852 - 1925), Bishop of Salford from 1903 until his death, a learned and pious man of whom it was said that his "brain was as wax to receive, and marble to retain" [http://en.wikipedia.org/wiki/Louis\\_Charles\\_Casartelli](http://en.wikipedia.org/wiki/Louis_Charles_Casartelli). Allowing that an erroneous date might possibly have been annotated on the Clitheroe Library cutting, it appears that the sale of 'a shippon and a stable' at Abbey Farm to Salford R. C. Diocese took place in November 1919, but it was not until February 1922 (Smith 1922) that the sale became common knowledge, after which date a number of pilgrimages were held (e.g. Anon 1922a-d; Anon 1923, Casartelli 1923; **Fig 13**). Masses had previously been said in the Catholic Institute (former YMCA headquarters) in Station Road (Anon 1926). The foundation stone for the English Martyrs Church was laid on 26 Feb 1926 by Casartelli's successor, Rev'd Dr. Thomas Henshaw (1873-1938) (**Fig 14**), and the first mass was said on 4<sup>th</sup> July of the same year. Press coverage of the event stressed the temporary nature of the building, and the desire to convert part of the West Range from a shippon (cow house) and barn into a church (Anon 1926); notwithstanding this, the church is included in the revised *Buildings of England* volume (Harwell and Pevsner 2009, 689), which notes the presence of stained glass possibly brought from elsewhere.

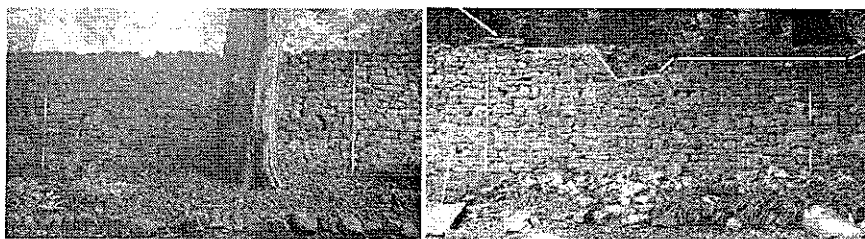


(Left) **Fig 13:** Fr. McDonnell addressing pilgrims in March 1923, on the future site of the English Martyrs Church, with the boundary wall which it is proposed to reduce in height, and the West Range, in the background (Anon 1923); (Right) **Fig 14:** the stone in English Martyrs Church unveiled by the Rt Rev'd Dr Thomas Henshaw, Bishop of Salford, 6<sup>th</sup> Feb 1926 (photo: N. Neil).

### 3. WALK-OVER SURVEY

#### 3.1 General description

- 3.1.1 The English Martyrs Church boundary walls were visited by the writer on 20<sup>th</sup> July and 11<sup>th</sup> Sept 2011. A selective photographic record was made of the east wall of the enclosure (to which the height reduction proposal refers), although it was partly obscured by plants and trees. The other three walls of the former Sands Orchard were also studied, for comparison, except the outer faces of the south and west walls, for which access permission was not sought.
- 3.1.2 Approximately 28 metres of the east wall of the church enclosure wall survives to (up to) 2.1 metres in height, but much of this length is leaning badly to the West, only one or two coping stones remain *in situ*, the southern *c.* 1.5 metre has been partly demolished at the SE gate, and the upper facing courses on the west side have collapsed over a length of *c.* 10 metres (Figs 15-17). The lime-mortared wall is roughly coursed, more evenly so in the lower *c.* 1.25 m than in the upper reaches. The bottom *c.* 0.50 m is largely comprised of thinner stones, especially on the outer (east) face. The northern *c.* 3 m of the 'tall wall' has evidently been re-built, rather crudely, with poorly orientated stones (jagged corners projecting), cement rather than lime mortar bonding, and many air spaces. A *c.* 10 metre stretch of wall to the north of the 'tall wall', as far as the entrance close to the Presbytery, and a further stretch beyond the entrance as far as the NE corner, have been reduced in height to *c.* 1.25 metres, inclusive of a concrete capping (Fig 18). This work is reported by Fr Philip Price (pers. comm., 11 Sept 2011) to have been done during his predecessor Fr. Ryan's incumbency, in *c.* 1996-2001. It is not known at what date the whole of the north wall (*c.* 70 m), parallel to The Sands, was reduced in height (Fig 19), but the 'slobbered' style of the concrete capping suggests that this work was considerably earlier, perhaps around the time the church opened in 1926. *Further archive photographic research is required to establish the date of this work.*

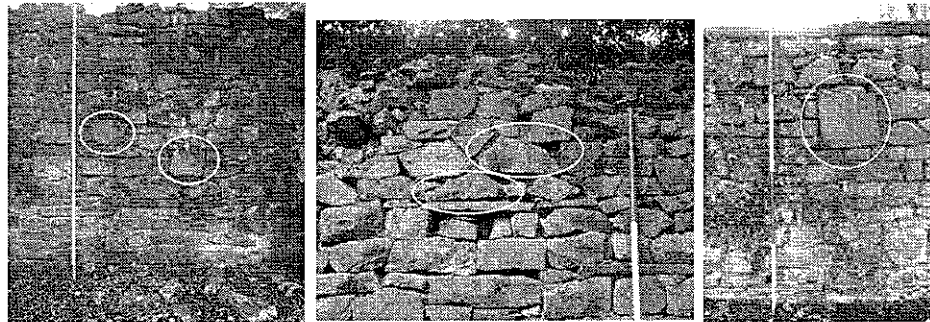


(Left) Fig 15: part of the east face of the 'tall' east wall; (Right) Fig 16: part of the west face of the east wall, showing (highlighted in yellow) areas of collapse. Scales 2 m



(Left) Fig 17a and b: collapsed S end of east wall; (Centre) Fig 18: recent concrete slab capping of northern part of east wall; (Right) Fig 19 older 'slobbered' concrete wall-head of north wall, parallel to The Sands. Scales 2m

- 3.1.3 **Re-used medieval architectural fragments:** the east wall of the enclosure – closest to the West Range of the abbey cloisters – appears to contain a significant number of re-used architectural fragments, probably of medieval date. Probable window mullion fragments, and square-section tooled stones are apparent in both the east and west faces. It is likely that there are more such fragments than were seen in such a rapid inspection, since some will have been re-tooled to suit their new use, or had characteristics on the exposed face eroded. Others may be present in the core-work of the wall. Fewer, but larger, architectural fragments were apparent in the south wall, and none were identified in the west or north walls.



(Left) Fig 20: examples of possible medieval architectural fragments incorporated in the east face of the east boundary wall, and (Centre) Fig 21: in the west face (Right) Fig 22: large re-used architectural fragment in the south wall (Scales 2m, with 500 mm divisions)

### 3.2 The original appearance of the orchard walls

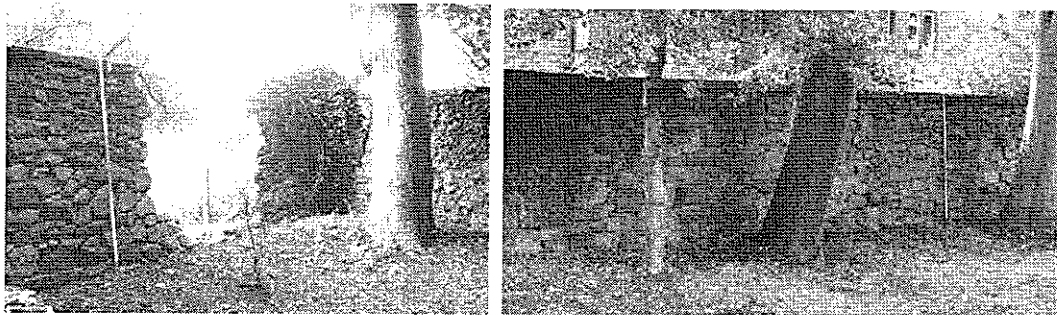
- 3.2.1 **The south and west walls:** most of the c. 62 m length of the south wall of the enclosure, and the southern c. 23 m (about half) of the west wall, appear to be standing to their full original height – variable between c. 1.6m and 2.0 m – and retain either their original coping or a passable replication. The coping (Figs 23-26) comprises extremely large flagstones, between c. 350 mm and 950 mm in length (mostly 500-650 mm), c. 700 mm wide (the thickness of the wall), and 90 to 95 mm in depth. A number of very large projecting or 'through' stones are apparent in the north face of the south wall (Fig 24) (though there are few if any in the east and northern walls), and there is a greater density of these in the west wall, adjacent to Lower Fold / Abbeycroft.



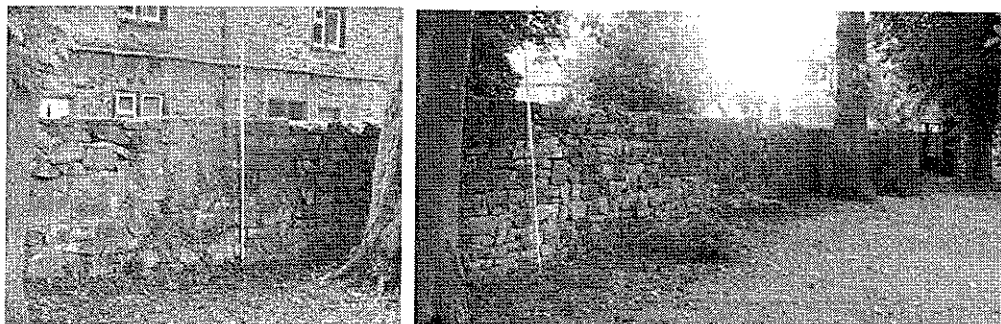
(Left) Fig 23: repaired stretch at east end of south wall, showing pale cement, and blocked doorway; (Right) Fig 24: very large original capping stone, and through/projecting stones, in south wall (Scales 2m, 500 mm divisions)

- 3.2.2 However, even in these areas of better-preserved walling, previous and urgently-needed repairs are apparent. The south-eastern c. 13 m of the south wall has been heightened and re-capped with smaller (250-350 mm long) flags of similar width and thickness, but using pale brown sandy cement, rather than lime mortar (Fig 23). This work seems to have been occasioned by

removal of an outshot building shown on the OS (1938) map, adjacent to a blocked doorway in the wall. An area at the SW corner has collapsed completely (**Fig 25**); the exposed core-work and rubble show that the wall had previously been repaired using a mixture of stone and recent machine-made Accrington brick, again using cement rather than lime mortar. The northern half of the west wall, and the whole length of the north wall, parallel to The Sands, has been reduced in height, without replacing the coping, and with a roughly 'slobbered' cement cap. In places the south and west walls have 'slobbered' pointing (**Fig 27**) – a typical feature of late seventeenth and early eighteenth century garden walling, though probably not original here - but no actual render is apparent.



(Left) **Fig 25**: recent collapse of previously-rebuilt section of wall at SW corner; (Right) **Fig 26**: southern end of west wall, standing to original height. Scales 2 m.



(Left) **Fig 27**: northern end of west wall, reduced in height and with coping removed, and exhibiting slobbered pointing; (Right) **Fig 28**: north wall, west of lych-gate, reduced in height and with coping removed. Scales 2 m.

## 4. ASSESSMENT OF SIGNIFICANCE

### 4.1 Assessment criteria

#### 4.1.1 *English Heritage* advise (Drury and McPherson 2008, 21) that:

"In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so
- how those values relate to its fabric
- their relative importance
- whether associated objects contribute to them
- the contribution made by the setting and context of the place
- how the place compares with others sharing similar values.

[and *ibid*, 23] If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance of the place and the impact of the proposed change on that significance."

#### 4.1.2 *The assessment of the boundary walls will concentrate on the following issues:*

- The historic significance of the walls themselves,
- the rarity of this style of wall locally and regionally,
- the probability that they contain re-used medieval architectural fragments from the demolition of monastic buildings, and
- the local and wider planning policy context for the conservation and retention of boundary walls.

#### 4.1.3 *Against these will be set:*

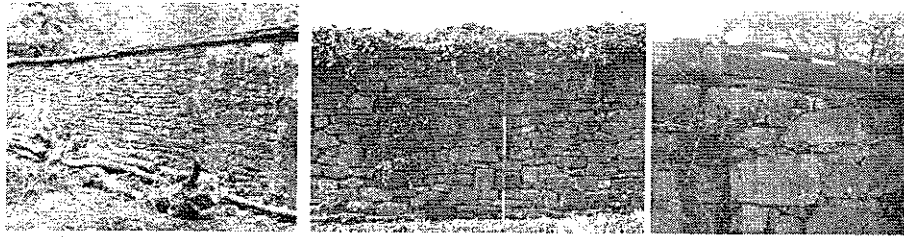
- The poor existing condition of the wall which it is proposed should be reduced in height,
- the proposed retention at full height of the boundary wall on the south and part of the west sides, and
- the visual advantages to the church authorities of reducing the wall height to the east side, including the potential for reduction in crimes against property.

4.1.4 English Heritage advise (Drury and McPherson 2008, 24) that **"if all or part of a significant place will be lost, whether as a result of decision or inevitable natural process, its potential to yield information about the past should be realised.** This requires investigation and analysis, followed by archiving and dissemination of the results, all at a level that reflects its significance. **Where such loss is the direct result of human intervention, the costs of this work should be borne by those who benefit from the change,** or whose role it is to initiate such change in the public interest" [i.e. English Martyrs Church and/or Salford R.C. Diocese, in this instance].

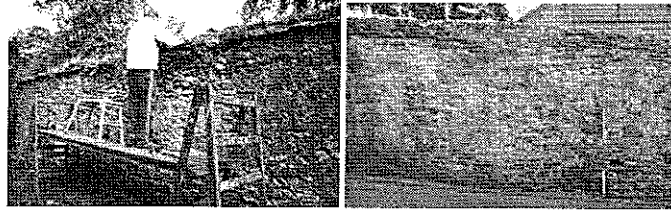
### 4.2 Positive attributes

4.2.1 **Historic significance:** published literature about the typology of boundary walls is regrettably sparse; the five volumes of Vernacular Architecture Group bibliographies 1970-2006 list only one possibly relevant article (Callander 2005, re. Whitby – not yet seen). However, a conservation study of college boundary walls in Oxford illustrates a wall at Worcester College which in date and style is very similar to that at English Martyrs Church (Viles *et al* 2009, 5; <http://www.qub.ac.uk/geomaterials/epsrsrc/resources/oxfordwalls.pdf>)

- 4.2.2 As has been discussed above, the English Martyrs Church boundary wall was originally constructed as the boundary wall for Sands Orchard, sometime after 1727 but before 1762. Its construction appears to be contemporary with the re-use of the West Range of the abbey cloisters, and with construction of a large farmhouse (demolished c. 1840) close to the river, and immediately to the SW of the West Range (**Figs 4-8**), though Lower Fold (now Abbeycroft) pre-dates the Buck prospect of 1727 and the orchard may perhaps also have been constructed for its use. Lower Fold, the demolished farmhouse, and the building which replaced it - now the Presbytery (built c. 1835-44) - were all tenanted properties on the Assheton-Curzon Whalley Abbey estate, which had descended within that family since 1553.
- 4.2.3 **Rarity:** fieldwork by the writer and by Lancashire Gardens Trust volunteers on the *Historic Designed Landscapes of Lancashire* project, grant-aided by Lancashire County Council in 2008-11 (ongoing at time of writing), has briefly studied over 200 parks and gardens of all periods throughout the county. Walls similar to those at English Martyrs Church have only been found occasionally, and these typically surrounding mid-eighteenth-century parkland. Very much more often, walls with flat copings are of lower height, and the coping (if of similar thickness) are usually in smaller blocks than at English Martyrs.
- 4.2.4 The *Whalley Conservation Area Assessment* (Conservation Studio 2005, 6) states that:  
 “most of the boundaries in the conservation area are defined by sandstone rubble walls, topped by a variety of copings which are usually triangular-shaped but are sometimes round. The stone is laid in large, roughly squared off blocks, and the walls are generally between one and one and a half metres high where they define front boundaries, or up to two metres high to the rear. .... Whalley Abbey contains a variety of sandstone walls, some with fine quality moulded copings.”
- The boundary walls of Sands Orchard were constructed in a style which was openly demonstrative of the wealth of the Assheton-Curzon family, even though by this date they were absentee landlords. The height of the walls, and particularly the use of very long, wide, and thick coping stones (expensive, even at that time, for a total wall length of c. 180 metres) was clearly intended to impress, and be durable in the long term. It is therefore not surprising that few other walls of this date and style have been identified in the vicinity, though more fieldwork would be necessary to confirm this. The kitchen garden wall at Turton Tower, Darwen (**Fig 29**), is quite similar, though with a projecting coping course; however this is believed to be mid-nineteenth-century (Dowland 1999, 21; James Riley, landscape architect, pers. comm.). The most similar wall in Whalley is on the west side of the approach driveway to the North East Gatehouse of Whalley Abbey. Research by the present writer has shown that this wall (**Figs 30-31**), probably dating from c. 1660-1700, was c. 2.5 metres in height, with a slightly projecting moulded coping, but (very unusually) with one or more blocky courses above this. Also (apparently unlike the Sands Orchard wall), this wall has a brickwork inner face, to provide stored warmth for the growing of espaliered fruit trees.
- 4.2.5 Only two other example of similar boundary walling have been recognised regionally – at Levens Hall, Cumbria (**Fig 32**), the other at Marshrange in Lancaster (**Fig 33**), both documented as dating from the late 1600s, and employing much smaller coping stones than at Sands Orchard. and The English Martyrs / Sands Orchard wall may represent the next phase in the development of gentry boundary walls to these three pre-c. 1700 examples, before lower walls with similar coping became popular in the late eighteenth / early nineteenth centuries, and then half-round, triangular, and ‘soldier’ copings in the later nineteenth century.



(Left) Fig 29: boundary wall of kitchen garden at Turton Tower, Darwen, similar to English Martyrs church wall but probably early Victorian. Ht c. 2.2 m; (Centre) Fig 30: late seventeenth / early eighteenth-century wall at west side of approach to NE Gatehouse of Whalley Abbey. Inner face is of brick. Scale 2m; (Right) Fig 31: detail showing surviving moulded stone coping. Scale 300 mm.



(Left) Fig 32: repair works in progress, 2005, on Ninezergh Lane wall to Levens Hall, Cumbria, dated to 1695, showing projecting coping course with overlying blocky courses; (Right) Fig 33: boundary wall at Marshrange, Lancaster, dated 1687 (photo 2007, now altered). Coping course overlain by (?later) blocky courses. Scale 2m.

- 4.2.6 **Re-used architectural fragments:** as has been discussed above, a number of probable medieval architectural fragments have been identified in the fabric of the east and south boundary walls, and there is potential for there to be more. Whilst the religious buildings within the property would have been unusable by the Crown authorities in 1537-8, the demolition of the church is documented to have taken place in 1661-2. It is likely that the abbey buildings continued to be plundered by the estate workers for stone for many years after that date. The fragments in the wall may have come from the adjacent West Range, but close examination (after removal) would be required to relate them to upstanding structures. Examples of stone from religious sites re-used in a secular context (*spolia*) have been found at Walmgate, York (<http://www.iadb.co.uk/wgate/main/archfrags.php>), and many other places. This *could be* (but was not always) "a memory practice, a particular way of relating to the past, a meaningful, creative appropriation of the past", conveying nostalgia, ruins, and architectural meaning (<http://proteus.brown.edu/architectureandmemory/8561>).
- 4.2.7 **Location:** the significance of the wall is enhanced by its location close to the abbey West Range. Whilst this building is on English Heritage's *Heritage at Risk Register*, and therefore much reduced in its present amenity value to the community and nation, it must be hoped that this situation will not continue indefinitely. Although emergency repairs are under way at the time of writing, the building is likely to remain in the Priority A (most severely At Risk) category until a new use is found for it. With a new use, and fully repaired, the high conservation value of the West Range and its environs will be restored. Reduction in the height of the English Martyrs Church wall, rather than its repair and conservation, may reduce the potential for its future contribution to the historic environment.
- 4.2.8 **Policy context:** advice on the care and maintenance of stone boundary walls has been produced by City of Bradford Metropolitan District Council, Historic Scotland (2009 and Maxwell 2008) and Northumberland National Park Authority, among others. Dundee City Council have

prepared guidance in an effort to reduce breaches in boundary walls, which are seen as harming townscape character [http://www.dundee.gov.uk/dundee/uploaded\\_publications/publication\\_83.pdf](http://www.dundee.gov.uk/dundee/uploaded_publications/publication_83.pdf)

- 4.2.9 City of Bradford MDC <http://www.bradford.gov.uk/NR/rdonlyres/82ED6FEB-A579-4D71-B189-C58B9D9FCAD6/0/BoundaryWalls.pdf> state that “traditional stone walls of any type are crucial as they delineate streets, pavements and pathways and have a strong bearing on their character and feel, and therefore the character and feel of the conservation area as a whole”, while, under the heading of “Alterations”, Historic Scotland (2009, 6) state that [N. Neil’s italics] “all alteration proposals should take into account the design and material characteristics of the historic boundary. *Lowering of walls to create better sightlines can be damaging to the character of the boundary ...*” <http://www.historic-scotland.gov.uk/informguide-boundary-walls.pdf>
- 4.2.10 Northumberland National Park Authority state that “The site boundary is the meeting point between the building and the settlement in which it is located. Stone walls and hedges are the defining boundary characteristics ... help to integrate buildings into the landscape. The use of new and existing boundary walls can be important in providing privacy and security for both new development and existing properties. Strong boundary structures separate the domestic garden and associated areas around the house from the countryside beyond.” <http://www.northumberlandnationalpark.org.uk/siteboundaries>
- 4.2.11 **Summation:** from the above statements, it should be apparent that reduction in the height of more of the English Martyrs Church boundary wall than has already been lost **would generally be considered detrimental to the character of the conservation area**, even without the demonstrated historic significance of this particular wall.
- 4.3 Detractors**
- 4.3.1 **Condition of wall, and earlier repairs and height-lowering:** the application to reduce the height of the east wall of the English Martyrs Church must also be seen in the context of the condition of the wall, the extent to which it would remain a historic asset if it were to be repaired and rebuilt at full height, and the extent to which it has previously been repaired and altered, including the reduction in height of c. 20 metres length of the east wall, and all of the north wall.
- 4.3.2 The present writer would contend that the present condition of the wall is a result of lack of maintenance over a long period, and particularly the loss of the flagstone capping, which has allowed water to penetrate the core-work, resulting in the facing stones becoming detached (as in the Anglican Diocese’s West Courtyard Wall, for which funds to repair authentically are currently being sought). However, the writer would also accept that, if repaired and rebuilt, the wall would lose a certain amount of its authenticity and therefore its intrinsic value as a heritage asset, though this could be said of a high proportion of built heritage assets around the country.
- 4.3.3 It is very apparent that reduction of the height of the north wall, the northern part of the east wall, and the northern half of the west wall of the English Martyrs Church boundary has already significantly reduced the retained significance of the walls as a heritage asset. Re-pointing, re-capping, and repair of the walls with cement in the past, rather than lime mortar, has been partly responsible for many of the areas of damage. **A programme of appropriate lime-mortar repairs to those parts of the enclosure to be kept at full height (the south wall, and part of**

the west wall), and softening of the reduced-height walls with stone capping, would go some way to maintaining the historic significance of the walls for the future.

- 4.3.4 **Reduction in crimes against property:** it is understood (Fr. Philip Price, pers. comm, 11 Sept 2011) that the church authorities are deeply concerned about the prevalence of burglaries from, and criminal damage to the church. It is considered that a positive result of reducing the wall height to the east side would be better visibility of the church from the Presbytery (with or without the addition of closed-circuit TV, and/or automated security lighting).

#### 4.4 Conclusions

- 4.4.1 In conclusion, whilst the historic significance of the east boundary wall of the English Martyrs Church, and of the enclosure as a whole, are considerable, the condition of the wall is now such that repair of that part of the east wall which is still close to its full height would be a very expensive task, which would produce a structure no longer authentic, even if repaired using traditional lime-mortar building, in the original style, modelled on the extant south wall.

- 4.4.2 It is likely that a better use of resources would be to:

- reduce the height of the east wall, restore a stone coping (perhaps with some form of retaining pin or clamp to deter thefts), and
- carry out a programme of repairs and maintenance to enhance the south wall, the full-height part of the west wall, and other stretches in need of repair.

#### 4.5 If consents are granted for the reduction in height of the wall, the following would be recommended by the present writer, as mitigation measures:

- **A pre-intervention rectified (square-on, scaled) photographic record** of the affected parts of the wall, using traditional film cameras (for archive stability), tied-in to surveyed target points.
- **Recording of the position of re-used architectural fragments** on the pre-intervention photos, *in situ* photography where possible, and *ex situ* photography and 1:1 scale drawn profiles.
- **Archaeological watching brief:** if groundworks (e.g. underpinning, or new foundations and re-building) are required on some sections of the wall.
- **A Contingency plan** should be agreed in the event of very significant archaeological deposits or artefacts, including potential Treasure Act 1996 artefacts, or human remains, being encountered during a watching brief. In such instances, the EH Inspector and LCAS should be consulted immediately. If more detailed or lengthy recording were deemed necessary, this could require additional fieldwork and post-fieldwork assessment time, and additional costs.
- **Post-fieldwork finds processing and assessment:** following the completion of any fieldwork, artefacts ('finds') and ecofacts (e.g. bone) must be inventoried, dated, and a formal 'assessment of potential for analysis' of the assemblage and archive undertaken, if necessary using out-sourced specialists. The results will be discussed with the Clients, LCAS, and EH before the report is finalised. The indexed archive will be deposited in Lancashire Archives, Preston.
- **Ownership of finds:** whilst, under current English Law, the landowner of the site is legally owner of artefacts recovered, except Treasure Act items (to the Crown or Duchy of Lancaster), it is usual practice to deposit the assemblage with a Museums Libraries and Archives Council 'Registered Museum' by gift, usually the Museum of Lancashire (Lancashire County Council), who make a charge of (currently) up to £100 per box for long-term curation, and may be unwilling to accept human remains. Discussion with MoL before the watching brief commences is strongly recommended.

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#### **Clitheroe Library**

Whalley Abbey photographic and drawings collection

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E4 Egerton family, Earls of Wilton

E4/26/3 Marriage settlements etc, 1555-1811; including Braddyll-Assheton settlement, 1555

#### **Lancashire Archives, formerly Lancashire Record Office (LRO), Bow Lane, Preston**

DDWT Worsley-Taylor of Whalley Estate papers, Whalley area, C17-20th; mostly uncatalogued

DDWT/Map 1 *A map of the demesne-lands of Whalley Abbey together with several other messuages and tenements lying within the townships of Whalley and Billington, Lancaster belonging to Ashton Curzon esq surveyed by Henry Porter, 1762*

DDX 41/18 This document has been misplaced in LRO. Alternative copy DDX 336/23 used.

DDX 336/23 (copy of DDX 41/18) *A sett of Mapps of the Several Estates of Thomas Braddyll Esq in the Counties of York and Lancaster*, according to George Grey of Lancaster, Land Surveyor. Estates in Billington, Dinkley, Whalley and Bowland, no date [c. 1757]

DDX 638 Miscellaneous Legal Papers

DDX 638/5/4 Conveyance of the manor of Whalley, the capital mansion called Whalley Abbey, and diverse other freehold estates in the County Palatine of Lancaster, the Right Honourable Richard William Penn, Earl Howe to John Taylor esq., dated 27 September 1834

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DP 386/1 John Weld (1813-88), of Leagram Hall, Chipping: disassembled album of sketches of Whalley Abbey, 1830-37, including colour illustration of West Range and Abbey Farm house, 19 Sept 1837

PR 5013 Parish of Clitheroe

PR 5013/1/8 A grant by Henry IV of two fairs at Clitheroe 4 Dec 11 Hen IV, 1409

PR 5013/1/9 A Precept and Proclamation for Clitheroe fairs, dated 6 Dec, 11 Hen IV, 1409. The proclamation, in English, expressly forbids the people to continue to hold fairs at Whalley Abbey, described as "assembles and metyng at his [majesty's] monastery of Whalley ... and ther, in the cymytories and place nere unto his saied monastery, withoute any graunte or other auctorite, have of late made commutacions [exchanges], and used bying and selling of gooddes, catalles [cattle] ...". (See transcripts in Harland 1851, 19-23). The fairs at Whalley Abbey, or at any other place within the town of Whalley, are henceforth banned, "on payn of fforfaytur of all the gooddes, catalls, and merchandise ...".

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#### 5.4 Sources located, but not seen

##### **Lancashire Archives, Preston**

DDHCL Honour of Clitheroe

DDHCL acc 5718, Box 68 Letters patent re disputed will of Ralph Assheton of Middleton, 1716  
(very large document, too dirty and fragile to produce; to be conserved in 2011-12)

DP Documents purchased

DP 355/1-2 Grant of letters patent of Henry VIII to John Braddyll of Whalley for Abbey lands, 23 March 1544/5

##### **Centre for Buckinghamshire Studies, Aylesbury**

AR 94/80 Earl Howe manuscripts, c. 1000 documents, including

21 Bundle of deeds of property in Accrington and Whalley in Lancashire, Bowland in Yorkshire, etc., C16th – 18th

312 Accounts made to the Abbott of Whalley, 1534

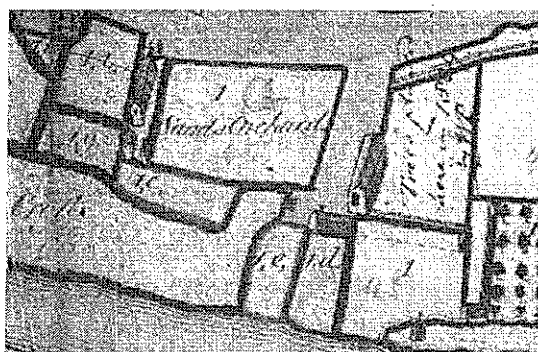
441 Bundle of deeds including: Plan of land near Whalley, 18th cent, Lease for a year of the manor of Whalley, 1750

##### **Published source**

Callander, R., 2005 Whitby Abbey boundary walls, Fylingdales, North Yorkshire' *Vernacular Building* 29, 63  
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**NEIL ARCHAEOLOGICAL SERVICES***Established 1994**NIGEL R. J. NEIL, MA, MSc, MIFA, LRPS**5 HILLSIDE, CASTLE PARK, LANCASTER, LA1 1YH**Tel/Voicemail 01524 844 728**Mobile/Voicemail 07968 621 530**e-mail: [nigelrjneil@googlemail.com](mailto:nigelrjneil@googlemail.com)**Desk-based assessments & evaluations**Standing building survey & analysis**Environmental Impact Assessment**Archaeological watching briefs**Garden History projects**Outreach and lectures*

**English Martyrs R.C. Church**  
**Boundary walls**  
**WHALLEY**  
**LANCASHIRE**

**Heritage Statement**

(Left) Extract from *A map of the demesne lands of Whalley Abbey ... belonging to Ashton Curzon, esq., surveyed by Henry Porter, 1762* (Lancashire Archives DDWI/Map 1), showing "Sands Orchard", now occupied by the English Martyrs R.C. Church; (Right) Fr. McDonnell addressing pilgrims on the future site of the English Martyrs Church, with the boundary wall which it is proposed to reduce in height, and the West Range, in the background (from *Preston Guardian*, 17 March 1923, courtesy of Clitheroe Library)

**Draft 1**

Sept. 2011

For the use of:

Francis Bradshaw Partnership, Fr. P. Price, English Martyrs R. C. Church,  
 English Heritage, Ribble Valley Borough Council,  
 and Lancashire County Archaeology Service

## 1. INTRODUCTION

- 1.1 A programme of archaeological works has been commissioned by Francis Bradshaw Partnership, Civil and Structural Consulting Engineers, on behalf of Fr. Philip Price and the English Martyrs Roman Catholic Church, Whalley, Ribble Valley Borough, Lancashire, concerning alterations and repairs to the c. 1750 former orchard wall (centred SD 7300 3610) bounding the 1926 church. Although the walls and church are **not** Listed, they lie within the Whalley Conservation Area, and close to the Grade II Listed Presbytery (No. 21 The Sands, BB7 9TN; a c 1840 former farmhouse 1926), and close to the West Range of Whalley Abbey, which is Grade I Listed and a Scheduled Monument. The West Range is on the *Heritage at Risk Register*, though emergency repairs are under way at the time of writing.
- 1.2 Ribble Valley Borough Council (RVBC) have directed the Clients to obtain a desk-based archaeological assessment (**a separate document, fully referenced**), and a Heritage Statement (this document) before submitting a planning application and, if appropriate, an application for Listed Building Consent (as curtilage to the Presbytery). **Both reports should be copied to Lancashire County Archaeology Service (LCAS), and English Heritage's regional office.**
- 1.3 **Specification for desk-based assessment and Heritage Statement:**
1. **A desk-based assessment**, to consider what information can be extracted from accessible cartographic, illustrative, and other documentary sources, and previous archaeological reports.
  2. **Site validation**: the walls have been inspected by the archaeological contractor
  3. **Reporting**: the report includes recommendations for mitigation of damage to the heritage.
  4. **Irrespective of whether the development proceeds, the desk-based archaeological assessment report should become a Public Domain document through LCAS.**
- 1.4 **The archaeological contractor**: Mr Neil has over 30 years experience in professional archaeology, and has undertaken over 120 projects as a self-employed archaeological contractor since 1994, including desk-based assessments, archaeological evaluations, watching briefs, and building surveys throughout the North West. He has worked at Whalley Abbey for 20 years.

## 2. DESK-BASED ASSESSMENT

- 2.1 **Whalley Abbey - sources available**: the corpus of sources for Whalley Abbey and its environs is both considerable and highly dispersed. Work undertaken by the present writer on behalf of Blackburn Anglican Diocese in 2008-11 has located manuscript sources in over 40 repositories throughout the UK, but only a small percentage of the data has so far been assessed. The post-Dissolution history of Whalley Abbey demesne is particularly difficult to study, because survival of the family muniments of the Assheton/Curzon/Penn/Howe family who owned it from 1553 till 1834 is far from complete. Virtually no documents have been located from the Taylor, Hargreaves, or Travis-Clegg ownerships, which continued until the sales to Salford Roman Catholic and Manchester Anglican Diocese in 1919 and 1922 respectively.
- 2.2 **The "Great Court"**: Morant demonstrates that the area between the NW Gatehouse and the West Range, and extending to the north of the conventual church, was the 'Great Court', to which lay people may have been given access, and which contained one or more guest houses. At Whalley there may also have been a larger Outer Court. Ashmore locates the guest hall abutting the south side of the North West Gatehouse; it was a two storey building with nine bed chambers. It would have been in the Great Court (including the present site of the English Martyrs Church), that the public fairs were held annually on 8th Dec and 25th March, until they were forbidden by King Henry IV in 1409.

## 2.3 The English Martyrs Church site after the Dissolution of the Monasteries

- 2.3.1 The Buck brothers' 1727 prospect is the earliest surviving illustration of the abbey site, and has been archaeologically proven to be correct in many details. The North West Gatehouse and The West Range are shown roofless. The distance between the West Range and Abbeycroft has been fore-shortened, but no enclosing wall is shown (Fig 1). Porter's estate map, dated 1762, is the earliest surviving map of Whalley (Fig 2). It shows the West Range re-roofed and a large house at the south end of it; the West Range became a shippon (cow house) and hayloft. A roughly rectangular enclosure – clearly the English Martyrs plot – described as 'Sands Orchard', is shown. At this date there was no building where the Presbytery now stands. There is an illustration by John Weld (1813-88), dated 19<sup>th</sup> Sept 1837 (Fig 3) of the West Range, with the white-painted house in the distance. On the right, in shadow, is the boundary wall of Sands Orchard, with a suggestion of a path adjacent to it, where a raised garden bed and trees are now.



(Left) Fig 1: Detail from Buck brothers' prospect, 1727; (Centre) Fig 2: Porter's map, 1762, showing Sands Orchard, in which the English Martyrs Church now stands (LRO DDWI Map 1); (Right) Fig 3: Weld's illustration of the West Range, and house near the river, 19<sup>th</sup> Sept 1837 (LRO DP 386/1, f5).

- 2.3.2 On the map accompanying Earl Howe's conveyance of 27<sup>th</sup> Sept 1834, Sands Orchard (Fig 4) and the house near the river are extant, but now a small building is present on the site of part of the present Presbytery plot. By 1848 (OS, surveyed 1844; Fig 5), the house near the river had been demolished, and the farmhouse which was to become the Presbytery had today's footprint. A blocked doorway was found in the south wall during the field visit and there may have been others. The gate in the SE corner, adjacent to the (?)stables, was in existence by 1923.

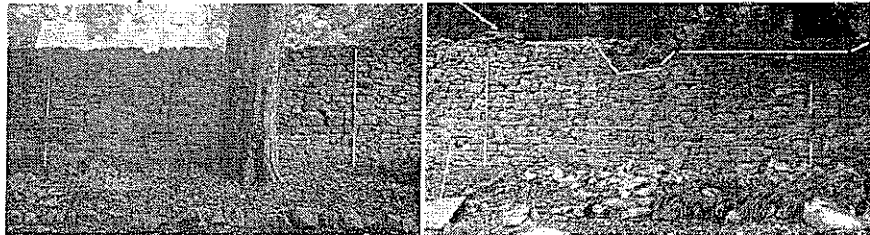


(Left) Fig 4: detail from Earl Howe's conveyance plan, Sept 1834, showing Sands Orchard and house near river (LRO DDX 638/5/4); (Centre) Fig 5: detail from OS (1848), showing Sands Orchard, farmhouse which is now the Presbytery, but house near river demolished. (Right) Fig 6: Fr. McDonnell addressing pilgrims in March 1923, on the future site of English Martyrs Church, with the boundary wall and West Range, in the background (Anon 1923).

- 2.3.3 **The return of the church:** in November 1919, the week that Manchester Anglican Diocese announced their purchase of the Whalley Abbey mansion and adjacent ruins, Roman Catholics regionally began to raise funds to purchase land to build a church. The R.C. purchase was the initiative of the Rev. Louis Charles Casartelli, Bishop of Salford 1903-25. From 1922 onwards, a number of pilgrimages were held (Fig 6). The foundation stone for the English Martyrs Church was laid on 26 Feb 1926 by Casartelli's successor, Rev'd Dr. Thomas Henshaw, and the first mass was said on 4<sup>th</sup> July of the same year.

### 3. WALK-OVER SURVEY

- 3.1 The English Martyrs Church boundary walls were visited by the writer on 20<sup>th</sup> July and 11<sup>th</sup> Sept 2011. A selective photographic record was made of the east wall (to which the height reduction proposal refers), and the other walls of the former Sands Orchard were studied, for comparison, except the outer faces of the south and west walls.
- 3.2 Approximately 28 metres of the east wall of the church enclosure wall survives to (up to) 2.1 metres in height, but much of this length is leaning badly to the West, only one or two coping stones remain *in situ*, the southern c. 1.5 metre has been partly demolished at the SE gate, and the upper facing courses on the west side have collapsed over a length of c. 10 metres (Figs 7-9). The lime-mortared wall is roughly coursed, more evenly so in the lower c. 1.25 m than in the upper reaches. The northern c. 3 m of the 'tall wall' has evidently been re-built, rather crudely, with poorly orientated stones, cement rather than lime mortar bonding, and many air spaces. A c. 10 metre stretch of wall to the north of the 'tall wall', as far as the entrance close to the Presbytery, and a further stretch beyond the entrance as far as the NE corner, have been reduced in height to c. 1.25 metres (Fig 10), reportedly (Fr Philip Price, pers. comm., 11 Sept 2011) during Fr. Ryan's incumbency, in c. 1996-2001. It is not known at what date the whole of the north wall (c. 70 m), parallel to The Sands, was reduced in height (Fig 19), but the 'slobbered' style of the concrete capping suggests that this work was considerably earlier, perhaps around the date the church opened in 1926.



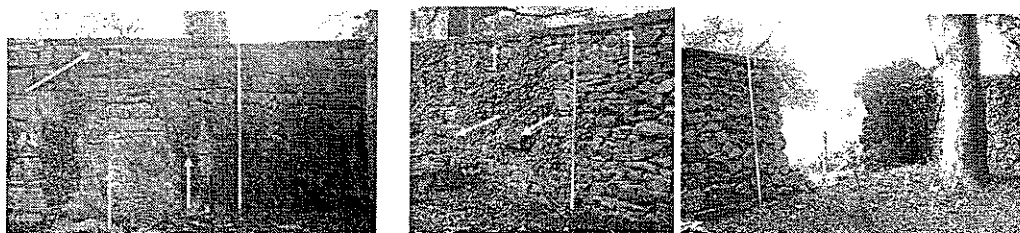
(Left) Fig 7: part of the east face of the 'tall' east wall; (Right) Fig 8: part of the west face of the east wall, showing (highlighted in yellow) areas of collapse. Scales 2 m



(Left) Fig 9: collapsed S end of east wall; (Centre left) Fig 10: recent concrete capping of northern part of east wall; (Centre right) Fig 11 older 'slobbered' concrete wall-head of north wall; (Right) Fig 12: possible medieval architectural fragments incorporated in the east face of the east boundary wall. Scale 2m, with 500 mm divisions.

- 3.3 **Re-used medieval architectural fragments:** the east wall of the enclosure – closest to the West Range – appears to contain a significant number of re-used architectural fragments, probably of medieval date. Probable window mullion fragments, and square-section tooled stones are apparent in both the east and west faces. It is likely that there are more such fragments than were seen in such a rapid inspection, and others may be present in the wall core. Some larger fragments were apparent in the south wall, but none were identified in the west or north walls.

- 3.4 The original appearance of the orchard walls:** most of the length of the south wall of the enclosure, and the southern half of the west wall, appear to be standing to their full original height – c. 1.6m and 2.0 m – and retain either their original coping or a passable replication. The coping (Figs 13) comprises extremely large flagstones, between c. 350 mm and 950 mm in length, and 90 to 95 mm in depth. Projecting or ‘through’ stones are present in the south wall (Fig 14), though few if any in the east and northern walls. The SE c. 13 m of the south wall has been re-capped with smaller flags, using sandy cement, rather than lime mortar (Fig 13). An area at the SW corner has collapsed completely (Fig 15); this part of the wall had previously been repaired poorly using stone with brick, and cement rather than lime mortar. The northern half of the west wall, and the whole of the north wall, parallel to The Sands, has been reduced in height, without replacing the coping, and with a roughly ‘slobbered’ cement cap.



(Left) Fig 13: repaired stretch at east end of south wall, showing pale cement, and blocked doorway; (Centre) Fig 14: very large original capping stone, and through stones, in south wall; (Right) Fig 25: recent collapse of previously-rebuilt section of wall at SW corner. Scales 2m, 500 mm divisions

#### 4. ASSESSMENT OF SIGNIFICANCE

##### 4.1 Assessment criteria

- 4.1.1 *English Heritage* advise that, “in order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so
- how those values relate to its fabric
- their relative importance ...
- the contribution made by the setting and context of the place
- how the place compares with others sharing similar values.

If conflict cannot be avoided, the weight given to heritage values in making the decision should be proportionate to the significance ... and the impact of the proposed change on that significance.”

##### 4.1.2 *The assessment of the boundary walls will concentrate on the following issues:*

- The historic significance of the walls themselves,
- the rarity of this style of wall locally and regionally,
- the probability that they contain re-used medieval architectural fragments, and
- the local and wider planning policy context for the conservation of boundary walls.

##### 4.1.3 *Against these will be set:*

- The poor existing condition of the wall which it is proposed should be reduced in height,
- the proposed retention at full height of the boundary wall on the south and west sides, and
- the visual advantages to the church authorities of reducing the wall height to the east side, including the potential for reduction in crimes against property.

- 4.1.4 English Heritage advise (Drury and McPherson 2008, 24) that “if all or part of a significant place will be lost, whether as a result of decision or inevitable natural process, its potential to yield information about the past should be realised. This requires investigation and analysis, followed by archiving and dissemination of the results, all at a level that reflects its significance. Where such loss is the direct result of human intervention, the costs of this work should be borne by those who benefit from the change” [i.e. English Martyrs Church and/or Salford R.C. Diocese, in this instance].

## 4.2 Positive attributes

- 4.2.1 **Historic significance:** as has been discussed above, the English Martyrs Church boundary wall was originally constructed as the boundary wall for Sands Orchard, sometime after 1727 but before 1762. Its construction appears to be contemporary with the re-use of the West Range of the abbey cloisters, and with construction of a large farmhouse (demolished c. 1840) close to the river, and immediately to the SW of the West Range, all tenanted properties on the Assheton-Curzon Whalley Abbey estate, which had descended within that family since 1553.
- 4.2.2 **Rarity:** the boundary walls of Sands Orchard were constructed in a style which was openly demonstrative of the wealth of the Assheton-Curzon family, even though by this date they were absentee landlords. Walls similar to those at English Martyrs Church have only been found rarely in Lancashire, and these typically surrounding mid-eighteenth-century parkland. Very much more often, walls with flat copings are of lower height, and the coping (if of similar thickness) are usually in smaller blocks than at English Martyrs. The kitchen garden wall at Turton Tower, Darwen (Fig 29), is quite similar, though with a projecting coping course; however this is believed to be a century later in date - mid-nineteenth-century. The most similar wall in Whalley is on the west side of the approach driveway to the North East Gatehouse of Whalley Abbey, c. 1660-1700. This differs in having a slightly projecting moulded coping, and with one or more blocky courses above this, and (apparently unlike the Sands Orchard wall), has a brickwork inner face, to provide stored warmth for the growing of espaliered fruit trees.
- 4.2.3 **Re-used architectural fragments:** as has been discussed above, a number of probable medieval architectural fragments have been identified in the fabric of the east and south boundary walls, and there is potential for there to be more. Whilst the religious buildings within the property would have been made unusable by the Crown authorities in 1537-8, the demolition of the church is documented to have taken place in 1661-2. It is likely that the abbey buildings continued to be plundered by the estate workers for stone for many years after that date. The fragments in the wall may have come from the adjacent West Range, but close examination (after removal) would be required to relate them to upstanding structures.
- 4.2.4 **Location:** the significance of the wall is enhanced by its location close to the abbey West Range. Whilst this building is on English Heritage's *Heritage at Risk Register*, and therefore much reduced in its present amenity value to the community and nation, it must be hoped that this situation will not continue indefinitely. Reduction in the height of the English Martyrs Church wall, rather than its repair and conservation, may reduce the potential for its future contribution to the historic environment.
- 4.2.5 **Policy context:** advice on the care and maintenance of stone boundary walls has been produced by City of Bradford Metropolitan District Council, Historic Scotland, and Northumberland National Park Authority, among others. Historic Scotland state that [N. Neil's italics] “all alteration proposals should take into account the design and material characteristics of the

historic boundary. *Lowering of walls to create better sightlines can be damaging to the character of the boundary ...*" <http://www.historic-scotland.gov.uk/informguide-boundary-walls.pdf>

- 4.2.11 **Summation:** from the above statements, it should be apparent that reduction in the height of more of the English Martyrs Church boundary wall than has already been lost **would generally be considered detrimental to the character of the conservation area**, even without the demonstrated historic significance of this particular wall.

#### 4.3 Detractors

- 4.3.1 **Condition of wall:** the application to reduce the height of the east wall of the English Martyrs Church must be seen in the context of the condition of the wall, the extent to which it would remain a historic asset if it were to be repaired and rebuilt at full height *versus* at reduced height, and the extent to which it has previously been repaired and altered, including the earlier reduction in height of much of the east wall and all of the north wall.

- 4.3.2 The present writer would accept that, if repaired and rebuilt, the wall would lose a certain amount of its authenticity and therefore its intrinsic value as a heritage asset, though this could be said of a high proportion of built heritage assets around the country. It is very apparent that reduction of the height of the north wall, the northern part of the east wall, and the northern half of the west wall of the English Martyrs Church boundary has already significantly reduced the retained significance of the walls as a heritage asset. Re-pointing, re-capping, and repair of the walls with cement in the past, rather than lime mortar, has been partly responsible for many of the areas of damage.

- 4.3.3 **Reduction in crimes against property:** it is understood (Fr. Philip Price, pers. comm, 11 Sept 2011) that the church authorities are deeply concerned about the prevalence of burglaries from, and criminal damage to the church. It is considered that a positive result of reducing the wall height to the east side would be better visibility of the church from the Presbytery (with or without the addition of closed-circuit TV, and/or automated security lighting).

#### 4.4 Conclusions

- 4.4.1 In conclusion, whilst the historic significance of the east boundary wall of the English Martyrs Church, and of the enclosure as a whole, are considerable, the condition of the wall is now such that repair of that part of the east wall which is still close to its full height would be a very expensive task, which would produce a structure no longer authentic, even if repaired using traditional lime-mortar building, in the original style, modelled on the extant south wall.

#### 4.4.2 It is likely that a better use of resources would be to:

- reduce the height of the east wall, restore a stone coping (perhaps with some form of retaining pin or clamp to deter thefts), and
- carry out a programme of repairs and maintenance to enhance the south wall, the full-height part of the west wall, and other stretches in need of repair.

#### 4.5 If consents are granted for the reduction in height of the wall, the following would be appropriate, as mitigation measures:

- A pre-intervention rectified (square-on, scaled) photographic record.
- Recording of re-used architectural fragments *in situ* and by photography and drawn profiles
- Archaeological watching brief: if groundworks (e.g. underpinning, or new foundations)
- Post-fieldwork finds processing and assessment: following the completion of any fieldwork

320110561P

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Our Ref: D & A STATEMENT B/3496

Your Ref:

## DESIGN AND ACCESS STATEMENT

### PROPOSED REMEDIAL REPAIR WORKS TO BOUNDARY WALLS

#### ENGLISH MARTYRS

#### THE SANDS

#### WHALLEY

#### CLITHEROE

#### BB7 9TN

#### Use:-

English Martyrs is a Roman Catholic parish Church in Whalley, Clitheroe, in the Diocese of Salford. The Church and grounds are bounded along four sides by traditional thick stone perimeter walls of varying heights. The existing condition of these walls - they being significantly out of plumb in areas and in a poor state with loose stones and partial collapse in areas, particularly to the north and east elevations, requires sections of these elevations to be re-built from both a structural and Health and Safety viewpoint.

#### Amount of development:-

The extent of the re-building to the boundary walls amounts to approximately 20 linear metres of wall along the North boundary to the east end of the wall over a height of 1.250metres above existing ground level and approximately 29 linear metres of walling to the east boundary wall elevation over the southern length of the wall to a height of 2.10metres above existing ground level.



consultancy engineering business environment

**Layout:-**

The arrangements for the proposed rebuilding of the boundary walls includes for demolition down to existing ground level of sections of walls noted on the planning application drawings and re-building plumb and aligned, back to existing level off the existing wall in reclaimed stonework all in a style to match the existing adjacent wall areas.

**Scale:-**

The proposed extent of the new re-building to the perimeter boundary walls is considered in keeping with the scale of the existing original boundary walls to the Church and the surrounding area. There will be no change to the arrangements that exist at present.

**Appearance:-**

The existing boundary walls are to be rebuilt using reclaimed stonework from the demolition of the walls. The stone work is to be cleaned of all loose mortar and sorted to give an overall similar appearance to the new wall as existing. Should any additional stone work be required in order to complete the works this will be sourced locally, where possible and chosen to match with the colour and texture of the existing stone. Samples of any new stone will be submitted to the local authority Planning Department for approval prior to commencement of work on site.

**Access:-**

All existing access arrangements to the Church and grounds are to be retained during the course of the works. The Contractor is to provide protection to all existing trees, lawn and paved areas for the extent of the works. Any work to existing trees that may be required as a result of the wall re-building works will be undertaken in accordance with the requirements of Ribble Valley Council's Countryside Officer. The appointed Contractor is to liaise with the Countryside Officer prior to commencement of work on site.

**PROPOSED REMEDIAL REPAIR WORKS TO BOUNDARY WALLS  
ENGLISH MARTYRS  
THE SANDS, WHALLEY  
CLITHEROE BB7 9TN**

24 June 2011

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### English Martyrs RC Church

The Sands, Whalley

Clitheroe

Lancashire

10 OCT 2011

FOR THE  
ATTENTION OF

### Method Statement for Proposed Repair Works to Stone Boundary Walls adjacent to existing trees.

- 1.0 Prior to commencing any construction on site, erect protective "Herras" type fencing around all adjacent existing trees to form an exclusion zone. This is to ensure that existing roots are not damaged during the proposed demolition and construction works and the soil in the area of the exclusion zone is not compacted.
- 2.0 Upon completion of above and prior to commencing of any construction on site, lay plywood sheets across the existing ground adjacent to the existing trees and to all working areas to prevent plant from tracking directly across the ground and the stacking of any new or existing materials on the ground. This is to ensure that existing root zones are not damaged during the proposed demolition and re-construction works and that the existing soil in the area is not compacted.
- 3.0 The proposed works involve the demolition of the existing boundary wall to just above adjacent existing ground level. It is not proposed that any new foundation works to be undertaken at this stage. The existing walls following demolition are to be re-built plumb off the existing wall base course.
- 4.0 In all work areas ensure all mortar is mixed away from the immediate working area and that the timber ply sheeting is protected with a Visqueen or similar impermeable membrane to prevent any mortar mix from passing directly into the

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ground. Any mortar mix or spillages are to be prevented as much as possible and cleaned up immediately in the event of spillage occurring.

- 5.0 Construction works to the walls should be undertaken if possible when the ground is dry and least prone to compaction.
- 6.0 All demolition should be undertaken with the use of hand tools or low compaction plant i.e. tracked mini digger or equivalent.
- 7.0 Upon completion of the works remove from the site area all surplus material, stones, mortar etc and carefully remove all ply sheeting ensuring the ground is not damaged.
- 8.0 Following the above remove all fencing from around trees and return the area to condition prior to commencement of the works.
- 9.0 The appointed contractor is to provide a detailed Method of Working for approval prior to commencement of the works on site.

**Simon Preugschat**  
**6th October 2011**

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## **Flood Risk Assessment.**

**English Martyrs**

**21, The Sands**

**Whalley**

**Clitheroe**

**Lancs BB7 9TN**

Date: Thursday, 19 May 2011.

### Flood Risk Assessment:

The site lies at Grid Ref E: 373022, N: 436130, located off The Sands, in Whalley, Lancashire.



## English Martyrs

## The Sands

Whalley

CLITHEROE

Lancs BB7 9TN

**Existing site area:**

The existing site is currently a mixture of grassed areas with tarmac footpaths and buildings. Rainfall is naturally allow to drain through the grassed areas and filters down through the sub strata into the underlying ground. Runoff from the tarmac areas is also allowed to drain naturally into the grassed areas.

The drainage from the buildings is unknown.

**Proposed Development:**

The proposed works to the site involve the partial demolition and rebuilding of the perimeter wall to the grounds. This is of random stone and will be rebuilt to make the walls safe.

There will also be some removal and re-instating of the exiting footpaths.

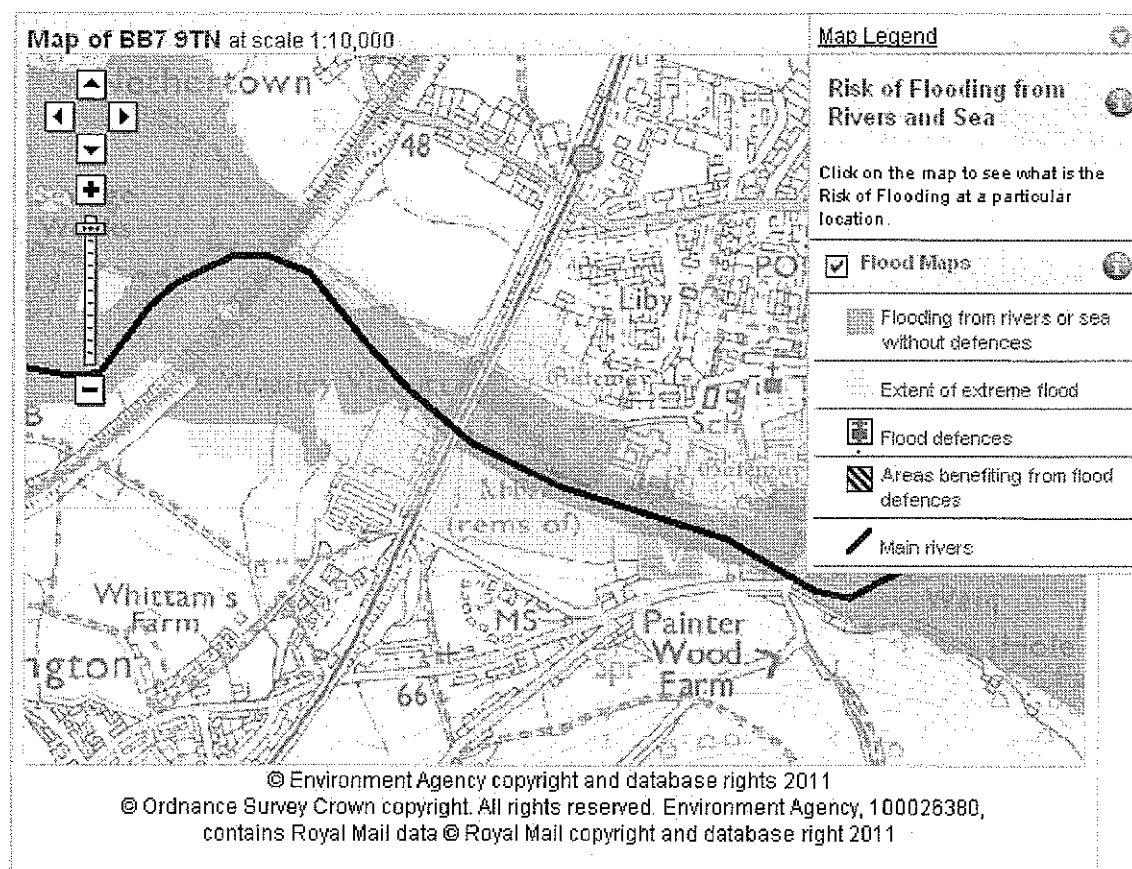
The works will have no effects on the exiting drainage systems as these will not be altered and it is envisaged to return the grounds to their exiting state albeit in a renovated condition.

**Existing drainage system:**

Rainfall is naturally allow to drain through the grassed areas and filters down through the sub strata into the underlying ground. Runoff from the tarmac areas is also allowed to drain naturally into the grassed areas.

The drainage from the buildings is unknown.

## Flood Risk Information and Report Background:



Flood Risk for Grid Ref E: 373022, N: 436130

The location selected, shown thus  is in an area designated as "extent of extreme flooding" and partially within "flooding from rivers or sea without defences".

Generally this means that the chance of flooding each year from rivers or the sea is 0.1% (1 in 1000) or less. The Flood Map shows our current best information on the extent of the extreme flood from rivers or the sea that would occur without the presence of flood defences.

### Key

#### 1. Floodplain

A floodplain is the area that would naturally be affected by flooding if a river rises above its banks, or high tides and stormy seas cause flooding in coastal areas.

There are two different kinds of area shown on the Flood Map. They can be described as follows-

Dark blue ■ shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded:

from the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue □ shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with a 0.1% (1 in 1000) or greater chance of occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

## **2. Flood Defences**

The purple line ■ shows some of our flood defences built to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods. Flood defences that are not yet shown will be gradually added.

Hatched areas ■ benefit from flood defences, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded. Not all areas that benefit from flood defences are currently shown, but the map is regularly updated as we obtain further information from our studies.

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

## **3. Significant, Moderate or Low Likelihood of Flooding**

Our assessment of the likelihood of flooding from rivers and the sea at any location is based on the presence and effect of all flood defences, predicted flood levels, and ground levels.

### **Conclusion:**

Whilst the site lies within an area that is either likely to flood in extreme conditions or near to an area that is likely to flood, the proposed development will not alter the exiting drainage. Therefore this will have no detrimental effect on the site or the surrounding area.