



RIBBLE VALLEY
BOROUGH COUNCIL

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

03 OCT 2011

FOR THE
ATTENTION OF

For office use only
Application No

Date received

Fee paid £

Receipt No:

370110805 P

Application for listed building consent for alterations, extension or demolition of a listed building.
Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

TO CREATE A GROUND FLOOR KITCHEN, DINING ROOM,
UTILITY & TOILET FROM THE ATTACHED GARAGE, WITH
HOBBY ROOM ABOVE, IN ORDER TO MAKE USE OF
INTERNAL SPACE. PROPOSED ALTERATIONS BASED ON
MINIMISING ANY CHANGES TO THE EXISTING
PROPERTY EXTERNALLY.

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: ROD HILL LODGE

Address 1: BOLTON by BOWLAND

Address 2: SAWLEY

Address 3:

Town: CLITHEROE

County: LANCASHIRE

Postcode (optional): BB7 4NJ

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

Easting: Northing:

Description:

ROD HILL LODGE IS ATTACHED TO
ROD HILL GATE FARM & ASSOCIATED
BARN

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number

6. Pre-application Advice

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

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: ADRIAN DOWD

Reference: RU/2011/ENQ/00288

Date (DD/MM/YYYY): 11/07/2011
(must be pre-application submission)

Details of pre-application advice received:
NONE

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☒ Yes ☐ No

If Yes, please provide details:

THE NEIGHBOUR HAS BEEN
CONSULTED

8. Authority Employee / Member

With respect to the Authority, I am:

Do any of these statements apply to you?

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

☐ Yes

☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

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Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	RANDOM STONE	MATCHING RANDOM STONE.	☐	☐
Roof covering	STONE FLAGGED ROOF TILES	ADDITION OF 4 NOS CONSERVATION ROOF LIGHTS.	☐	☐
Chimney			☒	☐
Windows	STONE MULLIONS, CILLS & WINDOW FRAMES (TIMBER)	TO MATCH EXISTING, CONSERVATION ROOF LIGHTS TO LEAN-TO ROOF TIMBER. WINDOW TO BE FITTED TO MATCH EXISTING STONE MULLIONS, CILLS & FRAMES	☐	☐
External doors	GARAGE DOOR TO BE REMOVED		☐	☐
Ceilings	FLAT PLASTERED	FLAT PLASTERED WITH VAULTED DOUBLE HEIGHT CEILING OVER DINING & HOBBY ROOM.	☒	☐
Internal walls	PLASTERED	PLASTERED	☐	☐
Floors			☒	☐
Internal doors			☒	☐
Rainwater goods			☒	☐
Boundary treatments (e.g fences, walls)			☒	☐
Vehicle access and hard standing			☒	☐
Lighting			☒	☐
Others (add description)			☒	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes ☐ No

If Yes, please state plan(s)/drawing(s) references:

DEWG NOS 3018/EX 1 (EXISTING SURVEY OF HOUSE PLANS + ELEVATIONS)
 DEWG NOS 3018/SK 1 COV.A (PROPOSED PLANS + ELEVATIONS OF
 PHOTO'S OF EXISTING BUILDINGS. GARAGE CONVERSION).

10. Demolition

Does the proposal include the partial or total demolition of a listed building?

☐ Yes ☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: ☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No

c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

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

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic Interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☐

Ecclesiastical Grade II* ☐

Grade II ☒

Ecclesiastical Grade II ☐

Don't know ☐

11. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☒ Yes ☐ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☒ Yes ☐ No

b) Works to the exterior of the building? ☒ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☒ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

SEE ATTACHED DRAWINGS WHICH INDICATE HOW THE EXISTING INTEGRAL GARAGE IS TO BE CONVERTED INTO HABITABLE SPACE + HOW SEVERAL WALLS ARE TO BE OPENED UP FOR DOORS, & PASSAGEWAY LINKS. THE GARAGE DOORWAY IS TO HAVE A MATCHING WINDOW FITTED. PLASTERED WALLS & CEILINGS TO BE REPAIRED.

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes ☒ No ☐ Don't know

If Yes, please provide the result of the application:

14. Certificates

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One Certificate A, B, C, or D, must be completed with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Certificate under Regulation 6 of the 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.

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:



27/9/2011

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

--

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

--

--

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

14. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

--

Or signed - Agent:

--

Date DD/MM/YYYY:

--

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒

The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

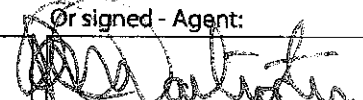
The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☒The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☒**16. Declaration**

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

Signed - Applicant:

--

Or signed - Agent:



Date (DD/MM/YYYY):

27/9/2011

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

--

National number:

--

Extension number:

--

Country code:

--

Mobile number (optional):

--

Country code:

--

Fax number (optional):

--

Email address (optional):

--

18. Agent Contact Details

Telephone numbers

Country code:

--

National number:

01942 717799

Extension number:

--

Country code:

--

Mobile number (optional):

07855 355910

Country code:

--

Fax number (optional):

01942 717798

Email address (optional):

design@peterdarlingtonarchitects.co.uk
--

19. 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)

☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

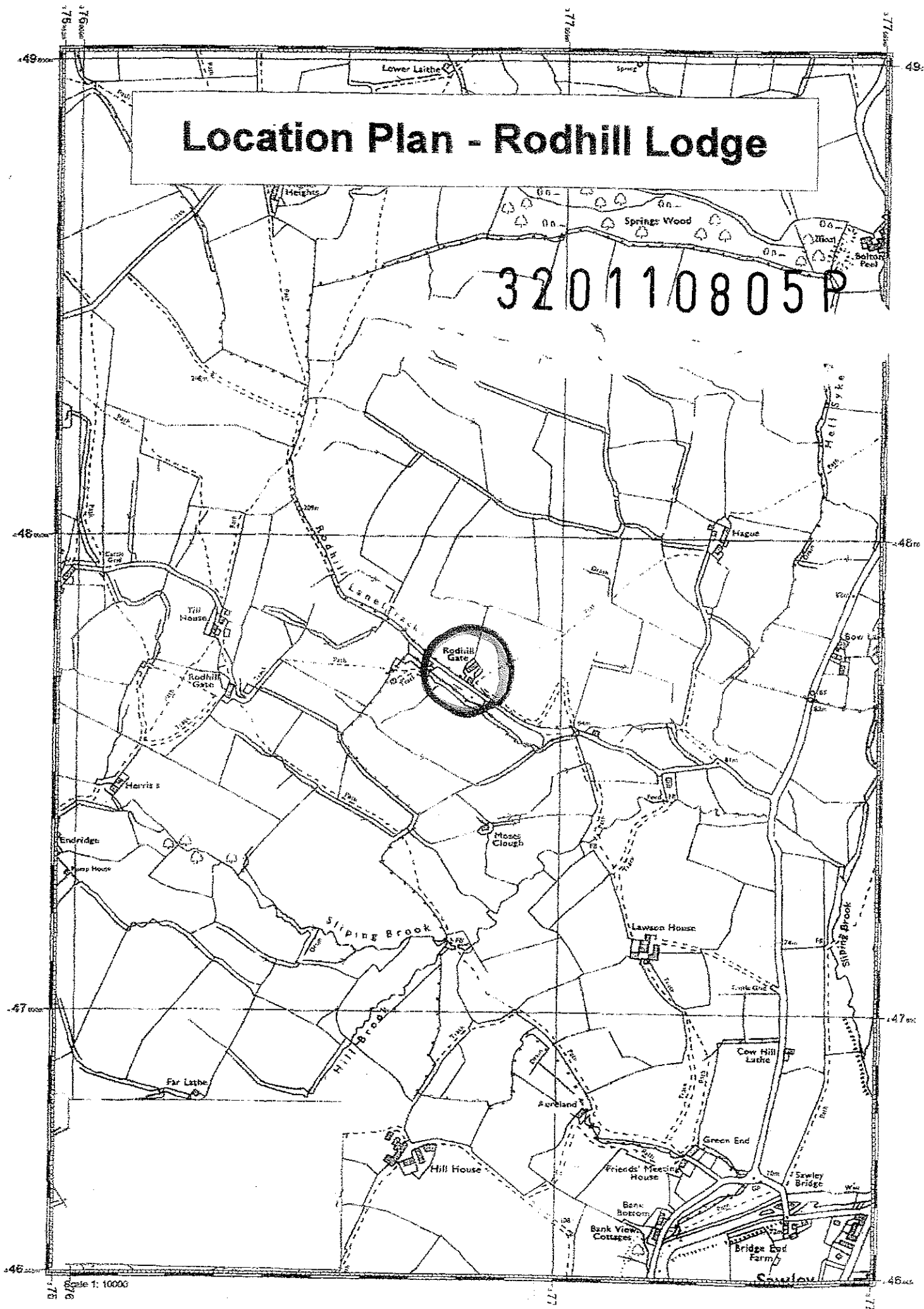
PETER DARLINGTON

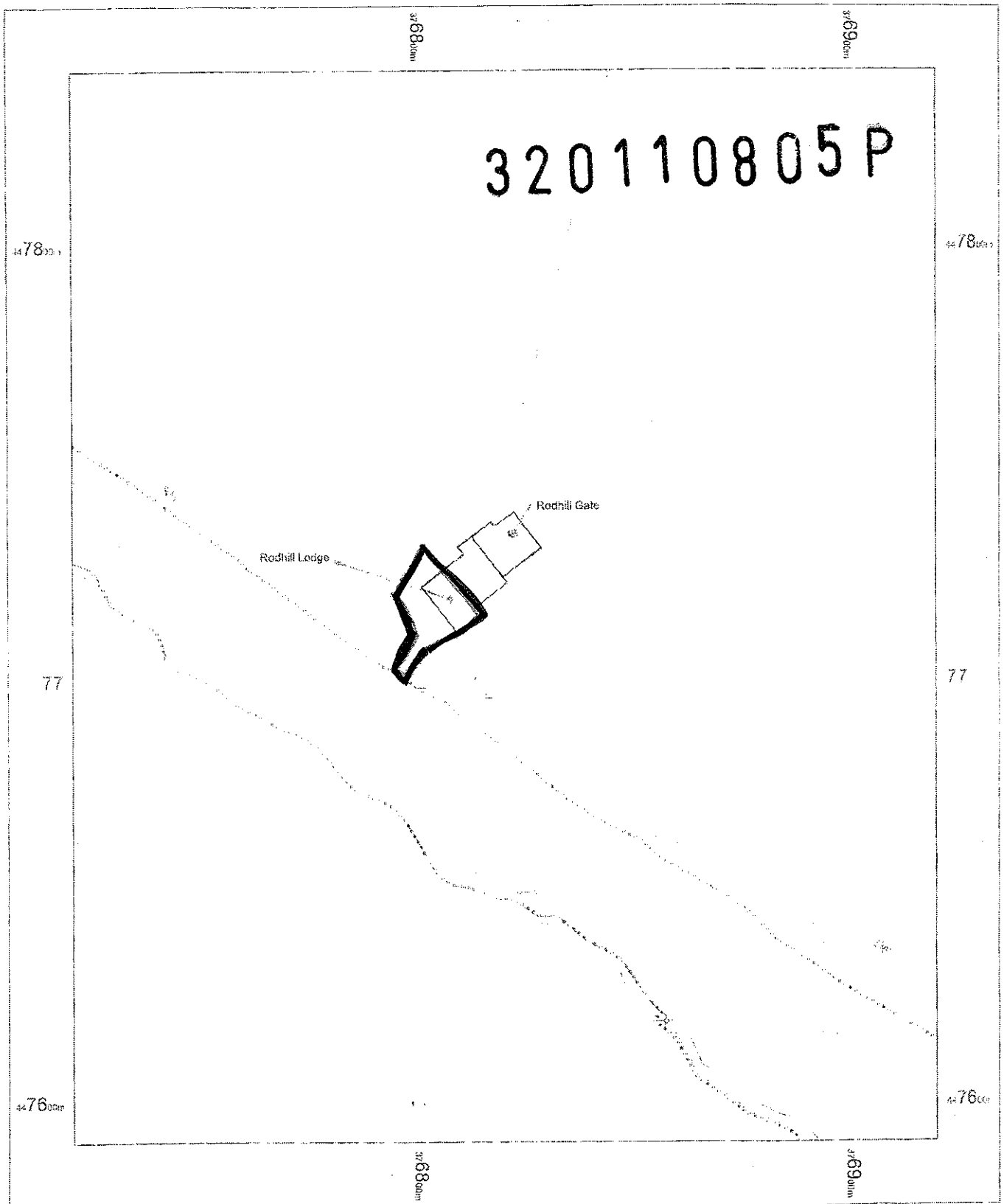
Telephone number:

07855 355 910

Location Plan - Rodhill Lodge

320110805P





320110805 P

Rodhill Gate
Rodhill Lodge

0 5 10 15 20 25 30 35 40 45 50
m

SITE PLAN :
1:1250 SCALE

RODHILL LODGE
BOLTON BY BOLNAY
SAWLEY CLITHEROE
BB7 LNS

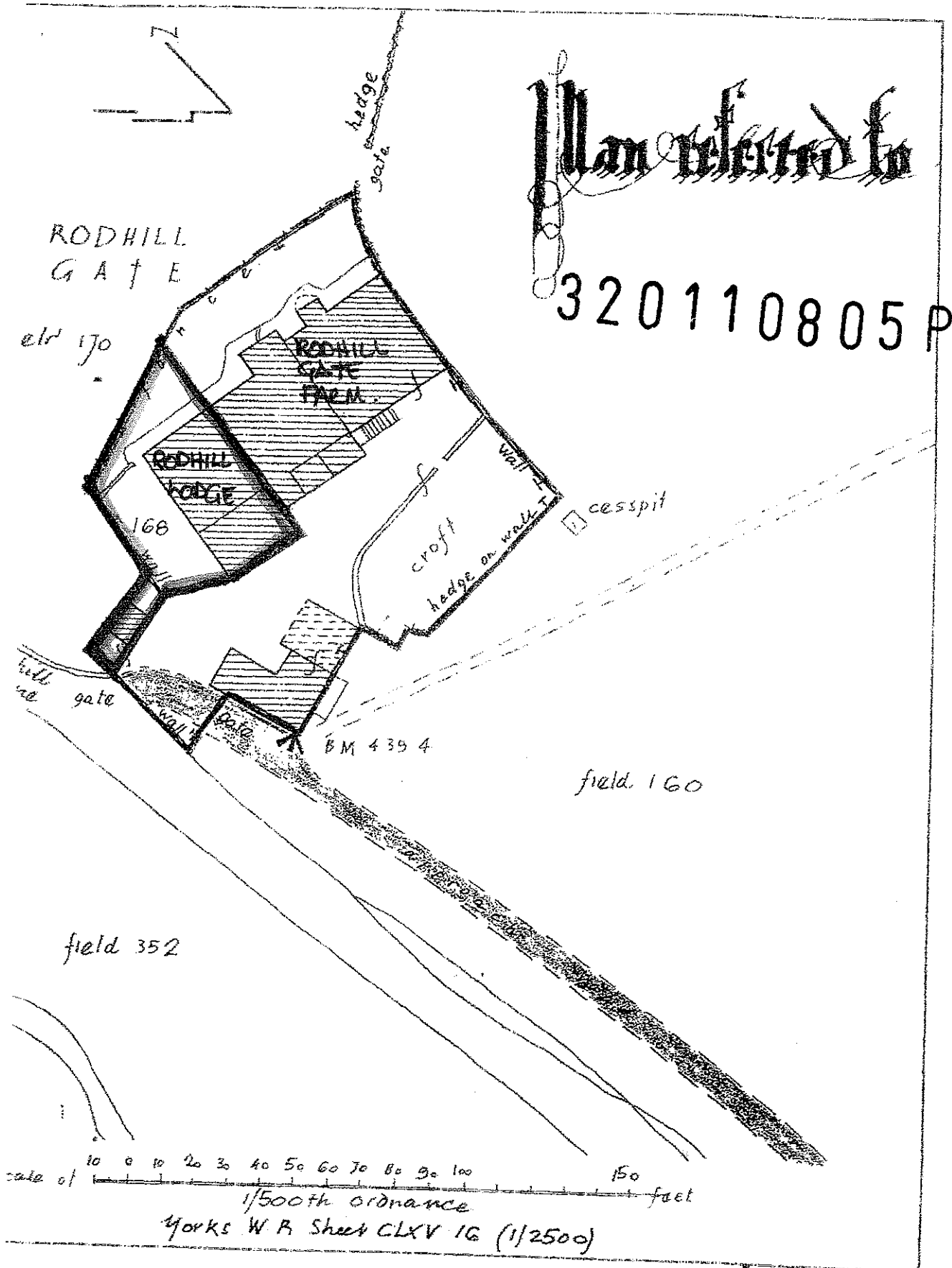
US Mastermap
1:1250 SCALE



Blue

Plan referred to

320110805 P



320110805P

Ribble Valley Borough Council



DESIGN AND ACCESS STATEMENT PRO-FORMA

From the 10 August 2006, planning applications relating to certain types of developments are required to be submitted with a design and access statement. When submitting an application, failure to provide a design and access statement of sufficient standard may result in a delayed registration of the application

What Applications Need to be Accompanied by a Design and Access Statement?

Most planning applications have to be accompanied by a design and access statement, the exceptions being:

- material change in the use of land or buildings, unless it also involves operational development;
- engineering or mining operations;
- development of an existing dwellinghouse, or development within the curtilage or a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a designated area or is a listed building 'Designated Areas' include: • Conservation Areas; • Sites of Special Scientific Interest (SSSI); and • Areas of Outstanding Natural Beauty (AONB)

Process

What factors have you considered when deciding upon the use, design, scale, layout and materials used in the proposed development?

THE PROPOSED ALTERATIONS ARE BASED ON MINIMISING ANY ALTERATIONS TO EXISTING PROPERTY, ON THE EXTERNAL SHELL IN ORDER TO MAKE BETTER USE OF THE INTERNAL SPACE THAT EXISTS

Use

What will the extension/development be used for and justify why this is necessary?

THE INTERNAL ALTERATIONS CONVERT THE EXISTING INTEGRAL GARAGE & STORE INTO HABITABLE SPACE WITH VIEWS OUT FROM THE KITCHEN / DINING & THE PROVISION OF A GROUND FLOOR TOILET & CLOAKS. A 1ST FLOOR HOBBIST ROOM SITS WITHIN THE ROOF VOID OVER THE KITCHEN & THE EXISTING ROOF TRUSS CREATES A FEATURE TO THE DINING ROOM BELOW

Amount

What is the proposed size of the extension/development and why is this necessary and appropriate for the setting of the development?

THE PRESENT COTTAGE HAS NO DINING ROOM OR GROUND FLOOR TOILET

Layout

Why have you chosen the layout specified in the planning application and how did you eliminate alternative options?

THIS IS THE BEST LAYOUT FOR THE PROPERTY WHICH MINIMISES EXTERNAL ALTERATIONS & PROVIDES BEST VIEWS OUT OVER THE GARDEN & PROVIDES ESSENTIAL ACCOMMODATION FOR A DINING AREA & GROUND FLOOR TOILET FACILITIES.

Scale

Is the scale of the extension/development in keeping with the context of the site and in what way?

SEE ATTACHED DRAWING. THE SCHEME IS EXTREMELY SYMPATHETIC TO THE EXISTING STYLE OF THE COTTAGE.

Landscaping

If appropriate, specify the boundary treatments and any landscaping included in the development. You may need to justify why certain materials or planting have been used?

NOT APPLICABLE

NO CHANGES TO THE GARDEN ARE NECESSARY.

Appearance

Specify how the extension/development fits in terms of its appearance and include details of materials to be used

SEE ATTACHED DRAWING

STONE MULLIONS, CILLS & WINDOW FRAMES WILL MATCH THE EXISTING. EXISTING GARAGE DOOR WILL BE REMOVED & A WINDOW FITTED IN LIEU. CONSERVATION ROOFLIGHTS ARE PROPOSED TO EXISTING LEAN-TO ROOF.

Access

Explain how the extension/development will be accessed by vehicles and people. You should consider the need for access by all members of society and emergency vehicles

ALL AS EXISTING WHICH REMAINS UNALTERED & ALLOWS FOR ACCESS FOR PEOPLE, CARS & DELIVERY VEHICLES AS NORMAL.

Application Checklist for Listed Building Consent

Please read the notes below before submitting your application. For applications which include demolition or loss of historic fabric, applicants are asked to provide seven copies of their submission. This will result in earlier consultation of English Heritage and the historic amenity societies on such proposals.

1. Location Plan

The plan should identify in red the application site but be drawn wide enough to show its context. Any neighbouring land within the same ownership should be identified in blue. Extracts from Ordnance Survey plans at 1:1250 are recommended.

2. Existing Plans

These will be plans, elevations and sections which show the building as existing and should include the form and location of any structural features of historic significance such as blocked windows, doors, fireplaces and changes in internal levels. As the plan will form part of the building record they should be accurate and appropriately detailed. Sketch plans alone will, therefore, not be acceptable.

3. Proposed Plans

These should clearly show any proposed alterations, extensions and demolition which would affect the historic fabric of the building. These plans must be easily comparable to the existing plans. The proposed plans should clearly identify proposed materials and construction details such as confirmation of mortar mixes and the form of pointing. For proposals such as the installation of satellite dishes or alarm boxes the submission of manufacturer's/installer's specifications will be acceptable in lieu of drawn plans.

4. Photographic Record

This is to provide a record of the site at the time of application submission. The intention is that photographs supplement rather than replace detailed drawings.

5. Site Context

The purpose is to describe the history and development of the application site and to serve as an introduction to the architectural and historic interest of the building to enable assessment to be made of the impact of the proposal.

6. Written Justification

The purpose is to describe in simple terms the purpose and need for proposed alterations, justifying why this option has been adopted over possible alternatives. Please note that:

- i. proposals for rebuilding should be accompanied by a report from a structural engineer with experience in dealing with historic buildings
- ii. proposals involving timber treatment or replacement (including window frames) should be accompanied by a relevant specialist report.

Applicants should show how the proposals are designed to minimise impact on the layout and architectural features and compliment the external features of the original building.

320110805P

DESIGN STATEMENT and ACCESS STATEMENT

**RODHILL LODGE
BOLTON by BOWLAND
SAWLEY
CLITHEROE
BB7 4NJ**

28TH JUNE 2011

Prepared by PDP Architects
2a Bryn Street
Ashton in Makerfield
WIGAN
WN4 9AU
Email design@peterdarlingtonarchitects.co.uk

1.0 INTRODUCTION

1.1 This Design and Access Statement has been prepared on behalf of Mr & Mrs Johnston, who live at Rodhill Lodge, Bolton-by-Bowland, Sawley, Clitheroe, BB7 4NJ.

1.2 The purpose of this statement is to provide some outline description of the design principles of how the proposed internal alterations reflect the best way to provide additional usable accommodation to the existing house. This statement is to be read in conjunction with the attached drawings, nos:- 3018/EX1 and SK/1 A, which indicate the existing and proposed alterations. The drawings indicate the plans and elevations at 1:50 and have been coloured to indicate the areas where alterations would be necessary to create the proposed changes.

1.3 This request for pre-application advice leading to a pre-meeting prior to a formal planning & listed building applications being made, is supported by the following:-

Drawings of the existing and proposed layouts
Existing site plan

2.0 SITE OVERVIEW

This section describes the site context and characteristics.

2.1 Site context

The site is located at Rodhill Lodge, which forms part of the Rodhill Gate Farm. The series of buildings located on the side of the Ribble Valley are accessed by a private driveway / lane off Bolton-by-Bowland Road. The site runs generally in a north / south orientation and consists of two separate dwellings attached by an open communal barn.

2.2 The building and its site are listed and currently occupied. The common side driveway accesses both semi-detached houses over a cattle grid. The site around is open pasture land with views out over the whole of the Ribble Valley area. The property has been occupied over a considerable period and domestic gardens now flourish within the curtilage of the two properties. There are a variety of trees of mixed ages and species around the two properties, disbursed with hedges and bushes along the boundaries. None of these trees or bushes will be affected by the proposed alterations. The site falls gently from north to south and is not overlooked.

2.3 The site is set in an established open green belt area with farming pasture land on all sides.

3.0 DESIGN PROPOSALS

Layout

- 3.1 The attached drawings of the existing property indicates that Rodhill Lodge consists of a two-bedroomed cottage, with a bathroom at 1st floor level and lounge and kitchen at ground floor level. An integral garage / store / utility room exists within the lean-to shell. The proposal, as indicated on drawing no 3018/SK1 rev A, which has been coloured-up, is to convert the existing integral garage and store, in order to create additional habitable space in the cottage, with minimal structural and external alterations to the building

The present kitchen has only one small window. The reorganised ground floor area will create an open-plan kitchen / breakfast / dining room with views out in two directions and the only alterations necessary externally are the omission of the garage door and the introduction of a window of the same style and proportion as that of the existing, with a lower sill height reflecting the previous opening. This also allows for better views out of the property. The central area is then utilising the existing opening to create an internal utility room and ground floor toilet cloaks area

Above this accommodation is proposed a 1st floor hobby room set within the roof void of the existing roof. A double-height space exists over the dining room which will be left open to expose the feature timber truss. Four small conservation rooflights are proposed, integrated into the roof, to create the minimum effect on the roof and to provide natural light to the double-height ceiling within the dining room and also within the proposed hobby room

Certain internal walls are shown to be omitted, the structural implications are marked-up in pink. As can be seen from the proposed plans all of the proposals are sympathetic to the existing structure and style and involve minimal changes to the external fabric of the building.

The side entrance to all of the rooms remains unaffected. The result produces a property which, to all intents and purposes, is virtually unaffected externally, whilst providing essential additional accommodation by utilising the existing volume of the main buildings' ancillary accommodation. Alterations to the garage opening will be undertaken in matching stone jambs, mullion and cills, in order to match with the existing external materials. Infill timber windows will match those of the existing property.

Parking

- 3.2 Car access and car parking will remain unaffected. The present driveway will be retained and protected throughout the contract period. It is proposed that the existing driveway is sufficient to deal with the needs of the proposed development, negating any problems affecting any existing trees, shrubs etc along its boundary within the site itself.

Visual Appearance

- 3.3 Although the site is exposed to the side of the open hillside, the property is surrounded by a variety of mature trees and hedging. The proposal minimises alterations to the existing external appearance. The only changes envisaged consist of replacing the existing garage door with that of an infill window, in the same style as the other windows, and the introduction of four small conservation rooflights to the side pitched roof above the garage / store area. Matching materials are proposed for the new replacement window in lieu of the garage door, consisting of stone jambs, mullions and cill, with matching timber window infill panels, to minimise the impact of this alteration.

The size and scale of the proposed alterations have no impact at all on the street scene. There is obviously no intrusion into the attached property and there is no effect on the neighbours' amenities. Minimal effect occurs to the existing driveway and hardstanding areas as cars already park around the building both houses. Car parking requirements are satisfactorily contained within the existing landscaped gardens.

4.0 SUMMARY

- 4.1 It is intended to make a formal planning application and listed building application for the alterations as soon as possible. It is hoped that a meeting can be held to go through the proposals to minimise any concerns that the Authority may have with the proposals envisaged. I believe the submitted plans illustrate the successful integration of this additional accommodation with ancillary accommodation which already exists within the shell and how it sympathetically minimises any external changes necessary to achieve these proposals. I believe this proposed development makes a positive contribution to the redevelopment of the site at Rodhill Lodge and does not detract from the character of its neighbours or the surrounding area.

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RODHILL LODGE

SAWLEY, RIBBLE VALLEY, LANCASHIRE



HERITAGE ASSESSMENT

GARRY MILLER: ARCHITECTURAL HISTORIAN
Historic Building Consultancy

RODHILL LODGE,
SAWLEY, RIBBLE VALLEY, LANCASHIRE

HERITAGE ASSESSMENT, OCTOBER 2011

GARRY MILLER: ARCHITECTURAL HISTORIAN
Historic Building Consultancy

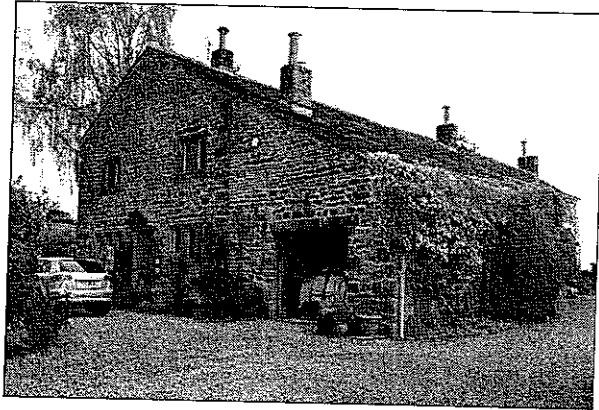
Crosby House, 412 Prescott Road, Eccleston Hill, St Helens, Lancashire WA10 3BT
Telephone: 01744 739675, 07803 100995
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Cover image: Rodhill Lodge from the south

SECTION A: INTRODUCTION



A1: KEY DATA

Subject of Heritage Assessment: Rodhill Lodge

Location: Rodhill Lane, Sawley, Ribble Valley, Lancashire BB7 4NJ

NGR: SD7681847728

Function: domestic

Date: early 18th - early 19th century

Listing status: curtilage structure of Grade II-listed Rodhill Gate Farm

Date of assessment: October 2011

Nature of significance: regional and local architectural/historic interest

A2: EXECUTIVE SUMMARY

This assessment relates to Rodhill Lodge, a curtilage structure of the Grade II-listed Rodhill Gate Farm at Sawley in the borough of Ribble Valley in Lancashire.

The owner of Rodhill Lodge, Mr H Johnston, is applying to Ribble Valley Borough Council for planning consent for conversion of a garage attached to Rodhill Lodge into habitable space, namely a full-height dining room, ground floor kitchen, utility room and toilet and first floor hobby room. Because of their curtilage status, and in compliance with current planning guidance, this assessment has been produced to provide the planning and design processes with an understanding of the significance of the buildings at Rodhill Gate Farm, the relative significance of Rodhill Gate Lodge and its garage in that context, and the impact of the proposal upon that significance.

The site of Rodhill Gate Farm is probably of considerably earlier origin than the buildings which stand today. Several households at Rodhill are referred to in the local parish registers from the beginning of the 17th century. The present building is probably of the first quarter of the 18th century and was originally of some local standing, belonging probably to a member of the upper yeomanry. It takes the form of a laithouse, a range in which domestic and agricultural buildings are attached and a characteristic type of upland areas. The house element is a good example of the architectural transition between sub-medieval and classical styles that occurred in Lancashire in the late 17th and early 18th centuries: a forward-looking symmetrical façade and centralised plan contrast with regressive mullioned and transomed windows. The attached barn was originally of three bays, with central threshing floor, a hay store in the first bay and a shippon with hayloft above in the third. A stable was added probably in the 18th century on the southeast side of the barn, and a further outshut, with hayloft, on the southeast side of the shippon in the late 18th or early 19th century.

In the late 20th century, probably the early 1990s, the shippon was converted to domestic use, forming the separate dwelling that now constitutes Rodhill Lodge. At the same time the outshut was converted to form a garage, and it is this building which is the subject of the current proposal.

In terms of significance, Rodhill Gate Farm is a building of regional and local importance for its architectural and historic interest. However the significance of the site lies principally in the house and the barn, the significance of Rodhill Lodge and the garage having been compromised by the process of domestic conversion in the 1990s. On balance, it is considered therefore that the proposal for alterations to the garage will not injure the architectural or historic significance of the site, or any of the buildings upon it.

A3: BACKGROUND

A3.1 The site

This assessment relates to Rodhill Lodge and its garage, which are situated at Rodhill Lane, Sawley in the Lancashire borough of Ribble Valley. Rodhill Lodge was previously the shippon of the combination barn attached laithouse-style to Rodhill Gate Farm, and was converted to domestic use probably in the early 1990s.

A3.2 Heritage status of Rodhill Lodge

Rodhill Lodge lies within the curtilage of Rodhill Gate Farm, which is designated Grade II in the List of Buildings of Special Historic or Architectural Interest for Ribble Valley Borough. It is therefore considered a *designated heritage asset* under the present central government policy on historic buildings, *Planning Policy Statement 5, Planning for the Historic Environment* (March 2010). The list description of Rodhill Gate Farm, which does not include its barn and was apparently compiled before the domestic conversion of Rodhill Lodge, reads as follows:

House, early C18th. Sandstone rubble with stone slate roof. Double-pile plan with end chimneys and central entrance 2 storeys, 2 bays, Windows have outer moulding and inner chamfer, and are mullioned and transomed with 6 lights The door, under a modern gabled stone porch, has an architrave.

A3.3 Proposed development/PPS5 requirements

The owner of Rodhill Lodge, Mr H Johnston, has applied to Ribble Valley Borough Council for planning consent for conversion of the garage attached to Rodhill Lodge to habitable space, creating a full-height dining room, ground floor kitchen, utility room and toilet and first floor hobby room. As PPS5 requires applicants to submit an account of the significance of the heritage asset affected, and the contribution of their setting to that significance, Garry Miller: Architectural Historian has been appointed by Mr Johnston to produce the present Heritage Assessment.

A3.4 Objective

The purpose of this assessment is to provide the planning and design processes with a comprehensive understanding of the architectural and historic significance of Rodhill Lodge in the context of the Rodhill Gate Farm site. It will broadly examine the significance of the Rodhill Gate Farm site as a whole, and assess where the core of its significance lies; the individual significance of Rodhill Lodge and the garage and the contribution they make to the site; and the impact of the proposed conversion upon that significance. In order to achieve this, a historic building survey was undertaken, which involved brief examination of all the buildings and their setting, supported by historical research.

A3.5 Methodology

This assessment involved:

- a. **Historical research.** This sought to evaluate the historic importance of the site and determine how it has evolved over time. The research principally involved a map regression exercise and reference to selected published sources identified in the text. As material held at Lancashire Archives was unavailable due to the temporary closure of the service, documents held at the local studies centre of Clitheroe Library were instead consulted. Background reference was also made to the author's own private surveys of Lancashire buildings, quoted where relevant in the text. The historical research forms Section B of this assessment.
- b. **Fabric survey.** The site was examined in October 2011, and its buildings and setting photographed using a Canon EOS 400D digital SLR camera of 10.1-megapixel resolution. The survey forms Section C of this assessment.
- c. **Significance evaluation.** The combined findings of the survey and historical research were used to determine the significance of the site, as outlined in A3.4 above. This evaluation forms Section D of this assessment.

A3.6 Output

Copies of this assessment are being provided to: Mr H Johnston; Adrian Dowd, Conservation Officer, Ribble Valley Borough Council; Doug Moir, Planning Officer, Lancashire County Archaeology Service; and Mr Johnston's agent, Peter Darlington Architects.

For archive purposes, a further copy of the report will be deposited with the Lancashire Historic Environment Record at the conclusion of the planning process.

A4: LOCATION AND SETTING

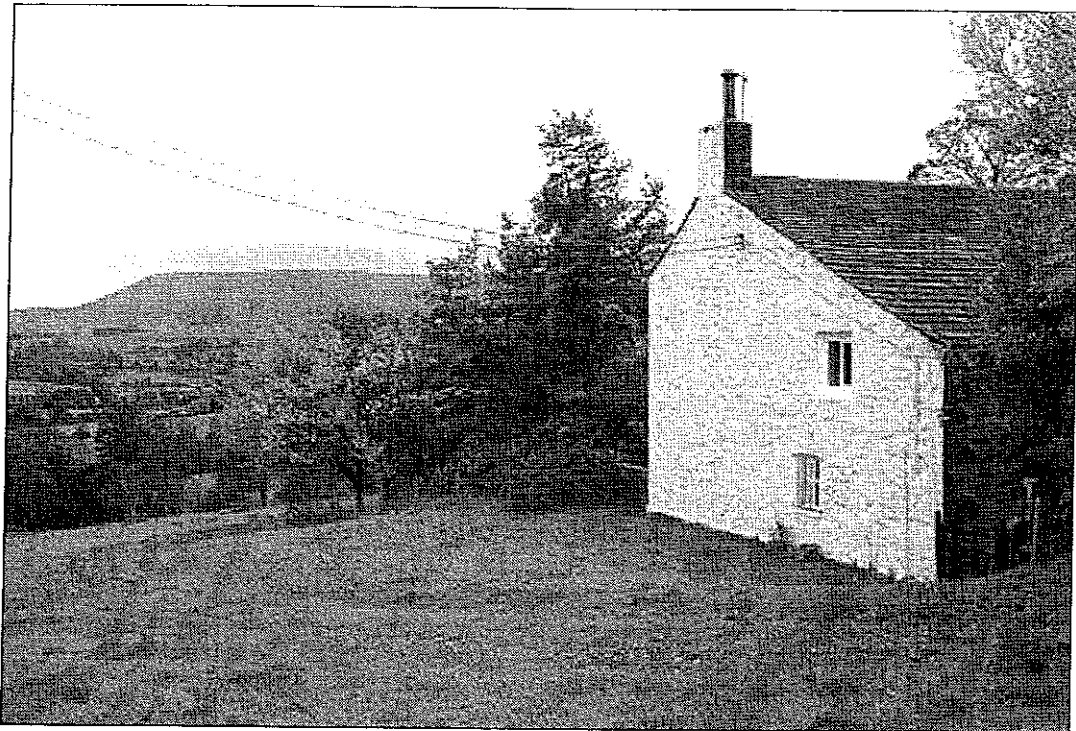
A4.1 Description

Rodhill Lodge and the attached Rodhill Gate Farm form a range of buildings on an isolated fellside farmstead 1.25 kilometres northwest of the centre of Sawley, a village around five kilometres northeast of Clitheroe, the principal town of the Lancashire borough of Ribble Valley. The site lies at approximately 130 metres AOD above the River Ribble, on the northeast side of a winding track named Rodhill Lane. As a settlement it is probably of ancient origin, and the buildings shelter beneath a steep hillside that rises to 305 metres AOD at Beacon Hill around 1.25 kilometres northwest. The surrounding area is one of considerable natural beauty and the site enjoys fine views to the south across the valley to Pendle Hill.

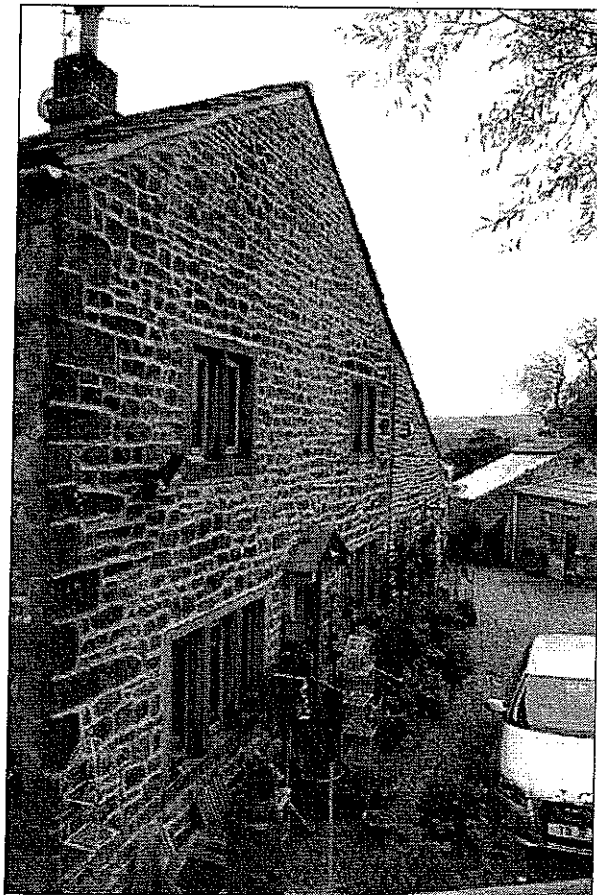
The location, relative to Sawley, is shown in Map 1 (Page 11) with a plan of the site in Map 2 (Page 12).



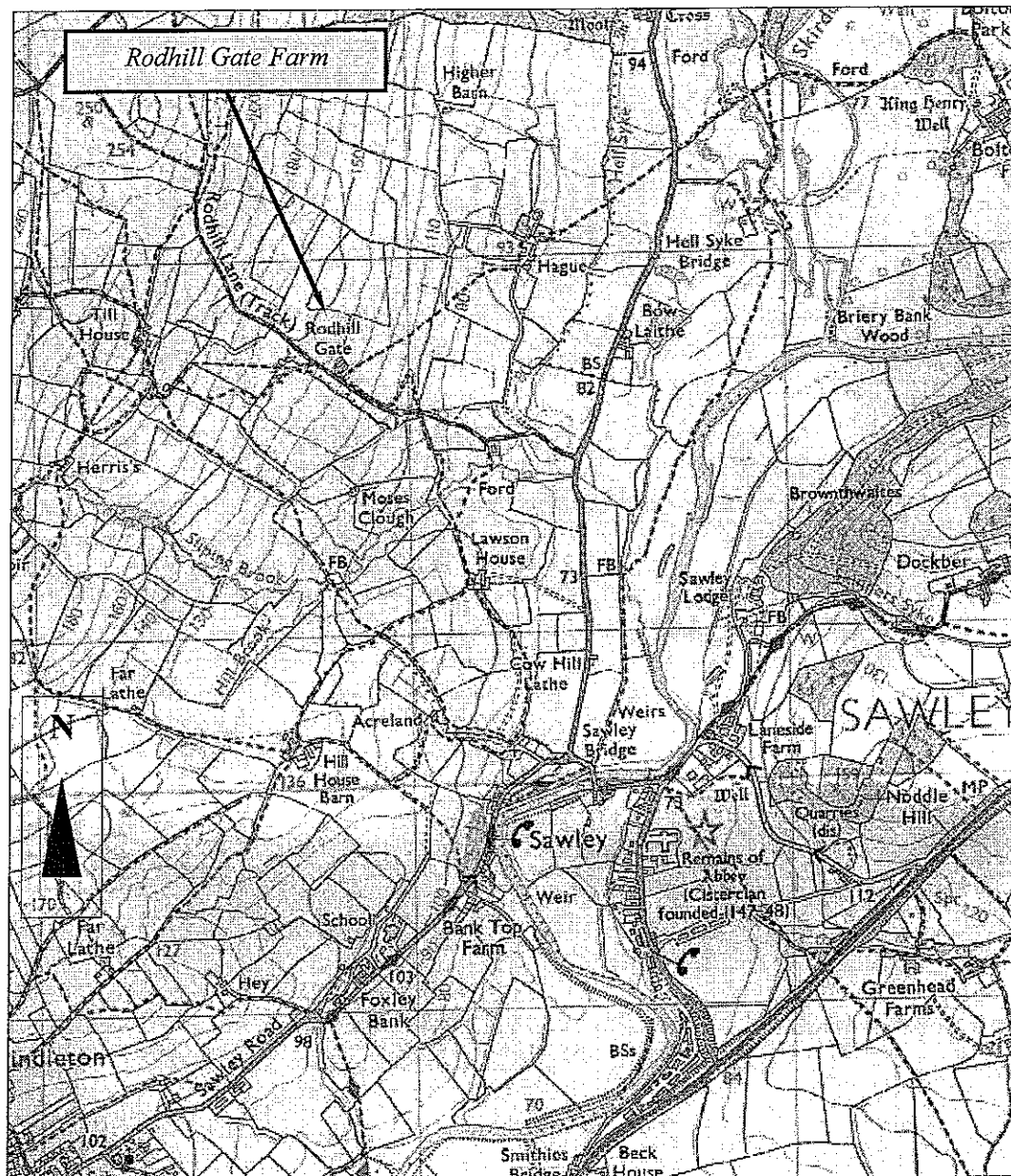
1. Setting: Rodhill Lodge on right, attached to Rodhill Gate Farm on left



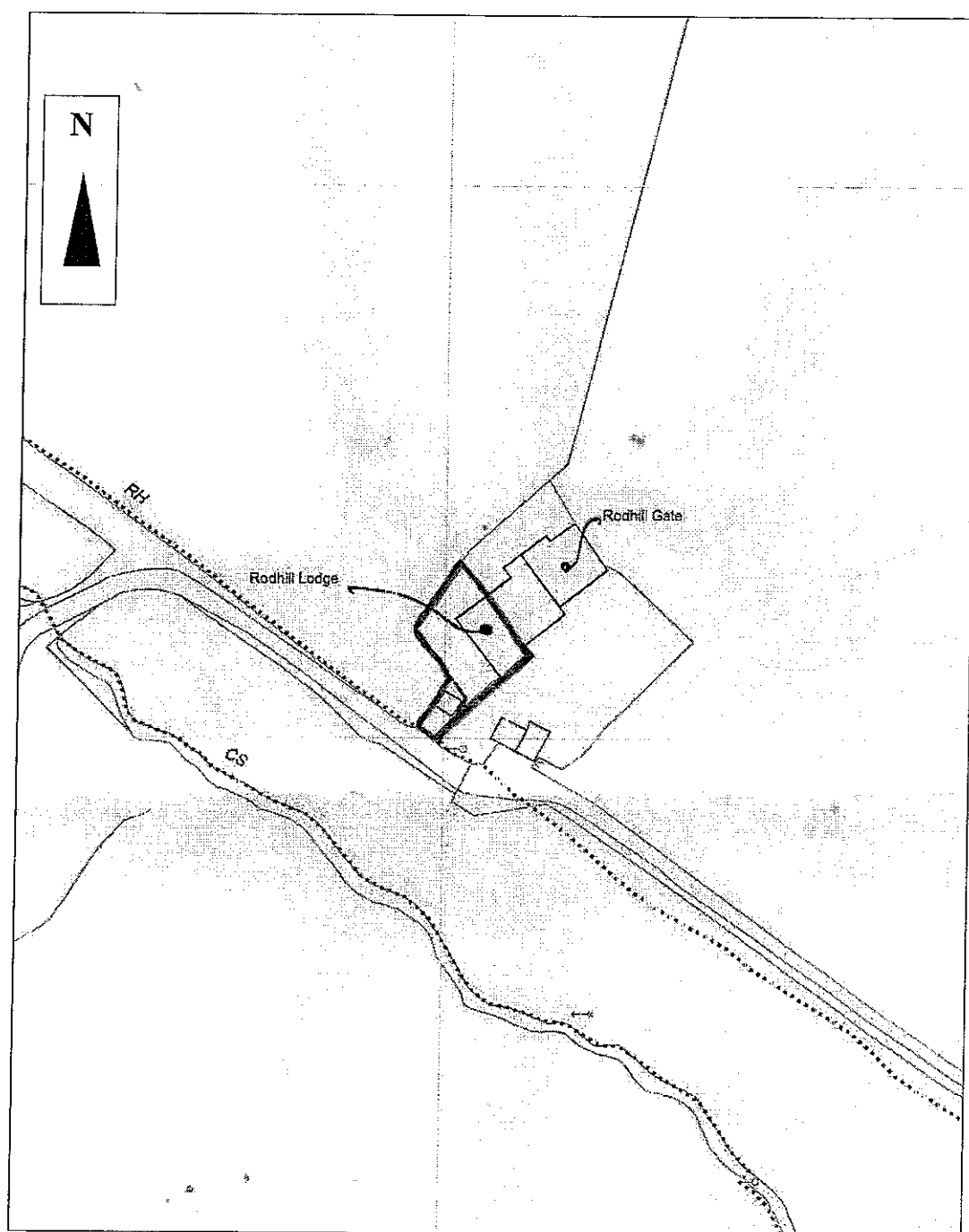
2 View south to Pendle Hill with Rodhill Gate Farm in foreground



3. Rodhill Lodge from hillside behind the house, looking southeast



Map 1. Location of Rodhill Gate Farm, from OS 1 25000 mapping, enlarged for clarity
Crown copyright All rights reserved Licence number 100045053.



Map 2 Site plan, 1:1250, showing relationship of Rodhill Lodge and Rodhill Gate Farm (Peter Darlington Architects)

A5: ELEMENTS OF THE SITE

A5.1 Summary

The site contains six distinct components, their relative positions shown on Figure 1 (following page):

1. **Rodhill Gate Farm**, the principal building of the site, which is Grade II listed and a stone-walled, flag-roofed double-depth house of centralised plan and symmetrical façade dating probably from the first quarter of the 18th century
2. A **combination barn** attached laithehouse style to the southwest end of Rodhill Gate Farm, and probably of the same date. It comprises a two-bay barn with stable added outshut-style on the southeast side
3. **Rodhill Lodge**, formerly a shippon and hayloft forming the third bay of the barn and contemporary with it. It was converted to domestic use probably in the early 1990s
4. A **garage** attached to the southeast end of Rodhill Lodge and the subject of the present application. It was added outshut-style probably in the late 18th or early 19th century and originally had an agricultural function, perhaps as a cartshed
5. A small free-standing **outbuilding**, now part of a greenhouse, around five metres southeast of Rodhill Lodge
6. A further small outbuilding, probably a **pig sty**, approximately five metres southwest of Rodhill Lodge

The outbuilding and sty have not been examined in detail in this assessment as they are relatively minor structures and other than their group value are not considered to have a bearing on the application in hand.

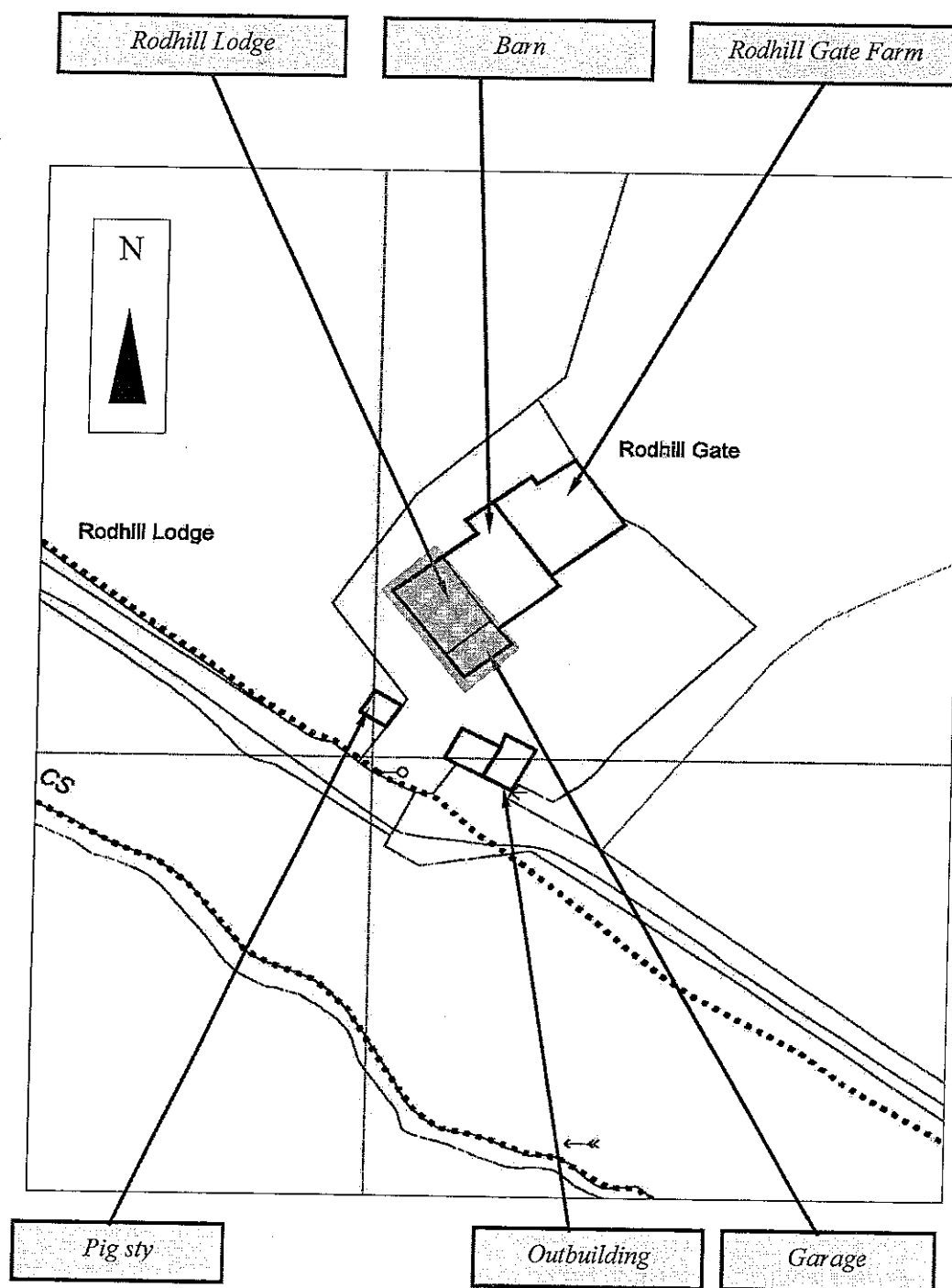


Figure 1. Elements of the site with Rodhill Lodge and the garage highlighted (graphic adapted from location plan provided by Peter Darlington Architects)



4. Rodhill Lodge from the south, showing garage on the right and barn to the rear



5. Rodhill Gate Farm from the south



6. The barn, showing stable at junction with Rodhill Gate Farm Rear of garage visible beyond



7. The outbuilding, now with greenhouse attached, to the southeast of Rodhill Lodge

SECTION B: HISTORICAL PERSPECTIVE



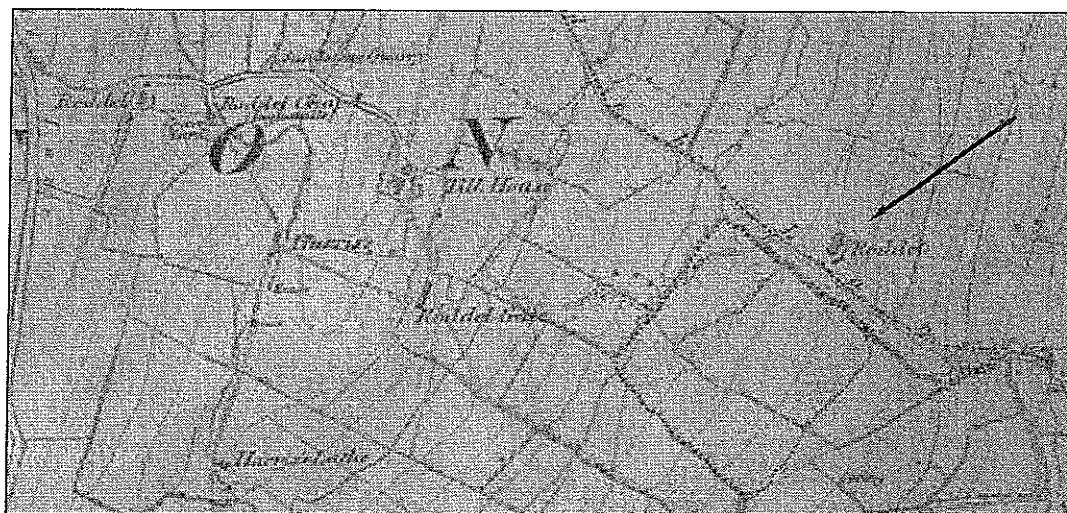
B1: HISTORICAL BACKGROUND

B1.1 Brief Summary

The site of Rodhill Gate Farm is probably of ancient origin, considerably pre-dating the buildings that now stand there. The substantial appearance of both house and barn suggests the farmstead was of upper yeoman status.

References to Rodhill – rendered as *Roddle*, *Roddels*, *Rodill* or other variants – occur in the parish registers of Bolton-by-Bowland from the beginning of the 17th century: the earliest being in 1607, for the burial of Agnes, wife of George Hargreaves of Roddle (1). The entries show the name was shared by several dwellings in the area. *Duble* (double?) *Rodles* is named in 1643 at the baptism of Alice, daughter of John Hargreaves on March 29. *Rodill Yeate* (Rodhill Gate) appears in 1618, when Anne, daughter of John Leemine (Leeming?) was baptised on July 8 and 20. *Hier* (higher) *Rodels* occurs in the entry for the burial of Alice, daughter of John Walker, on February 1, 1688. *Lower Rodels* is given as the residence of John Hargreaves, whose daughter Isabell was baptised on March 21, 1620. The six-inch Ordnance Survey mapping of 1847 (Map 3, below) names the present Rodhill Gate Farm simply as *Roddell*, which was also the name of a farm further northwest. Close to the latter is the Rodell Inghamite Chapel, opened in 1754 by followers of the Yorkshire evangelist Benjamin Ingham (1712–1772). Southwest of this is *Roddell Gate*, where a property still bears this name today, sited west of Rodhill Gate Farm

(1). *The Parish Registers of Bolton-by-Bowland*, volumes 1 and 2, Yorkshire Parish Register Society, 1904 and 1905

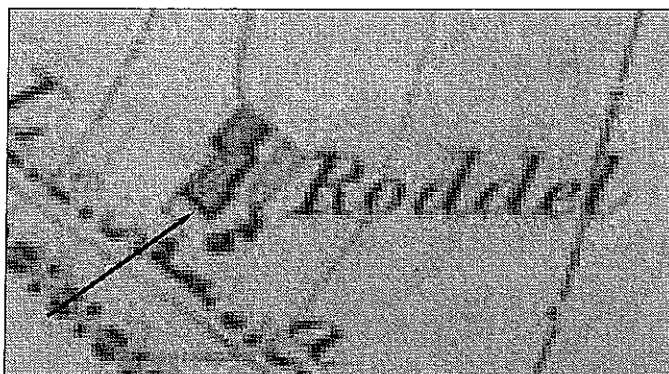


Map 3. Detail of 1847 six-inch OS mapping with present Rodhill Gate Farm arrowed

B2: DEVELOPMENT OF THE SITE – MAP EVIDENCE

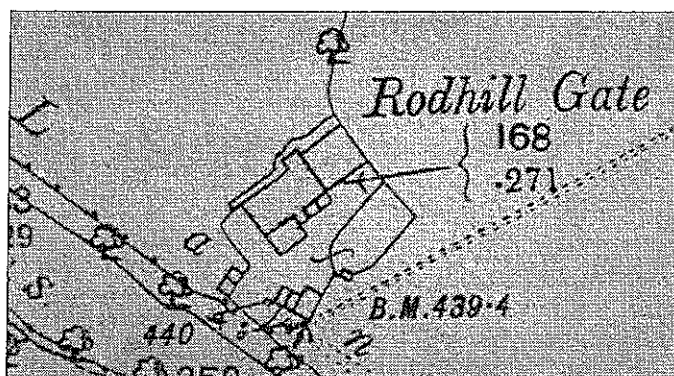
B2.1 Analysis

Enlargement of the six-inch OS map of 1847 (Map 4, right) shows Rodhill Gate Farm had virtually attained its present footprint, with the present garage then existing on the southeast side of the shippon (arrowed).



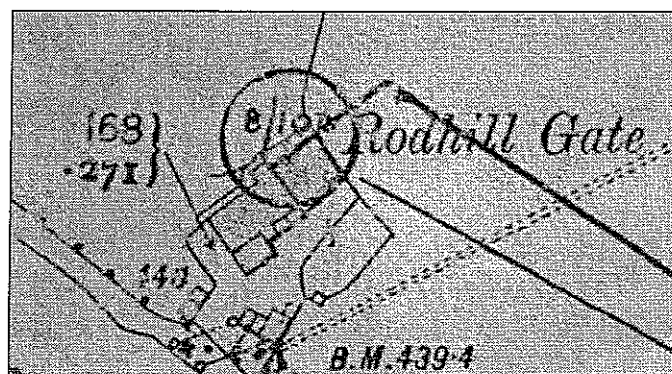
Map 4 1847 six-inch OS mapping (enlarged)

The 1892 25-inch OS series (Map 5) shows the group in more detail and that the present layout of the site had been established.



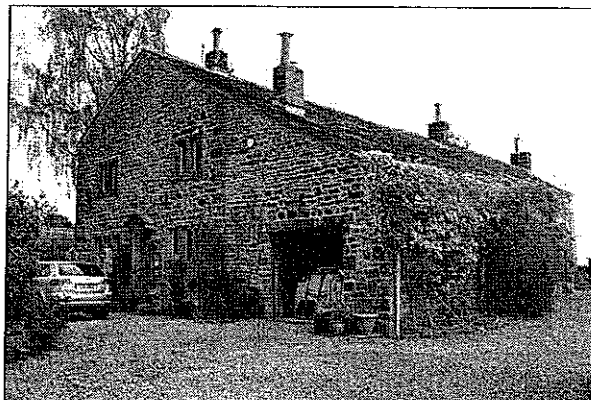
Map 5 1892 25-inch OS mapping (enlarged)

No change is recorded by the 1907 edition of the mapping (Map 6).



Map 6 1907 25-inch OS mapping (enlarged)

SECTION C: FABRIC SURVEY



CI: DESCRIPTION OF THE PRINCIPAL BUILDINGS

CI.1 Rodhill Gate Farm

- a. **Form.** Rodhill Gate Farm and its barn form a *laithehouse*, a range of buildings with house and barn attached and a type common in upland Lancashire. The symmetrical façade of the house fronts a centralised two-unit double-depth plan.
- b. **Construction.** The walling is coursed whitewashed rubble with stone flag roof.
- c. **Exterior description.** The house is an interesting hybrid of classical and sub-medieval styles: the former seen in its symmetrical façade and centralised plan, the latter represented by its three-light mullioned-and-transomed windows. It is thus a good example of the stylistic transition which occurred throughout Lancashire at a staggered pace from the second half of the 17th century to the middle of the 18th. The house is reminiscent, on a smaller scale, of Fooden, Bolton-by-Bowland (1), which has similar windows but a two-storey porch; the porch at Rodhill Gate Farm is modern. The rear has lower eaves than the front (i.e., outshut-style) with irregularly-placed small windows. The interior was not examined.
- d. **Date.** The eclectic combination of classical symmetry and plan with transomed windows suggests a date between 1700 and 1725.

(1) Private survey by Garry Miller, 1986



8. Rodhill Gate Farm looking southwest to the barn

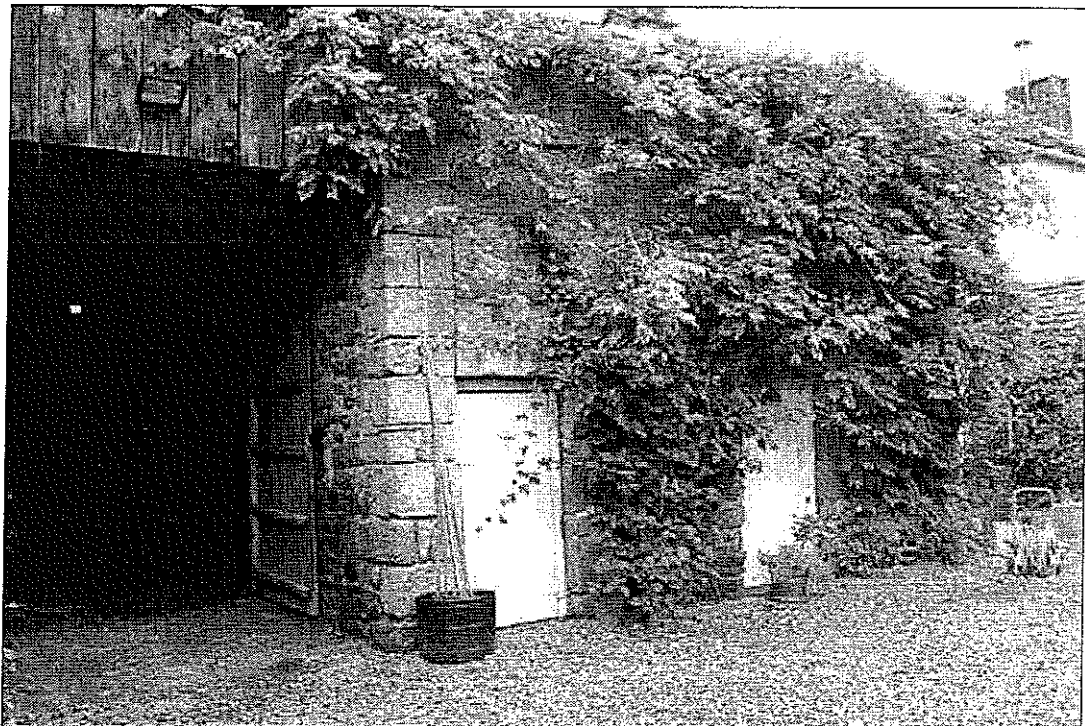
C1.2 The barn and stable

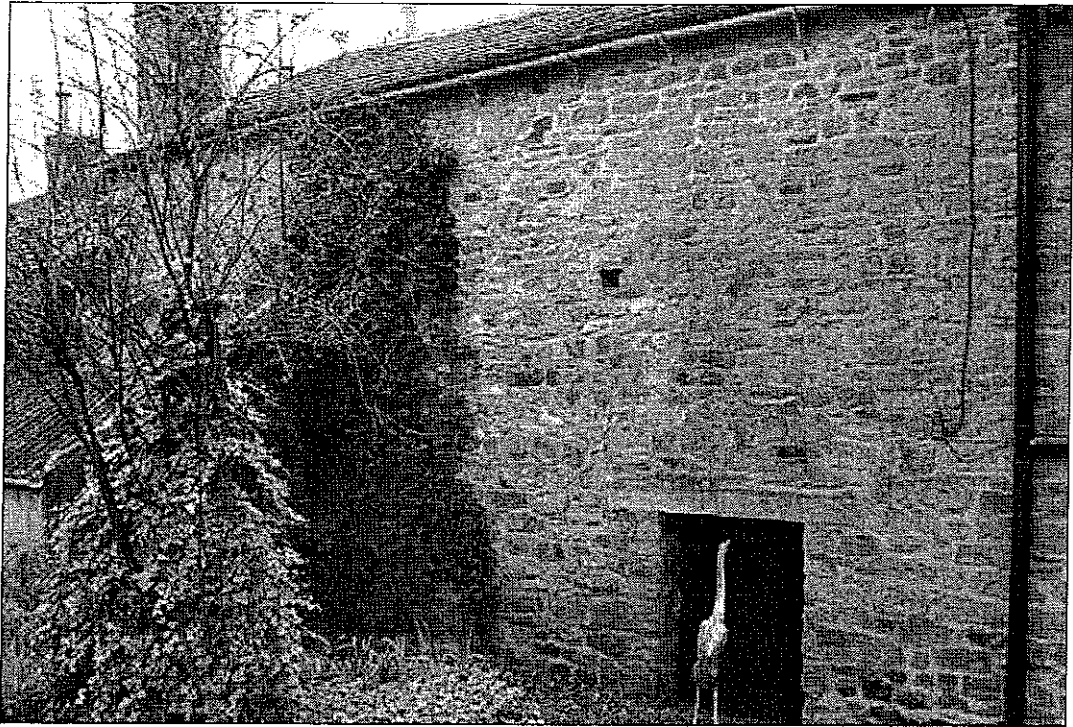
- a. **Form.** The barn is of two bays, with the shippon that is now Rodhill Lodge originally constituting a third. The threshing floor is central, with first bay, adjoining the house, a full-height crop store. The stable, added later, is in the form of an outshut, with first floor hayloft.
- b. **Construction.** The walling is coursed rubble with massive quoins. The roof is of stone flag throughout, and carried above the barn by three trusses with rather spindly braced kingposts, supporting a ridge and three trenched purlins per side.
- c. **Description.** The southeast elevation has a wagon entrance with double doors to the threshing bay, sited within a porch to provide shelter for the carts. While the shippon forms the left side of the porch, the right was originally just a length of projecting wall, quoined at the end. The stable has been added in the angle formed by this wall and the first bay of the barn. It is largely overgrown, with two doors in the southeast elevation and a hayloft door, reached by steps, in its northeast wall. The northeast elevation, facing the hillside, is a blank wall apart from a low door to the threshing floor and a small added outshut. Inside, the porch has a cobble floor and the threshing floor is flagged. Left of the threshing floor, stone walling approximately 1.75 metres high and pierced by a door represents the former crosswall that separated it from the shippon. Above it, the hayloft would have been fully open to the threshing floor but the space has now been closed in modern blockwork to form the back wall of Rodhill Lodge (see Plate 13). Beneath the eaves of the southeast wall of the barn is a blocked opening, possibly once a loading door to the stable. The interior of the stable was not examined.
- d. **Date.** The barn is probably contemporary with the house, i.e. probably 1700-1725, with the stable added probably later in that century; it existed by 1847 on evidence of Map 4.



9. Porch sheltering wagon entrance of barn

10. The stable: joint by quoins of right wall of porch shows it is an addition

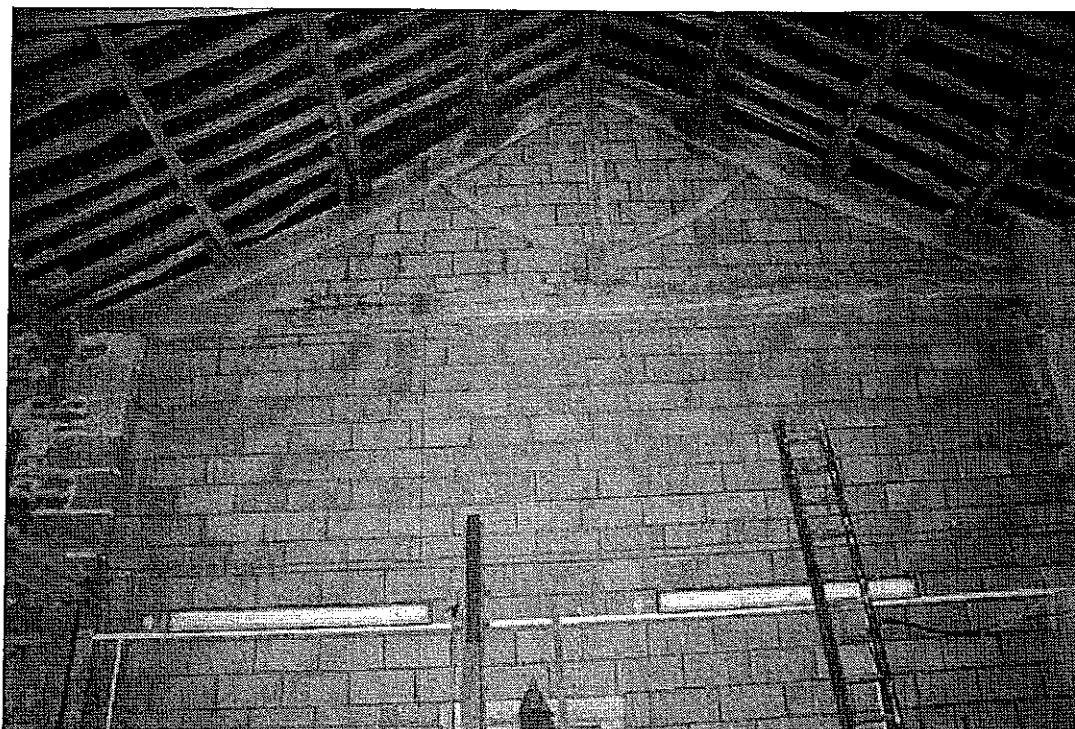




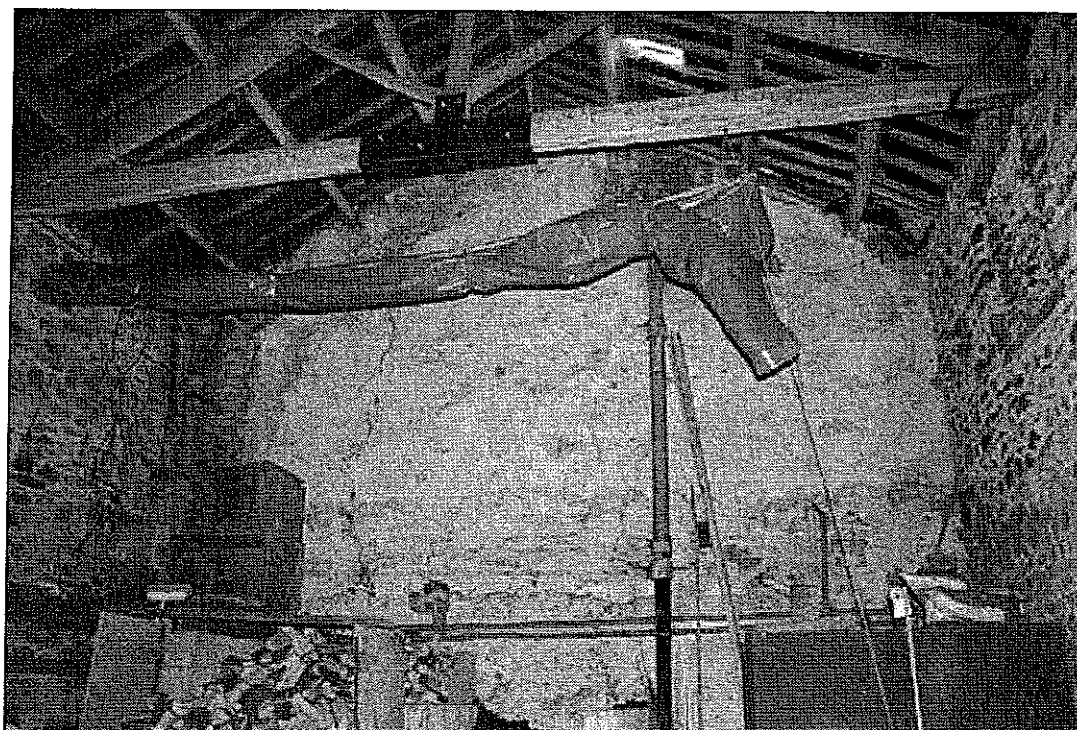
11. Rear (northwest facing) elevation of the barn showing door to threshing floor



12. Kingpost roof trusses above the barn



13. Kingpost truss in barn at junction with former shippon, with blockwork which now forms rear wall of Rodhill Lodge



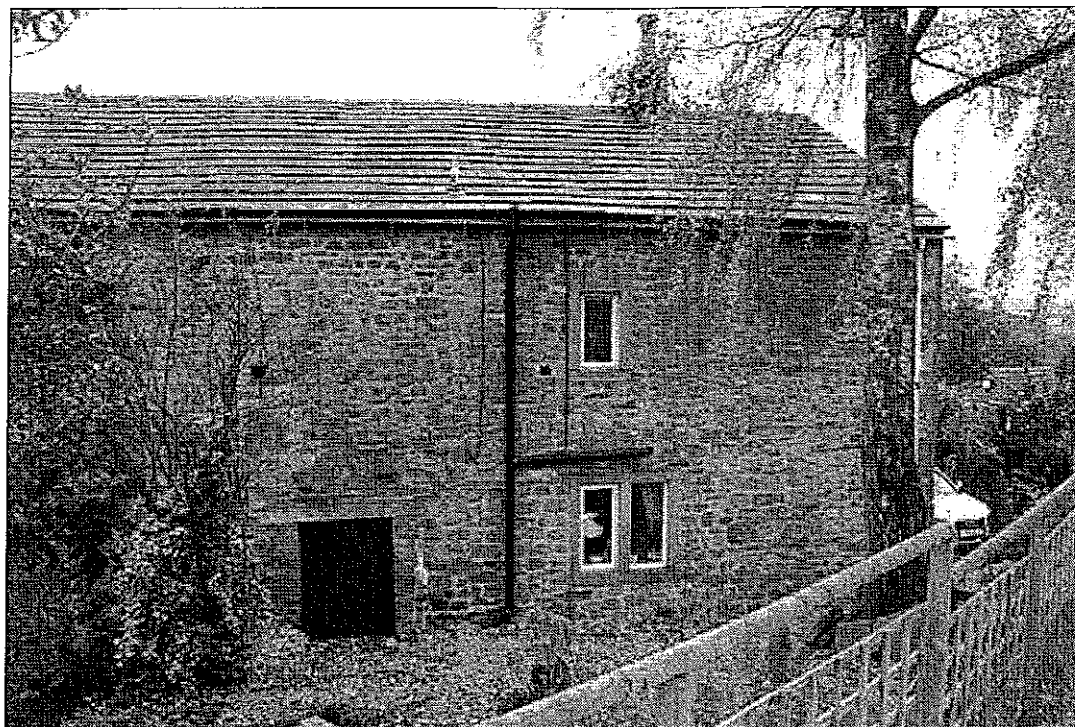
14. First bay of barn with blocked opening on southeast wall

C1.3 Rodhill Lodge (original shippon)

- a. **Form.** Originally a single-bay shippon with hayloft above. The interior is now wholly modern following domestic conversion.
- b. **Construction.** Walling and roof covering are similar to the barn (i.e. coursed rubble and flag), as they were originally an integral structure. Small glazed rooflights are present.
- c. **Description.** Exterior details appear to date entirely from the domestic conversion, with the gabled southeast elevation treated as a symmetrical façade with central doorway and mullioned windows. The original entrance and fenestration details are unknown.
- d. **Date.** It is contemporary with the house and barn, i.e. probably 1700-1725.



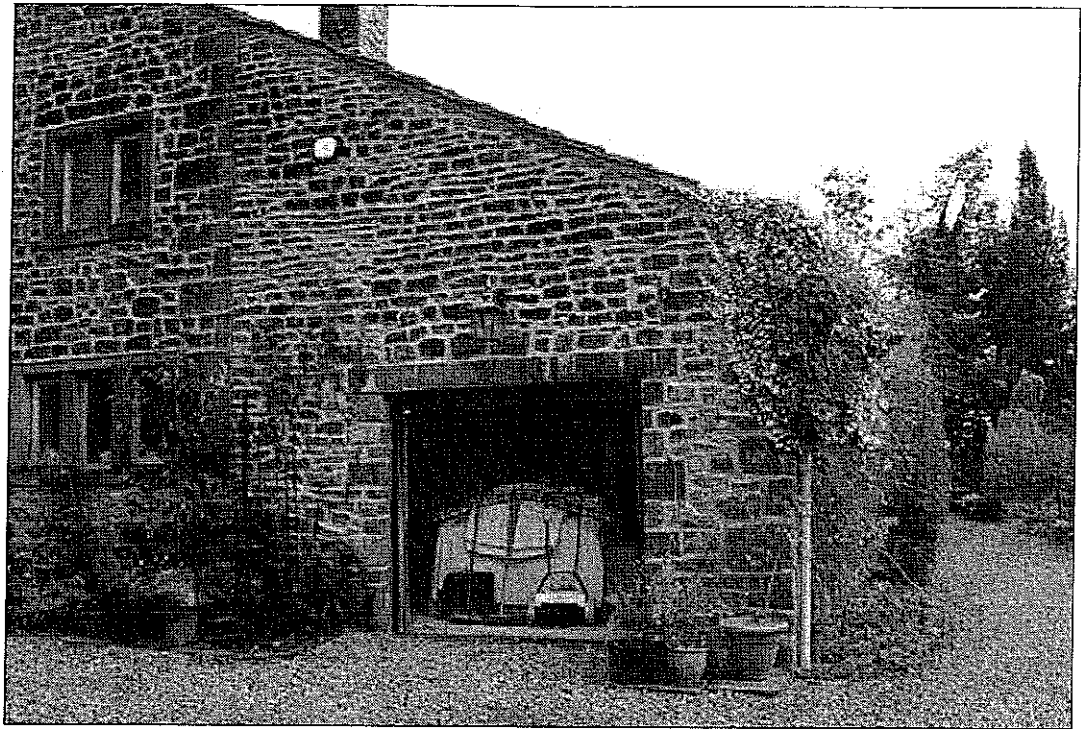
15 Rodhill Lodge from the north



16 Northwest elevation of Rodhill Lodge (property begins right of door to barn)

C1.4 The garage (original outshut)

- a. **Form.** A single-bay outshut with low loft above.
- b. **Construction.** Similar to the barn; but a clear vertical joint between it and Rodhill Lodge proves its later building date. The roof is carried on a hand-cut half truss of thin scantling supporting four trencled purlins.
- c. **Details.** The southwest elevation has a single wide opening spanned by a lintel which appears to be an encased RSJ. Although the opening has quoined jambs its originality is not certain; if it is original, the opening suggests the building may have functioned as a cartshed. The southeast elevation is largely overgrown and features a modern glazed doorway. The northeast elevation is blank apart from a blocked first floor window with plain monolithic stone surround. Visible within the loft, in addition to the truss, is part of what appears to be a former circular external pitching eye to the hayloft over the shippin, close to the crosswall shared with the porch.
- d. **Date.** The plain monolithic stone surround of the blocked first floor opening suggests a late 18th-early 19th century date for the outshut.



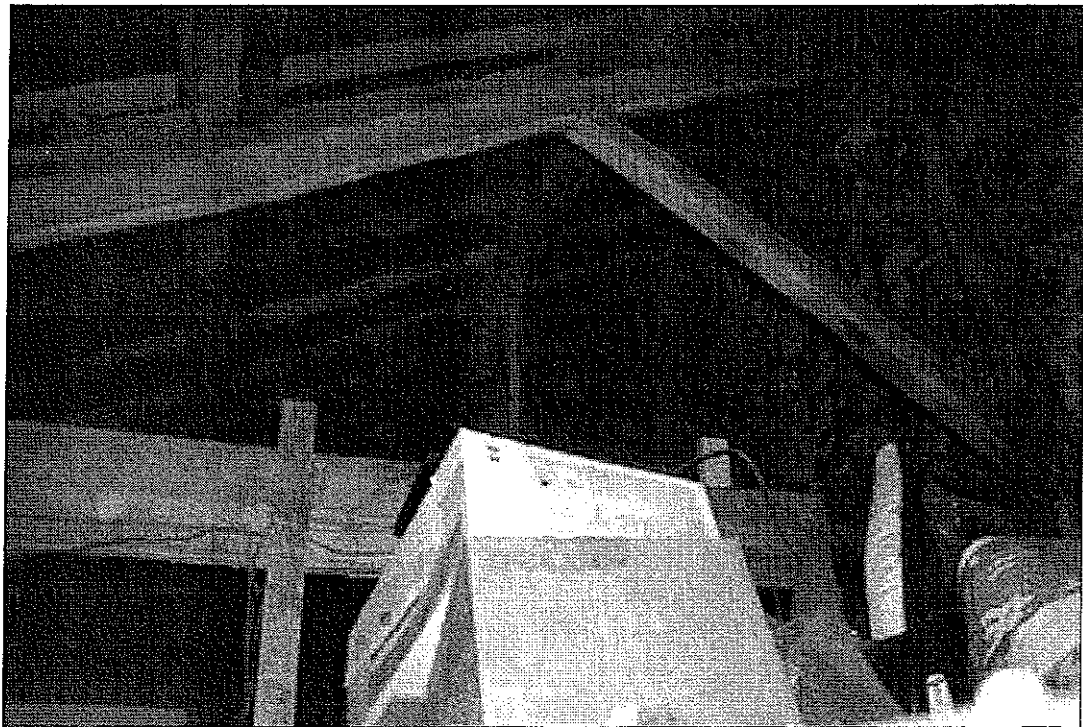
17 Southwest elevation of the garage showing wide quoined entrance but modern lintel



18. Southeast elevation, with modern glazed door

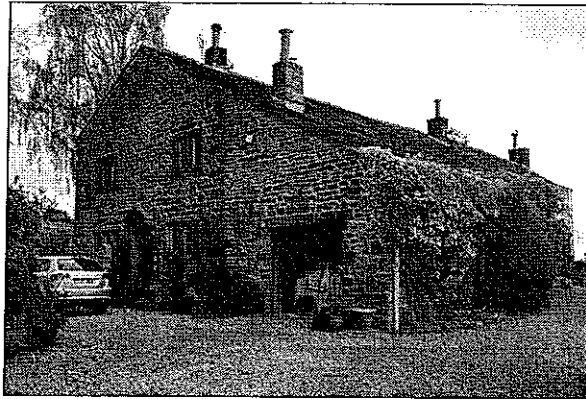


19. Northeast elevation showing blocked hayloft window and quoins of barn porch



20. Detail of half truss in hayloft

SECTION D: SIGNIFICANCE ASSESSMENT



D1: INTRODUCTION

D1.1 PPS5 and the concept of significance

Under Planning Policy Statement 5, the new central government policy on Listed Buildings introduced in March 2010, elements of the historic environment are termed *heritage assets*, and fall into two categories: *designated* – which includes Listed Buildings and Scheduled Monuments – and *undesigned*. Rodhill Gate Farm is considered a *designated heritage asset* because of its Grade II listing, and Rodhill Lodge and its garage lie within its curtilage.

An important aspect of PPS5 is that it requires applicants to present an account of the *significance* of the heritage asset affected by a proposal, along with the contribution of their setting to that significance. PPS5 defines significance (Annex 2, *Terminology*) as ‘*The value of a heritage asset to this and future generations because of its heritage interest. That interest might be archaeological, architectural, artistic or historic.*’

D1.2 Significance assessment: methodology

In making this assessment the following objectives have been set:

1. Analysing where the core significance of the site lies, and the reasons for this significance. This is discussed in Section D2.
2. Establishing the relative significance of all the buildings on the site. This is examined in Section D3.
3. Assessing the significance of the individual buildings. This is examined in Section D4.
4. Assessing the impact of the proposal upon the significance of the site and its buildings. This is examined in Section D5.

D2: CORE SIGNIFICANCE

D2.1 Summary

Rodhill Gate Farm – and its curtilage structures of Rodhill Lodge and the garage – possess a core architectural and historic significance which makes them of importance nationally, regionally (i.e. Lancashire and North West England) and locally (i.e. Sawley and Ribble Valley Borough). This can be summarised as follows:

- **Nationally**, it is important as a Grade II listed building, a designation which recognises a building considered to be of special architectural or historic interest
- **Regionally**, its significance is:
 - a. As an example of a substantial upland farmstead dating from the widespread rebuilding of rural houses that occurred in Lancashire during the 17th and 18th centuries
 - b. In demonstrating the transition between sub-medieval and classical building styles, which are both represented in the house
 - c. As an example of the laithehouse type that is characteristic of upland farmsteads in Lancashire and indeed beyond

For these reasons, Rodhill Gate Farm could be considered important to any regional study of Lancashire building types of the 17th and 18th centuries.

- **Locally**, its significance is:
 - a. Architecturally, as a listed building in Sawley and Ribble Valley
 - b. Historically, as one of several farmsteads at Rodhill recorded in documentary sources from the beginning of the 17th century
 - c. For its setting as an isolated moorland farmstead

For these reasons, Rodhill Gate Farm could be considered important to any study of 17th-18th century building types or settlement patterns in Sawley or the Ribble Valley.

D3: SIGNIFICANCE HIERARCHY OF THE SITE

D3.1 Introduction

The relative significance of the individual buildings is shown on the graphic below, with analysis on the following page.

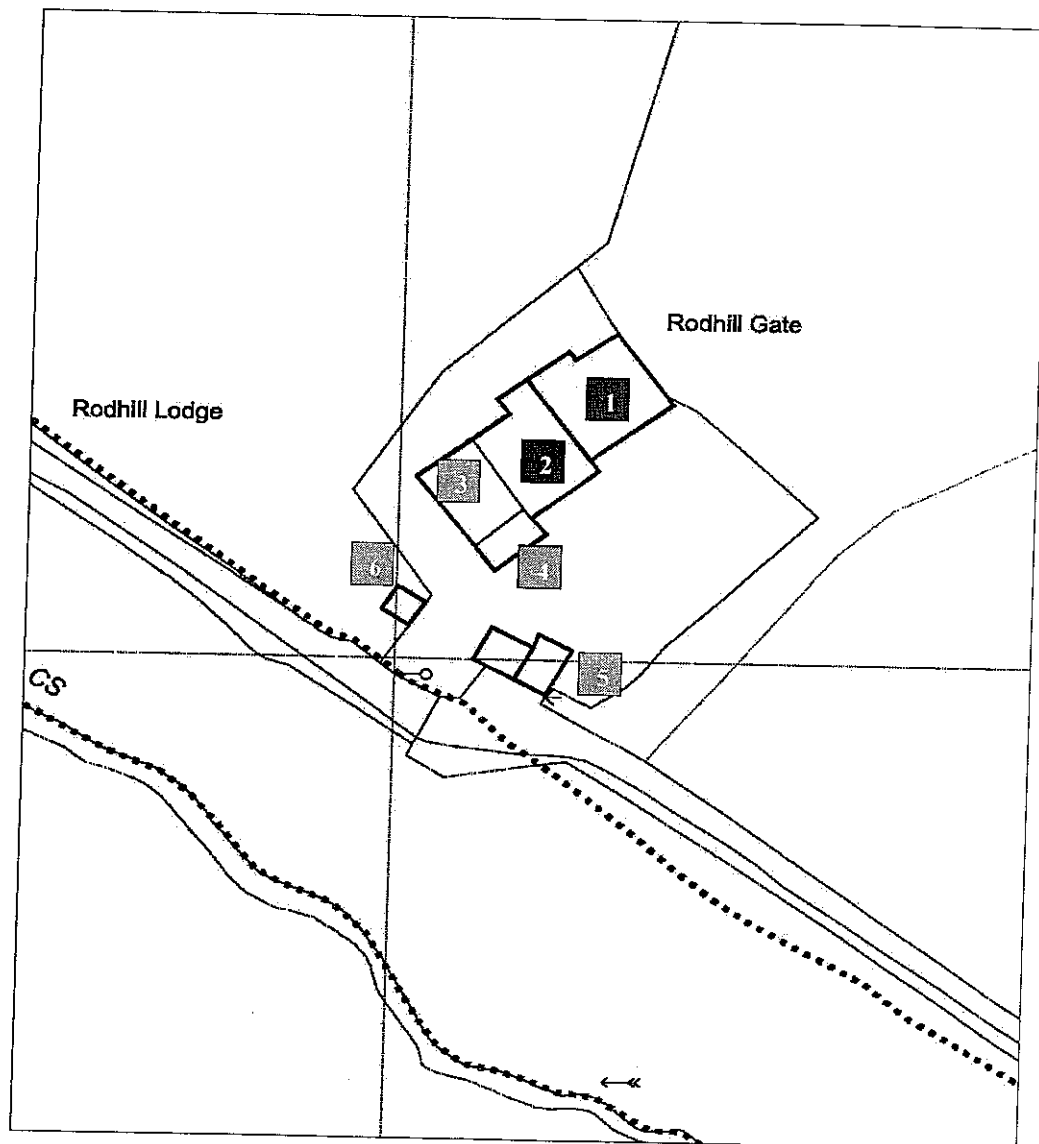


Figure 2. Significance hierarchy of the site

Key: Buildings of higher significance Buildings of lower significance

D3.2 Buildings of higher significance

**Rodhill Gate Farmhouse**

Reason: early 18th century Grade II listed building and good example of transitional style of this period; of group value with other buildings of the site

**The barn and stable**

Reason: probably contemporary combination barn, forming, along with the house, a good example of the laithehouse type; of group value

D3.3 Buildings of lower significance

**Rodhill Lodge**

Reason: former shippon of combination barn and thus of historic interest and group value, but architectural significance in its own right has been compromised by domestic conversion

**Garage**

Reason: later addition to shippon and thus of historic interest and group value, but architectural significance in its own right has been compromised by conversion to garage

**Outbuilding**

Reason: minor structure, altered and principally of group value

**Former pig sty**

Reason: minor structure, altered and principally of group value

D4: INDIVIDUAL SIGNIFICANCE OF THE PRINCIPAL BUILDINGS

D4.1 Rodhill Gate Farm and its barn and stable

Section D3 has shown that the significance of the site principally lies in Rodhill Gate Farm along with its attached barn and stable. Together they represent the key elements in a substantial example of a laithehouse, a characteristic farmstead type of the Lancashire Pennines. For this, and for representing the rural rebuilding occurring in Lancashire in the 17th and 18th centuries, they have regional significance. Furthermore, the house is significant for demonstrating a transitional architectural style. Crucial to all this importance is the fact that both buildings are relatively unaltered.

D4.2 Rodhill Lodge

Rodhill Lodge is of lesser significance because of its domestic conversion, which has removed all evidence of its former role as a shippon. The building has now taken on a domestic appearance (exemplified in Plate 4) which has greatly compromised the significance of its fabric. The result is that its significance now lies primarily in its historic relationship to the house and barn, as the former shippon of a working farmstead, and for its group value to the other buildings of the site.

D4.3 The garage

The garage is too of lesser significance as it has also formed part of the domestic conversion of Rodhill Lodge. In its own right, it is a relatively plain structure demonstrating few features of interest; its significance now primarily lies in its historic relationship to the house, barn and shippon and for its group value to the other buildings of the site.

D4.4 As a group

Rodhill Gate Farm, its barn, Rodhill Lodge and the garage together have group value and regional significance as laithehouse elements. However the contribution of Rodhill Lodge and the garage is less than that of Rodhill Gate Farm and the barn, because both have been greatly altered. Locally, the ensemble has further significance for its setting as an isolated fellside farmstead, for its historical associations and as a listed building.

D5: IMPACT ASSESSMENT

D5.1 Summary

On balance, it is considered the proposed alteration of the garage is acceptable from a heritage standpoint, as it will not have a negative impact upon the significance of the Rodhill Gate Farm site overall, or of any of its component buildings. The significance of the site lies primarily in Rodhill Gate Farm and its barn, and as the proposed alterations are limited to the garage and Rodhill Lodge, and are largely internal, their significance will not be compromised.

Rodhill Lodge and the garage are of lesser significance as they are of reduced architectural and historic interest due to the domestic conversion experienced in the 1990s. The internal alterations that are proposed are considered acceptable, as the historic fittings relating to their former use have already been lost and both buildings have modern interiors. The garage has no features of interest other than its outer walls and roof structure. Like Rodhill Lodge, its significance now is primarily historical and for group value, and neither of these qualities will be compromised by the proposal.

Furthermore the proposal can also be viewed as being of long-term benefit to the garage: changing it from storage to habitable use will assist the sustainability of the building.

As to the details of the proposal, it is understood these include replacing the present garage entrance by a window. Although this is clearly a major alteration on a highly-visible elevation – the side seen immediately on approach to Rodhill Lodge – it is judged acceptable considering the benefit that would be brought by conversion of the building. The design of the window will of course be subject to approval by the local planning authority. The proposal also seeks to reopen the blocked opening in the northeast elevation, which is again acceptable as it restores this feature to its original state. Furthermore, it is intended to expose the roof truss so that it becomes a feature of the full-height dining room. This too is considered of benefit as it will bring one of the few original features of the building into view.

APPENDIX: Viewpoints of photographs

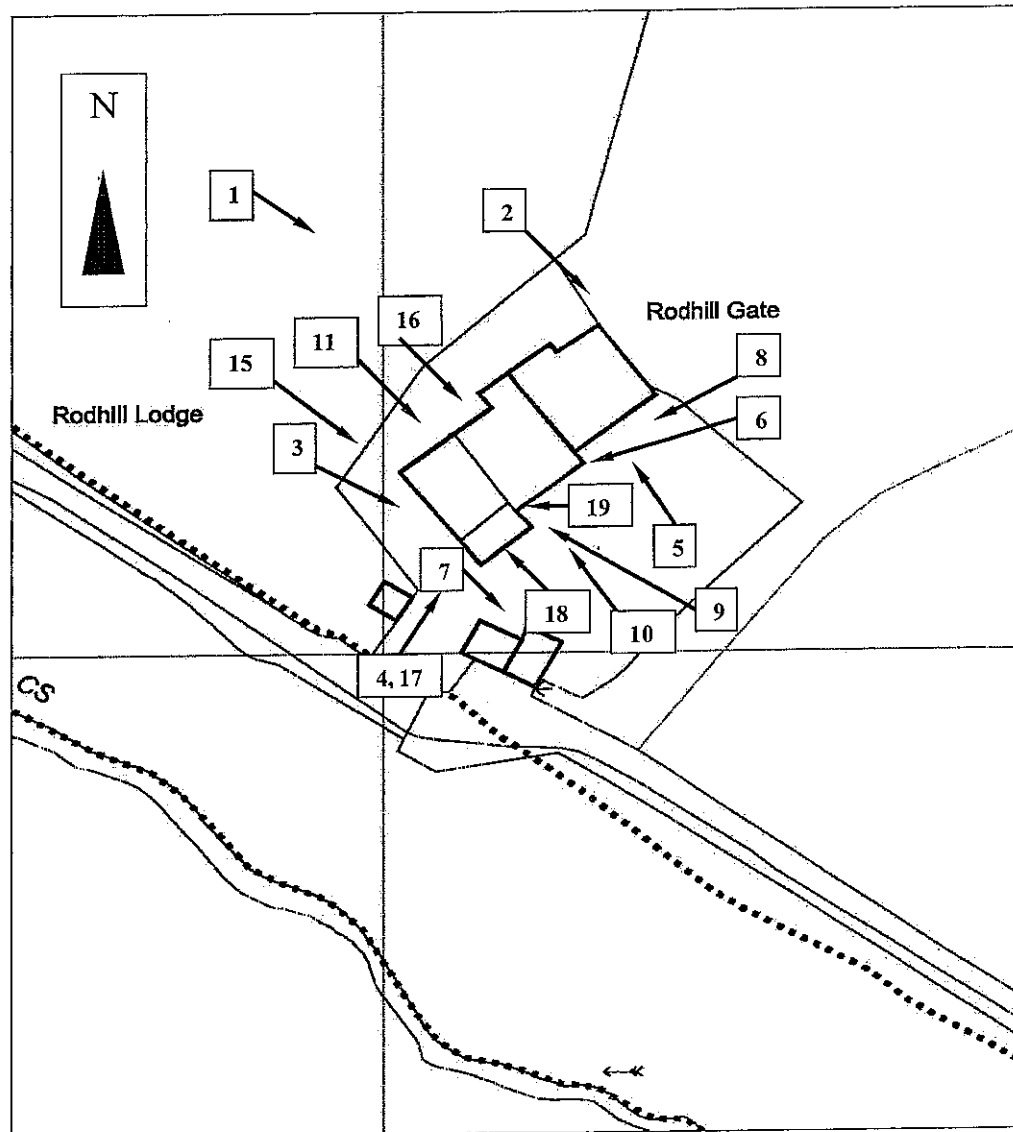


Figure 3 Viewpoints of exterior images

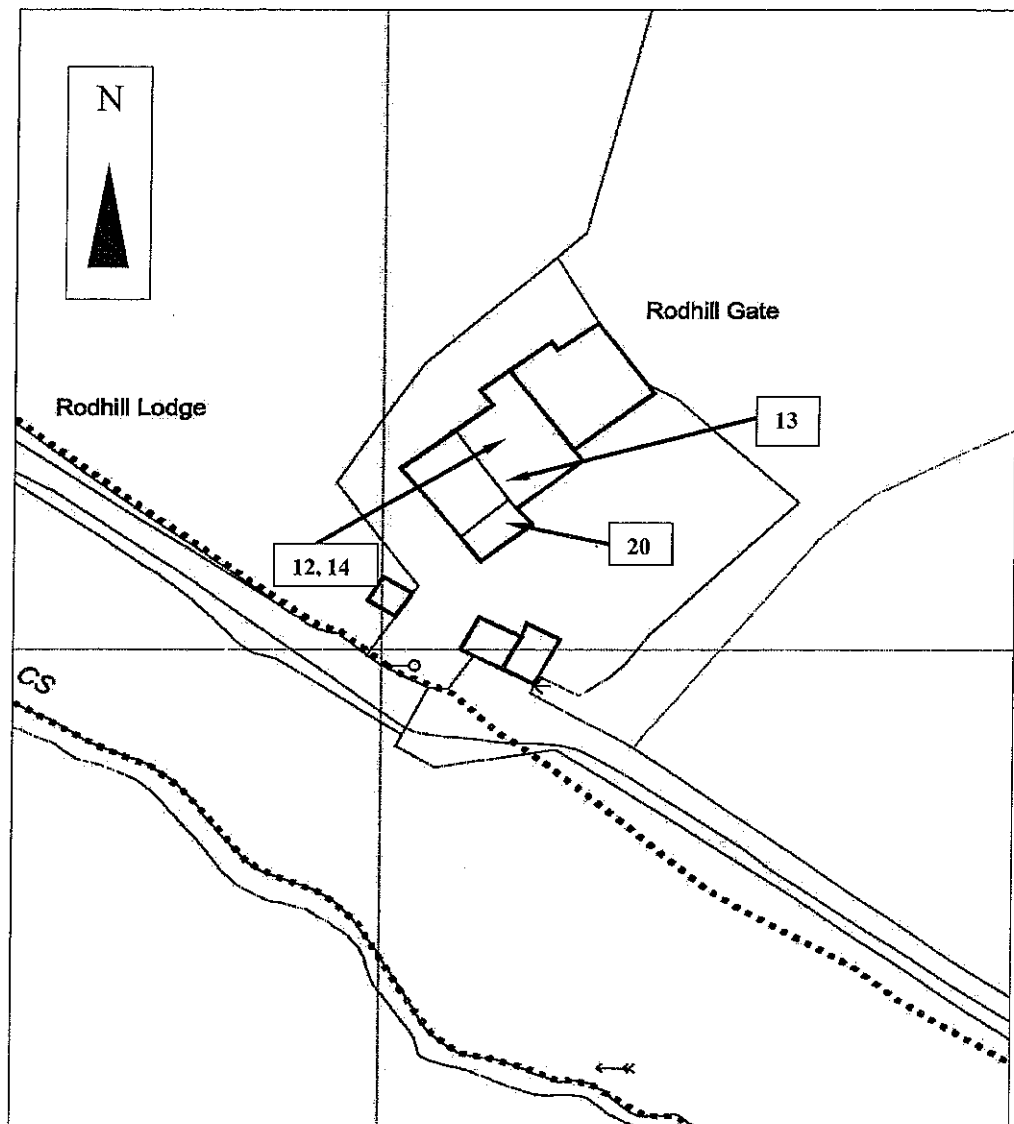


Figure 4 Viewpoints of interior images

LOCATION PLAN FOR PHOTO'S 1 TO 12 OF EXISTING BUILDINGS:

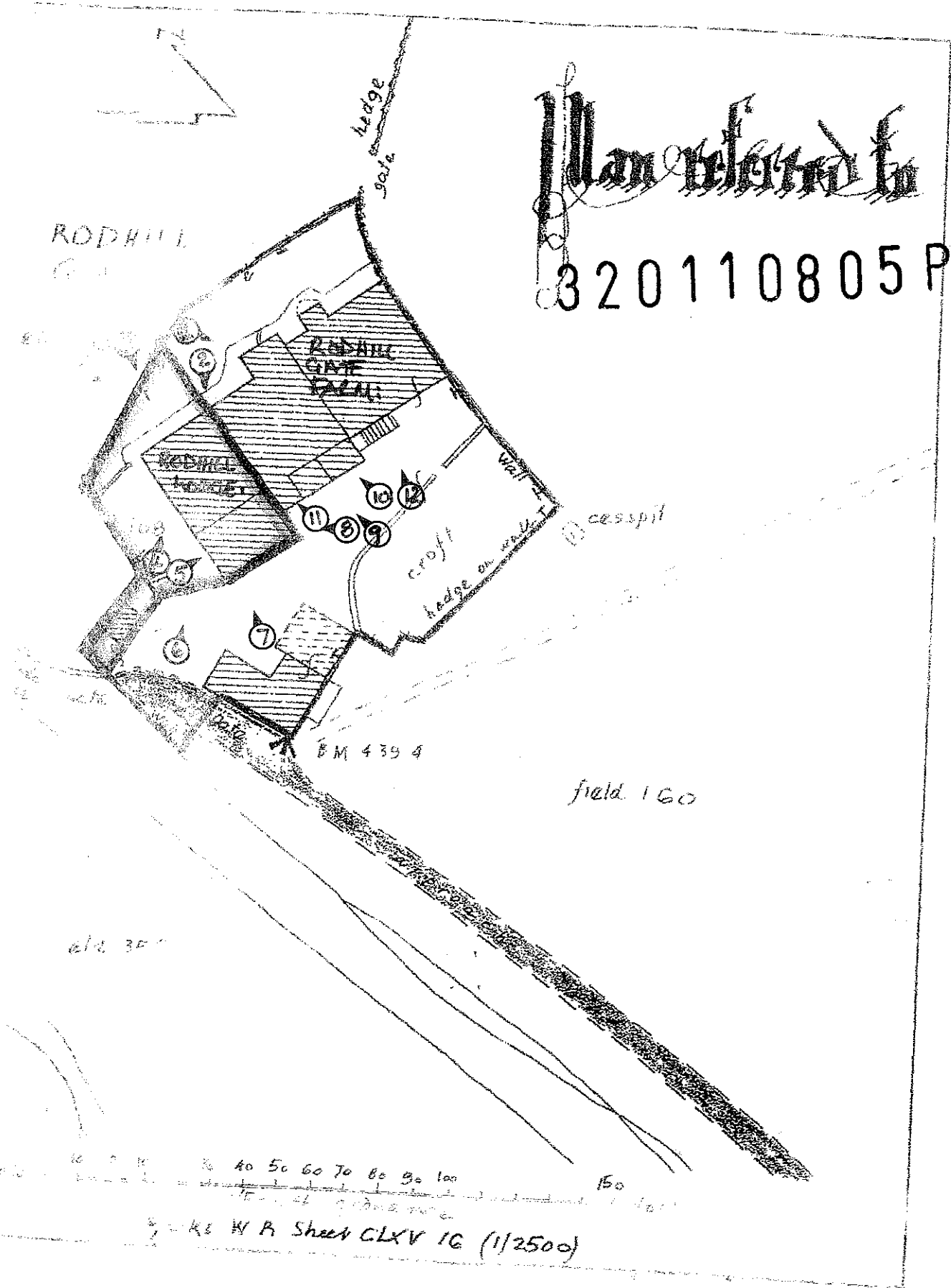


Photo 1

Rear of
Radhill
Gate
Farm



Photo 2
Abutment of
Radhill hedge
To Radhill
Gate Farm on
rear boundary

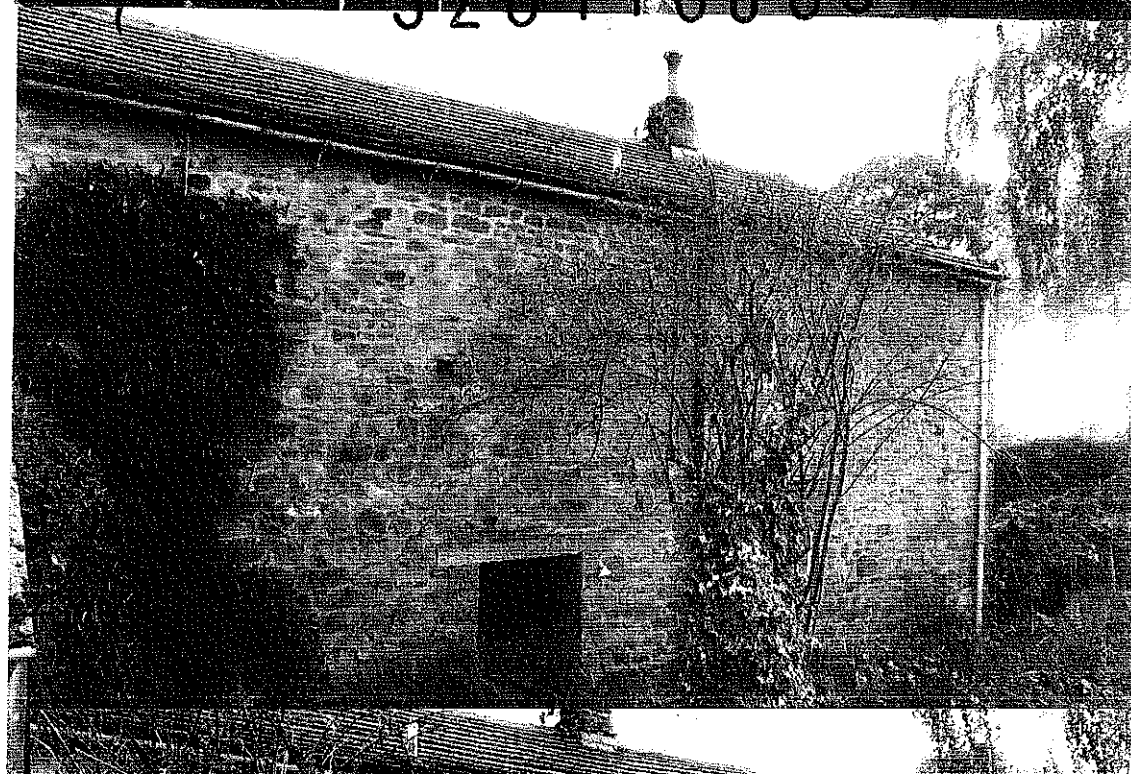


Photo 3

Rear of
Radhill hedge



Photo 4
Front of
Redhill
hodge

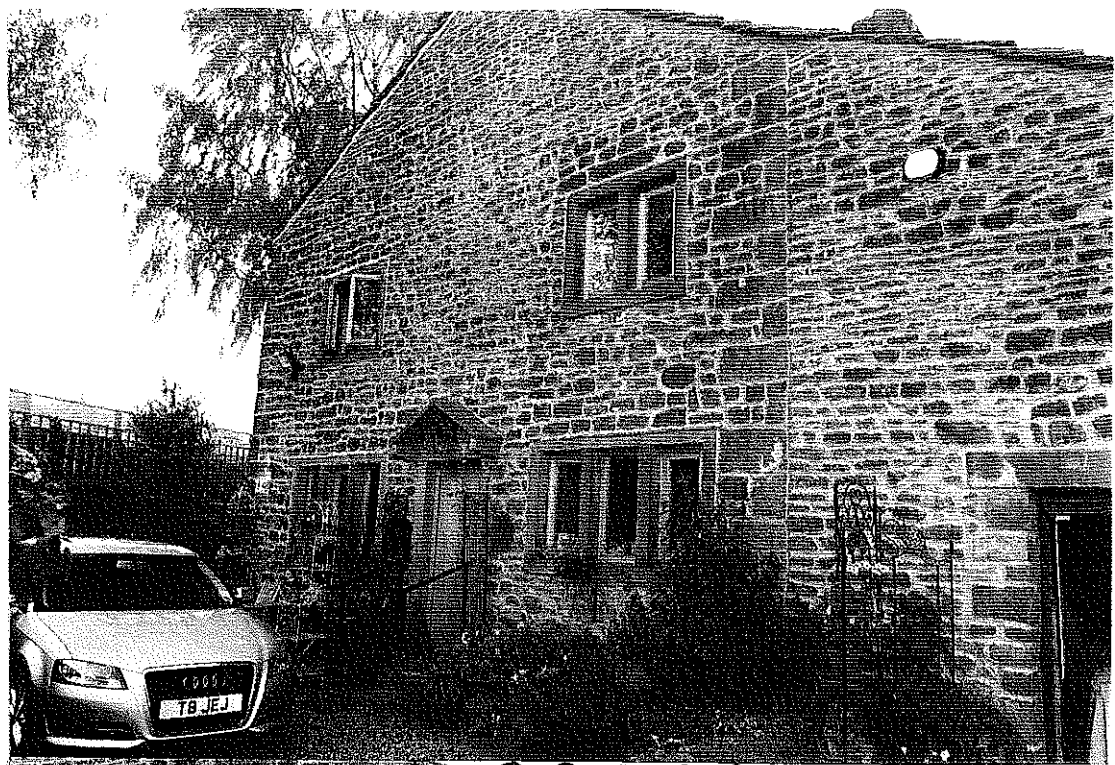


Photo 5
Existing
Garage for
proposed
Conversion



Photo 6
Front &
Side of
Redhill
hodge



Photo 7
Side of
Attached
Existing
garage



Photo 8
Return
elevation of
garage to
abutment
with Barn



Photo 9
Abutment of
Barn & part
of Redhill
Gate Farm



Photo 10

Side store
to Redhill
Gate Farm



Photo 11

Barn Entrance
Abutting Redhill
hedge

320110805P

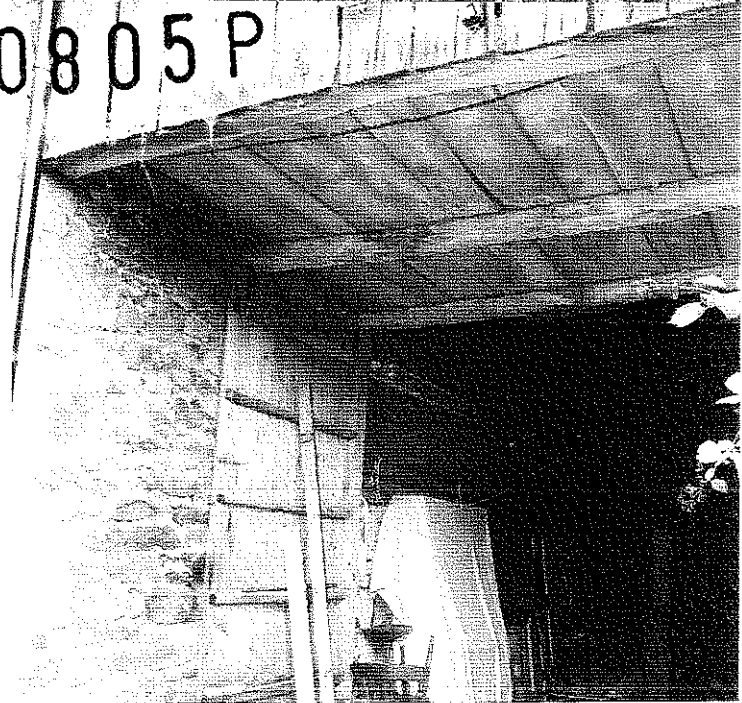


Photo 12

Frontage to
Redhill Gate
Farm:

