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RODHILL LODGE

SAWLEY, RIBBLE VALLEY, LANCASHIRE



HERITAGE ASSESSMENT

GARRY MILLER: ARCHITECTURAL HISTORIAN
Historic Building Consultancy

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HERITAGE ASSESSMENT, OCTOBER 2011

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Cover image Rodhill Lodge from the south

SECTION A: INTRODUCTION



AI: 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 laithehouse-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

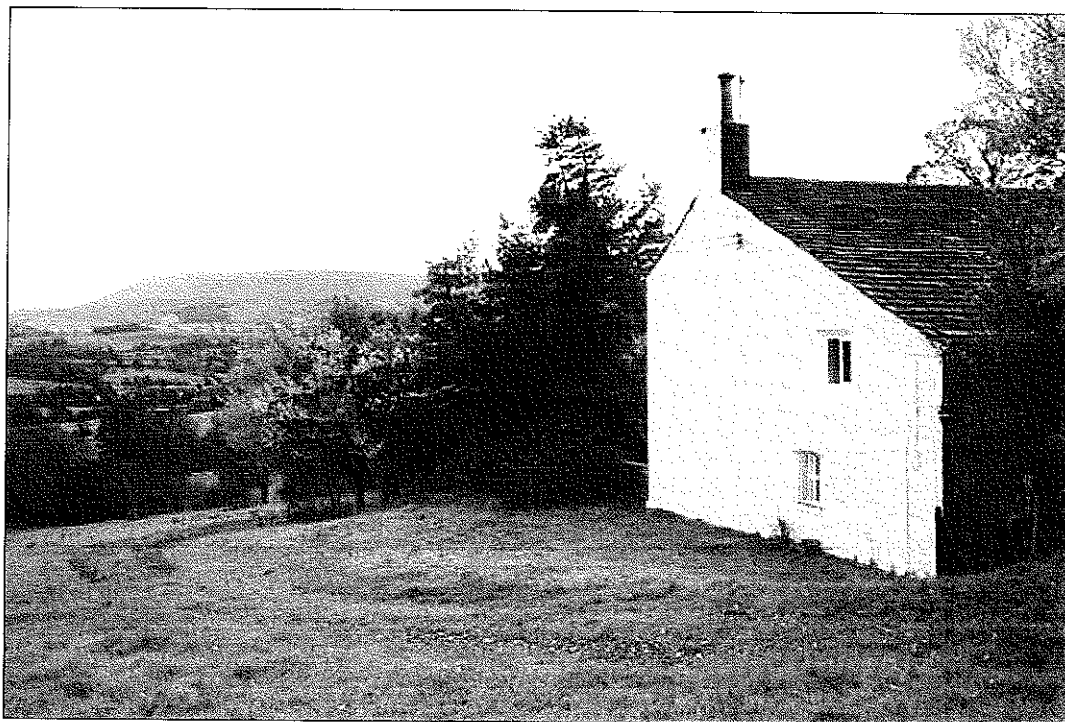
A4.1 Description

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.

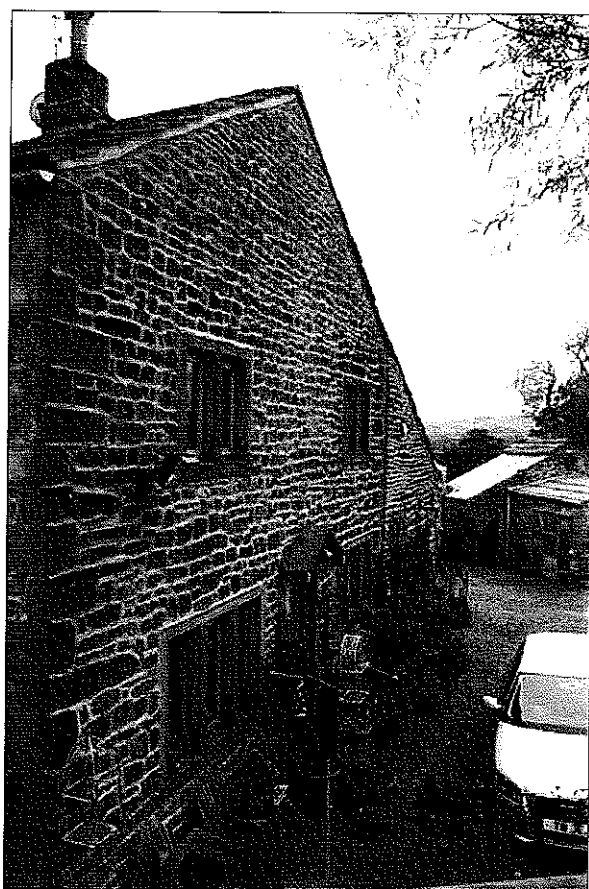
The location, relative to Sawley, is shown in Map 1 (Page 11) with a plan of the site in Map 2 (Page 12).



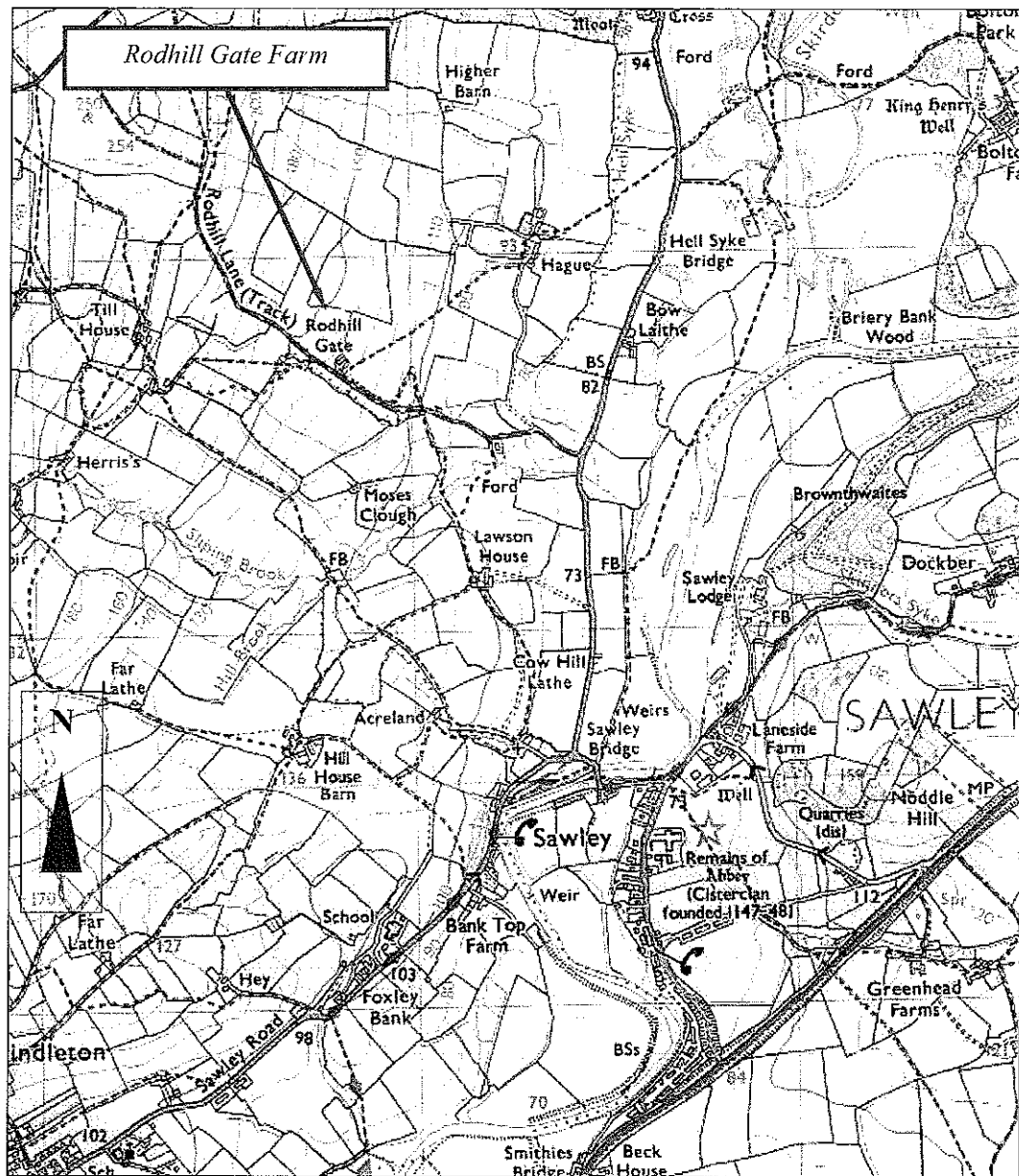
1 Setting Rodhill Lodge on right, attached to Rodhill Gate Farm on left



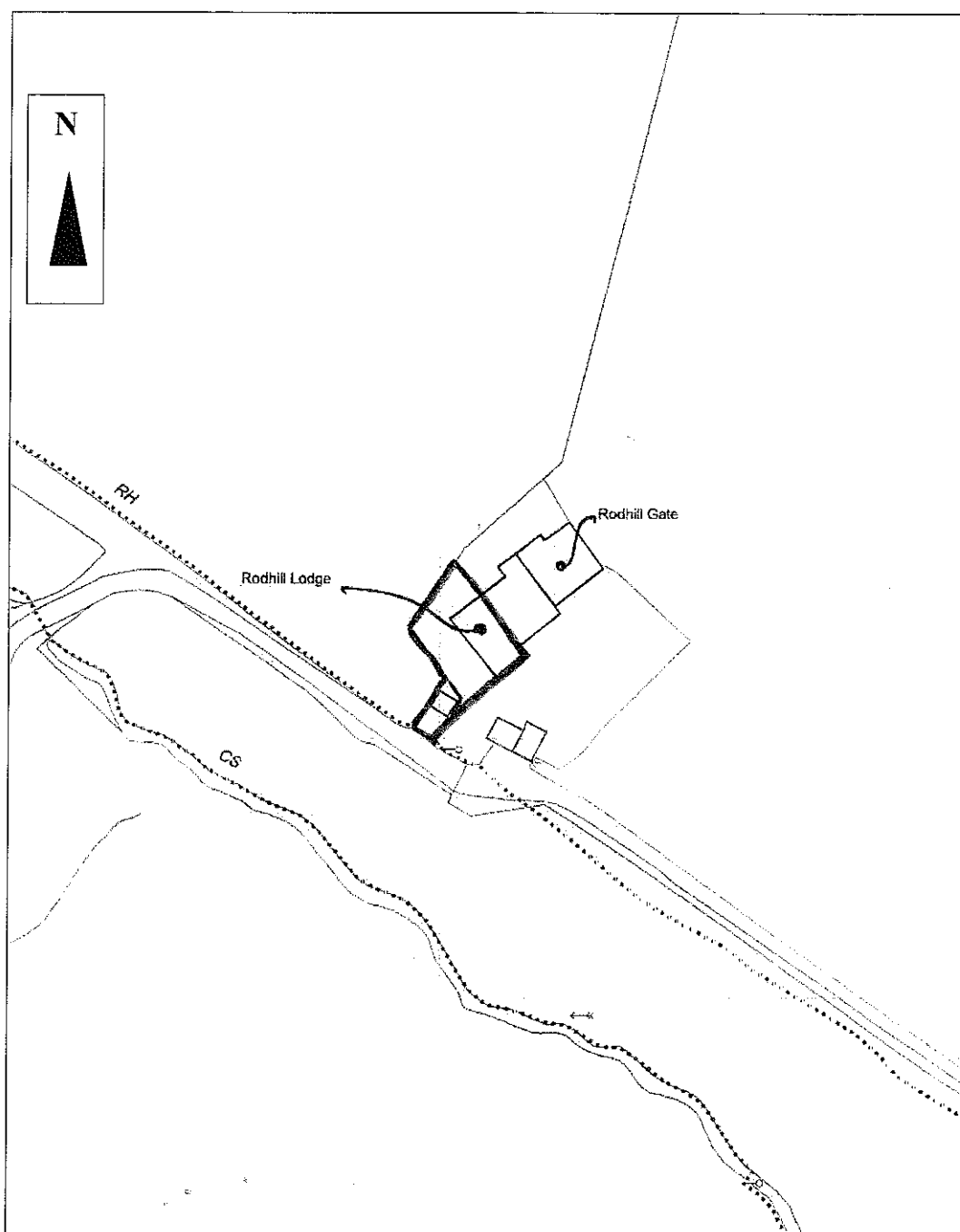
2 View south to Pendle Hill with Rodhill Gate Farm in foreground



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

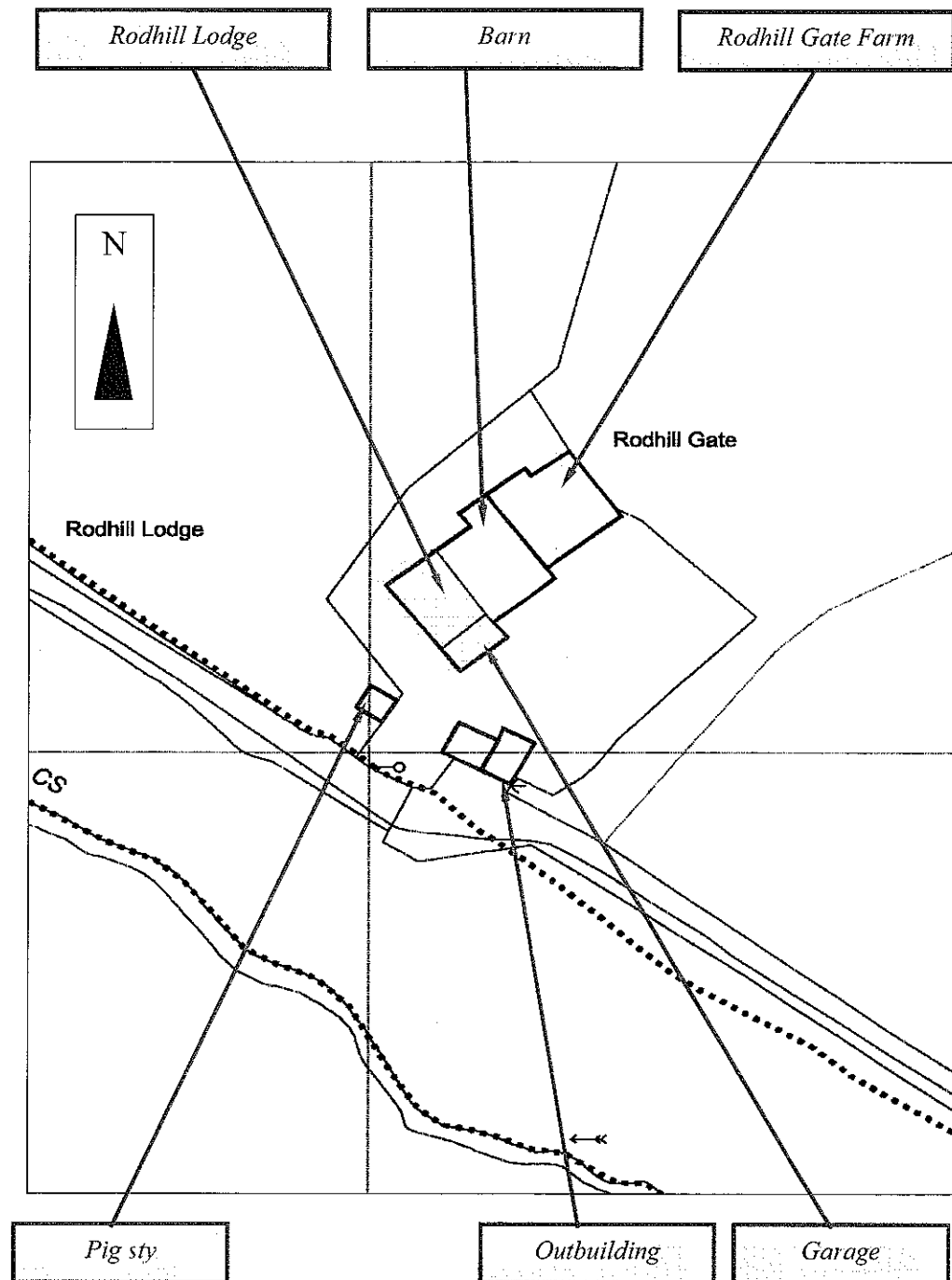


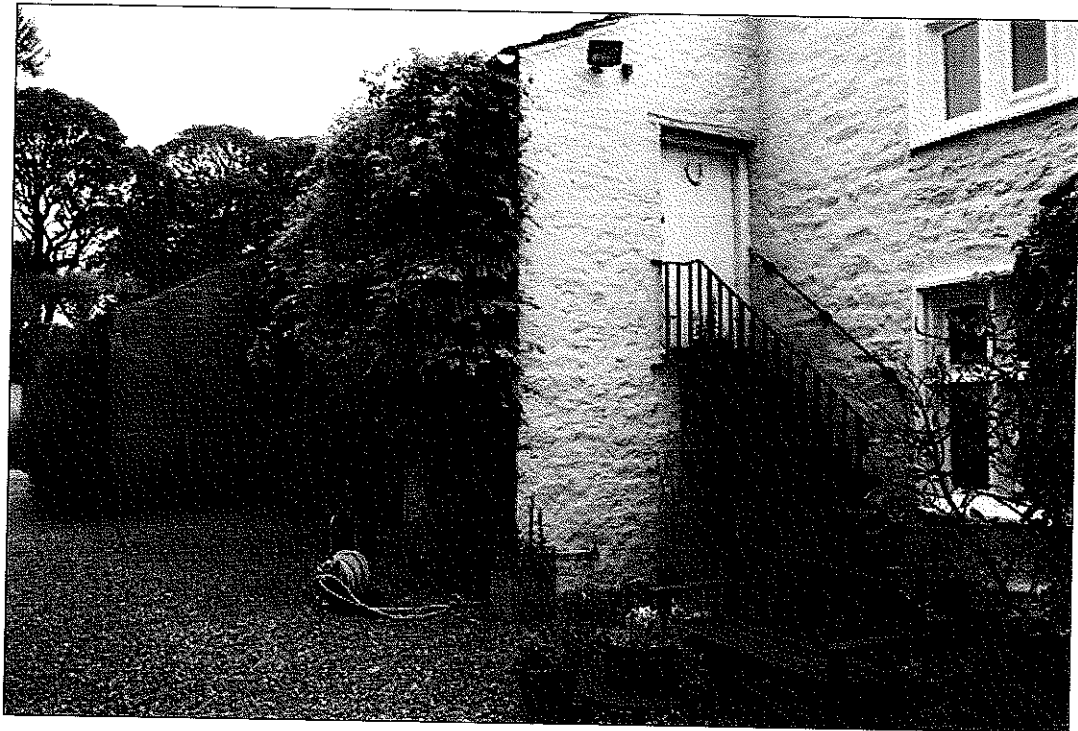
Figure 1 Elements of the site with Rodhill Lodge and the garage highlighted (graphic adapted from location plan provided by Peter Darlington Architects)



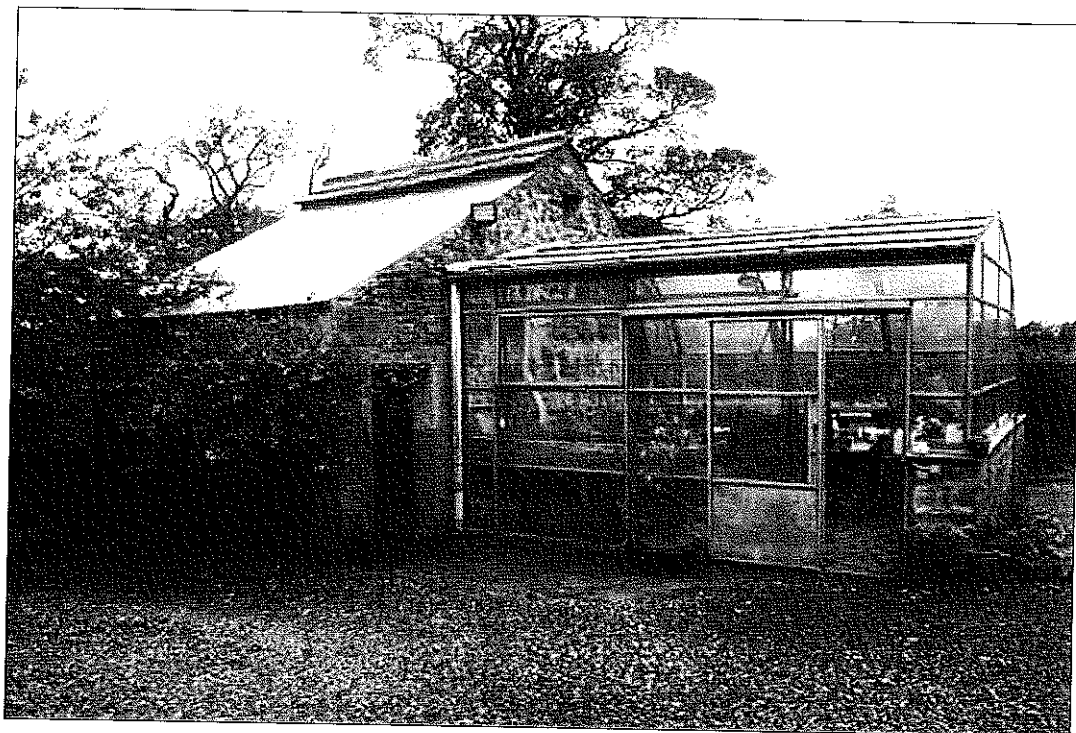
4 Rodhill Lodge from the south, showing garage on the right and barn to the rear



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

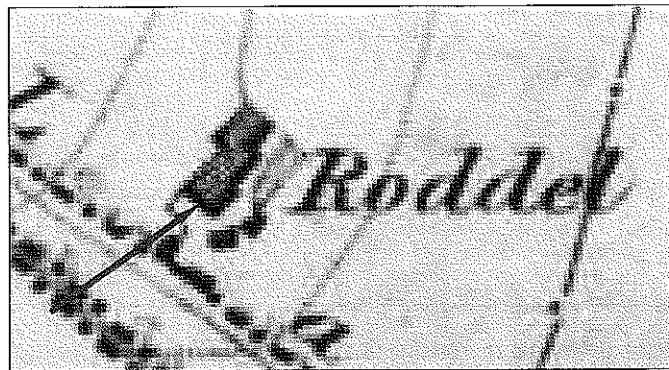
SECTION B: HISTORICAL PERSPECTIVE



B2: DEVELOPMENT OF THE SITE – MAP EVIDENCE

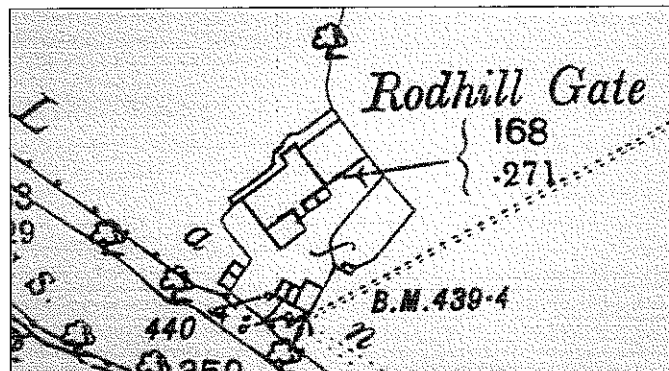
B2.1 Analysis

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).



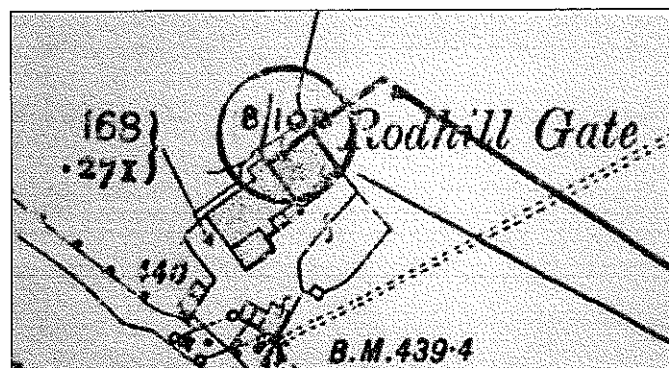
Map 4 1847 six-inch OS mapping (enlarged)

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.



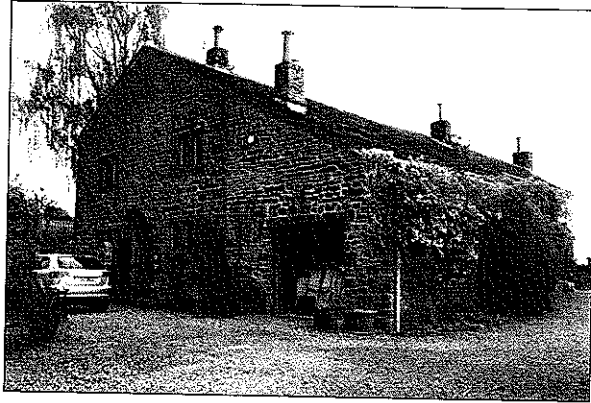
Map 5 1892 25-inch OS mapping (enlarged)

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

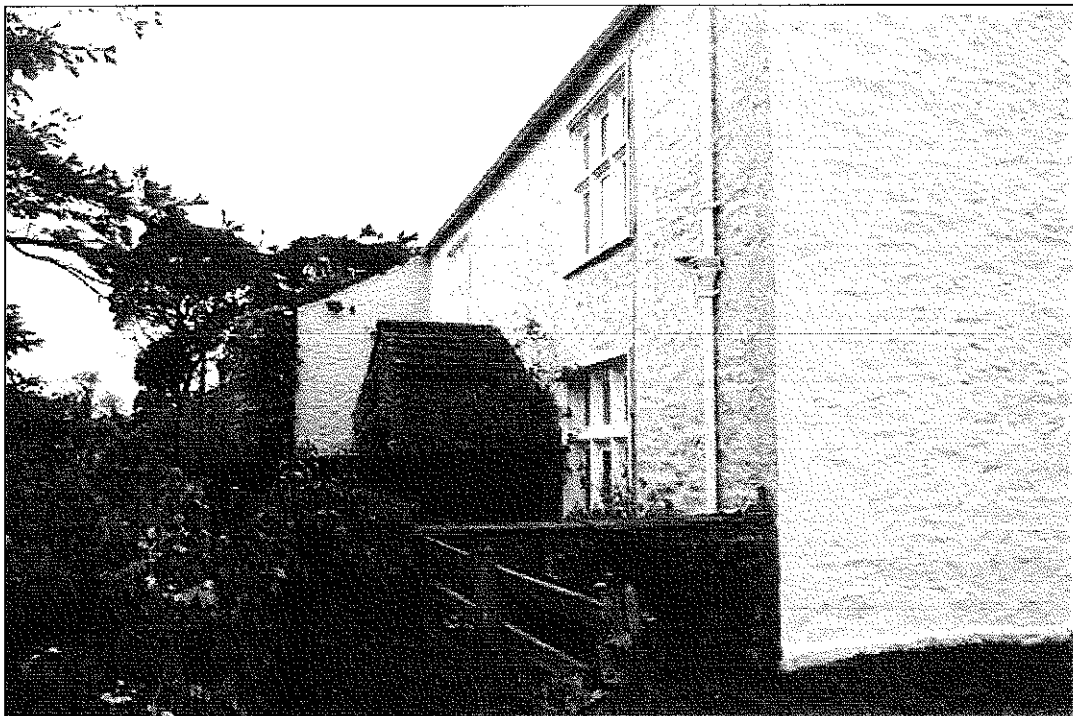


CI: DESCRIPTION OF THE PRINCIPAL BUILDINGS

C1.1 Rodhill Gate Farm

- a **Form.** Rodhill Gate Farm and its barn form a *lathhouse*, 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

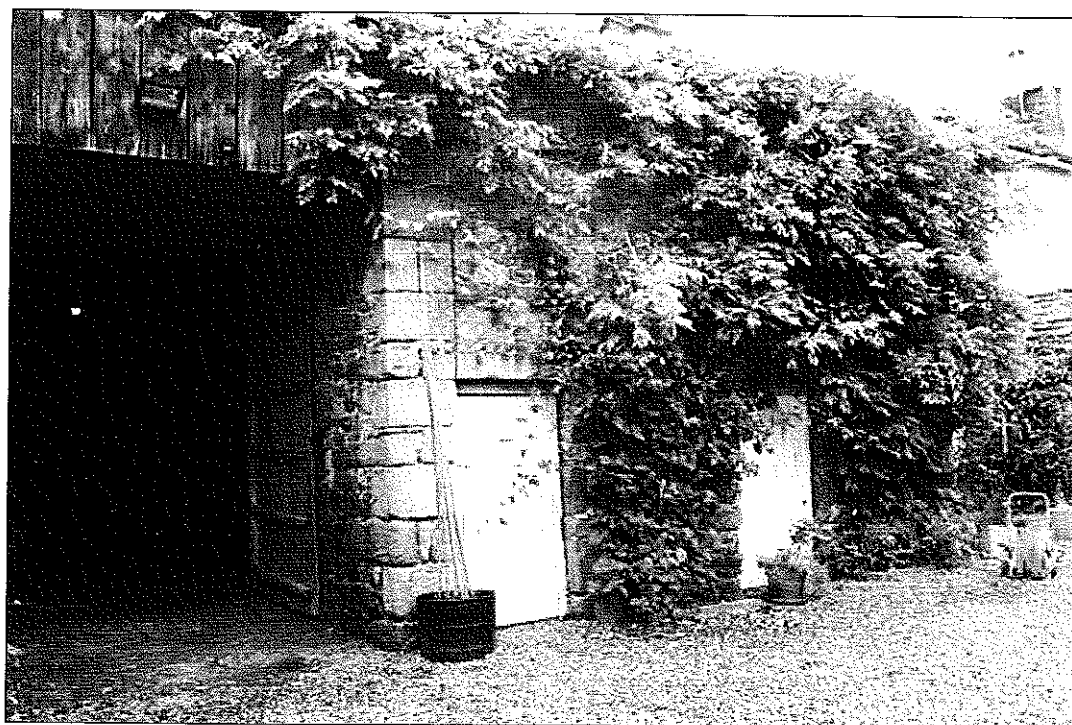
C1.2 The barn and stable

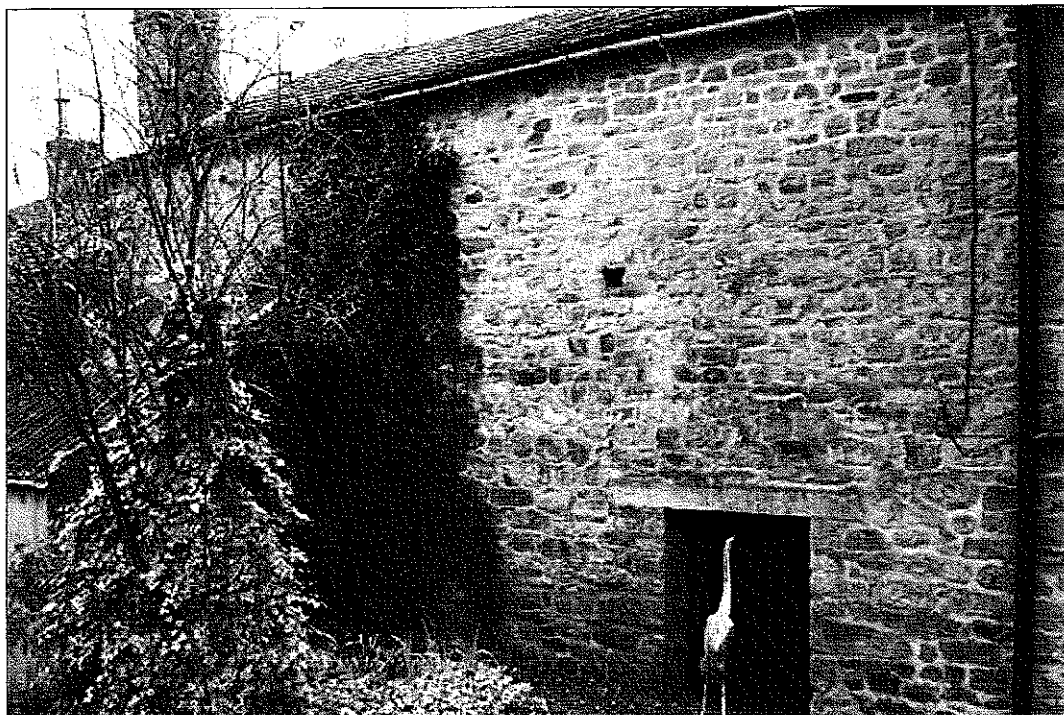
- a. **Form.** The barn is of two bays, with the shippon that is now Rodhill Lodge originally constituting a third. The threshing floor is central, with first bay, adjoining the house, a full-height crop store. The stable, added later, is in the form of an outshut, with first floor hayloft.
- b. **Construction.** 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 trencled 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

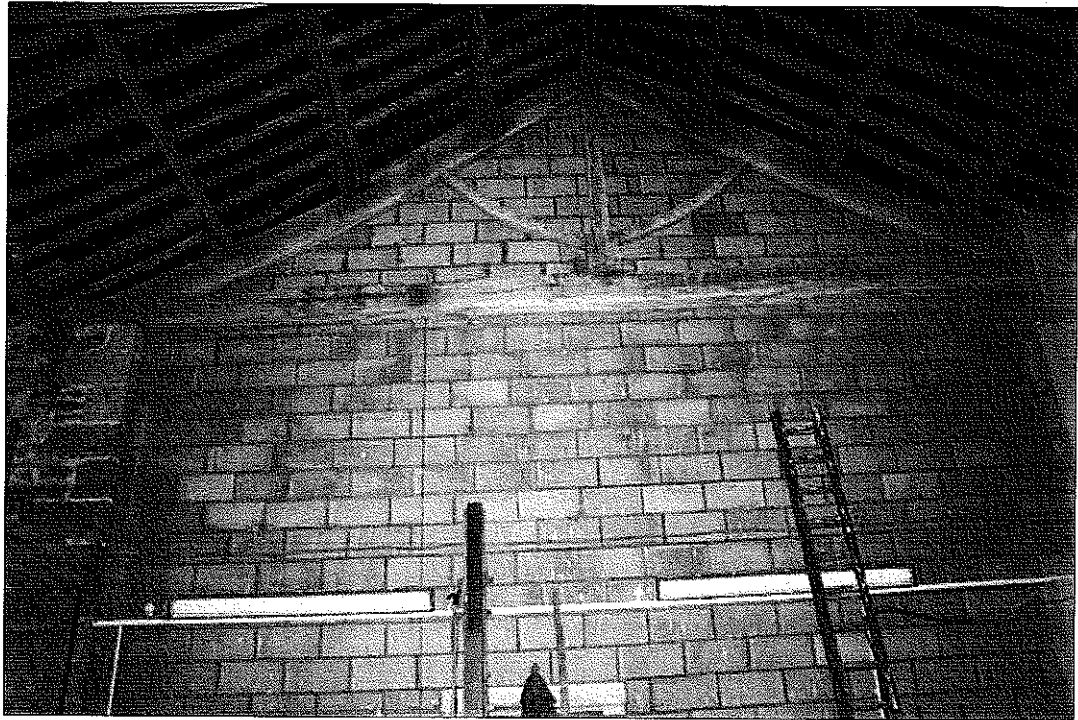




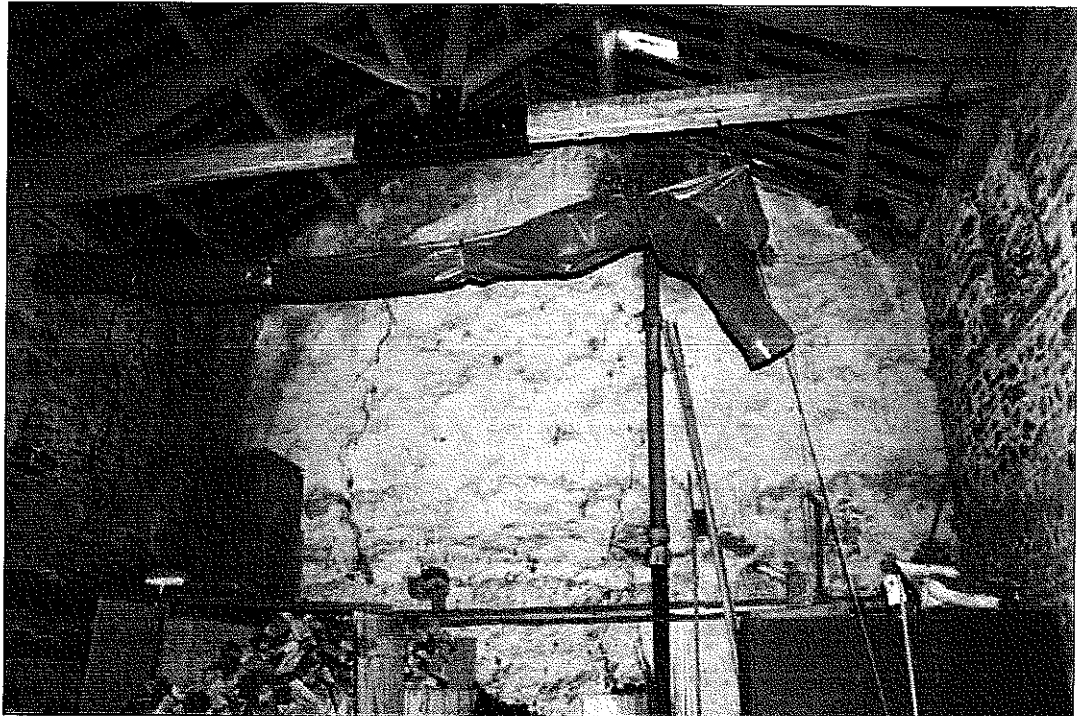
11 Rear (northwest facing) elevation of the barn showing door to threshing floor



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.



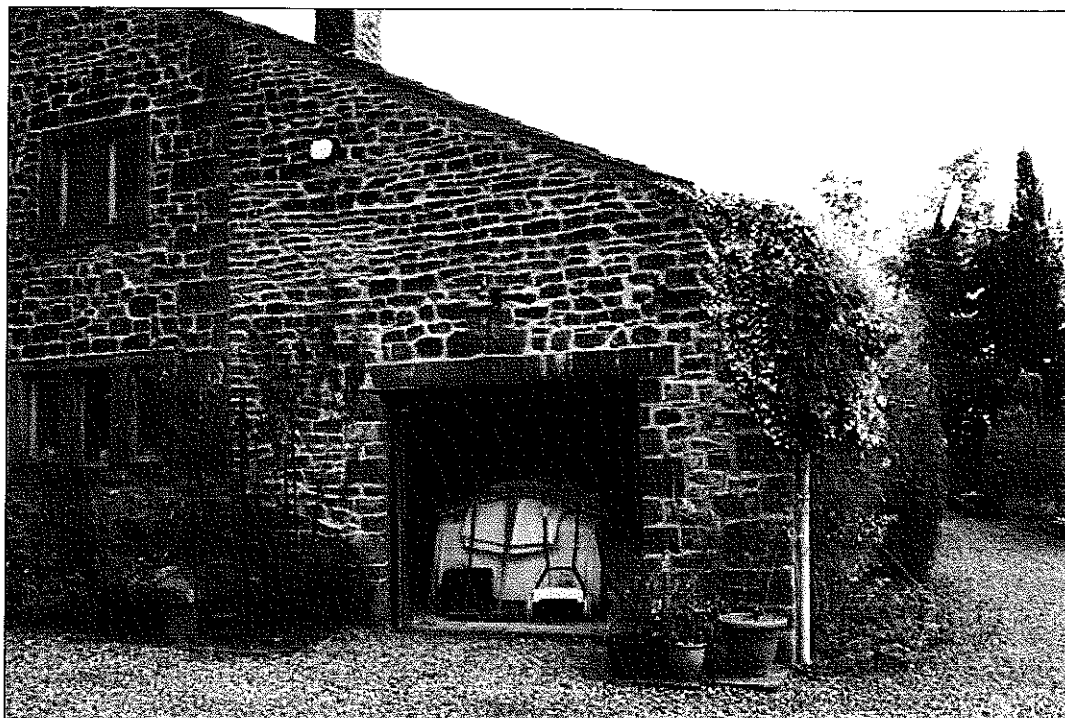
15 Rodhill Lodge from the north



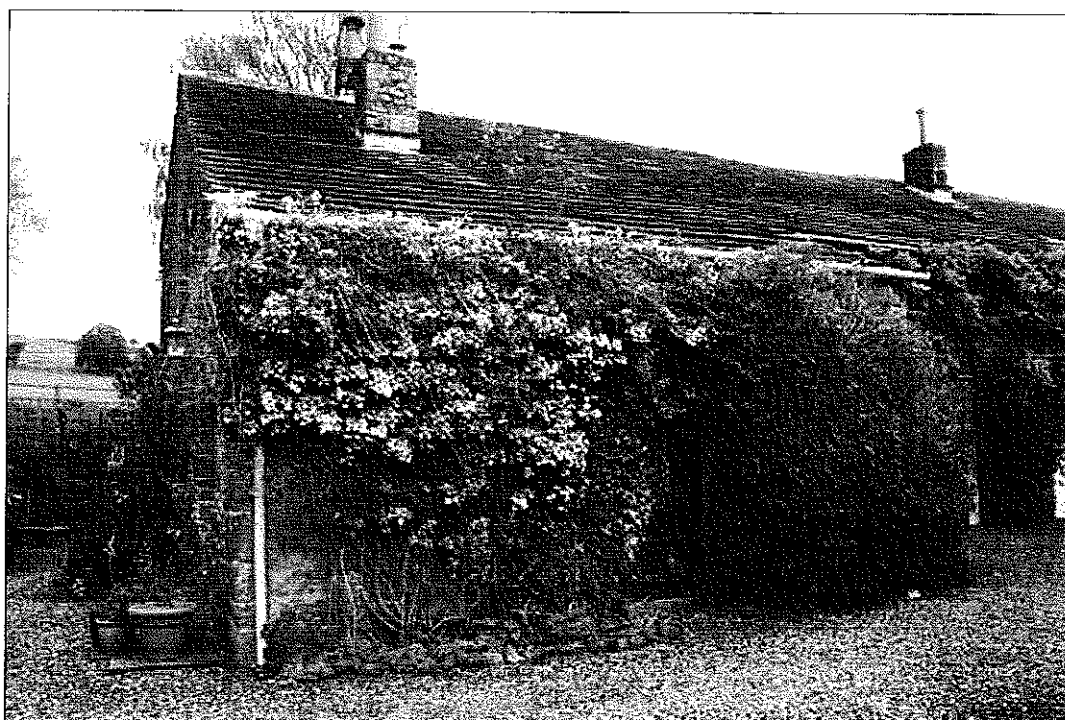
16 Northwest elevation of Rodhill Lodge (property begins right of door to barn)

CI 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 shippon, 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 quoin 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.

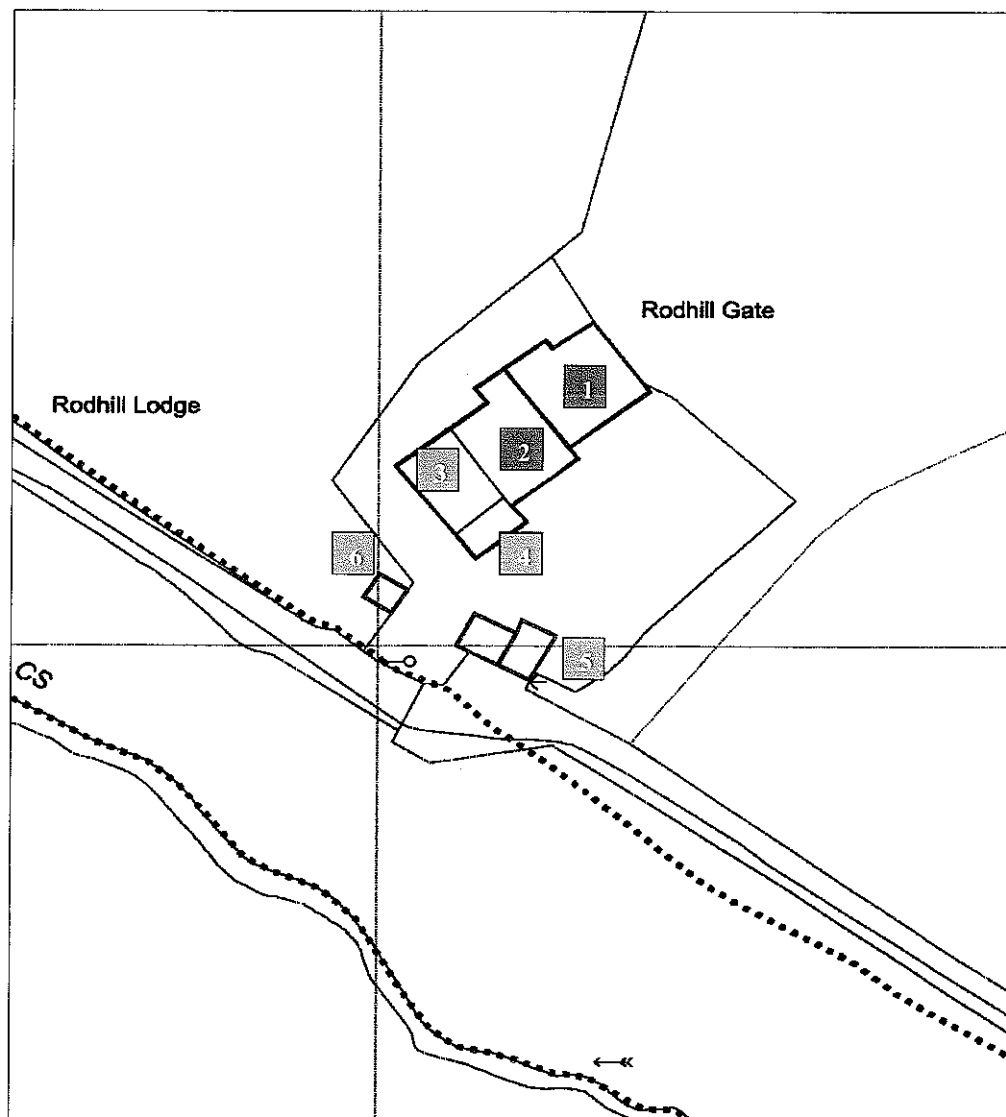


Figure 2 Significance hierarchy of the site

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 laithouse, 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 laithouse 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

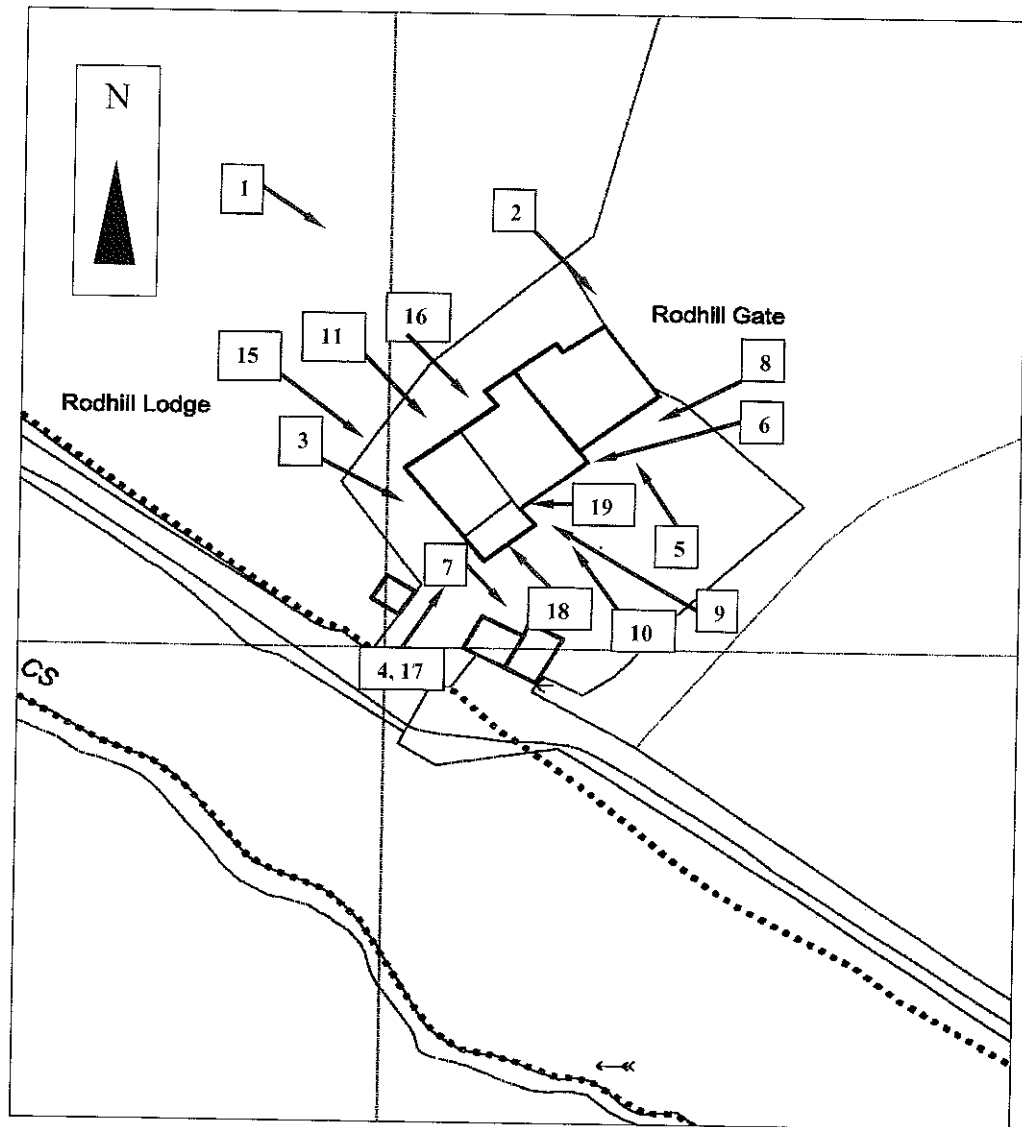


Figure 3. Viewpoints of exterior images

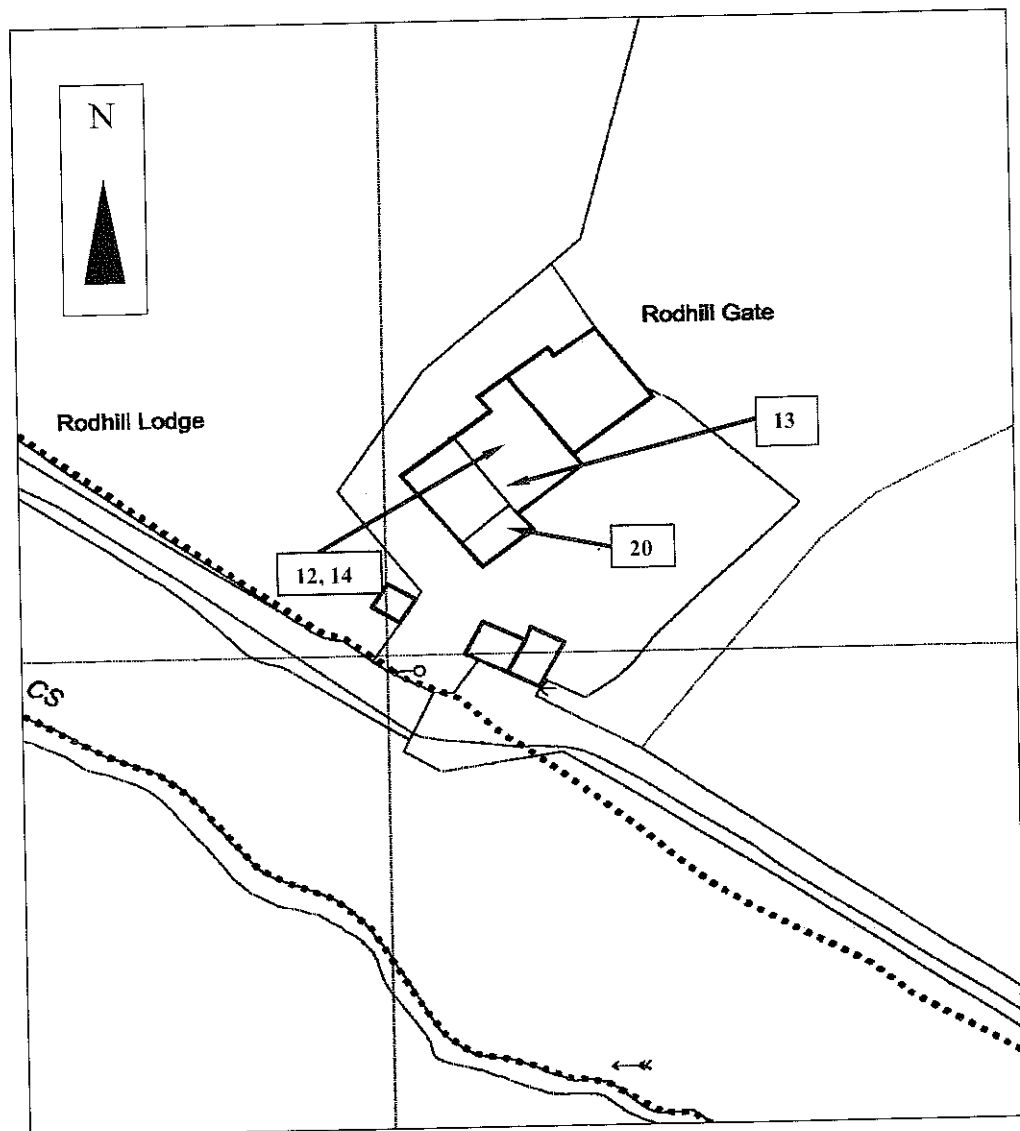


Figure 4. Viewpoints of interior images