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**STATEMENT OF SIGNIFICANCE
Including Heritage Impact Assessment
Sawley Lodge
Sawley
Lancashire
BB7 4LF**

For

Mr R Bannister c/o Rural Solutions
Heritage House
Broughton Hall
Skipton
BD23 3AE

For Issue 20 August 2013

jubb&jubb
CHARTERED SURVEYORS
HISTORIC ENVIRONMENT ADVISERS

CONTENTS

PREAMBLES.....	1
1.0 GENERALLY	2
2.0 HISTORIC SIGNIFICANCE AND VALUES - Use, Fabric and Setting.....	3
3.0 SUSTAINING THE VALUES – Heritage Impact Assessment	5
4.0 SUMMARY	7
Appendix A Map Regression	
Appendix B HER Consultation	
Appendix C English Heritage Designation appraisal	
Appendix D Phasing diagram (Footprint analysis)	
Appendix E Photobook of observations	
Appendix F Desktop references	
Appendix G Curriculum Vitae	

PREAMBLES

a) Purpose of document

Mr R Bannister has commissioned Jubb and Jubb Ltd., Chartered Surveyors and Historic Environment Consultants, Regulated by RICS, to prepare a statement of significance in accordance with NPPF (National Planning Policy Framework), English Heritage Guidance (Understanding Historic Buildings, A Guide to Good Recording Practice – Part 1 Para 4.5.1 – Level 2 Recording) to include Heritage Impact Assessment for the site known as Sawley Lodge. The purpose of the document is to inform the LPA about the heritage significance of the asset during decision-making for development management purposes.

A site inspection has been undertaken on the 12 August 2013; the focus of this inspection was to establish the extent and nature of survivals of historic fabric and dateable details. Desk studies have included an examination of previous opinion, photographs and historic maps to establish the likely sequence of events.

K L Jubb, the lead consultant on this assignment, is a full member of the Institute of Historic Building Conservation and Fellow of the Royal Institution of Chartered Surveyors. She is Accredited by the RICS as a specialist in Historic Building Conservation and Chairman of the RICS Building Conservation Forum. She is a qualified expert witness and former English Heritage Historic Environment Adviser. Her CV is appended.

b) Client

This report is confidential to the client for use only for the purposes for which it has been commissioned.

1.0 Generally

- 1.1 Location - Sawley Lodge is a two-storey Victorian lodge with extensive modern outbuildings built on levelled ground north of Skinner Syke north of the village of Sawley. Sawley is named for 'Sallow Hill' and the settlement is historic, being based around the Cistercian Abbey founded 1147.
- 1.2 Condition - The property is vacant and in poor condition although it was inhabited until fairly recently. Much of the interior is unsafe (balustrades are missing, fire alarm systems have been decommissioned, etc.) and externally parts of the stone roof details are in disrepair. The building service installations (including sanitary, electrical and heating systems) are either decommissioned or in need of complete overhaul. The structure itself, shows some movement beyond what we would consider commensurate with its age and (cavity wall) construction. Further investigation would be required to confirm the condition of the structure before the existing structure could be deemed capable of re-use, but in general, elements of this form of construction (galvanised mild steel twists wall ties) have a design life of less than 80 years and are likely to require replacement or overhaul. The presence of asbestos cannot be ruled out without further tests.
- 1.3 Designation - The building is not listed or within a conservation area. The building has no statutory or local heritage asset designation. The building is situated within the Forest of Bowland area of outstanding natural beauty. English Heritage designation review has been undertaken and the outcome is pending. The opinion of the local planning authority is that the building does not merit protection by means of a Building Preservation Notice.

2.0 Historic Significance and Values - Use, Fabric and Setting

- 2.1 The 1847 Ordnance Survey map records no building on this site, and the contours show that levelling of the site did not occur until after 1847.
- 2.2 The 1886 map shows the lodge building extending to most of its current footprint although the outbuildings (glasshouse, stable block, sheds and plant housings) are not recorded. This concurs with physical examination, which recorded a hopper head dated 1882 on the inner east wing of the building. There is evidence however, that the 1882 extents of the building may overlay an earlier building thought to date from after 1850 (ref Appendix C).
- 2.3 Physical evidence for the earlier building (after 1850 but before 1882) is very scant. A small section of brickwork, revealed abutting a modern cinder-block wall is thought to be the last scrap of the rear external wall of 'Block A' (see footprint analysis at Appendix D).
- 2.4 Much of the 1882 fabric has been overlaid by modern interventions, and analysis suggests that in the early C20th, the building was extensively overhauled again to include electric heating and lighting appliances (including new fire-backs and surrounds to the fireplaces), some replacement joinery including skirtings and stairs, and modern sanitary provision.
- 2.5 The site and surroundings are thought to have passed from the estate of the Earl de Grey in 1870 to Countess Cowper and the original build date may be connected with that change. There is no clear physical evidence to support the reported first use as a sporting lodge

(such as deer larders, gun lockers, etc.) and the sales particulars from the mid C20th suggest it was in use as a residence at that time. The English Heritage selection guide only considers more historic forms of sporting lodges. Fishing and other rights continue to pass with the title.

- 2.6 The room layouts and sizes suggest that the North East wing comprised staff accommodation, and this is slightly subordinate to the principal rooms in size and architectural detail. (A fuller architectural inventory is included in the English Heritage appraisal at Appendix C)
- 2.7 The architect is unknown, indeed, the pattern of building suggests that this may have been craftsman-designed with heavy reliance on contemporary pattern books and provides a fair pastiche of the trends current at the time of building. Although the details and materials are mostly uniform machined and modern types (softwood floorboards, quarry tiles), some period elements survive, albeit changed from the original form. For instance, the sliding sash windows have been adapted to accommodate pivoting casements, and the kitchen has been refitted (circa 1980) around a traditional (mid or late C20th) range.
- 2.8 On the wider site there are few buildings which add to the historic interest of the lodge, and most are functional ancillary buildings ranged around the levelled grounds.

3.0 Sustaining the Heritage Values - Heritage Impact Assessment

- 3.1 There is little risk of encountering archaeological remains anywhere on the level ground under or around the lodge as this area was all excavated between 1847 and 1882 to form the existing topography. Indeed, the HER shows that there may be areas of archaeological interest elsewhere in the vicinity and therefore the re-use of this site is to be preferred over other areas where there is likelihood that there is below ground archaeology with evidential value (say connected to the Abbey).
- 3.2 In considering whether the building has local or contextual value, we have considered the English Heritage Guidance on Local Listing (May 2012). There is little evidence of this site offering social value, as the use has been entirely private. Its earliest connection is with Countess Cowper, although it has been held in many estates since. The materials used in the construction are likely to have been quarried locally (a delve can be seen on a track just North of the site), but this is not unusual and the proposed new building makes excellent virtue of the materials to hand.
- 3.3 The good practice guide for Local Heritage listing suggests that in designating local lists LPA's should adopt published criteria. This LPA has no such list or criterion but we have nevertheless tested the site against the suggested criteria to inform opinion as to whether there is any potential to consider mitigation to conserve local or contextual value.

Criterion	Range Pre-1882	Ranges 1882 -1909	C 20th
Age	None before 1847	None before 1882	Mostly mid-or late C20th much altered.
Rarity	Not rare	Not rare	Not rare
Aesthetic value	Not extant	Poor – much altered	Poor – accretions detract from principal building
Group value	None	None	None
Evidential value	None	None	None
Historical Association	Possibly associated with Countess Cowper – no physical evidence		None
Archaeological Interest	None	None	None
Designed landscape	Considered in Landscape Assessment		
Landmark Status	N/A	N/A	N/A
Social Value	N/A	N/A	N/A

- 3.4 In addition to recognised and rational selection criteria, the adoption of local lists also requires a transparent ratification procedure within the LPA Local Plan policy development functions. This procedure has not been commenced by RVBC. Guidance suggests that the status of a non-designated heritage asset is likely to carry less weight as a material consideration within planning decisions if it has been applied without due process or is unjustified.

3.5 Therefore in terms of understanding and sustaining the building's significance, neither local nor national designations have been justified at the time of writing. One therefore concludes that re-using the site, including ordering the principal building to the original orientation and vistas, with substantial re-ordering of the subsidiary service and ancillary buildings to a less prominent location has a neutral impact on the heritage values.

4.0 Summary

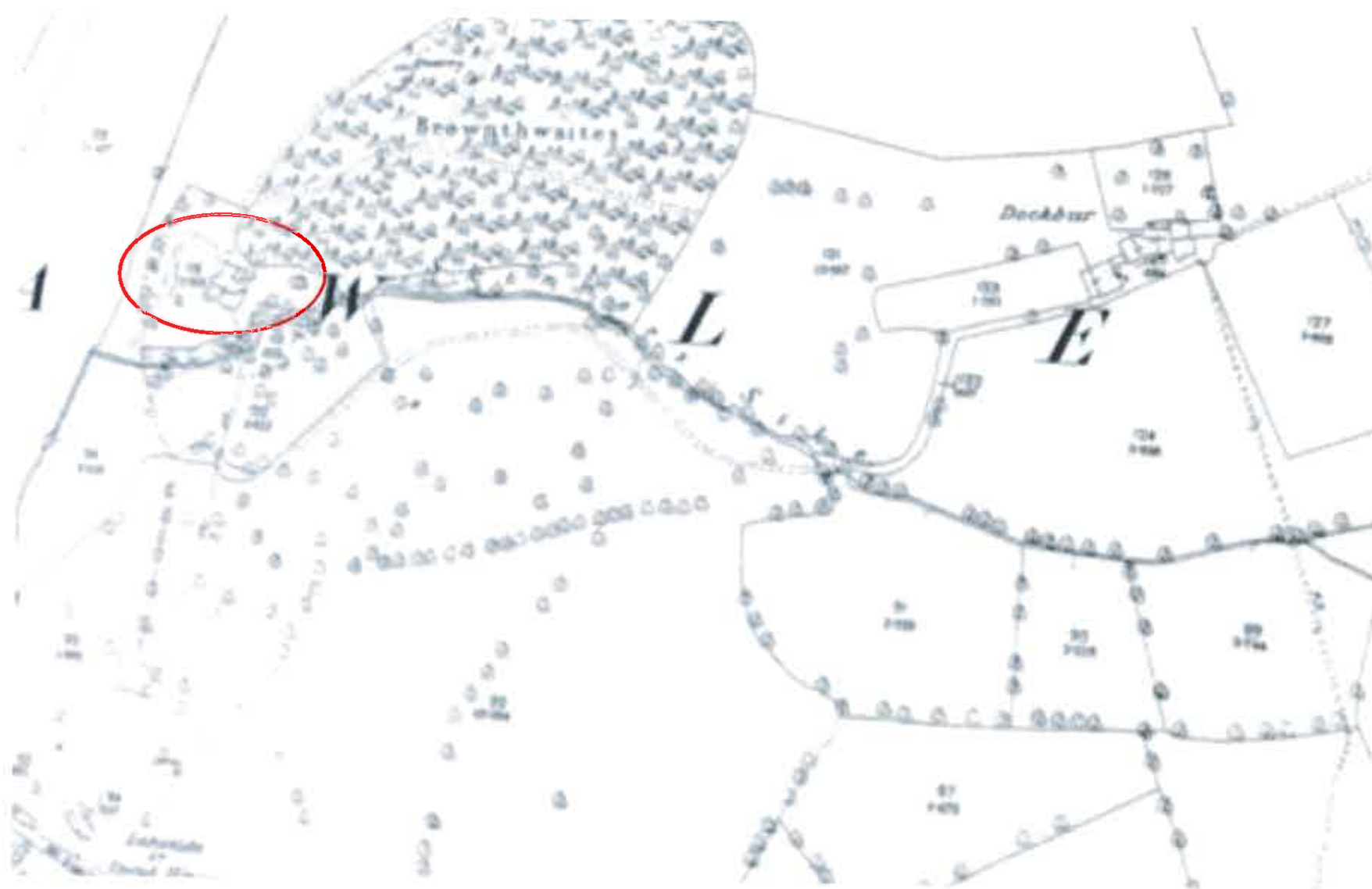
4.1 The building is undesignated, locally or nationally.

4.2 The re-use of the site is justified to meet other local plan objectives.

Appendix A



Ordnance Survey Extract 1847

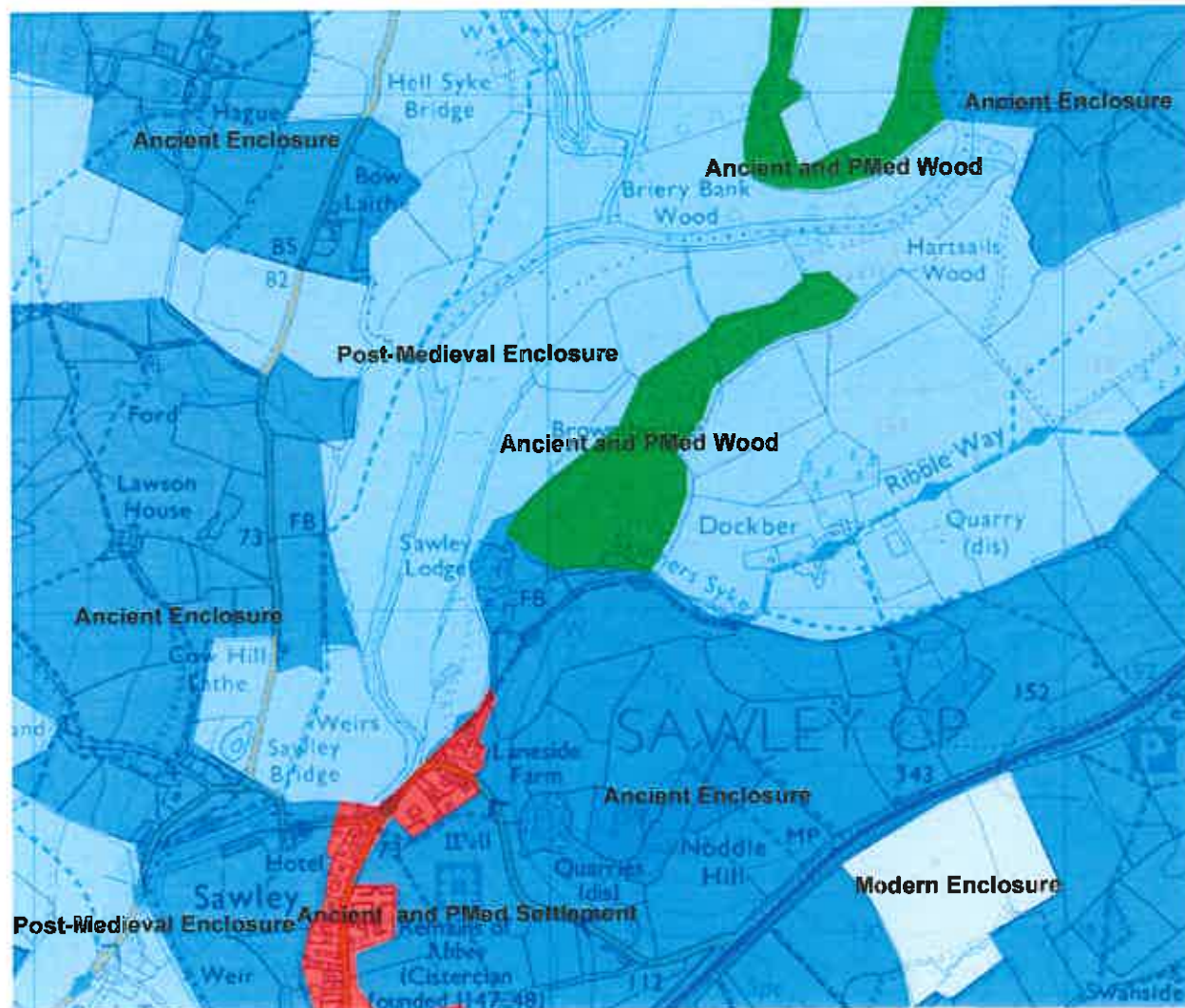


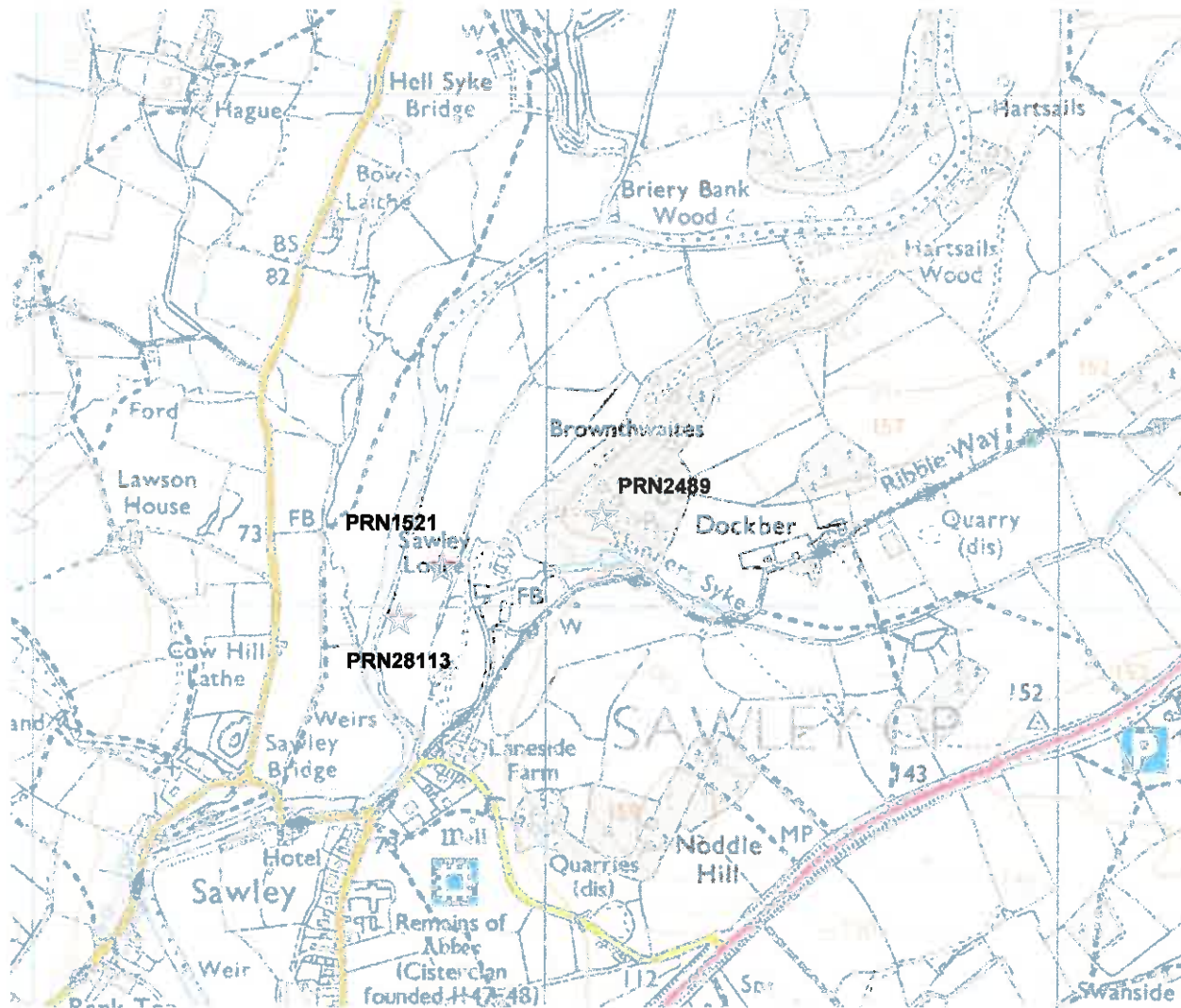
Ordnance Survey Extract 1886



Ordnance Survey Extract 1908

Appendix B





Lancashire County Archaeology Service Monument Full Report

08/08/2013

Number of records: 3

SMR Number	Site Name	Record Type
PRN1521 - MLA1521	River Ribble at Sawley	Monument

Earthwork of a rectangular ditched enclosure seen on AP.

Monument Types and Dates

RECTANGULAR ENCLOSURE (LCC Date2: Undated, Undated)

Evidence EARTHWORK

Description and Sources

Description

The AP shows a rectangular ditched enclosure by an old river meander, centred on SD 77724690. The earthworks in the foreground of the photo relates to 297. {4}

Sources

Aerial Photograph: Olivier, A C H. -, Lancs CC AP Group. OAP, b&w.

{1} Map: OS. 1960. OS geol surv Clitheroe sheet 68 solid 1:63,360.

{2} Map: OS. 1975. OS geol surv Clitheroe sheet 68 drift 1:50,000.

{3} Map: OS. 1983. OS soil surv Northern England 1:250,000.

{4} Personal communication: Lee, G E. 1978. Pers com; Lee, G E; 1978.

Associated resources - None recorded

Location

National Grid Reference

SD 77800 47080 (point)

SD74NE

Centre/Point

Administrative Areas

Civil Parish

Sawley; Ribble Valley; Lancashire

Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Designations - None recorded

Other Statuses and Cross-References - None recorded

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Drift Geology

RIVER ALLUVIUM AND TERRACE
DEPOSITS

Soil

Alun

Solid Geology

CHATBURN LIMESTONE GROUP

Related Monuments

PRN297

Sawley Abbey (also known as Salley Abbey)

Undefined

PRN297

Sawley Abbey (also known as Salley Abbey)

Undefined

Finds - None recorded

Associated Events/Activities - None recorded

MoniFullRpt

Report generated by HBSMR from exeGesIS SDM Ltd

SMR Number PRN1521 - MLA152 **Site Name** River Ribble at Sawley

Associated Individuals/Organisations - None recorded

SMR Number PRN2489 - MLA248 **Site Name** Sawley Lodge, Sawley

SMR Number **Site Name** **Record Type**

PRN2489 - MLA2489 Sawley Lodge, Sawley Monument

AP Site, showing ridge and furrow and other earthworks, field boundaries?

Monument Types and Dates

FIELD BOUNDARY (LCC Date6: Post Medieval?, (between) Post Medieval - 1540 AD to 1900 AD)

Evidence EARTHWORK

RIDGE AND FURROW (LCC Date2: Post Medieval?, (between) Post Medieval - 1540 AD to 1900 AD)

Evidence EARTHWORK

Description and Sources

Description

The AP's show possible traces of ridge and furrow at SD 78524751, which underlies and therefore predates a field boundary. There are also various linear earthworks, banks and ditches on the northwest slope of Noddle Hill in area centred SD 78054700. These may be trackways or old field boundaries? There is also a possible northern outlier of the Sawly Abbey earthworks (PRN 297) {4 }.

Sources

Aerial Photograph: Olivier, A C H. 2/1979. Lancs CC AP Group. OAP, b&w.

{1} Map: OS. 1960. OS' geol surv Clitheroe sheet 68 solid 1:63,360.

{2} Map: OS. 1975. OS geol surv Clitheroe sheet 68 drift 1:50,000.

{3} Map: OS. 1983. OS soil surv Northern England 1:250,000.

{4} Personal communication: Olivier, A C H. 1979. Pers com; Olivier, A C H; 1979.

Associated resources - None recorded

Location

National Grid Reference

SD 78110 47180 (point)

SD74NE

Centre/Point

Administrative Areas

Civil Parish

Sawley; Ribble Valley; Lancashire

Address/Historic Names - None recorded

Designations, Statuses and Scorings

Associated Designations - None recorded

Other Statuses and Cross-References - None recorded

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records - None recorded

Other Land Classes

Soil

Malham

Solid Geology

CHATBURN LIMESTONE GROUP

Related Monuments

PRN297 Sawley Abbey (also known as Salley Abbey) Undefined

Finds - None recorded

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded

SMR Number PRN28113 - MLA27 Site Name SW of Sawley Lodge			
SMR Number	Site Name		Record Type
PRN28113 - MLA27332	SW of Sawley Lodge		Monument
Channels seen on Lidar which may be either palaeochannels or sluices.			
Monument Types and Dates			
SLUICE? (LCC Date1: Post Medieval, (between) Post Medieval - 1540 AD to 1900 AD?)			
Evidence	EARTHWORK?		
Description and Sources			
Description	Channels seen on Lidar which may be either palaeochannels or sluices. {1}		
Sources	{1} Digital archive: Oxford Archaeology North. 2008. ALSF Aggregate Extraction in the Lower Ribble Valley: Enhanced Historic Landscape Characterisation Gazetteer. PDF. p.35 LM1656 (MDB)		
Associated resources - None recorded			
Location			
National Grid Reference	SD74NE	Centre/Point	
Administrative Areas	Sawley; Ribble Valley; Lancashire		
Civil Parish			
Address/Historic Names - None recorded			
Designations, Statuses and Scorings			
Associated Designations - None recorded			
Other Statuses and Cross-References			
Sites and Monuments Record - PRN28113			
Ratings and Scorings - None recorded			
Active			
Land Use			
Associated Historic Landscape Character Records - None recorded			
Other Land Classes - None recorded			
Related Monuments - None Recorded			
Finds - None recorded			
Associated Events/Activities			
ELA1375 ALSF Aggregate Extraction in the Lower Ribble Valley: Desk Based Assessment & Aerial/LIDAR Survey (Event - Interpretation. Ref: PRN30725)			
Associated Individuals/Organisations - None recorded			

Appendix C

Case Name: Sawley Lodge

Case Number: 479803

Background

An application to list Sawley Lodge has been received, precipitated by the recent sale of the property and the applicant's fear of potential alteration or demolition.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	Name	Heritage Category
1	Sawley Lodge	Listing

Visits

Date	Visit Type
22 July 2013	Full inspection

Annex 1

The factual details are being assessed as the basis for a proposed addition to The National Heritage List for England.

Factual Details

Name: Sawley Lodge

Location

Sawley Lodge, Sawley, Clitheroe, Clitheroe, BB7 4LF

County	District	District Type	Parish
Lancashire	Ribble Valley	District Authority	Sawley

History

Historic mapping indicates that Sawley Lodge was built sometime between 1850 and 1886 and has retained a largely unaltered footprint. 1935 sales particulars indicate that the building comprised an entrance porch, lounge or dining room, drawing room, domestic offices and three principal bedrooms. Outbuildings included a boiler house, coal and coke houses, a wash house, a stable, a garage, a yard, an outside WC, two wooden garages and a lean-to shed. The gardens consisted of lawns, an enclosed terrace to the south of the house, a summerhouse attached to the house, and timber bridges giving access to grounds on the opposite side of a ravine. Sawley Lodge has recently been sold and many features of historic interest including all C20 fireplaces, most wall panelling, the main staircase rail and balusters, the historic heating system, and a section of the external parapet walling to the west elevation single storey bay extension which previously contained a heraldic symbol has been removed along with water spouts originally within this parapet walling. The new owner's representative informed Ribble Valley Conservation Officer that the interior had been found in its present condition on purchase. The summerhouse has been demolished as have some of the outbuildings and the timber bridges, one of which was replaced by a stone and concrete bridge during the 1990s.

Details

A two-storey Victorian villa built during the latter half of the C19, architect unknown, using rock-faced stone with sandstone detailing beneath pitched and hipped stone roofs. The building is an irregular U-shape in plan with some outbuildings to the rear and south..

Exterior: The front (south) elevation has a projecting gable with chamfered right corner to the ground floor. It contains a boarded round-arched entrance, with a flanking window and a three-light stone mullion window to the upper floor. Other windows on this elevation are of one or two-light to the upper floor and two and three-light stone mullion and transom to the ground floor. Two moulded string courses are carried around three elevations between the ground and first floor. Window and door surrounds are of dressed sandstone throughout and overhanging eaves are carried around much of the building. There are five tall chimney stacks.

The west elevation is of three bays with a projecting gable at the right that has a projecting pentagonal window to the ground floor now lacking its former parapet. There is a three-light stone mullion and transom window to the upper floor. The central bay has single windows to both floors at its south end, three-light stone mullion and transom windows to the ground floor, and a pair of two-light stone mullion windows to the upper floor. The left bay is a gable with three-light stone mullion windows to both floors.

The north elevation has wings to either side of a central courtyard. The right (west) wing has a five-light stone mullion window to the ground floor and single-light window to the upper floor. The courtyard has a projecting lean-to the ground floor and two-light stone mullion windows to

both the ground and upper floor on the west wing. On its south side there is a projecting stone, glass and timber conservatory to the ground floor with doors at its left end and at its right return. Windows to the house's elevation behind and above the conservatory are single and two-light stone mullion with a three-light stone mullion and transom window to the upper floor. On the east side of the courtyard a door leads into the east wing. Windows are two and three-light stone mullion. The north side of the courtyard is formed by a stone wall with central pedestrian gate. There is a single-storey double garage with modern doors attached to the north end of the east wing that projects beyond the courtyard wall.

The east elevation has a single-light window to the garage block, a three-light stone mullion ground floor window to the domestic block with a single-light window to the upper floor, and a single-storey pitched roof side entrance porch to the east wing entered from the south. Set back from the east wing alignment is the right return of the south elevation comprising a gable with two and three-light stone mullion and transom windows.

Interior: many early features have recently been removed during a wholesale stripping of fireplaces, wall panelling, some doors including the front door, architraves, window shutters and much of the main staircase. The entrance hall is flanked by two rooms, that to the left retaining its ceiling coving, moulded alcove surrounding the former fireplace and moulded archway to the pentagonal window. The room to the right has a cinder block wall separating it from the entrance hall, it retains ceiling coving and a separate washroom with two sinks. There is a west living room that retains ceiling coving and cupboard shelving together with a small storeroom. To the rear of the ground floor there is a kitchen and pantry with ceiling coving and some cupboards. The east wing appears to have been servant's quarters and contains a kitchen and pantry with some basic cupboards and shelves. There is a staircase off the kitchen to the upper floor and also access to the side entrance porch. The upper floor has four bedrooms to the main part of the house and numerous small bedrooms to the servant's wing. All main bedrooms are bereft of fireplaces and retain little in the way of historic features. There is an en-suite bathroom off the bedroom at the south-west corner that has had its bath removed and two other bathroom off corridors. The servants quarters retain little of historic character other than a plank door to an immersion heater cupboard and a linen cupboard along a corridor. A second staircase links the upper floor to an entrance from the courtyard.

Subsidiary features: in front of the double garage there is an outer yard with an entrance flanked by gate piers each topped with a ball finial. To the north of the yard there is a flat-roofed rendered single-storey outhouse and a modernised pitch-roofed single-storey rendered double garage with modern doors. Behind the garage there are modernised timber stables. To the north east of the house there is a timber shed with a corrugated iron roof and adjacent to this there is a greenhouse. In the valley to the south of the house there is a two cell single-storey rendered former garage and store. To the south west of the house there is a 1990s-built stone and concrete bridge across a stream.

Selected Sources

None.

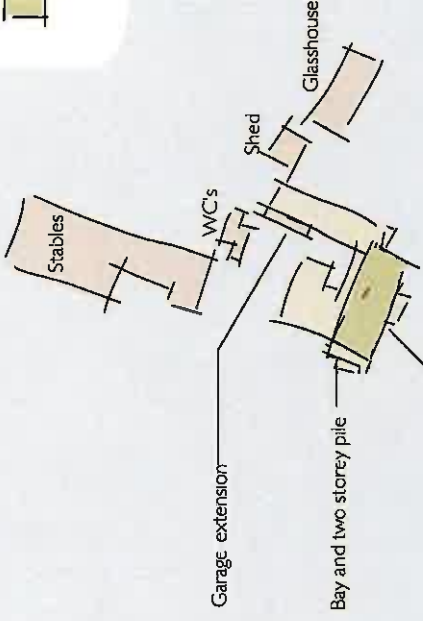
Map**National Grid Reference: SD7792447133**

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF – 1416313_1.pdf.

Appendix D

KEY



Possible footprint as built - no fabric remains other than a scrap of wall at —

Sawley Lodge - Phasing Diagram



Scrap of wall - after 1850 but possibly pre-1882

Appendix E





P002, P003, P004, P005



P006, P007, P008, P009



P010, P011, P012, P013

Appendix F

- Historic Maps
 - 1847 Ordnance SurveyMaps (Extract)
 - 1886 Ordnance SurveyMaps (Extract)
 - 1908 Ordnance SurveyMaps (Extract)
- Historic Environment Records: Consultation 08 August 2013
- English Heritage Designation Report, 06 August 2013
- The Concise Oxford Dictionary of English Place-names ISBN 0-19-869103-3
- Pictorial Handbook To The Valley Of The Ribble, T Johnson, Mr C Haworth
- Deed package inspected at R. Banister's office 16 August 2013
- The Buildings Of England - Nikolaus Pevsner ISBN 0-30-0096178
- Designation Listing Selection Guide Garden and Park Structures, English Heritage (April 2011)
- English Heritage Guidance on Local Listing (May 2012)
- Sales Particulars (1935?)

Appendix G

Lynda Jubb IHBC BCAS FRICS
Director



Lynda Jubb is a Chartered Building Surveyor Accredited in Historic Building Conservation. Her practice specialises in historic buildings. Lynda is the practice director and previously served as interim Historic Environments Adviser at English Heritage, and Projects Team lead at National Trust. She shares her expertise of Heritage Asset management in the newly formed Canals and Rivers Trust as a volunteer. Lynda is included in the Diocese of Carlisle's DAC list of surveyors and is Chairman of the Royal Institution of Chartered Surveyors (RICS) Building Conservation Forum. She was awarded Fellowship of the RICS in 2009 for her work publishing standards for building conservation practice and is a Qualified Expert Witness for heritage environments

Key projects

- Shakespeare North (Charity) – Appraisal of Grade II listed former museum building in Prescott Town Centre for conversion to Theatre.
- Blackpool Council Ballroom - Rapid Assessment of Grade I listed tower ballroom for structural defects in historic interior
- Natural England – Conservation Management Plans for rural building conservation – grant aided under higher level stewardship scheme
- Archdiocese of Liverpool Project leader advising on repair of Grade II* church of St Francis Xavier with Places Of Worship repair grants 2012
- Knowsley MBC Inspection and gazetteer of 117 historic buildings in town centre conservation area to assess heritage need, economic assessments in partnership with Valuation Office Agency to support Stage II bid by client to Heritage Lottery Fund for Townscape Heritage Initiative Funding 2012



Richard Clews BSc (Hons)

Building Surveyor

Richard Clews undertook research into energy performance for traditional buildings with University of Central Lancashire, matching trends in policy. Richard's project portfolio is focused on defects pathology, with particular experience in the diagnosis of dampness and thermal underperformance in historic buildings. His conservation experience includes investigative trials into repair techniques for cast iron windows, including techniques for the conservation and re-use of historic glazing, and building recording.