

THE LODGE

WHALLEY, BOROUGH OF RIBBLE VALLEY, LANCASHIRE



HERITAGE ASSESSMENT

GARRY MILLER
HISTORIC BUILDING CONSULTANCY

THE LODGE

CLITHEROE ROAD, WHALLEY, BOROUGH OF RIBBLE
VALLEY, LANCASHIRE

HERITAGE ASSESSMENT, MARCH 2014

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1: KEY DATA

Heritage asset: The Lodge

Location: Clitheroe Road, Whalley, Borough of Ribble Valley, Lancashire

Designation: undesignated heritage asset

Date: 1888

Development proposal: two-storey extension



1. The Lodge, viewed from the former carriage drive to Bramley Meade

2: EXECUTIVE SUMMARY

This report relates to The Lodge, located on Clitheroe Road on the northern fringe of the historic town of Whalley in the borough of Ribble Valley, Lancashire. The building is dated 1888 and is an undesignated heritage asset lying some 500 metres outside the Whalley Conservation Area. Planning consent is being sought for a two-storey extension to The Lodge, and in accordance with national planning guidance concerning the historic environment, this assessment has been produced to establish the significance of the building.

The Lodge stands prominently at what was formerly the gated main entrance to Bramley Meade, a detached mansion sited amid extensive grounds and built around 1882 for the textile manufacturer Richard Thompson. Bramley Meade was one of a number of prestigious residences built north of Whalley in the late 19th century. In the 20th century Bramley Meade became a maternity hospital, a role which had ceased by 1992, following which the building once again became a private residence. Like The Lodge, Bramley Meade is also unlisted.

In addition superintending the gateway to Bramley Meade, The Lodge had a more practical role as the dwelling of Thompson's gardener, Thomas Jackson, for at least two decades. It is a small, neat building designed, like the mansion it served, in the Italianate style and of brick with stone embellishments. The design generally reflects the contrast between the building's public and private roles, with the main elevations decorative and the rear ones plain, although there are some notable inconsistencies within this treatment.

The significance of The Lodge derives primarily from its associations with Bramley Meade, which is itself unlisted. Consequently this makes The Lodge a building of importance in a local context (i.e. to Whalley and Ribble Valley) only. The proposed extension has been designed to clearly differentiate between the existing and new elements of the building.

3: THE SITE

3.1 Location

The Lodge is located on the east side of Clitheroe Road, approximately 500 metres northeast of the centre of the historic town of Whalley in the Borough of Ribble Valley, Lancashire.

3.2 Setting

The Lodge adjoins what was formerly the gated entrance to Bramley Meade, a detached mansion built in 1882 amid extensive private grounds north of the junction of Clitheroe Road and Wiswell Lane. Now closed off, a serpentine carriage drive formerly led to Bramley Meade, which lies around 150 metres east of The Lodge and is invisible from it. Despite the intrusion of late 20th century housing into the southern corner of the grounds, The Lodge can essentially still be experienced in the context of its historic setting.

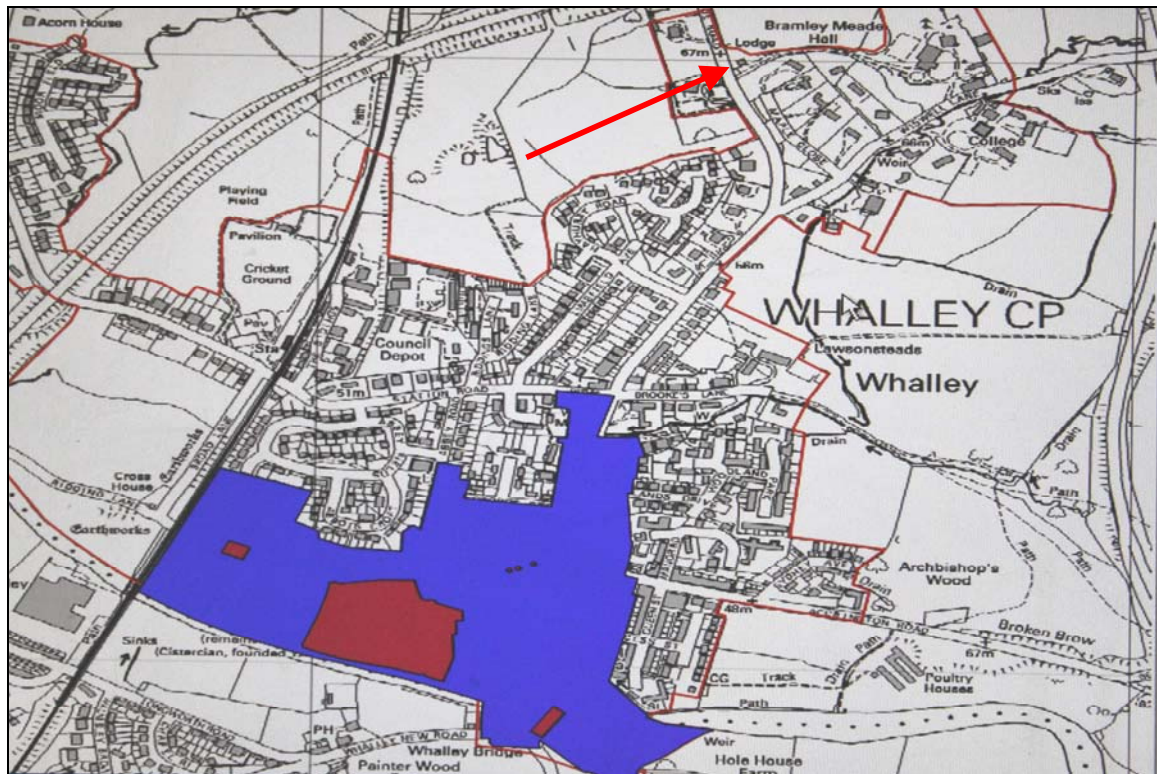


2. Setting: The Lodge stands at the formerly gated entrance to the grounds of Bramley Meade

4: PLANNING CONTEXT

4.1 Designation

The Lodge is an undesignated heritage asset. It lies approximately 500 metres outside the boundary of the Whalley Conservation Area, which encompasses the core of the historic town.



Map 1. Location of The Lodge (red arrow) relative to Whalley Conservation Area (shaded blue). From Lancashire County Council Historic Towns Survey Report on Whalley, 2006

4.2 Proposed development

An application is to be made to Ribble Valley Borough Council for planning consent for a two-storey extension to The Lodge.

4.3 Relevant planning policies

The application will be judged in the context of national and local planning policies governing the historic environment. Nationally, this is established by Section 12 of the National Planning Policy Framework (*Conserving and Enhancing the Historic Environment*, March 2012), and locally by relevant Ribble Valley Borough Council historic environment policies and related guidance. These are examined further in Section 8 of this report.

4.4 Objective of this assessment

Paragraph 128 of the NPPF states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. Consequently, this report has been produced to evaluate the significance of The Lodge, and should be read in conjunction with other documents submitted in support of the proposal.

4.5 Methodology

Production of this report involved:

1. Documentary research to place the building in its historic context (Section 5), using maps and other readily-available sources identified in Appendix 1
2. A photographic survey of the building to evaluate its architectural interest (Section 6)
3. An evaluation of the significance of The Lodge (Section 7)
4. Assessment of the impact of the proposal upon this significance, in the context of national and local planning policies (Section 8).

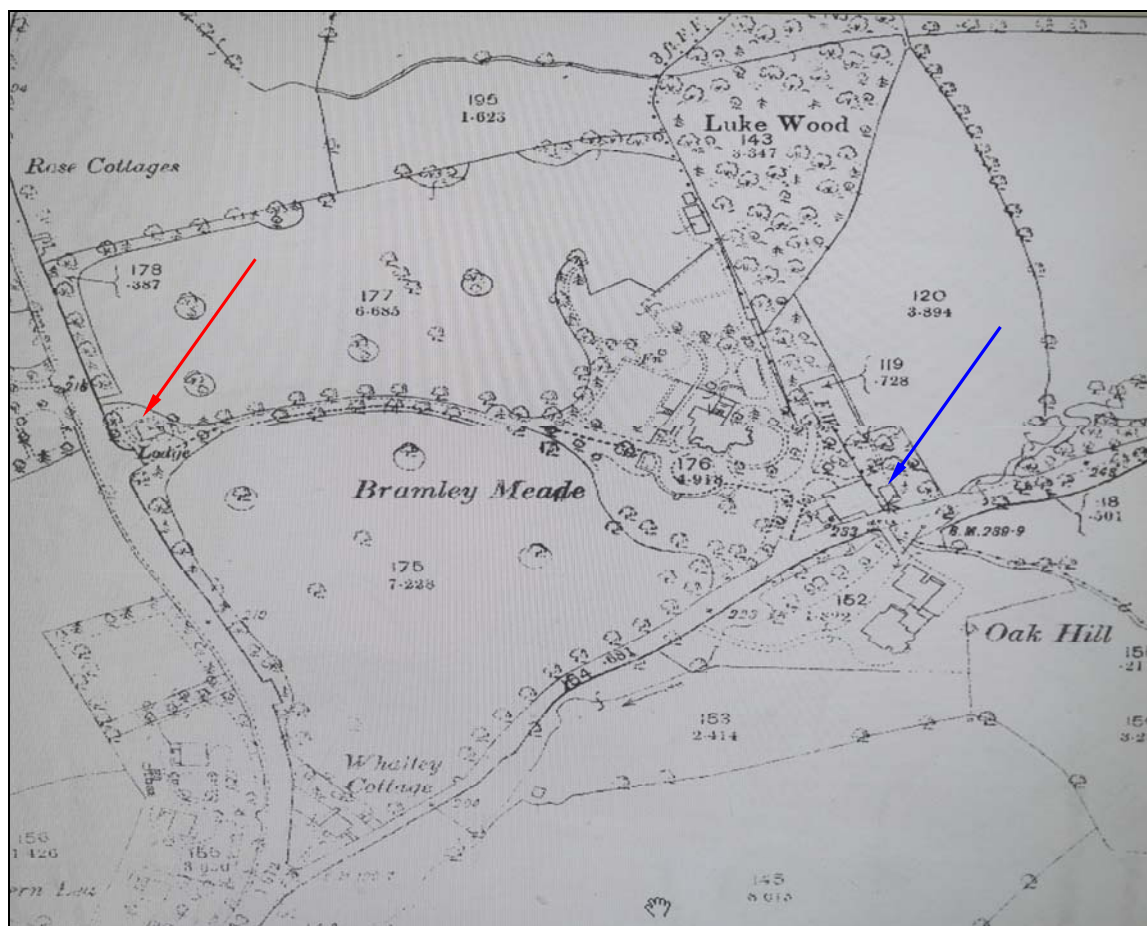
5: HISTORICAL CONTEXT

5.1 Overview

The Lodge was built in 1888 at the gated main entrance to Bramley Meade, a detached mansion built around 1882 for the cotton spinner and manufacturer Richard Thompson. Bramley Meade was one of a number of substantial residences erected amid countryside northeast of Whalley in the late 19th century, including Rookwood, on the west side of Clitheroe Road opposite The Lodge, and Oak Hill, south of Wiswell Lane. At Bramley Meade, the 1891 census records Thompson, then 58, headed a large household comprising his wife, six sons, three visitors and five living-in domestic servants. A further household was that of his coachman, who probably lived at the coach house and stables, now converted, which stand around 250 metres southeast of The Lodge on Wiswell Road. The Lodge meanwhile was occupied by Thompson's gardener Thomas Jackson, his wife and six children. Jackson, aged 38 in 1891, still occupied The Lodge two decades later, as did his master Thompson at Bramley Meade; Jackson's occupation is given in the 1911 census as '*gentleman's gardener*'. Later in the 20th century, Bramley Meade became a maternity hospital, but had closed by 1992 and is now a private residence.



3 and 4. Plaques at The Lodge bear the initials of Richard Thompson and the date 1888



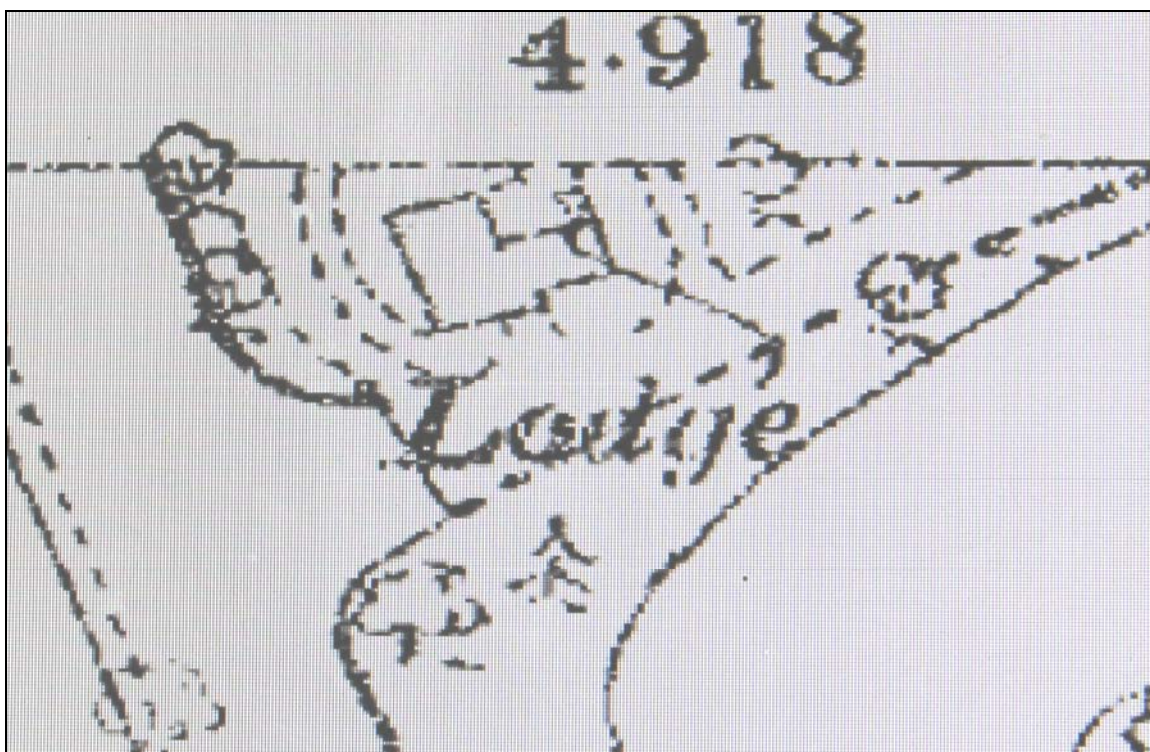
Map 2. Bramley Meade within its grounds, depicted by the 1889-92 25-inch OS mapping. The Lodge is indicated by the red arrow, coach house and stables by the blue arrow



5. The former coach house and stables of Bramley Meade, on Wiswell Road

5.2 Map evidence

The building we see today is essentially as built in 1888 and subsequently depicted by the OS mapping surveyed in 1889-92 (Map 3). This shows the enclosed yard to the rear, whose walls are now derelict (Plate 12) and a small structure within which was probably a privy.



Map 3. The Lodge in 1889-92, enlarged from the 25-inch OS mapping

6: ANALYSIS OF THE BUILDING



6. The Lodge, showing the gabled wing and single-storey range

6.1 Form

The Lodge is a small T-shaped south-facing building, consisting of a two-storey gabled west wing and a single-storey porch and range adjoining to the east. At the rear, in the angle formed by the junction of these elements is a former yard, the defining walls now derelict.

6.2 Date

The building is dated 1888 on the chimneystack on its west elevation, facing Clitheroe Road.

6.3 Exterior description

The Lodge is a neat and attractive building, displaying a sharp contrast between its public and private elevations. The former, to the west, south and east, are decoratively treated, befitting the building's high-profile role at the entrance to the estate; the north-facing rear is plain and functional, and thus suited to The Lodge's more practical duties as the gardener's cottage. The main accents on the facade are provided by the gabled wing, with its three-sided canted bay window, and the prominent adjoining single-storey porch. Contrasting with the dark red brickwork is extensive buff stonework, used to highlight the bay, porch, quoins, plinth and narrow banding at three levels. Decoration is principally Italianate, in homage to Bramley Meade and a style popular with in the homes of wealthy Victorian manufacturers and merchants; by 1888 however it was becoming rather dated. Its typical motifs are the wide bracketed eaves and chimney caps, and consoled cornice above the first floor gable window. Minor Gothic details are however found in the stiff-leaf stops to the labels above the porch and windows and the plaques bearing the date and Richard Thompson's initials. The pendants of the timber-framed gables are a Jacobean touch. Some inconsistency is however found in the design, as the main south elevation of the single-storey range lacks the projecting bracketed eaves, which – somewhat oddly given its non-public role – occur on the corresponding north wall (see Plates 8 and 12). Also, the facade window of the range lacks the stopped labels found on other windows. Together, these omissions lend an almost unfinished appearance to this elevation. Similarly, the west elevation lacks the brackets and its first floor windows the stopped labels, although the latter occur on the ground floor windows directly below.



7. Typical Italianate details include the wide bracketed eaves and chimney caps



8. Westward view shows the notable absence of brackets on single-storey range



9. The west elevation, facing Clitheroe Road, with dated chimney stack and no eaves brackets



10. Timber bargeboards of first floor windows on west elevation; the windows lack labels



11. View from north showing plain treatment of the non-public elevations; also 20th century garage to east



12. Southwest view of the rear of the building, showing remains of the former enclosed yard



13. Detail of the rear, showing evidence of porch or canopy with single-pitch roof (indicated)



14. Timber bargeboards with pendants on the north gable



15. The chimneys with their wide bracketed caps

6.4 Interior description

- a. **Plan.** The original layout survives intact. The porch leads to a narrow hallway running front-back, from which the rooms lead off. To the right is a room within the single-storey range; to the left a large room in the front of the wing, with a bathroom leading off to the rear. The somewhat odd position of the latter suggests this is not its original role; internal bathrooms in houses of modest status were rare before the early 20th century. Also to the rear are a small kitchen and a straight-flight staircase, the latter leading to two bedrooms on the first floor of the wing.
- b. **Features.** With the notable exception of its fireplaces, the building retains most of its original interior fittings – four-panel doors with moulded architraves, skirting and moulded cornices in the hallway and single-storey wing – but they are of a modest nature and thus of limited interest.



16. Entrance hall, looking to door



17. Stair lobby at rear



18. Front room of wing, looking into bay window; fireplace not original



19. Moulded cornice of room in single-storey range



20. Four panel doors in first floor room of wing

6.5 Views

Although sited by the main Clitheroe Road, public realm views of The Lodge are limited due to trees lining the perimeter of the site. The building is principally seen only when travelling north, with the best views obtained at the entrance to the site; around 50 metres north it becomes largely screened by foliage. Primarily it is the west and south elevations that feature in these views, with the east visible only from inside the site. At close quarters, views of The Lodge are harmed by the proximity of a mid-late 20th century detached brick garage.



21. The principal public realm view of The Lodge is obtained from the entrance to the former carriage drive



22. Moving north along Clitheroe Road, the building becomes masked by trees



23. Southward view long Clitheroe Road, showing how, around 50 metres north of the drive entrance, The Lodge almost disappears from view



24. The proximity of the 20th century garage to the east harms views and setting of The Lodge

7: ASSESSMENT OF SIGNIFICANCE

7.1 Rationale

Paragraph 129 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of the heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal.

7.2 Significance of The Lodge

a. Methodology. As The Lodge is an undesignated heritage asset, a formal, detailed evaluation of its significance (e.g. such as the listing process) has not been undertaken. A means of establishing the building's significance therefore is to apply the listing criteria, which are:

- **Age and rarity:** most buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840; this criteria becomes tighter with time
- **Architectural interest:** deriving, for example, from architectural design, decoration and craftsmanship and also important examples of particular building types and techniques
- **Historic interest:** e.g. illustrating important aspects of the nation's social, economic, cultural or military history; or close historical association with nationally-important people or events
- **Group (collective) value:** where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages)

Furthermore, a the significance of a heritage asset can be enhanced by its **setting**, whether or not it was intended to do so, as this represents the surroundings in which it is experienced.

- c. Evaluation.** Application of the above criteria indicates The Lodge is a building whose significance derives principally from its associations with Bramley Meade. Its architectural interest (stylistically, and as a building type) historical interest, and group value all stem from this association, and its setting is one which allows the building still to be read in the context of its original ancillary

role. In terms of age, the building lies outside the 1700-1840 period from which most surviving buildings are listed; in terms of rarity, although the building is a good example of its type, many other examples of lodges exist at country houses in Lancashire and indeed further afield.

7.3 Conclusion

The significance of the building derives primarily from its associations with Bramley Meade, which is itself unlisted. Consequently this makes The Lodge of importance in a local context (i.e. to Whalley and Ribble Valley) only.

8: ASSESSMENT OF IMPACT

8.1 *The proposal*

The application seeks consent for a substantial two-storey extension to create additional bedrooms along with a first floor bathroom and improvements to the kitchen (Figure 1 below).



Figure 1. Sketch showing the proposed design (Stanton Andrews Architects)

8.2 *Relevant policies*

The application will be considered in the context of both national and local planning policies concerning heritage assets and their setting.

Nationally, guidance is established by Section 12 of the National Planning Policy Framework (*Conserving and Enhancing the Historic Environment*, March 2012). Paragraph 131 states that in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness

Regarding *designated* heritage assets, paragraph 132 states that ‘*great weight*’ should be given to their conservation, and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting; and that as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building should be exceptional; substantial harm to or loss of designated heritage assets of the highest significance, including Grade II* buildings, wholly exceptional. Paragraph 133 states that where a proposal will lead to substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 134 states that when a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Paragraph 135 gives specific guidance concerning *undesigned* heritage assets, such as The Lodge, stating:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgment will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Guidance on alterations and additions to heritage assets is provided by English Heritage’s *Historic Environment Planning Practice Guide* (March 2010), which remains relevant in terms of applying the NPPF. Paragraph 178 states:

The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

Further local policies relating to the historic environment are outlined in the emerging Ribble Valley Council Draft Core Strategy (April 2012). Policy EN5 states:

There will be a presumption in favour of the conservation of heritage assets and their settings where they are recognised as being of importance. The authority recognises that the best way of ensuring the long term preservation of heritage assets is to find an optimum viable use that strikes the correct balance between economic or other uses and the impact upon the significance of the asset.

Concerning extensions and alterations to dwellings, Ribble Valley Borough Council Supplementary Planning Guidance, adopted September 2000, states (5.2):

Any extension should reflect the character of the original house and the wider locality; As a general rule any extension should not dominate the original house. This is particularly important in relation to buildings of historic or architectural importance; the size of an extension is an important consideration. Over-large extensions can dominate the original dwelling, they are also more likely to harm the amenities of neighbours.

8.3 Heritage assets affected by the proposal

The only heritage asset affected by the proposal is The Lodge itself, which is undesignated. Bramley Meade, also undesignated, is sufficiently separated, and invisible, from The Lodge for it to be unaffected by the proposal; the distance is around 150 metres. Similarly, the designated Whalley Conservation Area lies some 500 metres southwest of The Lodge and the proposal will thus have no bearing upon its character and significance.

8.4 Impact of the proposal

The proposal seeks to adapt and extend The Lodge, whose historic function is long redundant, to accommodate modern living while preserving the significance of the original building and thus ensuring its continuation. This has been achieved by raising the single-storey element of the 1888 structure to two stories and providing a two-storey extension to the rear (north side). The design of the former accordingly replicates the appearance and character of the original building, employing a first floor gable which mirrors that existing at the west end, and a two-light window identical to the one below. The extension however has been given a contemporary look which enables it to be readily distinguished from the original building and thus preserves the latter's historic character and significance. Siting the extension to the rear minimises impact on the principal views of the building from Clitheroe Road (e.g. Plate 22), where the extension has been set back on the west side. To reinforce the distinction between the old and new elements, the roof structure of the extension has been separated from the original building and floor levels within have been lowered. In terms of materials, the extensions replicate those of the 1888 building, with brick walling and stone detailing. The internal arrangement of the original building will remain largely unaltered.

8.5 Conclusion

As The Lodge is an undesignated heritage asset, NPPF 135 requires a balanced judgement to be made upon the proposal, weighing the scale of harm against the significance of the building.

APPENDIX 1: PRINCIPAL REFERENCE MATERIAL

25-inch OS mapping, 1889-92

Census returns identifying Bramley Meade, 1891 and 1911

Ribble Valley Borough Council, planning application online search, application 31/1992/0167 (conversion of former Bramley Meade maternity hospital to hotel and restaurant)

Lancashire County Council, Lancashire Historic Towns Survey, Whalley Assessment Report, May 2006

APPENDIX 2: GARRY MILLER HISTORIC BUILDING CONSULTANCY

Garry Miller is an architectural historian who has spent more than 35 years studying buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. Among the many positive reviews, it was described as ‘*scholarship as its best*’ by *Country Life* (June 2003), and ‘*well analysed and presented*’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004). Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings. His specialism are the heritage assessments required to support planning applications affecting the historic environment, and in this field his area of operation extends throughout the North West, Midlands and North Wales. During 2012-2013, a number of local planning authorities have cited his assessments as examples of best practice.