

GREENDALE VIEW, CHATBURN ROAD, DOWNHAM:

HERITAGE APPRAISAL

1 Introduction

- 1.1 This heritage appraisal has been produced to inform an anticipated planning application to Ribble Valley Borough Council, for development of outdoor guest accommodation at the rear of Greendale View, on the instruction of the owners, through their agent Peter Hitchen Architects. It has been written by Stephen Haigh MA (a buildings archaeologist with 20 years professional experience of assessing, investigating and recording historic buildings in the region), following a site visit on 29 November 2018.
- 1.2 The site falls within the Forest of Bowland AONB, considered to be a designated heritage asset by the local planning authority, but is not otherwise so designated. The house and some of the outbuildings at Greendale View are considered to be non-designated heritage assets in their own rights.
- 1.3 Pre-application advice from RVBC, in June and November 2018, indicated that a heritage statement relating to the historic buildings and immediately surrounding area, specifically identifying the significance of elements to be affected by development, would be required to support any application.

2 Location

- 2.1 Greendale View stands in Chatburn civil parish, but lies closer to Downham village, on the north side of Chatburn Road, at NGR: SD 77848 44341.
- 2.2 The property comprises a large two storey house with basement, the latter approached from the rear where ground level is lower, and adjoining domestic outbuildings which form the other two sides of a back yard. The house currently combines residential use with a restaurant and guest accommodation.

3 Development proposals for the historic buildings

- 3.1 Designs are at an early stage, but the proposal is to convert a redundant, stone-built garage to accessible guest accommodation, and to establish five camping cabins or "safari tents" in the adjacent rear paddock.

4 Historical background

- 4.1 Architectural evidence indicates that Greendale View was established as a pair of semi-detached houses in 1875, by the builder “JL”¹, whose initials are inscribed along with that date on the jamb between the two south-facing porches at the east end of the present building. (No buildings are shown at the site on the Ordnance Survey’s 1847 1:10560 map.)
- 4.2 Between 1875 and 1884, according to the Ordnance Survey’s 1886 1:2500 map (figure 1), a large extension was added at the west end of the pair, which continued to the north as outbuildings, forming two sides of a courtyard. This enlargement is thought to have been carried out as a temperance hotel was established at the site; the 1881 census recorded John Tattersall as head of household, described as a “Temperance Hotel Keeper”².

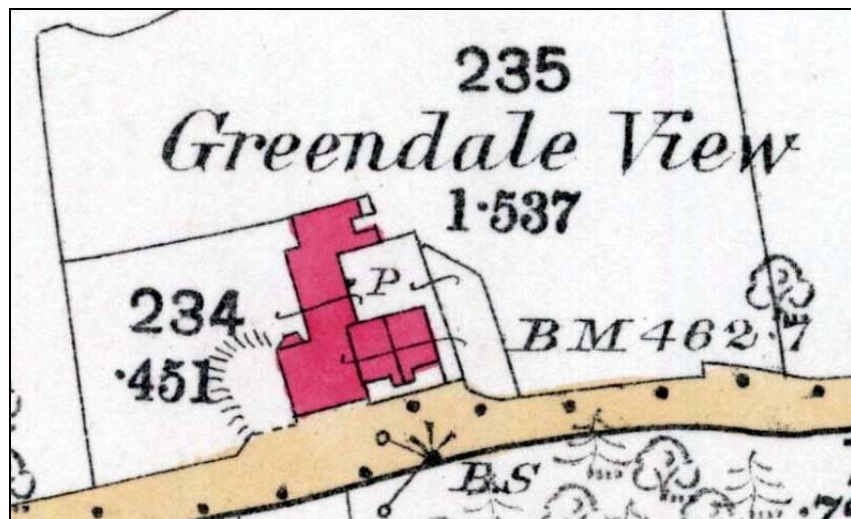


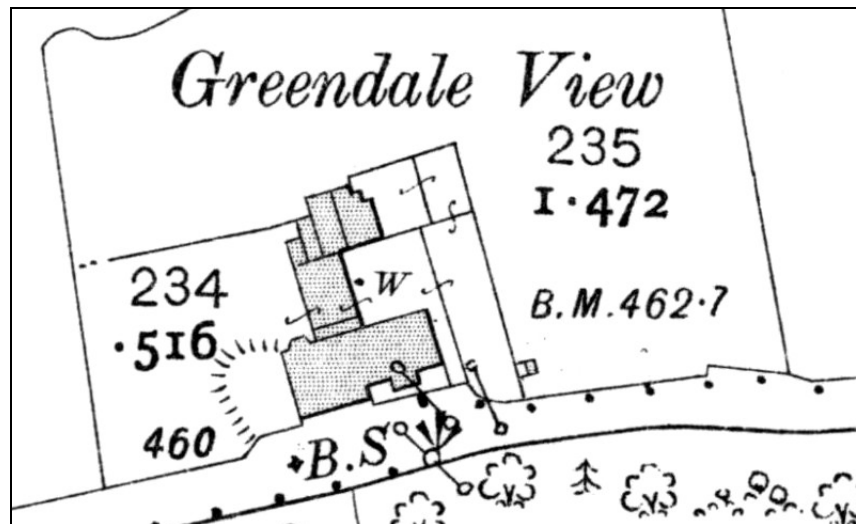
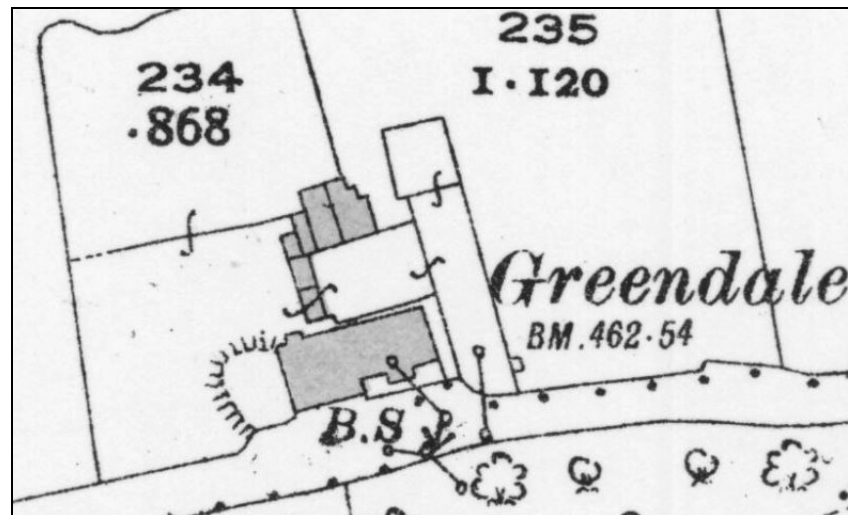
Figure 1: OS 1:2500 map, 1886³

- 4.3 The 1912 map (figure 2) shows changes to the rear outbuildings and boundaries, and implies that those parts of the main building fronting the road had been amalgamated into a single dwelling.
- 4.4 Over the next twenty years there were further minor changes to the rear outbuildings, particularly along the west side of the courtyard (figure 3).

¹ Full name as yet unidentified

² The temperance movement was a collective and diverse effort which began in the 1820s, driven in particular by non-conformists and members of the Liberal Party, whose aim was the reduction of alcohol consumption. A temperance hotel would serve refreshments and provide accommodation for abstainers.

³ Lancashire, sheet 47.8; surveyed 1884. Not at original scale.

Figure 2: OS 1:2500 map, 1912⁴Figure 3: OS 1:2500 map, 1932⁵

5 Architectural summary

- 5.1 The original pair of semi-detached houses built in 1875 appear to have formed dwellings for the members of the middle or professional class, rather than being intended for commercial use. The façade is of coursed, rock-faced sandstone with ashlar dressings, and a gabled porch encloses both entrances. Windows are large, four-pane sashes typical of the period and the blue slate roof is hipped, with pair of chimney stacks at the ends. The east elevation is rendered, and the rear, north side is of limestone rubble, with squared limestone quoins, although window lintels here are sandstone. There is a full height basement storey, confined to this rear side only.

⁴ Lancashire, sheet 47.8; revised 1910. Not at original scale.

⁵ Lancashire, sheet 47.8; revised 1930. Not at original scale.



Photo 1: Semi-detached houses of 1875 (at right)



Photo 2: Dated porch jamb, semi-detached houses

- 5.2 The western addition of the late 1870s or early 1880s is slightly larger in scale than the two semi-detached houses, and is set forward from them, with a west-facing front overlooking the garden. It seems that it was intended to provide the

principal day and guest rooms of the temperance hotel, which also incorporated the existing two dwellings to the east, presumably for use by the proprietor and staff. In construction detail, the west and south sides of the extension are broadly similar to the 1875 frontage. The rear, most of which is faced with a mixture of limestone and sandstone rubble, has a projecting, canted bay, to take advantage of the far-reaching views over the Ribble valley; the west porch is a 20th century addition.



Photo 3: Temperance hotel addition, looking south-east

- 5.3 The rear outbuildings, together with a tall boundary wall, now form the west and north sides of a small courtyard. There are also two other, small, detached, structures.
- 5.4 The largest of the outbuildings is a trap house with stable and hay loft, built from limestone rubble with sandstone dressings, and with blue slate roof and tile ridge. It has a gabled, south-facing front, in which there is a wide doorway with massive sandstone lintel, a smaller, pedestrian doorway to the stable to the right, and a forking hole to the loft. This front appears unaltered, and retains a weather-vane at the ridge, although the pair of doors to the trap house have been over-boarded or replaced. The rear has two windows which are the result of alteration, and presumably post-date the addition of the lean-to below. There is also a mucking-out hole in the rear of the stable, now located within the lean-to.



Photo 4: Two storey trap house and stable, with later trap house or motor garage to right

- 5.5 The building proposed for conversion is an addition on the east side of the stable, and appears to have been built as a second trap house or motor garage, which, to judge from historic maps, dates from before 1910, though this is not conclusive and it may be later. In comparison with its earlier neighbour it is relatively plainly built, with timber lintel over the pair of full height, timber sliding doors to the front elevation, and walls faced with limestone rubble, containing an area of brick infill (a former doorway), on the east side. The blue slate roof is of a single pitch, and continues down over a later rear lean-to, to the north. It has ridge tiles at the south side, overlying a course of bricks above the timber lintel.
- 5.6 The interior of this unit forms a single space, with concrete floor and whitewashed walls, open to the roof. The latter is carried on two large softwood purlins. A row of metal hooks along the west side of the room might relate to harness storage, but there are no other fixtures visible. An inserted doorway in the rear wall leads into the later lean-to.



Photo 5: Interior of building proposed for conversion

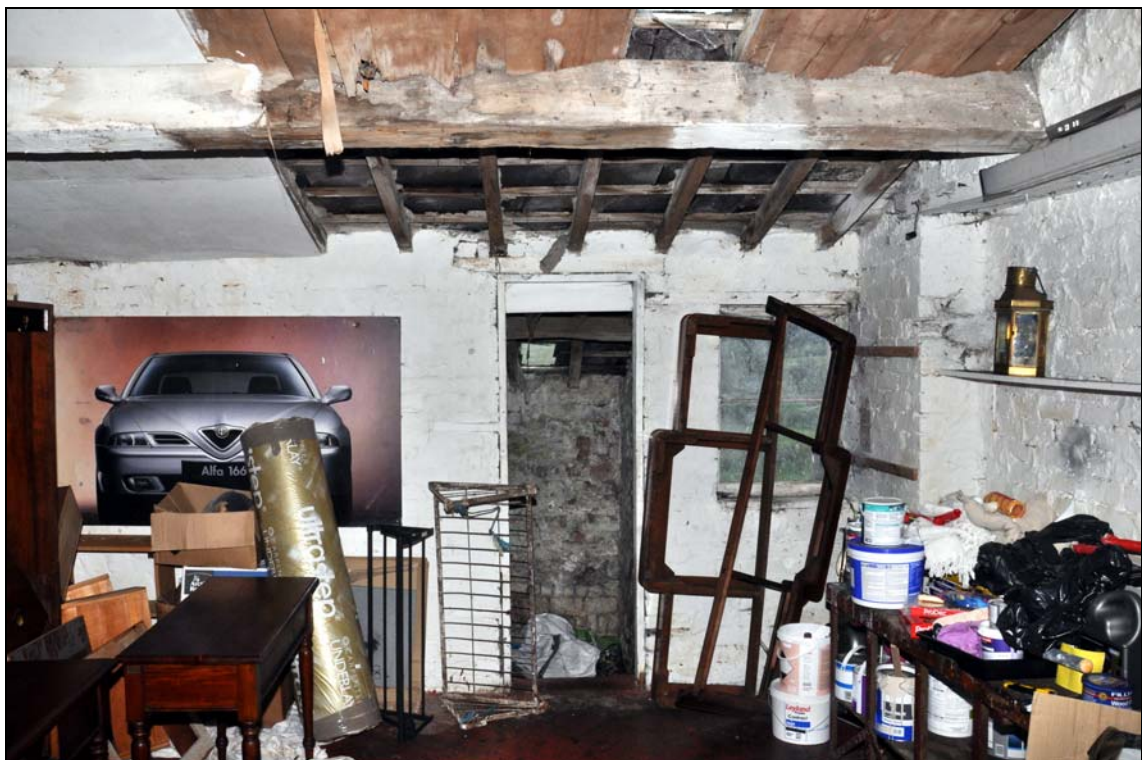


Photo 6: Interior of building proposed for conversion (view towards the rear)

- 5.7 The lean-to which runs along the rear of both trap houses is L-shaped in plan, and comprises three separate rooms. It has limestone rubble walls and blue slate roof. The smallest, easternmost room was probably a privy for use by staff,

to judge from its size, but the functions of the two other rooms are unknown. The west room has a plain opening in the north side, notable for its lintel of re-used hardwood, but lacks any door. This L-shaped addition seems to be of a single main phase, with minor alterations, and to date from the early 20th century.



Photo 7: Later lean-tos to rear

- 5.8 The fourth outbuilding within the main group is a small wash-house, built against the tall wall forming the west side of the courtyard. It has limestone rubble walls with sandstone dressings, blue slate roof with tiled ridge, and a low stone chimney stack to the west elevation, which forms part of the courtyard boundary wall. A modern roof links it to the trap house/stable to the north.
- 5.9 A small, low outbuilding at the south side of the yard faces the rear of the 1875 semi-detached houses, and appears to be a pair of privies to serve their inhabitants, but is not shown on any of the historic maps. Another privy, again omitted from early maps, stands at the north-west corner of the gardens to the east of the courtyard.



Photo 8: East side of wash house

6 Historic buildings: statement of heritage significance

- 6.1 Greendale View and its outbuildings form a visually interesting group of late 19th and early 20th century historic structures. It is visually prominent from some viewpoints, particularly Chatburn Road, but the rear is generally more concealed from public thoroughfares. It owes its form to two main stages of development: a pair of semi-detached houses built in 1875, and the extension to form a temperance hotel next to these, very shortly afterwards. The small group of outbuildings to the rear date from a number of phases and include a wash house, a main trap house with stable and hay loft, together with a second, later trap house or motor garage, to which has been added a plain, low lean-to of very limited architectural interest. There are also two privy buildings within the group.
- 6.2 The significance of the historic buildings lies primarily in their coherence as an informal group, established in the 1870s or 1880s as a temperance hotel. The principal, adjoining multi-storeyed buildings fronting the road form the most prominent members of the group, and are imposing in their scale, although they are not of particular architectural distinction, and are generally characteristic of late Victorian domestic design. The rear outbuildings are of the same period and complement them. They illustrate the provision of service and transport accommodation outside the main structures, but do not have individual architectural or historic interest, externally or internally.

- 6.3 In particular, the unit which is proposed for outdoor guest accommodation is a relatively late addition to the group, whose wide front opening with sliding timber doors, and single pitch roof, reduce its heritage significance. The interior has a row of nondescript metal hooks to the west side, which might indicate accommodation for horse-drawn transport, but this is not of more than passing interest, and could be re-located in conversion, with no impact on heritage significance. The proposed change of use of this unit, with any accompanying minor alterations to accommodate it, would not reduce heritage significance of the building or the group.
- 6.4 The group as a whole also contributes in a small way to the visual appearance and historic interest of the AONB, but cannot be said to be of primary importance in that regard. Minor changes to the buildings and use of the adjacent paddocks would have no impact on the AONB as a heritage asset.

Stephen Haigh, MA
Buildings Archaeologist
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