

**Heritage asset: 4 Abbeycroft**

**Location:** off The Sands, Whalley In the Borough of Ribble Valley Lancashire.

**National Grid Reference** SD7292836141.

**Designation Grade 2** nationally designated heritage asset.

**Building function/type:**domestic, part of a terrace of four properties.

**Data:** early 17th century, altered late 17<sup>th</sup> century and mid-late 19<sup>th</sup> century and mid-20<sup>th</sup> century

**Development proposal:** repair and restore

### Summary

This report has been produced in connection with proposals for the replacement of front and back doors at 4 Abbeycroft, a grade 2 property. Now 4 dwellings, Abbeycroft appears to have been built as a single property probably in the early 17<sup>th</sup> century but thereafter experienced a complex rebuilding prior to an extensive makeover in the late 19<sup>th</sup> century which accompanied its subdivision. In 1992/1993 number 3 Abbeycroft was subdivided into 2 properties (renumbered as numbers 3 and 4). Number 4 Abbeycroft retained two rooms from number 3, namely a living room and bedroom. These were subject to a wrap around extension creating further living space at the rear and to the side of the house.

Abbeycroft occupies an important site on the fringe of Whalley, within the precinct of the Abbey whose ruins still visually dominate the village and close to the Northwest Gateway built in circa 1320, which was one of the first buildings. Abbeycroft terrace is a tall, linear built of random stone. Abbeycroft is an important element of the historic street scene and looking westward along The Sands it can be viewed against the backdrop of not only the gateway but also the 1850 Railway viaduct.

The somewhat plain 19<sup>th</sup> century exterior of Abbeycroft conceals possible origins a timber-framed structure of the early 17<sup>th</sup> century that was subsequently clad in sandstone rubble. The present number 3 may have been the centre of the block with evidence of a large fire hood and the "Ale staircase". (Robert Norwell Whitakers 'Handbook of Whalley' 1884)

We as the owners of 4 Abbeycroft are seeking listing building consent for the replacement of the front and rear doors of the property. In accordance with national planning policies concerning the historical environment, this assessment has been produced to provide the planning and design processes with an account of the significance of the building and the impact of the proposal upon

that significance. Abbeycroft is an important heritage asset, significant for its architectural interest, group value and setting and for the contribution it makes to the Whalley Conservation Area. In general terms the proposal will preserve the significance of the asset.

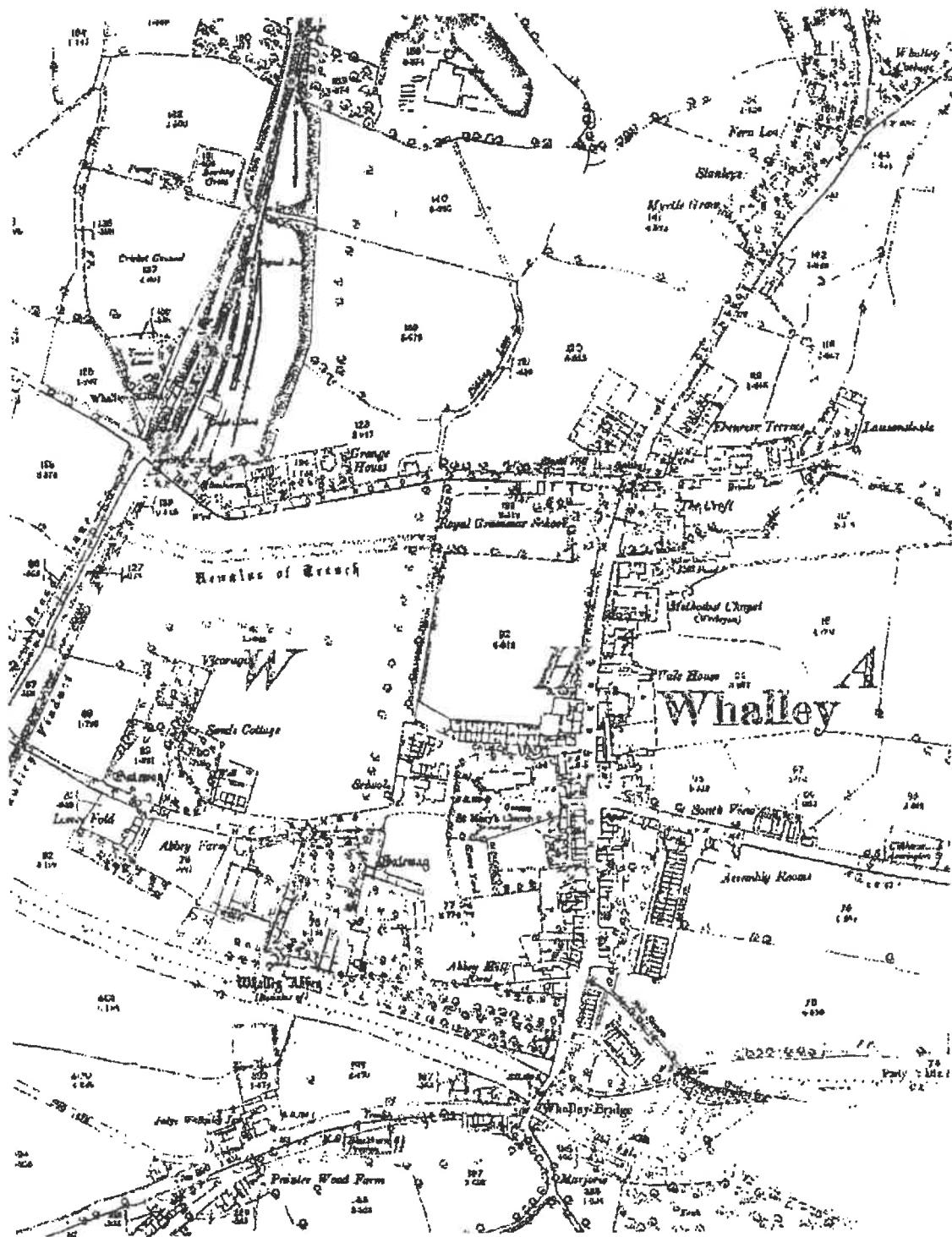
References for the overall report are Gary Miller Historical Consultant, Stanton Andrews, Whalley Local History Group, County Records Office, Historic Buildings Organisation, Sarah Pearson RCHM, JWRC Historic Building Consultants, Robert Norwell Whitakers 'Handbook of Whalley' (1884) and English Heritage.

### Location and Setting

Abbeycroft is located on the western fringe of Whalley, within the boundary of the Abbey founded in 1306 and whose ruins dominate the street scene of the village. The properties form a tall terrace of four houses lying south of The Sands, a winding road whose character becomes more rural as it progresses westward from the village centre. They face immediately onto the 1926 timber framed English Martyrs RC church, the wider area is characterised by the Abbey ruins. 60 metres to the west of Abbeycroft is the Northwest gateway of the Abbey, built around 1320 and the backdrop is the 48 arch railway viaduct built in 1850, beyond which is open countryside.



This old map of Whalley is from the first Edition OS 1:2500 map of c.1890.



## PROPOSAL AND RELEVANT POLICIES

We are applying to Ribble Valley Borough Council for listed building consent for the replacement of the front and back doors of the property.

### Designation

4 Abbeycroft is a nationally-designated heritage asset awarded grade 2 status as a building of special Architectural and historic interest for the Borough of Ribble Valley.

Number 4 Abbeycroft was made subject to listing in 2016, as an addition to 1,2, and 3 Abbeycroft, which reads:

### **List entry Summary**

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

**Name:** ABBEYCROFT

**List entry Number:** 1072047

### **Location**

ABBEYCROFT, 1, 2 AND 3, THE SANDS

The building may lie within the boundary of more than one authority.

County: Lancashire; District: Ribble Valley; District

Authority: Whalley; National Park: Not applicable to this entry

### **List entry,**

**Grade:** II

**Date first listed:** 13-Feb-1967, amended 2015

WHALLEY THE SANDS SD 73 NW 2/72 Nos. 1, 2 and 3 Abbeycroft 13-2-1967 GV II

Row of 3 houses, probably originally one, mid C17, altered late C19. Sandstone rubble with roof of slate and stone slate. 2 story, with attic and with drip course. Windows 19<sup>th</sup> century, chamfered with central mullion. Doors have chamfered stone surrounds. No.3, at the left, is of 5 bays and has stone gabled dormers over the 3rd and 5th bays, with one-light chamfered windows. Doors in 3rd and 4th bays. No.2 is of one bay and has a door at the left and has 2 attic dormers. No.1 has a window to the left of and one above the door, and an attic dormer. Chimneys on left hand gable and between houses. Inside, the door of No.2 opens against a fire hood baffle. The heck post and Bessemer are moulded and stopped. Above the Bessemer is a ceiling beam, 2 studs remaining of the plastered infill which must have joined them. No.3 not accessible at time of survey, but said to have Bessemer for a fire hood which backed onto that in No.2, and an outshot which contains a dog leg stair with turned balusters and moulded handrail. Nos.2 and 3 have ceiling beams with quarter-round mouldings. Interior of No.1 said to contain no C17 features.

RCHM report by Sarah Pearson dated August 1979.

Listing NGR: S072928361

Furthermore, Abbeycroft lies within the Whalley Conservation Area, designated by The Ribble Valley Borough Council under Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act, which defines those areas as being of ... special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance.

#### Relevant Planning Policies

As 4 Abbeycroft is a designated heritage asset, both national and local policies relating to the historic environment are relevant to this application.

Nationally, these policies are contained within Section 12 of the national Planning Policy Framework (March 2012) and locally by policies ENV 19 and the ENV 20 of The Ribble Valley Districtwide Local Plan (1999) along with policy EN 5 of The Ribble Valley Councils published Draft Core Strategy (April 2012) these policies are examined further in the report.

#### Historical Context

Abbeycroft lies within the former precincts of the important Abbey consecrated at Whalley in 1306 but upon which work did not begin until 1319. The Northwest gateway is close to Abbeycroft and is one of the earliest elements to survive. Following its dissolution, the Abbey was sold in 1553 to John Braddyll and Richard Assheton, the latter turning the abbot's lodgings into his own residence, named Assheton House. Demolition of the Abbey Church and other buildings occurred in the 17<sup>th</sup> Century and alterations to Assheton House were made by later generations of the family. In the 18<sup>th</sup> century the new owners were the Hargreaves family.

### Possible Origins

The substantial size of the building and the high ceilings and other elements of its fabric indicate Abbeycroft originated as a substantial single structure of early 17<sup>th</sup> century and records indicate that it was a guest house for visitors to the Abbey. It may have been a farm in later life associated with the Assheton House. The building is depicted in Whitakers History of Whalley, first published in 1801. Its status then declined with the building subdivided into a number of small dwellings by 1890 see map below.



### Development of Abbeycroft

Behind an exterior which in the main appears to be 19<sup>th</sup> century, Abbeycroft as a whole is a building of complex development. It has been examined in detail by 2 previous reports. In its entirety by Sarah Pearson in 1979 and 1 Abbeycroft by JWRC. The essence of these findings is that Sarah Pearson determined that the building was originally one 17<sup>th</sup> century house of likely pre 1660 date. The extension wrap around extension was added in the early 90s.

### Construction

Abbeycroft has a slobbered rubble walling and a flag stone roof, the roof is supported on triangulated roof trusses. There is some evidence however, not entirely conclusive that the building has timber framed origins, in the form of a part of a wall plate at the rear of number 3 and reused timber fragments in numbers 1 and 2.

### Evolution

Firstly a date of the early 17<sup>th</sup> century is implied by the roll-moulded chamfers of the Bessemer and ground floor beam in number 2 and 3. The fragmentary re-used timbers and possible exposed wall plate may denote that at this stage the building was timber -framed. Cladding of local grit and sandstone and possible heightening followed in later 17th century. Comparison of historic mapping implies that Abbeycroft experienced remodeling in the mid-late 19th century which is probably how the building now stands.

The Bessemer in number 3 has a roll-moulded chamfer, suggesting an early 17<sup>91</sup> century. Beneath the fire hood is a brick-built chimney perhaps a 19<sup>th</sup> century insert same as house number 2, with an odd shouldered stone lintel on bearers which must be a modern alteration.

Number 4 has few original features having been remodeled in 1992/1993. Of the original building there is a downstairs room with existing beams, a fireplace with a stone lintel and 2 bedrooms facing the front of the house with beams. The front door was a replacement door in the mid to late 20<sup>th</sup> century and the back door was inserted as part of the new building works in 1992/1993. No other features of the original building remain.

#### Impact and Assessment

In principle the proposal seeks to enhance the property, protect the property from flood damage, the introduction of new well fitting, in keeping, doors will provide a significant improvement upon number 4 Abbeycroft and thus in general terms aligns with the principles of NPPF and RVBC policy ENV 20

#### Specific aspects of the proposal

The proposal seeks approval for the replacement of the front and back doors with timber flood doors and thus need individual comment:-

The front door is a mid 20<sup>th</sup> century hardwood door. It is ill fitting and this allowed ingress of water during the recent floods in Whalley. It is hoped to replace this door with a timber flood door (see pictures). As properties 1, 2 and 3.

Approval is also sought to replace the poor quality and now rotten back door (see photographs) with a new one in accordance with the photographs provided. This door cannot be successfully restored owing to its poor quality and condition. The owners wish to replace this with a replacement flood door (as fitted to listed buildings at 1-3 Abbeycroft).

The proposal is not considered to entail harm to Abbeycroft, its setting etc. New flood doors will enable the property to meet current flood resilience standards, whilst maintaining its visual appearance.

#### Specifications:

Please see Flood Divert documents.