



LH1-let-06

9th December 2020

Planning Department
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe
BB7 2RA

Dear Sir,

Heritage Statement

**Re-roofing the building and creating one en-suite shower room at :
Lovely Hall, Lovely Hall Lane, Salesbury, Blackburn, BB1 9EQ**

Proposals for the above involve alterations to a Grade II listed building, so this heritage statement is a requirement.

Consulting with the National Planning Policy Framework (NPPF) clause 128 requires that the applicant should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

1 Nature of the Asset :

Lovely Hall is listed by Historic England, reference 1317677 (27th August 1952) as a Grade II Listed Building, circa 1600, altered 1735 and 1874, constructed using sandstone rubble with stone slate roof.

Their description identifies the original house as having projecting cross wings at each side of a two storey recessed central range, in the shape of an 'H' as was the custom at the time of Henry VIII (1491-1547).

Although there was a house on this site in 1246, and some walls remain, the house seen today was not completed until 1530 when it was occupied by The Boulton Family, and subsequently by the Parker Family, for over 5 centuries in the ownership of just two families.



Lovely Hall Main Entrance

Under the reign of Queen Elizabeth 1 of England (1558 onwards) Catholics were persecuted by law and priests imprisoned, tortured and frequently executed.

As a result of this oppression, wealthy Catholic families began building secret chambers and passages in their homes called 'priest holes' in order to hide priests when the 'priest hunters' came searching.

Inside Lovely Hall on the first floor, there are two large spaces concealed within the walls on either side of the main flue that were used as priest holes during the days of the Commonwealth.

The Parkers were Royalists, as were many people in the Ribble Valley.

In the troubled times of Oliver Cromwell, John Parker was accused of concealing priests, and therefore of treason by the 'Treason Trustees' who took control of Lovely Hall and sold the property (1654).

It is recorded (A history of Lovely Hall – author not named) that subsequently, by some means unknown, the estate found its way back into the ownership of the Parkers until 1711, when it was purchased by Edmund Winder

During the mid-17th century until the end of the 18th century, when the outbreak of the Napoleonic Wars stopped most foreign travel, the Grand Tour was a popular period of foreign travel commonly undertaken by gentlemen to complete their education.

Edmund Winder's son return from his Grand Tour having experienced Europe, and influenced alterations to Lovely Hall, with alterations carried out during 1735.

These include modifications to the façade to include a parapet which continues as gable copings to the cross wings, all with ornamental Greek Vases to the roof and ornamental rainwater pipes standing at the front of the house.

A variety of window configurations are described from this period, with later additions of a porch plus a gabled extension during 1874.

More recent works around 1981 have seen the two small staff cottages attached to the hall being converted and modernised to accommodate the then gardener and housekeeper at the Hall.

At the same time, the outbuildings at the rear were remodelled to form a two car garage with gymnasium.

Apart from these minor alterations, the Hall remains in the same layout and design as it was in 1874.

The ceilings of the ground floor are only eight feet high, typical of a rural manor house of the period.

The roof is timber framed, many of the original timbers remaining, and although containing evidence of woodworm they appear to be totally sound and free from rot.

The Hall is mainly roofed in stone tiles, some secured by oak pins, with small sections remodelled in 1874 being roofed with conventional slates.

2 Extent of the Asset :

South of Ribchester, by the A59 main Preston to Whalley road, is the little village of Copster Green, which stands astride Lovely Hall Lane.

Travelling along the lane towards St. Peter's Church, Salesbury Village, one passes Lovely Hall on the left.

Set in 4.5 acres of landscaped gardens, Lovely Hall is a striking two storey, stone built manor house, partially concealed by many large and mature trees.

3 Significance of the Asset :

From its original plan shape symbolising the letter 'H' of Henry VIII, through the incorporation of priest holes to the treason charge upon John Parker; to the modifications influenced by the Grand Tour by adding Greek Vases to the roofline. Lovely Hall represents a tangible time line through history which must be preserved.

4 The Proposed Works :

All roof tiles and slates are to be removed, prompted by several areas of water penetration. Any tiles worthy of being salvaged will be retained, re-fixed, and supplemented by reclaimed supplies.

The store adjacent bedroom 2 contains three cupboards constructed using plywood, with no historic value. Our proposal is to strip these out, and replace with an en-suite shower room, whilst retaining the original doors in their current positions.

5 The Impact on the Asset :

Sympathetic refurbishment of the roof will have no detrimental impact on the whole. Areas of water penetration will be repaired and the overall fabric preserved.

Replacing the plywood cupboards with sanitary ware will remove nothing of the historic character.

6 Further Heritage Report :

To better understand the workings of the house and uncover how the building circulation functioned through history, we have commissioned Steven Price of The Archaeology Company to carry out his specialist research.

This has been recorded in his stand alone document dated November 2020, which accompanies this Heritage Statement.

When asked to comment further regarding the doorway to be blocked in forming the new en-suite, Steven describe the door as having unusual panel shapes reminiscent of the early 20th Century and cannot be considered to have much significance.



Door on the left with unusual panel shapes

Door seen from the store

He further elaborated that earlier doors tended to have the large lock on the exterior around the handle, which this particular door does not have.

Should you require anything further, please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden





THE ARCHAEOLOGY CO.

Lovely Hall, Salesbury
Heritage Report

November 2020

1. Introduction

A brief report has been requested to stand alongside the heritage assessment by PPY Design Ltd. in order to give detailed significance information as well as establishing building development and circulation. This statement has been prepared by Steven Price of The Archaeology Co.

This statement has been prepared in accordance with the policies and procedures of the National Planning Policy Framework (NPPF) following a visual and photographic survey of the building exterior (undertaken on 16th November 2020).

This statement is not intended to be a full or complete record of the site.

2. Site Location and Setting

The building is situated on the east side of Lovely Hall Lane between Salesbury and Copster Green. The postal address is Lovely Hall, Lovely Hall Lane, Salesbury, Blackburn BB1 9EQ and the National Grid Reference of the site is SD 67838 33523.

3. Archaeological and Historical Background

Lovely Hall is detailed in the Salesbury Township entry of Farrer and Brownbills "A History of the County of Lancaster: Volume 6". This is quoted in the following paragraphs:

"LOVELEY HALL (Luffeley, 1473). For five centuries this estate was held by the families of Bolton and Parker. In 1246 Robert de Bolton had lands in Salesbury

and Clayton. He was the father of Richard, who had issue by Cecily his second wife Nicholas, to whom in 1316 Dionisia relict of Thomas de Hulton confirmed the estate formerly held by his father Richard de Bolton. His successor Richard by his wife Emota had John, upon whom lands in Salesbury and Wilpshire were settled in 1365, father of Richard, who died without issue, and Adam, who succeeded his brother about 1387, and by his wife Katharine had issue Richard. In 1393 Richard son of Adam Bolton married Matilda daughter of John del Meles of Preston. He appears to have had brothers, Geoffrey, who died before 1406, and Roger, who married Cecily daughter of William le Wainwright. Roger Bolton, yeoman, was amerced in 1447 for taking part with John Talbot and his son in various assaults and trespasses upon Richard Hoghton of Leagram. About 1460 Robert Bolton gave puture to the sheriff at 'Lovelay,' and was probably the father of Richard Bolton, who was described as of Loveley in 1473. John Bolton son of Richard was the last of the line, and passed his estates to trustees in 1508 for settlement upon his daughter Elizabeth and her then husband John son of John Singleton of Chingle Hall, esq".

"Some twenty-eight years later one Richard Bolton forcibly entered the messuage of Loveley, claiming the estate against the rightful owner James Halsall, who held it in right of his wife Elizabeth, who is obviously the daughter and heir of John Bolton. A younger branch of the family continued to own lands at Bolton Hall and Copthurst in this township until the 18th century. The above-named Elizabeth had married as her first husband one Hugh Parker of Salesbury, and their son Richard Parker, gent., succeeded and held the estate temp. Elizabeth, dying in 1592. John his successor died seised in 1607, whose son Richard and grandson John held the estate during the greater part of the 17th century. John Parker's estates of Loveley and Hollowhead were sequestrated for his delinquency and sold by the Treason trustees in 1654. John Parker son of the last-named John was assessed to hearth tax in 1666 upon four hearths and died in 1692. In 1711 another John Parker sold Loveley to Edmund Winder of Clayton-le-Dale, whose brother Robert and son John were concerned. This son, John Winder, gent., held the estate in 1735, as appears from his initials and the date upon the easing-pipes on the front of the house. He was succeeded by his son Edmund Winder of Loveley, who in 1757 sold the estate

to Piers Starkie of Huntroyde; it is now the property of Mr. Edmund Arthur Le Gendre Starkie”.

“Loveley Hall is a two-story stone-built house with stone slated roofs, erected probably in the first half of the 17th century, but very much altered about a hundred years later and again in the latter half of the 19th century. The original plan was H-shaped, but many of the external features of the building were changed about the year 1735, when the front assumed more or less of its present aspect. The mullioned windows in the upper floor were then done away with, square sash windows inserted, and a plain straight parapet, the top forming a moulded cornice ornamented with classic vases, was added, the gables being similarly ornamented with vase terminations. Two well designed spout heads with the date 1735 and the initials of John Winder and his wife between the windows in the recessed portion of the front give a good deal of 18th-century character to the elevation, which, however, retains its mullioned and transomed windows on the ground floor. In 1874 further changes took place, when a porch was built in front of the central square-headed doorway, a bay window going up both stories was added on the front of the east wing, and the building was extended further eastward by the addition of another gable to the front. At the same time the interior was almost wholly renovated, and now preserves little or nothing of its early appearance. A large one-story bay window was also added on the west side, and extensions were made at the back, two new gables being built out from the recessed portion in front of the end wings. The fireplace at the east end of the hall is 10 ft. wide, with a stone arch 6 ft. 6 in. high, on which is carved the date 1712. The fireplace, however, is now lined with modern tiles, and the fittings of the hall and other rooms on the ground floor, which is only 8 ft. high, are generally of the revived Gothic style prevalent at the time the work was carried out” (Farrer & Brownbill 1911, 252-7).

The Starkie family sold the Hall to Mr. J. F. Johnson in 1960 before it was sold again in 1966 to Mr Jeremy Higham. The Higham’s retained the Hall until 1980 when it was purchased by Dr. Tom Temperley.

The building appears on Yates map of Lancashire from 1786, although this does not give much detail. The building appears on the 1893 OS map, and subsequent maps, much as it appears now, with the projecting wings to the east and west and a further extension to the rear.

4. Analysis

The current owners are in possession of a compiled history of the building, written by “previous owners”. Much of this is given over to the Temperley family and their occupation of the hall, and is thus presumably their work. This research makes several statements regarding the date of the building, such that a house was on the site in 1246. Presumably this is due to the assertion in Farrer & Brownbill that “[i]n 1246 Robert de Bolton had lands in Salesbury and Clayton”. It also asserts that the ‘H’ shaped plan of the house as seen today was not completed until 1530 AD.

By the middle of the 15th century the plan of the medieval manor house had reached a certain degree of standardisation. This mainly consisted of a single story hall with cross-wings at each end to give an ‘H’ shaped plan, or a “double ended hall”. Such plans were common from the early 1400’s through to late 1500’s (Brunskill 2010, 43).

One feature of such double ended halls is the location of the doorway, which is positioned to one side rather than centrally, and leads into the screens passage; a cross passageway between the front and back doors, giving access to the hall and parlours to one side, as well as direct access to the pantry and buttery on the other. In the case of Lovely Hall the doorway is, at present, centrally placed. However, looking at the flanking windows there is some evidence to suggest that the window to the east has been inserted (plates 4 and 5). The western side shows a stone construction of fairly regularly sized stones. The exception to this is around the first floor sash window, where the stones are much narrower, where the former mullion was blocked and replaced in 1735. On the east side of the elevation, the area below, above and to the right of the window shows the same

narrow stonework, which suggests it has been inserted, likely in place of the original doorway. Internally the rear of the fireplace forms what would have been the screens passage. The fireplace was added in 1712, likely replacing an earlier screen.

As such the building would have been entered via the doorway in the east side of the hall. This would lead into the aforementioned screens passage. To the east the doorways would have led into the buttery and pantry within the east wing. A kitchen passage was usually located between them, giving access to a separate kitchen building to the east. A doorway to the south of the fireplace, in the west wall of the passage, led into the main hall. A pair of doors to the west of the hall would have given access to the parlour and/or dining room located in the west wing. This plan form showed a social distinction, with an upper end - containing the parlour, dining room and high table - towards the west, and a lower end to the east. This lower end formed a circulation space, containing the front and back doors, the buttery and pantry, the staircase to the first floor and access to the separate kitchen, as well as the entrance to the main hall. It would also have served as an inner porch to protect the hall from draughts, as an ante-room when the hall was used as a courtroom, and as a servery space for banquets (Brunskill 2008, 37; Brunskill 2010, 44).

Looking at the wings themselves it appears that these were constructed separately from the hall, and at different times from one another; The stonework on the hall and the wings is fairly regularly coursed, however this coursing is not matched to either wing, suggesting they were built separately (plates 6 and 7). Alternatively, it may suggest that either the wings or the hall were formerly constructed of timber, later replaced by stone. That the wings were built at different times is suggested by the quoins; those to the east wing are less regular in size and arrangement than those on the west, which are cut differently and very different in style (plates 8 and 9).

From the above it seems likely that the building may have originally been built as a rectangular hall, or as a 'T' shaped (single ended) hall. Brunskill (2008, 32) notes that such buildings may be seen as representing the combination of the public

duties and private activities of a minor lord. It was a not uncommon for the hall and wing to be built of differing materials, with the hall of timber and the wing of stone. It is likely that the west wing was the later addition, with the original building formed of the hall and east wing; the hall entrance, as established above, was located to the east side and would have led into the screens passage. These single ended halls had much the same layout as the double, but without the benefit of the parlours or dining room, with the service wing being more functionally important. The east wing, therefore, again as noted above, would have contained the buttery, pantry and kitchen passage, where they remained. Such T shaped plans originated in the late 12th century and were developed in the 13th and 14th centuries. The plan was adopted by lower social levels in the 15th and 16th centuries (Brunskill 2008, 33).

As stated above, the building likely started off as a ground floor hall or single ended hall sometime in the 13th or 14th centuries. If so, the hall was possibly timber and replaced with stone at a later date. The stone mullions to the hall are cavetto mouldings, which were common from 1500 – 1620 (Brunskill 2000, 211), suggesting the hall was built in stone during this period. The inserted window to the east side is likely the reused former central window. The mouldings to the west wing mullions are likewise cavetto. Considering the double ended plan was common from the early 1400's through to late 1500's the assertion that the hall was built as it appears now by 1530 is plausible.

It is unknown when the main entrance was moved from the east end of the hall to the centre; however Farrer and Brownbill state "[i]n 1874 further changes took place, when a porch was built in front of the central square-headed doorway". This implies that the doorway was already in the centre prior to the erection of the porch in 1874. As noted above, double ended halls were popular until the late 16th century. The double-pile plan became popular in the late 17th century through to the early 1800's. As such, the relocation of the doorway to a central location was possibly an attempt to modernise the look of the hall by replicating the external style of the double-pile building. If so it was probably undertaken as part of the works to the front of the house in 1735 by John Winder, which saw the insertion of the sash windows at first floor level and the spout heads added.

5. Significance of Assets

The English Heritage Publication ‘Conservation Principles: Policies and Guidance’ (EH 2008) suggests a number of criteria which will assist in the recognition of heritage values in the historic environment. These are:

- **Evidential Value** which derives from the potential of a place to reveal evidence about past human activity.
- **Historical Value** which derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- **Aesthetic Value** which derives from the ways in which people draw sensory and intellectual stimulation from a place. This may include Design Value relating to the conscious design of a building and embracing composition, materials, decoration or detailing and craftsmanship.
- **Communal Value** which derives from meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory, draw sensory and intellectual stimulation from those. Communal values are closely bound up with historical and aesthetic values but tend to have additional and specific aspects which may be commemorative or symbolic or social. Compared with other heritage values social values tend to be less dependent on the survival of historic fabric and may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained.

Lovely Hall

Evidential Value

The evidential value is high. The building has undergone many changes throughout its life. These changes are evident in the surviving fabric, including its origins.

Historical Value

The historical value is high as the building is a good example of a 16th century double ended hall. Despite undergoing many changes over the years, there is much historic fabric surviving.

Aesthetic Value

The aesthetic value is high. The building is a good example of the architecture of the time, incorporating later design elements. The layout in terms of its relation to the grounds and principle view is likewise good.

Communal Value

The communal value is low as it is a private building set back from the road.

Heritage Interest	Significance
Evidential, Historical, Aesthetic	<i>High</i> The building is a purpose built hall with a typical double ended plan dating from the early 16 th century. The building has been altered throughout the intervening years. These changes are recorded in the fabric of the building, along with the still visible original building plan.
Communal	<i>Low</i> The building is, and has been throughout its life, in private ownership, and set back from the road. Therefore it is unlikely to have a great communal significance.

6. Conclusion

The heritage value of the building comes from its long history, as well as how this is recorded in the building fabric and building style. Obvious examples of this are the datestones internally, recording the insertion of the inglenook fireplace, as well as a further datestone on a fireplace set within it. The spouts on the main



elevation likewise have dates and initials, as does the external porch. Less obviously, there is the evidence of how the wings and hall relate to one another, and their construction, the mullion styles typical of the 16th century, and various blocked windows and inserted doorways which record the changing use and style of the building.

Bibliography

Farrer, W. & Brownbill, J. (eds.) 1911 'Townships: Salesbury', in "A History of the County of Lancaster: Volume 6", pp. 252-257. British History Online <http://www.british-history.ac.uk/vch/lancs/vol6/pp252-257> [accessed 16 November 2020].

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Brunskill, R. W. 2010 "Traditional Buildings of Britain: An Introduction to Vernacular Architecture and its Revival"

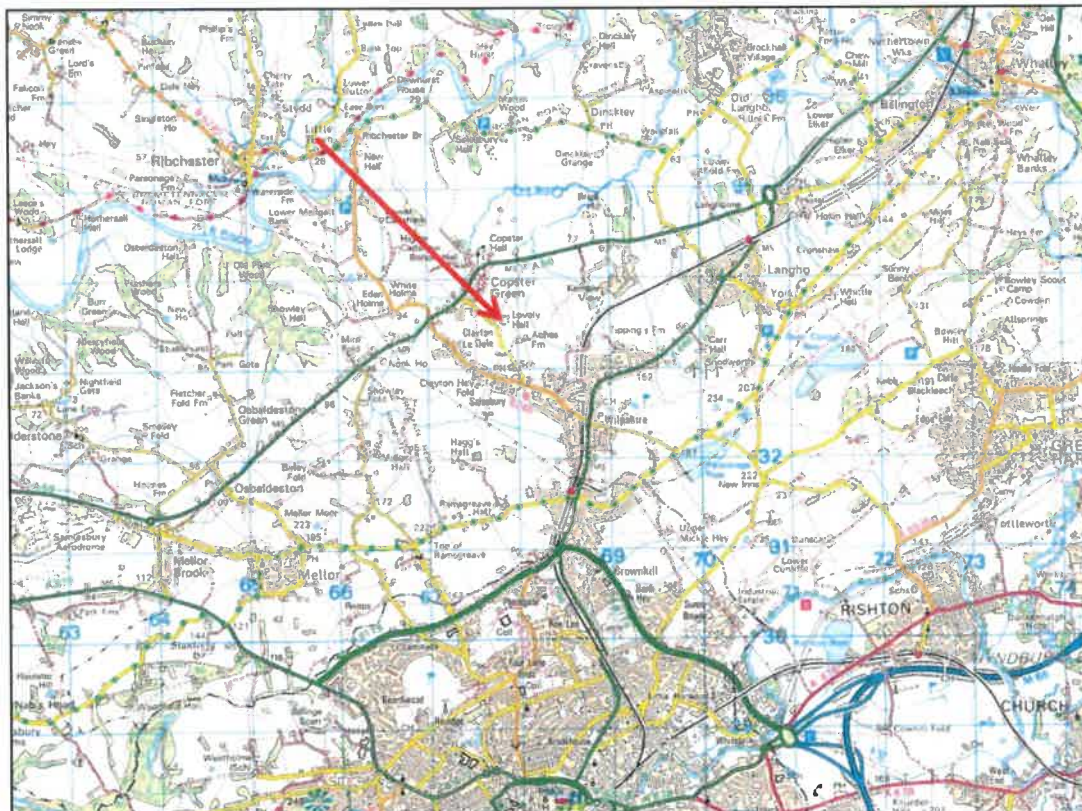


Figure 1: Location Plan (OS Licence Number: 100057911)



Figure 2: Yates map of Lancashire 1786

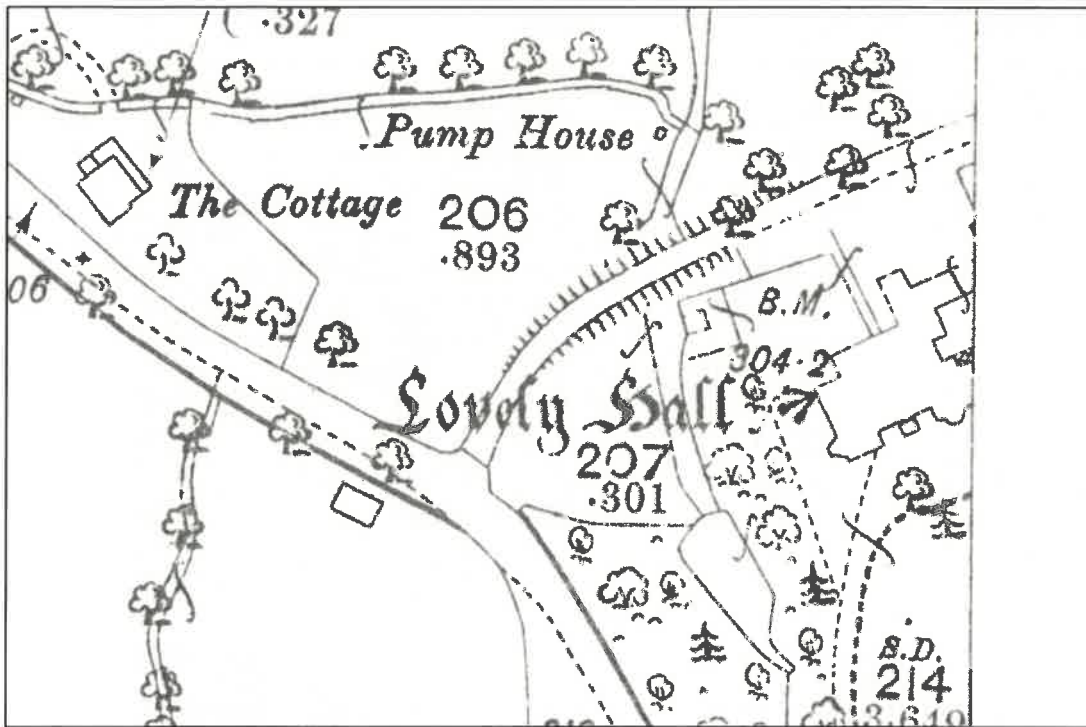


Figure 3: 1893 OS Map Lancs Sheet LXII.3

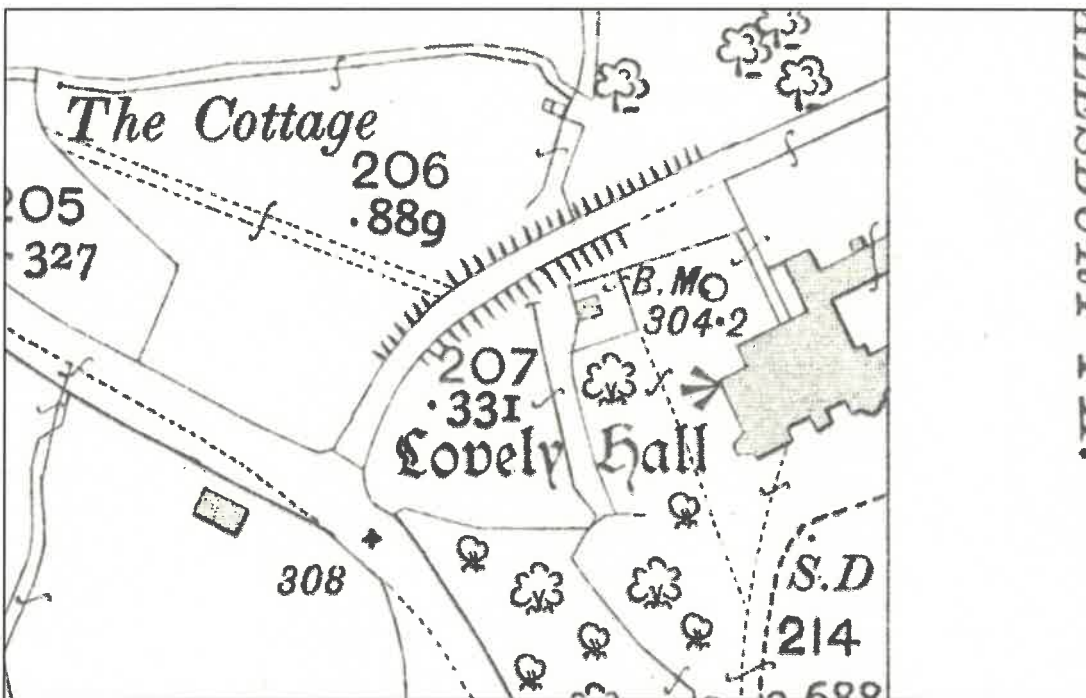


Figure 4: 1912 OS Map Lancs Sheet LXII.3

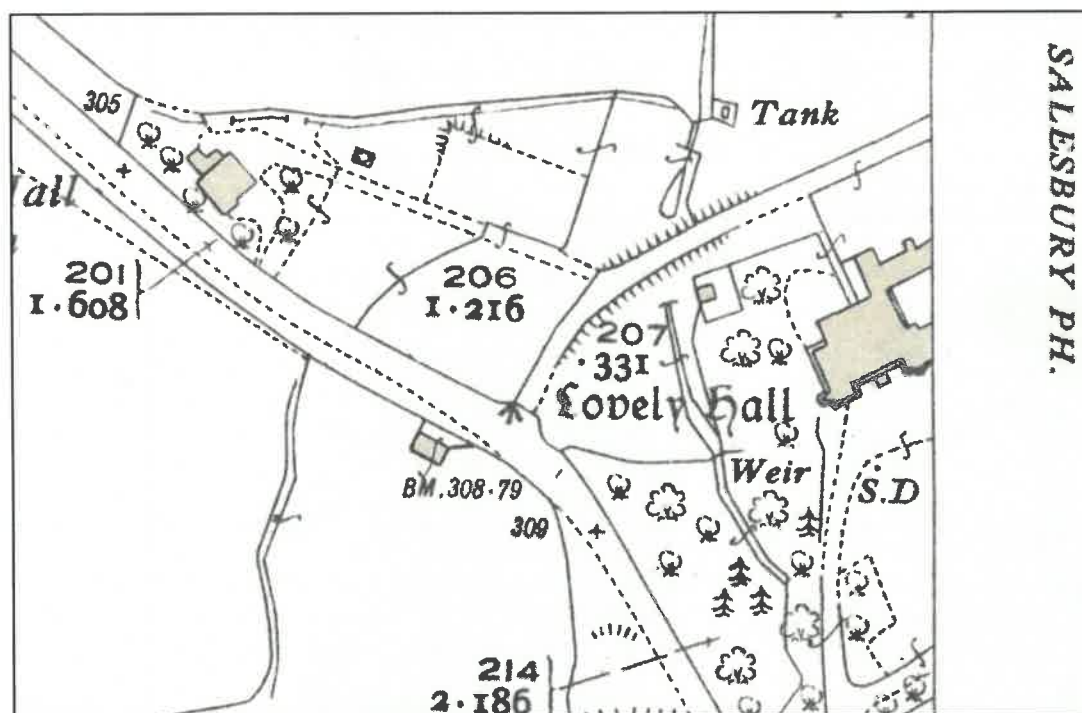


Figure 5: 1931 OS Map Lancs Sheet LXII.3

Plates



General shot of Lovely Hall main frontage (south elevation)



East wing



Plate 1: West wing



Plate 2: Dated spout



Plate 3: Inserted porch with datestone



Plate 4: Ground floor window to west side of hall



Plate 5: Ground floor window to east side of hall



Plate 6: Junction between main hall and west wing



Plate 7: Junction between main hall and east wing

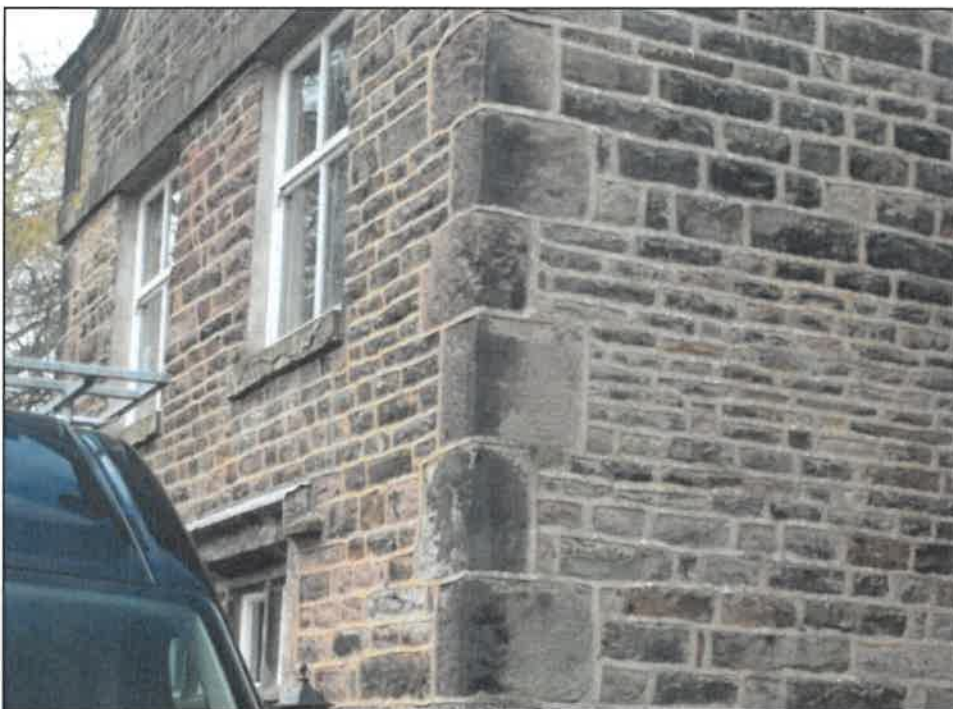


Plate 8: West wing quoin



Plate 9: East wing quoins