

WHALLEY LODGE
DESIGN AND ACCESS STATEMENT

MARCH 2021

Ivan Wilson Architect

1.0 CONTEXT

Acknowledged source of notes: Heritage Statement prepared by Stephen Haigh dated 2021:

Whalley Lodge forms part of the curtilage of the grade I listed building of Whalley Abbey, a designated heritage asset. The Abbey as a whole is also a scheduled monument, but the Lodge lies outside the scheduled area. The site also lies within the Whalley Conservation Area.

The main entrance to the cottage is in the south gable, via a doorway set within an earlier, larger, arched, cart entrance, and this end of the building also has four windows of modern, domestic proportions. The east side, which faces an enclosed garden, has two doorways, the larger one with a pair of uPVC patio doors (proposed for replacement). All window frames are modern timber, and either single or double-glazed.



Aerial Photo of Whalley Lodge alongside Whalley Abbey.

1.1 HISTORY

The conservation plan for the abbey fails to give a clear account of the building's history, but identifies it as "Whalley Lodge (Courtyard East Range)". It notes that the range is shown on a 1727 engraving by Buck, but also states that a cottage and store rooms were erected on the eastern side of the courtyard in the 19th century, and then converted in 1981 to provide a chaplain's house and staff cottage, funded by a £60,000 bequest. It also describes the range as having been stable, cart shed and tack room, prior to domestic conversion.

The stonework and fenestration in the west elevation certainly imply an early date, though nothing observed in the building suggests it is medieval in origin. As far as is apparent from a cursory inspection, it seems most likely to be 17th century, and the west side of the building has been subject to very little obvious modern change. In contrast, the south and east elevations are rather more adulterated by recent work, some of which may well have been part of a 19th century alteration to provide stabling, cart shed and tack room, or store rooms and cottage, prior to the modern domestic conversion.



Whalley Lodge - first Edition OS 1:2500 map of c.1890

1.2 2002 CONSERVATION PLAN

Acknowledged source of historical notes: the Conservation Plan introduction by Lloyd Evans Pritchard dated 2002:

Description:

- Single storey range of two cottages, with bedroom roof extensions to the rear of northern unit.
- Stone built with slate roof.

Listing:

Grade I

Short history:

- Former store-rooms converted in 1980s for staff accommodation.
- Condition:
- Poor quality re-pointing on the south wall visually detracts.

Significance:

Whalley Lodge is an important component of the Abbey Courtyard, and is of local significance with a medium group contribution.

Maintenance responsibility:

Whalley Abbey Council.

Vulnerability:

Inappropriate repair techniques and materials.

Issues:

Long term use for staff accommodation.

References

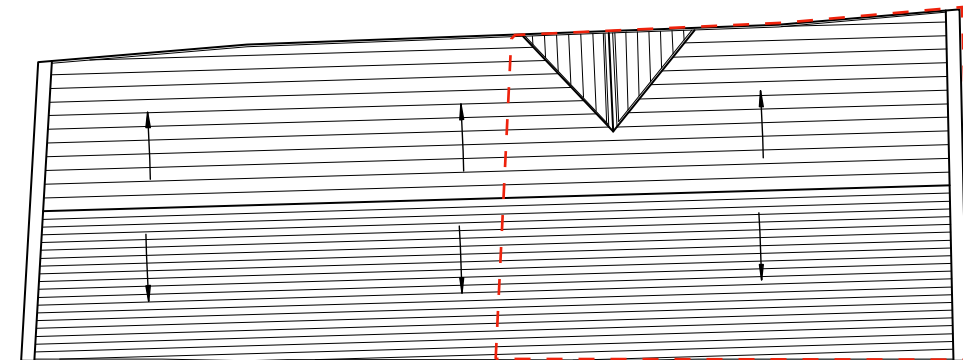
Williams
1995
217, 237

Listing description:

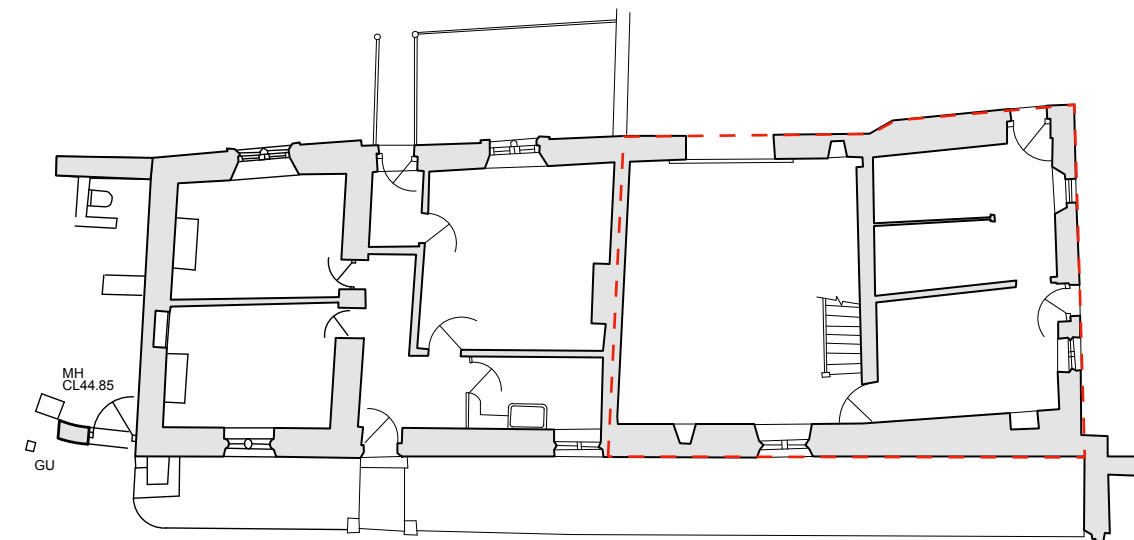
On the north-east side of the mansion is a courtyard enclosed by stone walls, with single-storey C17 buildings on the east and north sides.

NOTE

The current internal walls are a relatively recent addition to Whalley Lodge.



Roof Plan



Previous Ground Floor Plan

1.3 EXISTING PHOTOGRAPHS



Existing living room.



Existing south elevation of Whalley Lodge.



Existing kitchen.



Existing condition of first floor windows.

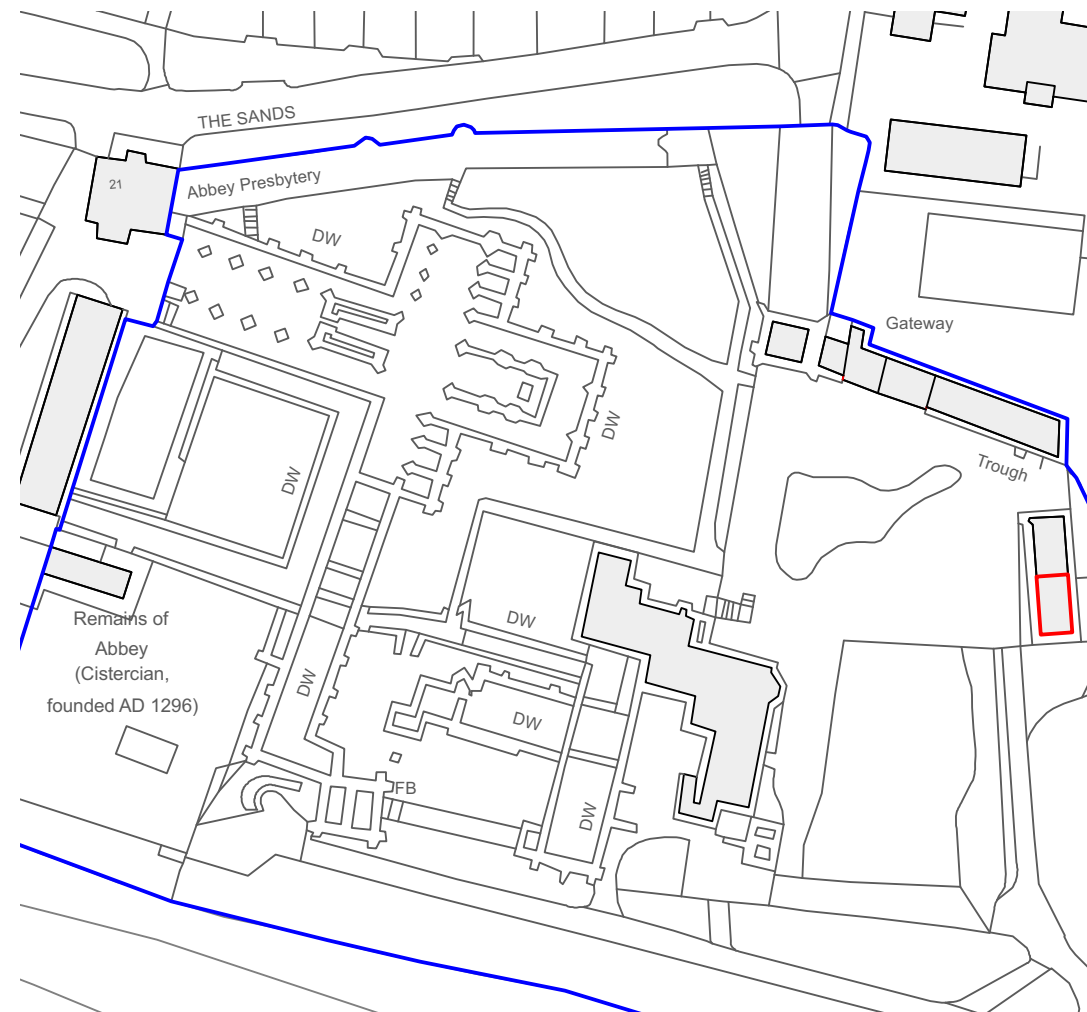


Existing UPVC doors with flood protection device installed.



Existing west facade of Whalley Lodge.

1.4 OS LOCATION PLAN

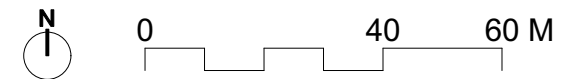


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1 OS LOCATION PLAN
1:1250

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Drawing No. E.OS

Revision

Whalley Lodge

Date 15 Mar 2021

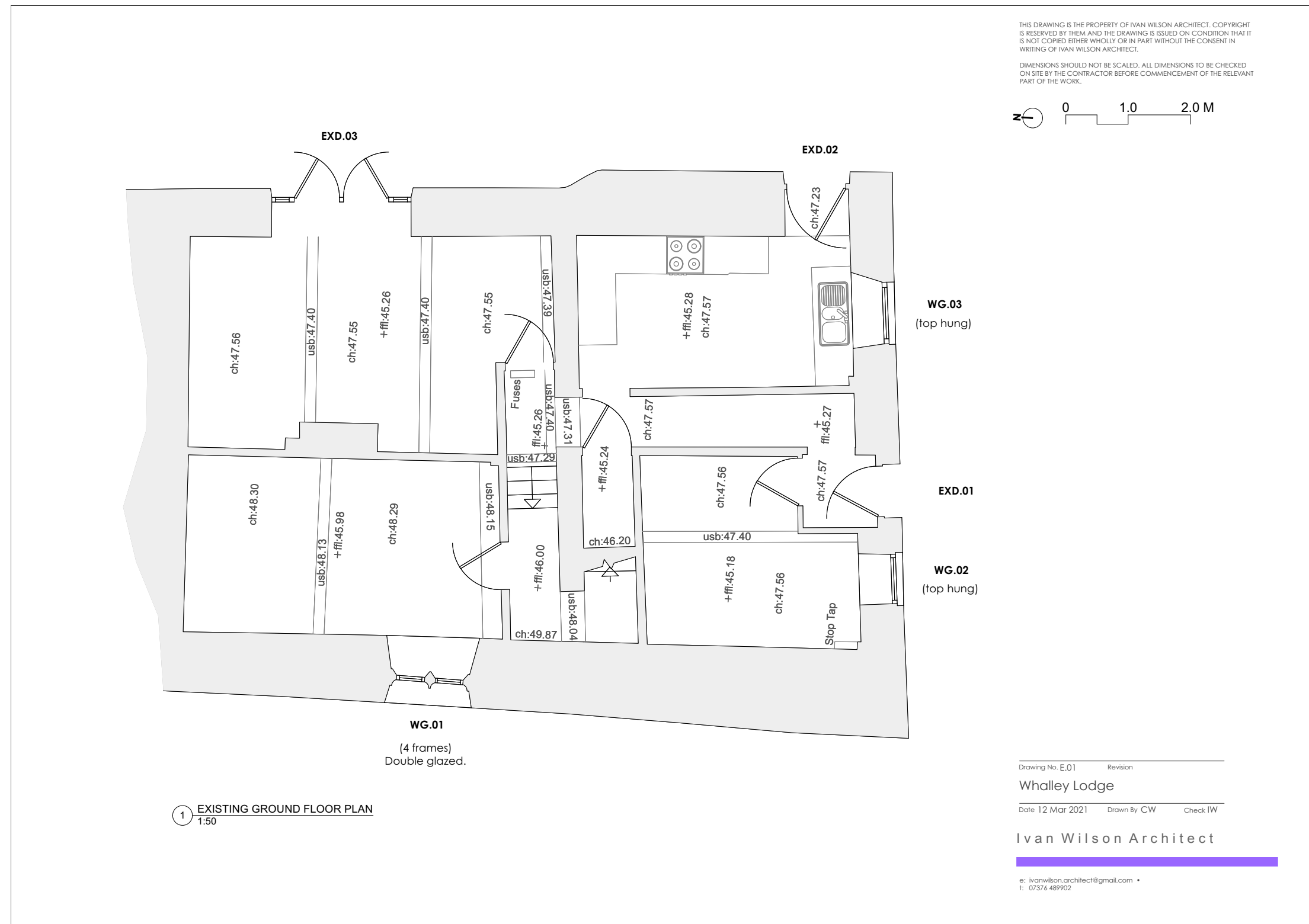
Drawn By CW

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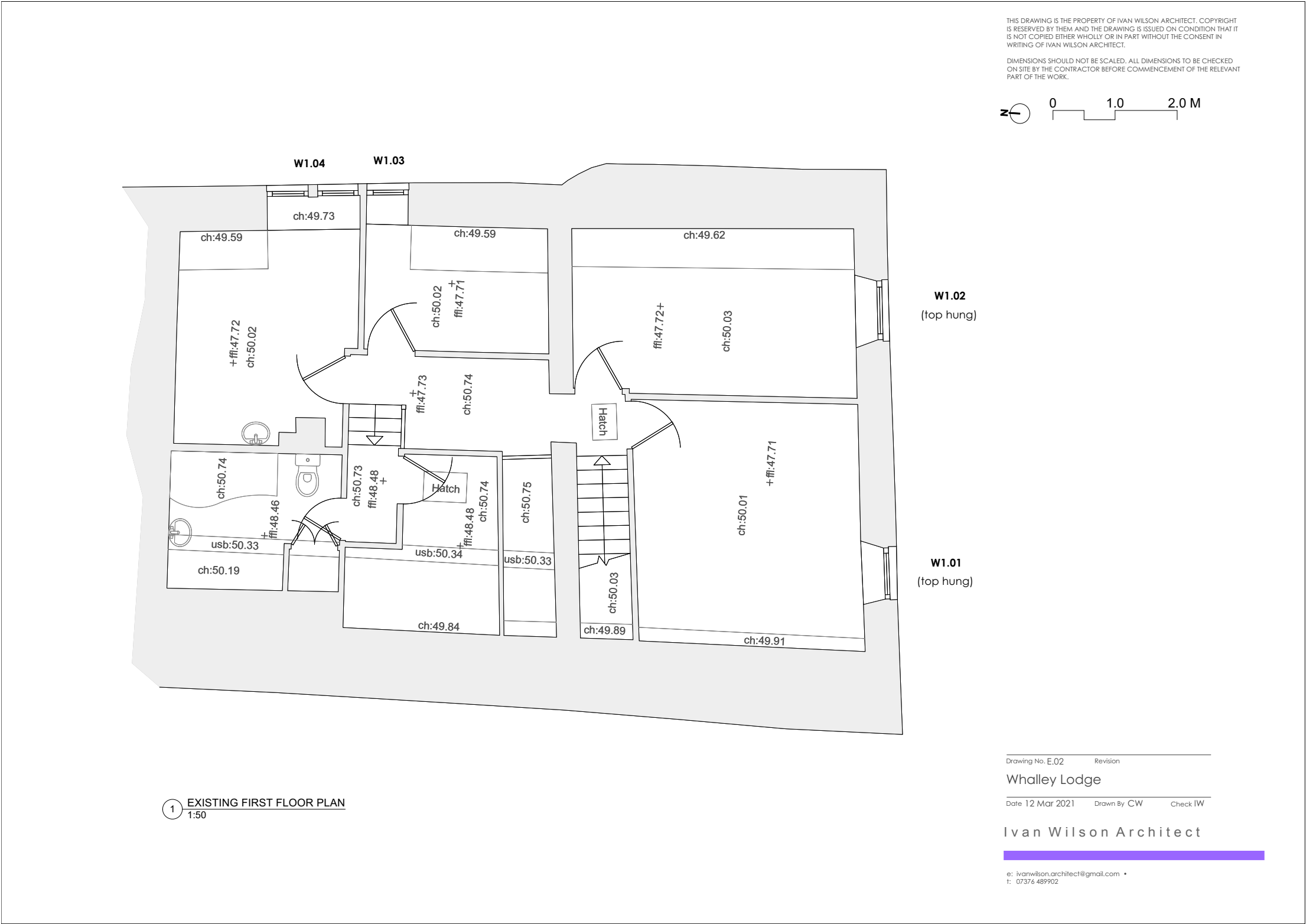
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1.5 EXISTING GROUND FLOOR PLAN



1.6 EXISTING FIRST FLOOR PLAN



Drawing No. E.02 Revision

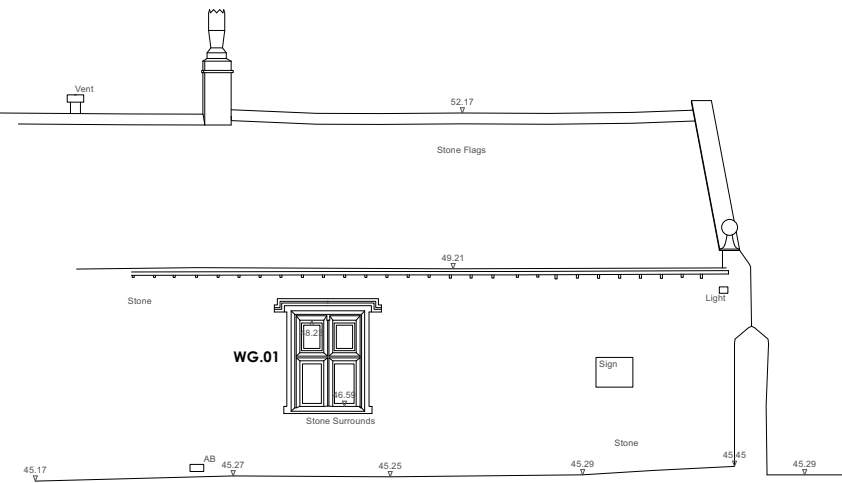
Whalley Lodge

Date 12 Mar 2021 Drawn By CW Check IW

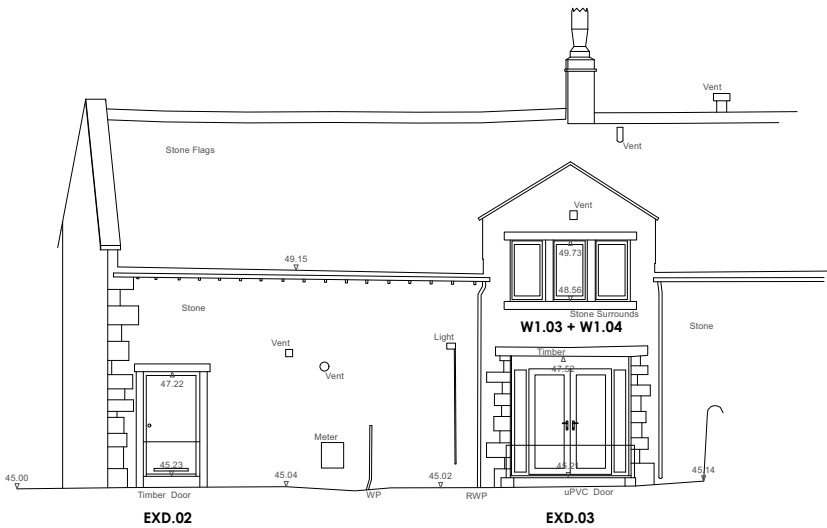
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1.7 EXISTING ELEVATION



1 EXISTING WEST ELEVATION
1:100



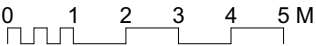
2 EXISTING EAST ELEVATION
1:100



3 EXISTING SOUTH ELEVATION
1:100

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Drawing No. E.03 Revision

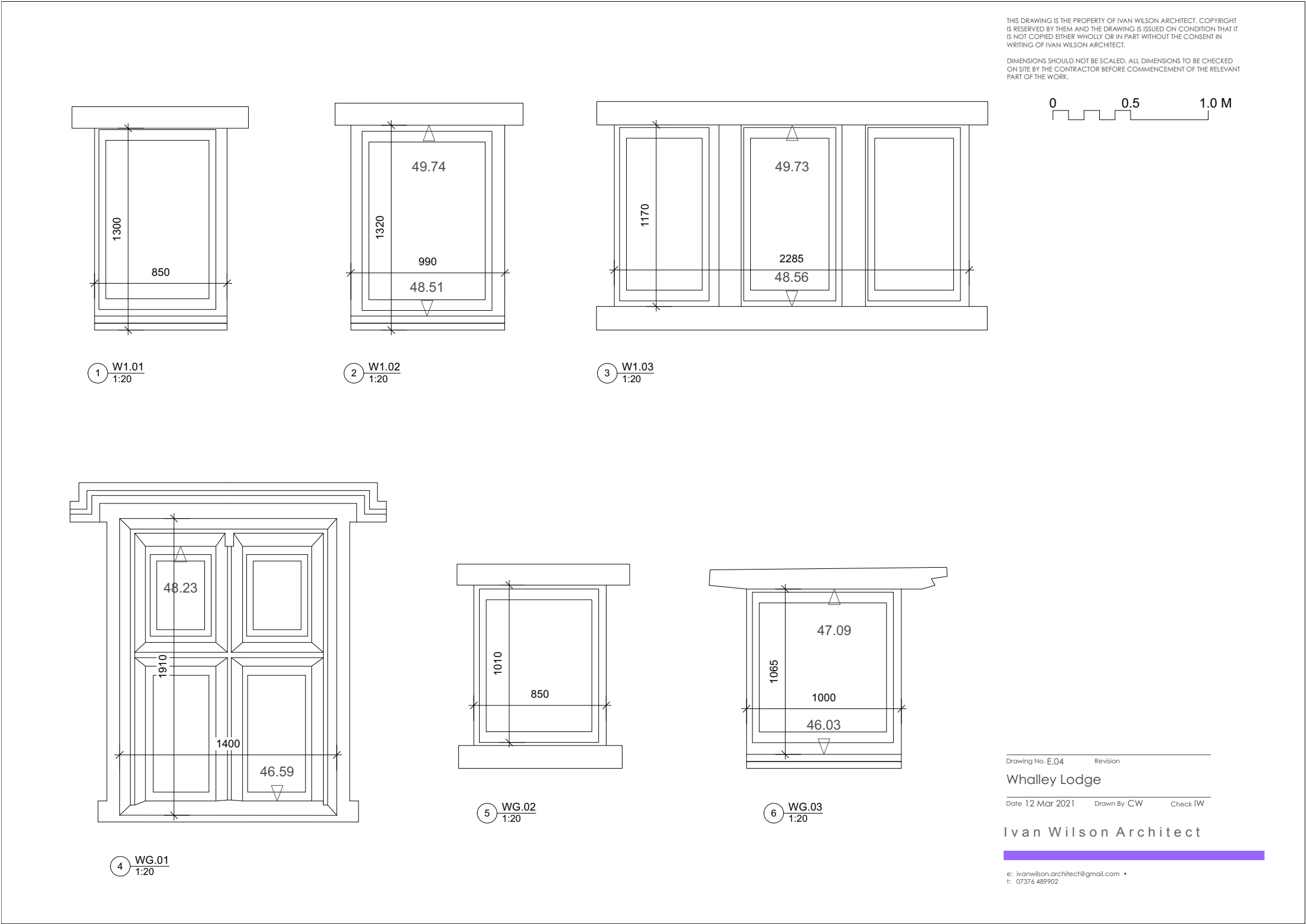
Whalley Lodge

Date 12 Mar 2021 Drawn By CW Check IW

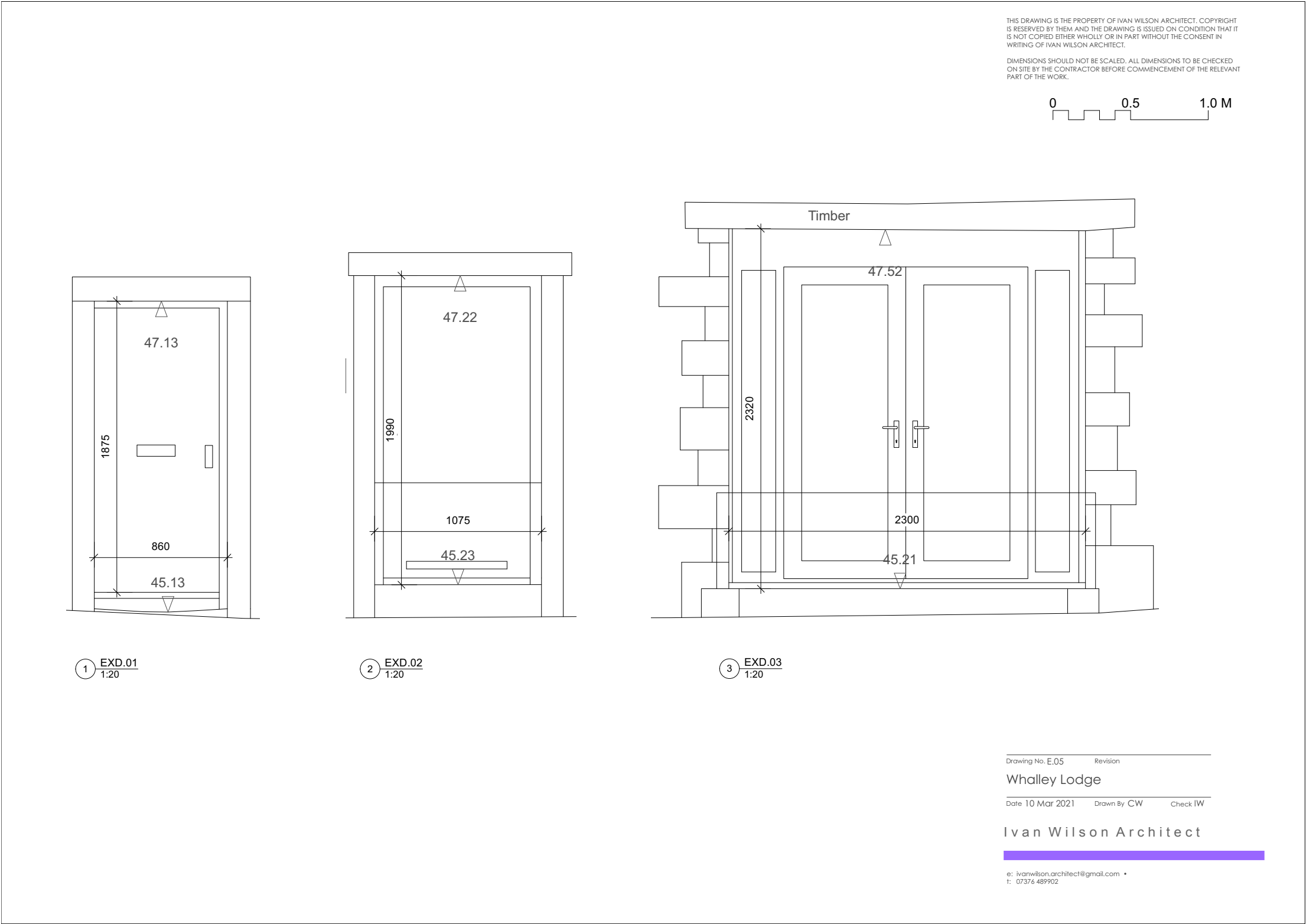
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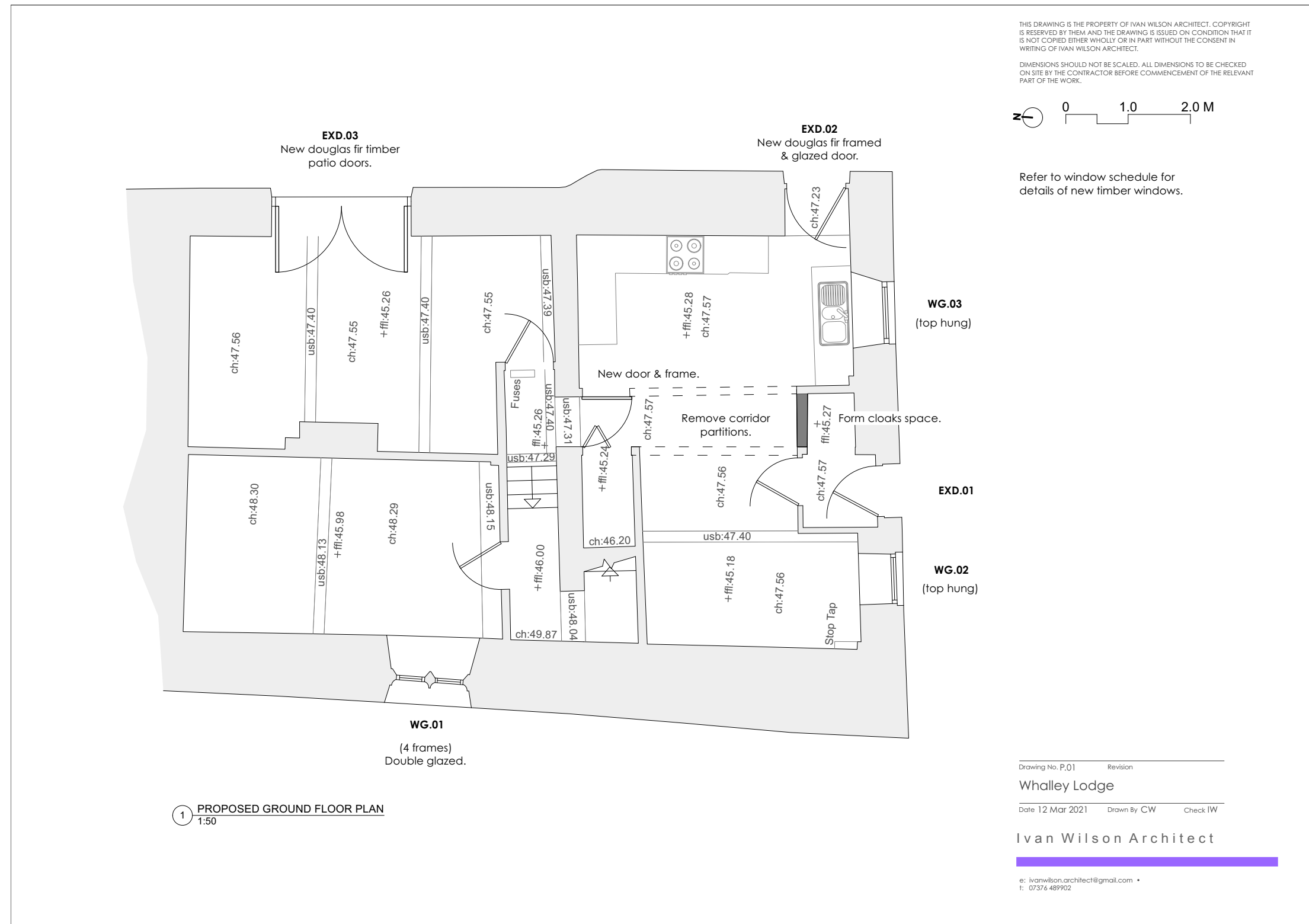
1.8 EXISTING WINDOW SCHEDULE



1.9 EXISTING DOOR SCHEDULE



2.0 PROPOSED GROUND FLOOR PLAN



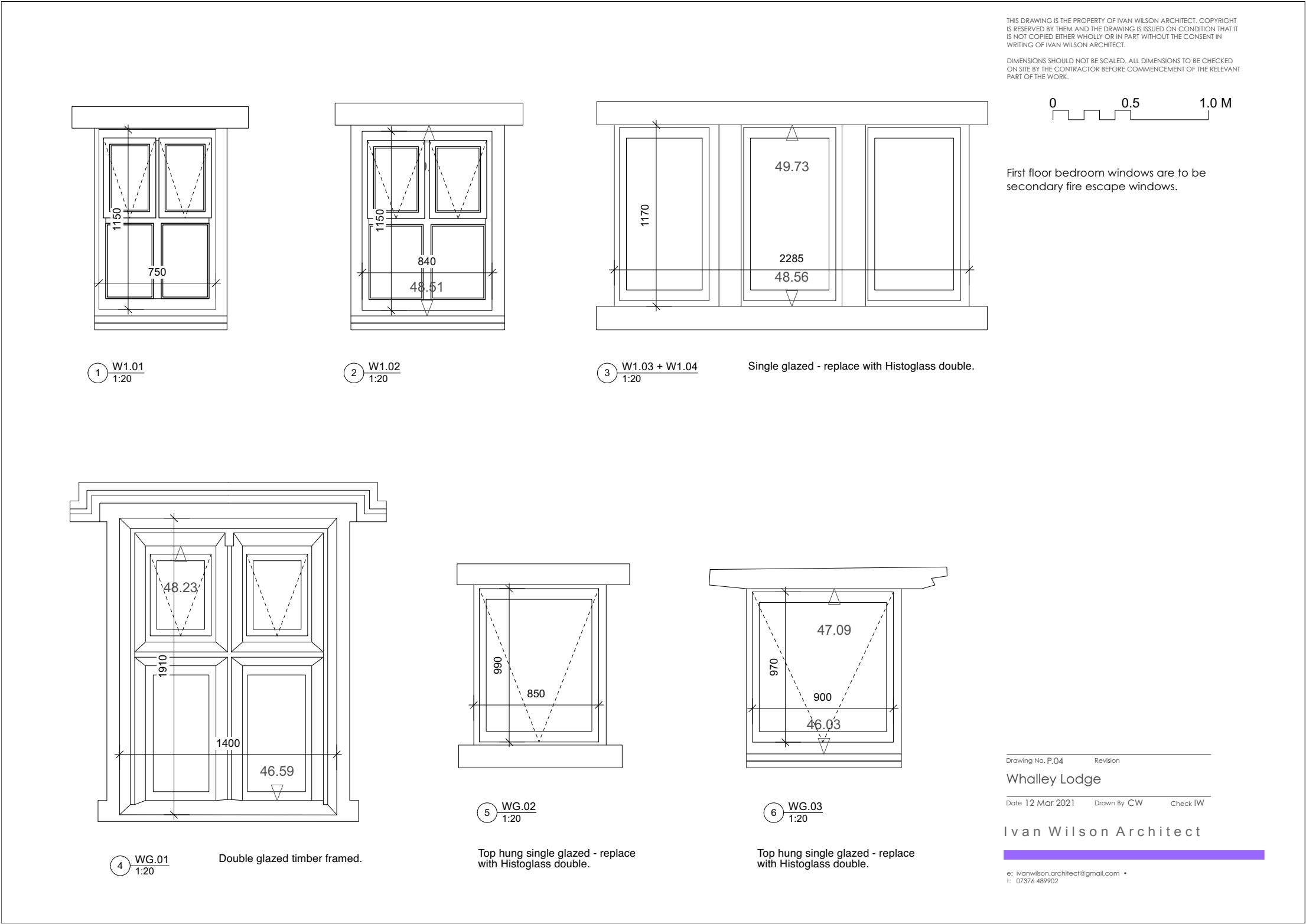
2.1 PROPOSED FIRST FLOOR PLAN



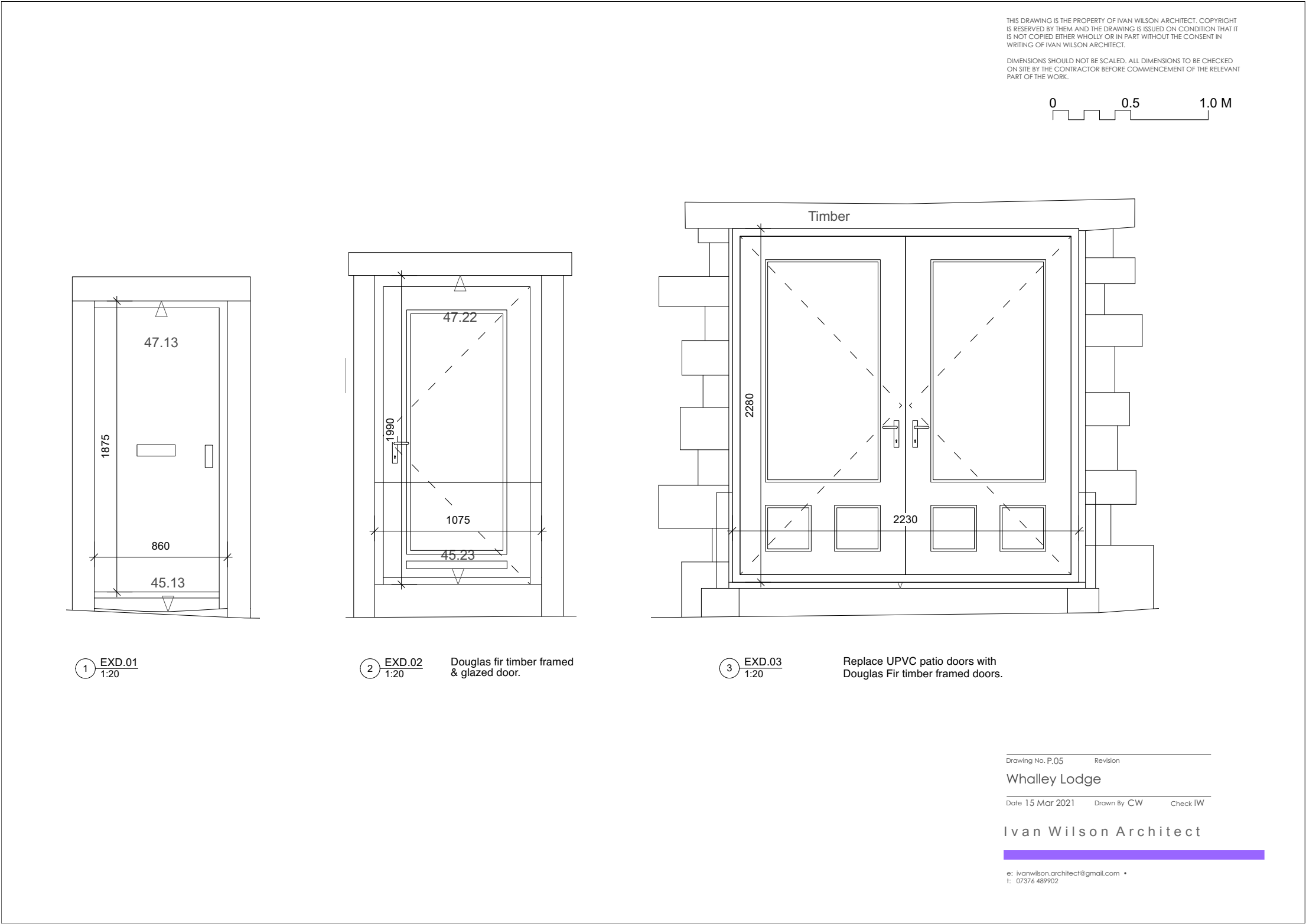
2.2 PROPOSED ELEVATIONS



2.3 PROPOSED WINDOW SCHEDULE



2.4 PROPOSED DOOR SCHEDULE



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