

# HERITAGE STATEMENT IN SUPPORT OF LISTED BUILDING CONSENT APPLICATION FOR PROPOSED WORKS AT WHALLEY LODGE, WHALLEY ABBEY

## 1 Introduction

- 1.1 This heritage statement has been produced to support a listed building consent application to Ribble Valley Borough Council, regarding the south end of Whalley Lodge (sometimes known as Gardener's Cottage). It has been written by Stephen Haigh MA, on the instruction of the applicant Whalley Abbey, through its agent Ivan Wilson Architect, and follows a site visit on 4 February 2021. The statement should be read in conjunction with the other application documents.
- 1.2 The proposed works concern the replacement of windows and external patio doors, together with the removal of two modern partitions which enclose a ground floor corridor, the overall aim being to enhance heritage significance (as regards the patio doors), and (as regards the other changes), improve living conditions within the property. The dwelling's present internal configuration is almost entirely the result of 20th and 21st century works.
- 1.3 The building forms part of the curtilage of the grade I listed building of Whalley Abbey<sup>1</sup>, a designated heritage asset. The Abbey as a whole is also a scheduled monument, but the Lodge lies outside the scheduled area<sup>2</sup>. The site also lies within the Whalley Conservation Area.
- 1.4 Section 16 of the NPPF addresses the historic environment, with a key paragraph being 193: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)."*
- 1.5 In summary, this statement finds the proposals would make a small positive impact on heritage significance, and are therefore acceptable, in terms of the historic environment.

## 2 The existing site and its historical development

- 2.1 Whalley Abbey was a Cistercian monastery founded in the late 13th century and dissolved in the mid 16th century, when it was bought by the Assheton family, who proceeded to demolish parts of it, and build their manor house or mansion on the site, incorporating earlier elements.

---

<sup>1</sup>National Heritage List, entry 1164643

<sup>2</sup>National Heritage List, entry 1008636

- 2.2 The application building forms the south half of a detached range which encloses the east side of a courtyard, between the north-east gatehouse and the Conference House (formerly Assheton House). The range as a whole is known as Whalley Lodge; its north end forms a second dwelling.
- 2.3 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<sup>3</sup>.
- 2.4 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.
- 2.5 Drawings made in 2002 show that a few internal alterations have also been made to the cottage since then.
- 2.6 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.

---

<sup>3</sup>Lloyd Evans Prichard 2002, *Whalley Abbey Conservation Plan, Volume 1*; also *Volume 2 (Gazetteer)*, item 1.5

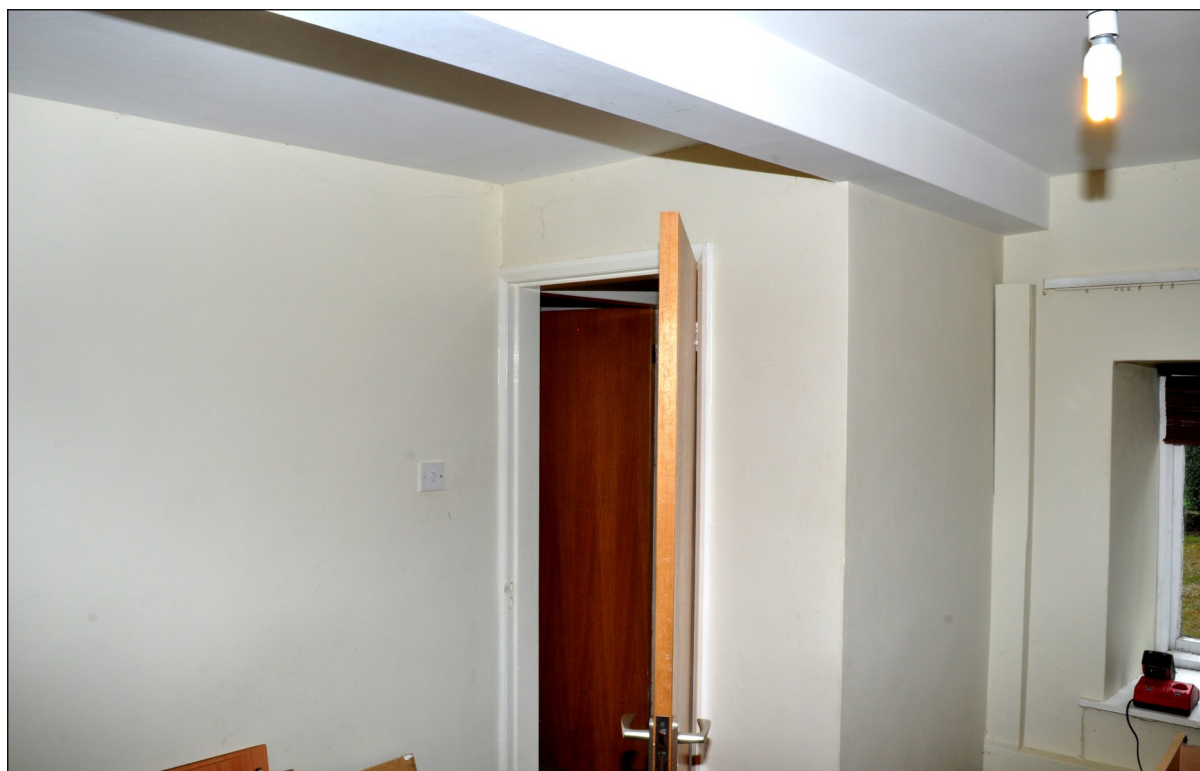


West elevation



East elevation

- 2.7 The present internal configuration appears very largely modern, and dates from the late 20th century conversion to domestic use, with some later, minor changes. The south entrance now leads into a small lobby with a dog-leg arrangement to a passage, running between kitchen and utility room. This passage is enclosed by two partitions, believed to date from the domestic conversion and subsequent alterations, as they are of a thickness which suggests concrete block or stud and plasterboard construction. The 2002 plan shows only one of these two partitions (the east one), and no entrance lobby, indicating some later works.



Modern walls/partitions within south-west utility room

### **3 Proposals**

- 3.1 The external changes comprise 1) the replacement of the existing uPVC patio doors to the east elevation, with Douglas Fir timber-framed doors; and 2) the replacement of a number of window frames, as detailed on the architect's schedule.
- 3.2 The internal changes involve only the partial removal of the two partitions enclosing the ground floor passage between kitchen and utility room, together with minor associated works to facilitate the revised circulation arrangement.

### **4 Statement of significance**

- 4.1 The dwelling forms part of a historic range within the outer area of the abbey (probably outside the sacred precinct), and is likely to be 17th century in origin, but has been much altered subsequently. While its original function is not known, it seems to have become partly used for stables or cart shed by the 19th century, and was converted to fully domestic use in about 1981.
- 4.2 The building is accorded "local significance with a medium group contribution" in the conservation plan. However, this does not reflect the varying significance of its different parts.

- 4.3 Aspects which confer most significance are the west elevation, with its cross window with hollow-chamfered surround and hood-mould, and the general mass of the building, which serves to enclose the east courtyard. These are considered to confer medium significance. The south and east elevations make considerably less contribution and appear to have been extensively rebuilt, especially in the late 20th century, and their fenestration is rather domestic and to some degree incongruous. With the possible exception of the cross-wall between the south and north parts of the dwelling, the present internal layout and fixtures are wholly attributable to the late 20th century or later, and do not confer any significance.

## **5 Impact of proposals**

- 5.1 The proposals are considered overall to have a neutral impact on heritage significance, and would not result in any harm. Replacement of windows is necessary due to their poor condition and performance, and the proposed new frames and glazing would have a very similar or improved external appearance, while replacement of the uPVC patio doors with timber-framed ones would have an obvious benefit, and would make a small enhancement to significance. Given that the present internal plan-form appears almost entirely modern, the minor changes proposed to internal structures and layout (designed so as not to affect any historic fabric), would have no impact on significance. In combination, the scheme is therefore entirely acceptable as regards the historic environment.

Stephen Haigh, MA  
Buildings Archaeologist  
15 March 2021