

HERITAGE STATEMENT TO SUPPORT PLANNING & LISTED BUILDING CONSENT APPLICATIONS

FOR INTERNAL ALTERATIONS AND REINSTATEMENT OF TWO ROOFLIGHTS

AT FLAT 3, HODDER COURT, STONYHURST, BB7 9PP

1 Introduction

- 1.1 This heritage statement has been produced to support planning and listed building consent applications to Ribble Valley Borough Council, for internal alterations and the reinstatement of two rooflights at Flat 3, Hodder Court, Stonyhurst. It has been written by Stephen Haigh MA, on the instruction of the applicant Julie Booth, and with reference to scheme drawings by Holden Lancashire Ltd. A site visit was made by the writer on 24 June 2022.

2 Flat 3, Hodder Court

- 2.1 The application property comprises a first floor flat within a complex of buildings now known as Hodder Court (previously Hodder Place). The site has an outlying position at the end of a private road (and public footpath) off Knowles Brow, 1km north-east of Stonyhurst. The NGR for the flat is SD 70215 39885.
- 2.2 Flat 3 occupies part of a two-storey range which faces east, towards gardens which slope down towards the River Hodder, and which has a tower at either end of this elevation. The west side faces a courtyard, open to the west and enclosed by two wings of different dates and forms.
- 2.3 The dwelling was established following the granting of planning permission in 1981 (refs: 81/446 and 81/1007), as part of the redevelopment of the site as a whole. At that date it had not been designated as a listed building.

3 Identified heritage assets

- 3.1 "Hodder Place" is a grade II listed building¹ and designated heritage asset, under the terms of the NPPF. The listed building includes the various attached ranges, include Flat 3. It was first listed on 22 November 1983, after the granting of the planning consents noted above.

¹ National Heritage List, entry number: 1147035

4 Proposals

- 4.1 It is proposed to alter the roof space over the flat to create additional accommodation, principally another bedroom and en suite bathroom. This would be accompanied by the reinstatement of two former rooflights in the west pitch.

5 Historical background

- 5.1 Hodder Place is thought to have been established in the eighteenth century as a dwelling for the owner of a local mill or factory, but to have been bought in 1803 by Thomas Weld, who donated it to Stonyhurst College to house noviciates. The college later put it to use as a preparatory school, and adapted and extended it, although it then fell out of use in the twentieth century, and was eventually sold, prior to its redevelopment.

6 Present architectural form

- 6.1 The west and east elevations of Flat 3 and its neighbours are of random rubble, which evidently dates from rebuilding carried out as part of the 1980s conversion, although the array of windows in the east, garden front contains some re-used dressings, and is probably close to the previous fenestration pattern (photo 1, below). The windows in the west, courtyard side are however entirely modern in form and detail, and no remnants of the previous openings (as indicated on the 1981 planning application) survive (photo 2). The roof was no doubt likewise re-laid at that time and is of uniform blue slate, with tile ridge.
- 6.2 Flat 3 is on the first floor and the presently occupied rooms are entirely modern. However it has a large roof space, currently without natural light, and accessible only via a loft ladder. Inspection of the roof space shows that its lower part, below the collars of the trusses, was at one time ceiled over by lath and plaster, and probably formed the upper part of a formerly much taller upper storey within the building (photo 3). In the west side of the roof, above collar height, and central to the bays, there are two very obvious former openings for rooflights, below which would have been lath and plastered sides, to form lightwells down to the space beneath (photo 4).

7 Statement of heritage significance

- 7.1 The significance of Hodder Place lies in its principal architectural components and their setting. Most of these components are located in the south side of the south range, which consists of a varied and pleasing composition of ashlar-faced elements of the eighteenth and nineteenth centuries, including the octagonal

tower at the east end, under a conical roof. The matching tower at the north end of the east range is of similar importance to the site's significance. However the range between the towers, containing Flat 3, is a largely modern reconstruction, particularly on its west side, where none of the openings are historic, nor traditional in proportion or form, and where there is a modern canopy to the ground floor entrance. The other elevations of the adjoining wings which face into the courtyard form an incoherent arrangement, many parts of which have coloured or painted render, or rebuilt stonework with modern appearance, and so similarly contribute almost nothing to the heritage significance of the site.

8 Impact of proposals

- 8.1 The first floor of Flat 3 is entirely modern in appearance and construction, so the proposed minor alterations at this, currently occupied level would have no impact on significance. The existing roof space now proposed for alteration was demonstrably part of the building's upper floor historically. Given that its use as a roof space is not an authentic historic use, the works could be achieved without loss of significance in this area. Reinstatement of the two former rooflights which served it would be a very minor change, and given the entirely modern construction and appearance of the west elevation, whose courtyard setting has a distinctly 1980s character, there would be no impact on significance from this aspect of the application.
- 8.2 In conclusion, the proposed scheme would have no impact on the significance of the listed building, and so is entirely acceptable in terms of impact on the historic environment.

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Buildings Archaeologist
30 June 2022



Photo 1: East side of range containing Flat 3: modern rebuilding, between end towers



Photo 2: West side of range containing Flat 3: modern rebuilding, set between wings of similarly modern appearance



Photo 3: Roof space over Flat 3. Upper storey originally extended up to the collar, which retains traces of lath and plaster.



Photo 4: One of two former rooflights in west side, with remnants of lath and plaster lightwell to sides