



LH1-let-28

11th September 2024

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

Dear Sir,

Heritage Statement by the Architect

**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 200 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.

This statement was expanded in February 2021, following feedback from The Society for the Protection of Ancient Buildings (SPAB) who raised questions regarding the existing roof and how our proposals will impact on it; how the addition of an en-suite will impact on the historic fabric; whether the use of chemical treatment of woodworm in the roof timbers is appropriate at this stage.

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 still 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 the Protestant Queen, Elizabeth 1 of England (1558 onwards) Catholics were persecuted by law and their 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 chimneys main flue that were used as priest holes.

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, some connections secured by oak pins with 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, 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.

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.

4 The Proposed Works :

Prompted by several areas of water penetration becoming evident by localised staining on the ceiling, it is necessary to carry out refurbishment of the existing roof.

More recent extensions are covered using metamorphic slate with high open ceilings and no loft.

The original 'H' plan form is roofed using sedimentary sandstone roof tiles over loft spaces, some individual and some interconnected.

There are seven access points into the loft spaces, comprising five loft hatches and two glazed ceiling panels allowing borrowed light into the first floor corridor from roof lights above.

With the majority of loft spaces able to be inspected a representative assessment has been carried out of the whole.



Bare tiles with deteriorating lime mortar application above bedrooms 3 and 4



Traditional bitumen underfelt above bathroom 1 and the adjacent corridor

Large section trusses, purlins and ridge beams utilise irregular hewn timbers to form the roof shape throughout the original parts of the building.

With a roof covering of stone tiles typically lasting 100 years or more the tiles and tile battens will have been replaced during the previous century, regular sections of planed wood being utilised.

Viewed from the inside, approximately 50% of the underside of the roof coverings are bare tiles with a deteriorating lime mortar application, the remainder a traditional bitumen underfelt.

All roof coverings, tile battens and lead flashings are to be removed and replaced along with a traditional bitumen underfelt as recommended by our ecologist due to the presence of bats.

The replacement stone roof tile and tile battens will be to the written satisfaction of the Local Planning Authority.

Consider the main bathroom adjacent the master bedroom.

Above the original floor, two steps have been introduced to create a floor void through which to run pipework to and from sanitary fittings.

Below this, at ground floor level is the boot room which has no corresponding steps, rather a completely flat ceiling.



Main bathroom with raised floor to conceal pipework

Our intention is to use the same service void through which to run waste and supply pipes to a new en-suite located just across the adjacent corridor.

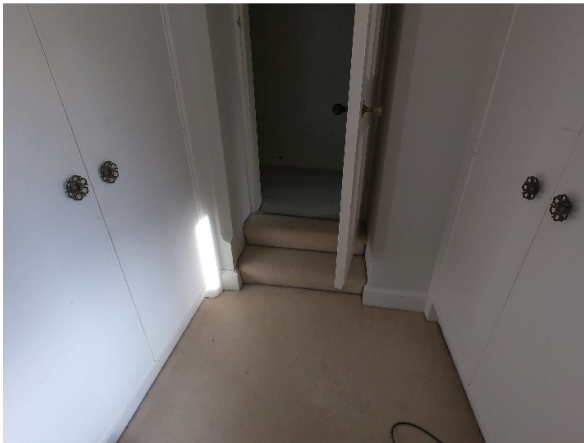
A store room above the staircase, accessible from both bedroom 2 and the aforementioned corridor contains three cupboards constructed using plywood, with modern cupboard door handles.

Our proposal is to strip these out, and replace with an en-suite shower room.

Following on from the research carried out by Steven Price, we asked him 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.

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.



Steps introduced to access raised part of the floor



Ball catch on light weight door

Our original intention was to retain as much as possible of the original fabric, however as this particular door is not considered to have much significance, we now propose to remove it and infill the opening with partition wall construction.

Similarly the two steps leading from the store room are likely to have been introduced to access the raised floor above the service void.



Steps over the floor void extend into the corridor



Existing black upvc soil pipes

Our intention is also to remove the steps, allowing direct access for incoming and waste water pipework.

All services will be concealed, so everyday upvc fittings are proposed, solvent welded at the joints.

Of the final connection to the existing soil and vent pipe, only the last 600mm length of waste pipe will be visible extending from the side wall of the rear porch to the waste pipe, and will be black upvc to match the existing.

Also, as noted in earlier correspondence an additional vent pipe will be required as the distance to the existing soil and vent pipe is in excess of 6 metres away.

The roof cowl we are proposing to connect to, is a heritage type lead vent for pitched roofs, fabricated using sheet lead by 'Just Lead Workshop' in Edenbridge, Kent.



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Lastly, in respect of the proposed treatment for woodworm, we respect the advice of the SPAB and will monitor any beetle activity for a period of one year prior to considering the necessity of chemical treatments.

5 The Impact on the Asset :

Refurbishment of the roof will involve removal and replacement of all existing roof coverings, tile battens and lead flashings.

Areas of water penetration will be repaired and the overall fabric preserved.

No work will be carried out to the historic timbers, other than any necessary repairs uncovered during the process of the work.

Removing the plywood cupboards along with one door opening and replacing with concealed pipework leading to an en-suite will not alter the historic character of the whole.

Minimal impact will be felt on the character of the historical building fabric.

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

Yours faithfully,

Gary Dearden