

# Peter Hitchen Architects

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Design & Access statement  
For the demolitions, alterations and extension at

Top Lodge  
Browsholme Hall  
Clitheroe Road  
Cow Ark  
CLITHEROE  
BB7 3DE



## 1: INTRODUCTION

1.1: This D & A statement has been prepared to support the proposed Alterations and extensions to the Top Lodge and is to be read with the heritage statement and the supporting drawings.

1.2: This application is made on behalf of Mr & Mrs Parker , The owners of Browsholme hall and of the Top Lodge.

## 2: EXISTING SITE

2.1: The site comprises of a stone built lodge dating from 1806 but does incorporate features dating earlier than this. The lodge also includes some associated land including garden space and some hard standing.

2.2: The lodge is attached to the gateway entrance to the wider Browsholme hall estate. It is located roughly half a mile from the historic house and its closer associated buildings.

## 3: DEVELOPMENT PROPOSAL

3.1: The proposal raised is for the removal an existing second floor extension and replacement with a larger footprint extension. The ground floor extension already present will also be extended in this proposal.

3.2: This proposed extension will be far more sympathetic to the historic character of the existing lodge building than the currently in place timber frame and render/upvc clad extension. The proposed extensions will incorporate stone exterior facades to be in keeping with the existing character.

3.3: This extension will be separated from the main lodge building by several full height slot windows in a fashion that is clear where the extended area's are but from a distance would not stand out as questionably as the current extension.

3.4: Further included in this work is the interior re-configuration of some areas to create a more practical and useable modern dwelling.

## 4: THE EXISTING BUILDING

4.1: The South Lodge comprises of a Grade 2 listed two storey stone built lodge building, with a number of more modern additions.

The original one bedroom gatehouse was built by Thomas Lister Parker in 1806 to form a new longer driveway to Browsholme Hall ( see drawing below). Subsequently, in the late 19thC Thomas Gouldborne Parker doubled the size of the residence to a two bedroom property. The traditional stone built structure still reflects these two early stages of construction.

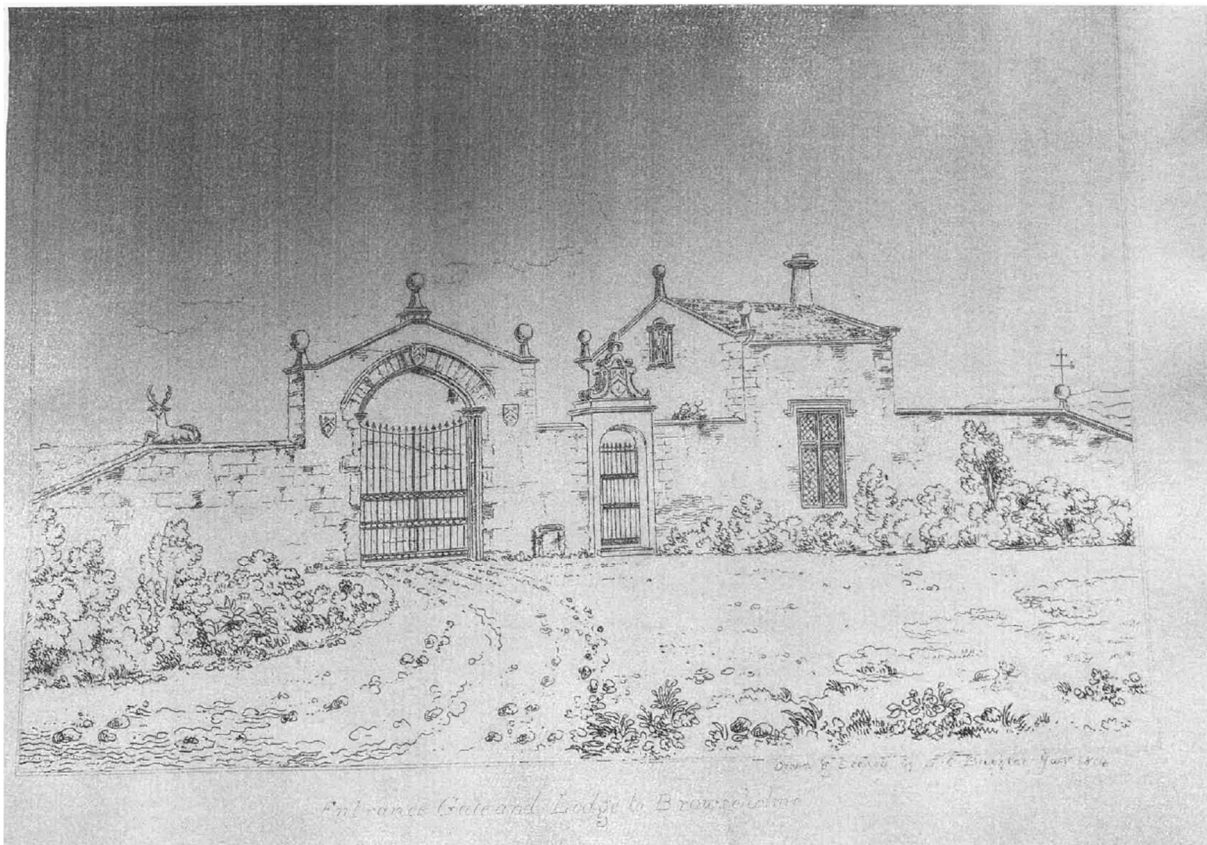


Figure 1 Historic Drawing of the entrance gates and the 1st stage of the stone lodge building

4.2: Also, present are two further extensions carried out in the 1960's by the tenant Dick Irwin, Clerk of Works to Bashall Eaves Estate.

Firstly a single storey flat roof wrap around extension which includes the dining Room , downstairs bathroom , lobby and utility. This work is generally in keeping with

4.3: above as the exterior walls being constructed from similar stone. Sadly, little care was taken with the eastern elevation being finished with a cream render finish which is mirrored in the 1<sup>st</sup> floor extension.

Secondly a very poor first floor extension added to create another bedroom by the tenant for his daughter and includes an en-suite bathroom. The construction of this extension is single skinned timber frame and the extension is clad in either render or Pre-fabricated PVC panels. This is clearly ill conceived and does not match with the existing heritage of the stone sections.

4.4: On the exterior of the 19<sup>th</sup> C building there are a large number of intricate stone details which add character such as the historic crest said to have been taken from Waddington Hall, several Ball Finials, stone window and door surrounds, corbels and a figure of a saint taken from Whalley abbey. The adjoining archway was formerly from Ingleton Hall, Settle.



*Figure 2 2024 Rear Elevation Photograph of the Lodge*



*Figure 3 2024 Photograph of the Front Elevation showing the Previously Extended Areas*

## 5: THE PROPOSED DEVELOPMENT

5.1: The proposed extension and alterations to the existing building follow the demolition works of an incongruous previously introduced two storey addition which is a clear unsympathetic extension and has a detrimental visual impact on the heritage of the lodge.

The proposal demonstrates a two storey and single storey replacement extension constructed from traditional materials and replicating architectural detailing in order to respect the heritage and character of the original building. There is no proposal to carry out alterations to any historic fabric, nor impinge on any views of the historic part of the building or its setting: in addition, the form of the property, boundaries, and the location of the proposed extension, all mean that the changes would be very largely concealed from public viewpoints. The footprint of the extension respects the demolished portions and the overall scale of the existing building.

mass respects the existing building by virtue of replicating the roof pitch and the flat roof area. Parapet detailing is included to echo replicate the existing.

In terms of design and materials, the extension would be very much in keeping with the historic vernacular of the existing building as demonstrated on the drawings and the visuals which are included with the application. The form and mass respects the existing building by virtue of replicating the roof pitch and the flat roof area. The glazed slot windows provide the separation and all roof windows will be of the conservation type. Parapet detailing is included to echo replicate the existing. Collectively, the form of the extensions and choice of materiality mean there would be no impact on any heritage significance.

Internally the new bathroom position is located within an existing bedroom with significant heritage details. The bathroom installation will retain the existing wall finish and the floor boards will be offered with a plywood over sheeting and vinyl sheet floor covering.

## 6: ACCESS

The proposal maintains the existing access into the site and retains the parking area immediately to the north of the building. No consultations regarding the access have been necessary.

Reference must be made to the application drawings :-

PHA/940/A2.2 Proposed ground floor plan

PHA/940/A2.2.1 Proposed first floor plan

PHA/940 A3.3 Proposed elevations

PHA/940/A1.2 Proposed site plan

PHA/940/A1.1 Existing site plan

PHA/940/A2.1 Existing ground floor plan

PHA/940/A2.1.1 Existing first floor plan

PHA/940/A3.1 Existing elevations

PHA/940/5000 Site plans

PHA/940/6000 Roof plans

PHA/940/A5.2 Visuals

Location plan

