

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED TWO STOREY EXTENSION AND INTERNAL ALTERATIONS

AT

4 ABBEYCROFT

THE SANDS

WHALLEY

LANCASHIRE

BB7 9NT

NGR: SD 72930 36140



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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of an applications for homeowner planning permission and listed building consent for the construction of a two-storey extension to the south elevation of no.4 Abbeycroft, Whalley, with associated internal alterations.

1 – 4 Abbeycroft appears to have been a single house largely built in the early 17th century with later 17th century and 19th century alterations and is a grade II listed building. The building is located within the Whalley Conservation Area.

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the listed building will be included to determine their significance. A heritage impact assessment has also been included to assess the potential implications of the proposals on the special interest of the listed building and conservation area.

It is produced in response to policies set out in Paragraph 207 of the National Planning Policy Framework, 2024 which states;

In determining applications, local planning authorities should require an applicant to 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.¹

This document is produced in accordance with recently published Historic England guidance document 'Statements

of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings
- Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide⁷
- Historic England (2017) The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3⁸

¹ Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework, Page 55, Available at; [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://assets.publishing.service.gov.uk/media/675abd214cbda57cadc3476e/NPPF-December-2024.pdf](https://assets.publishing.service.gov.uk/media/675abd214cbda57cadc3476e/NPPF-December-2024.pdf)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at:

<https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at:

https://www.archaeologists.net/sites/default/files/CIfAS%26GDBuildings_2.pdf

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf

⁷ Historic England (2017) Domestic 1: Vernacular Houses – Listing Selection Guide (Online) Available at <https://historicengland.org.uk/images-books/publications/dlsg-vernacular-houses/heag102-domestic1-vernacular-houses-lsg/>

⁸ Historic England (2017) The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning 3 (Online) Available at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

The following activities will be carried out to reach an understanding of the history of the building and its significance;

- A rapid desk-based assessment
- Rapid documentary research using any secondary research sources i.e., local history texts and OS mapping.
- A rapid physical inspection of the building to gain an understanding of its history, evolution, construction techniques and materials.
- An analysis of the research and inspection findings to establish the significance of the building.
- An assessment of the proposals and their expected impact on the significance of the building.

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue
- Lancashire Historic Town Survey Programme

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

1.4 PREVIOUS INVESTIGATIONS

No previous investigations relating specifically to 4 Abbeycroft appear to have been undertaken, however a number of investigations have been undertaken regarding the building;

- In 1979 an investigation into Abbeycroft was undertaken by Sarah Pearson of the Royal Commission on the Historical Monuments of England.
- In 2010, a detailed, investigation was undertaken by JWRC Chartered Building Surveyors and Historic Building Consultants pertaining to 1 Abbeycroft, for the purpose of gaining listed building consent.
- In 2012, a detailed investigation of 2 Abbeycroft was undertaken in 2012 by respected architectural historian Garry Miller for the purpose of gaining listed building consent.
- In 2020, a heritage statement was produced by an unknown author pertaining to 3 Abbeycroft purposes of obtaining listed building consent. The document has been consulted but contains little useful information on the history and development of the building.

- Whalley was included within the scope of the Lancashire Historic Town Survey Programme with a detailed report being produced which details the history and development of the village, however there are no specific references to Abbeycroft within the report.

The above reports have been inspected and referenced within this report where necessary.

1.5 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

1.6 ACKNOWLEDGEMENTS

We would Like to thank our client, Mr and Mrs Carruthers for this commission.

SECTION 02

UNDERSTANDING THE SITE

2.1 SITE LOCATION AND DESCRIPTION

Abbeycroft is located on the south western fringe of the village of Whalley, in the Ribbles Valley Borough of Lancashire. Located on the south side of 'The Sands,' the site of Abbeycroft is located within the former precinct of Whalley's 14th century Cistercian abbey, the ruins of which are located some 100m to the east and the abbey's imposing former west gatehouse, located some 50m to the north west, both of which make a significant contribution to the character of this part of the village.

Abbeycroft is formed from a row of four terraced properties which are orientated perpendicular to the road and which face south east towards the grounds of English Martyrs Roman Catholic Church, built in 1926 in a mock timber frame style, with the sites divided by a stone-built wall and a line of mature trees. 4 Abbeycroft is accessed from the shared driveway leading southwards from 'The Sands' and passes through a gated access into the gravel parking area to the south of 4 Abbeycroft. A stone-built wall divides the gravel parking area from the main rear garden which is narrow and stretches north westwards from the rear of the building. Two outbuildings, one of brick and one of stone construction straddle either side of the stone garden wall. Looking west along 'The Sands' Abbeycroft forms part of a significant view along the road towards the gatehouse, with the mid-19th century, brick-built railway viaduct in the background.

2.2 BUILT FORM ANALYSIS

Abbeycroft has been examined in detail by a number of previous investigations and is now well documented. As a result, we do not consider any further examination of the building in its entirety to be necessary in this instance.

External Description:

4 Abbeycroft is a stone-built dwelling, of two and half storey in height, and with an appearance consistent with the adjoining properties on the row. The roof is of asymmetrical gable form, with a covering of stone slates and a stone-built ridge stack. The front elevation of the property has a regular and ordered pattern of fenestration, with a doorway to the north end of the elevation, with two 2-light windows to the south and are in alignment with the three 2-light windows to the first floor above. The front door has chamfered jambs and head, with the windows having chamfered surround and mullions. A projecting stone drip courses lies centrally between the ground floor

and first floor openings. A stone-built gable dormer is aligned at roof level with the north window to the first floor. The dormer has a single window opening, with plain stone surrounds. The roof is of gable form, with stone kneelers and chamfered verge copings.

The south gable end of the property is rendered at roof level and has stone ovolo moulded kneelers to the front and rear eaves. The majority of the elevation is now concealed by a late 20th century first floor extension addition.

To the rear elevation, there are no quoins which would have denied the original extent of the building prior to the building of the extension, which is flush with the rear elevation. This would suggest that the rear elevation was rebuilt as part of the construction of the extension, which is also suggested by the consistent appearance of the stonework across the rear. It is unknown if the original quoins were re-used as part of the extension. The rear elevation has a modern doorway, with sidelights and is served by two stone flag steps. The doorway is flanked by a two-light window with a side hung casement. The window style is replicated directly above at first floor level, however the north window to the first floor is of 1-light only.

Internal Description:

On entry into the building, via the front door, one is greeted by a modern staircase leading up to the first floor. Adjacent the staircase to the south, is a modern door leading into the sitting room, with a step up confirming that the floor level has been raised here. Centrally across the sitting room ceiling is a substantial, quarter roll moulded oak beam which is 17th century in date. To the north end of the sitting room ceiling is narrower beam is another timber beam which has two relict mortices for vertical timber posts as well as relict holes for timber staves which would support wattle and daub. It is unknown if this timber beam is re-used from an earlier timber framed structure or if it is contemporary with the build of the extant building but it appears to be similar to one described by Garry Miller (2012) in his investigation of 3 Abbeycroft. The ground floor contains little of interest given the extensive internal renovations.

The first floor has also been extensively renovated and contains little of interest. On approach up the first-floor staircase to the roof void, the elements of the roof structure become evident and one is greeted by the exposed sections of the tie beam, west principal rafter and raking strut of the two timber roof trusses present. To the

roof as well as exposed sections of purlins. The tie beams are chamfered suggesting they are 17th century fabric. The exposed tie beams have a number of empty joist sockets suggesting that the area of the existing staircase was previously floored over and at a lower level than the existing second / attic floor.

On entering the roof void, which has been converted for habitable use, the remaining elements of the roof structure become evident. The two sets of principal rafters are jointed below the ridge beam with timber pegs and the ridge beam is diagonally set. Connections are denoted throughout the trusses with pegged joints and carpenters' marks in the form of roman numerals. Each roof slope has two rows of staggered and trench purlins, which have been roughly converted. The raking strut to the east side of the south truss has been replaced with modern screw fixings evident.

2.3 HERITAGE ASSET DESIGNATIONS

1 – 4 Abbeycroft is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Please refer to Appendix A of this report for the Historic England List Entry.

Both the northwest gatehouse and the ruins of the abbey are both grade I listed and designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest, as well as being scheduled ancient monuments. Please refer to Appendices B and C of this report for the Historic England List Entry.

The application site is within the defined boundary of the Whalley Conservation Area which is a Designated Heritage Asset and is designated as a Conservation Area under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines these areas as being "...of special architectural or historic interest, the character and appearance of which is desirable to preserve or enhance". Please refer to Appendix D of this report regarding the reasons for designation and the elements which contribute to the special interest of the conservation area.

2.4 HISTORICAL DEVELOPMENT

This section is intended to give an account of the historical development of the site based on information obtained from secondary research sources.

Abbeycroft is a stone-built dwelling that appears largely 19th century in character resulting from a complex evolution since its 17th century origins and one that has been investigated previously and is now relatively well documented.

Abbeycroft first appears on an engraving of Whalley Abbey undertaken by Nathaniel Buck dated 1727 (Fig 01). The building is depicted with two doorways to the front of the property in the location of those to the present no.4 and no.2. This would suggest that the other extant doorways were formed from window openings. The building is shown with two window openings to the first floor of the south gable, end, with a small single storey range also to the south gable. Interestingly a number of gable dormers appear to be visible to the front roof slope of the image (approximately six in total).



Fig 01: Image of Abbeycroft as shown on an engraving of Whalley Abbey by Nathaniel Buck, 1727.



Fig 02: Image of Abbeycroft as shown on the Curzon Family Estate Map, 1762

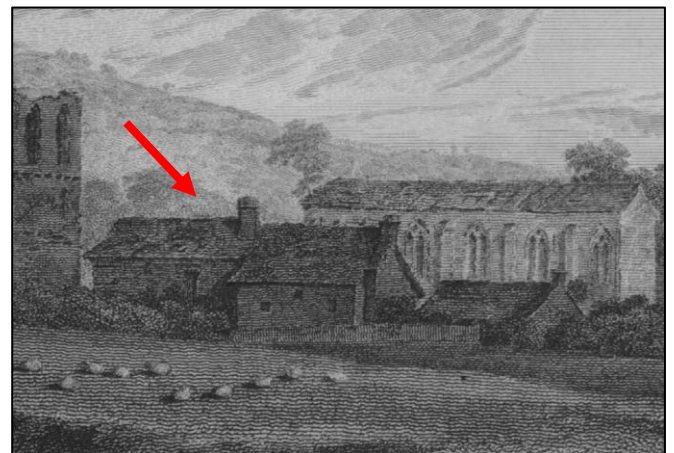


Fig 03: Image of Abbeycroft as contained within Whitaker's History of Whalley, first published in 1801.

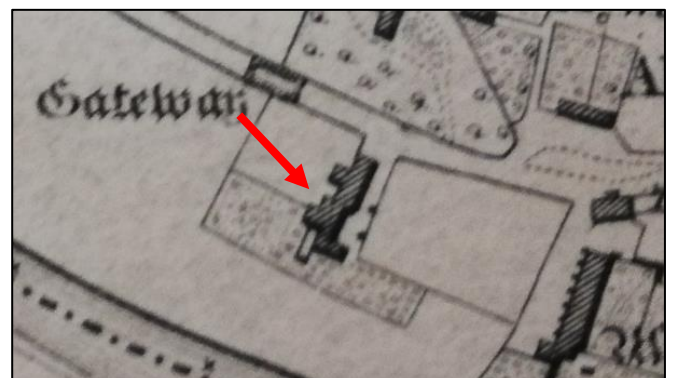


Fig 04: Extract of 1844 OS map (1:10,560) showing Abbeycroft.

The building next appears on an estate map belonging to the Curzon Family (Fig 02) but is a rather crude depiction with little detail but like the Buck engraving, the depiction on the estate map again shows two front doors to the east elevation. A further engraving of Abbeycroft is included within Whitaker's History of Whalley which was first published in 1801 (Fig 03). The image shows the rear west elevation of the building, alongside the ruined north west gatehouse of the former abbey as well as now demolished / altered single storey structures to the south. These structures are shown on a photograph from the second half of the 19th century (Fig 06) showing the frontage of Abbeycroft, with the single storey structures at the end of the range.

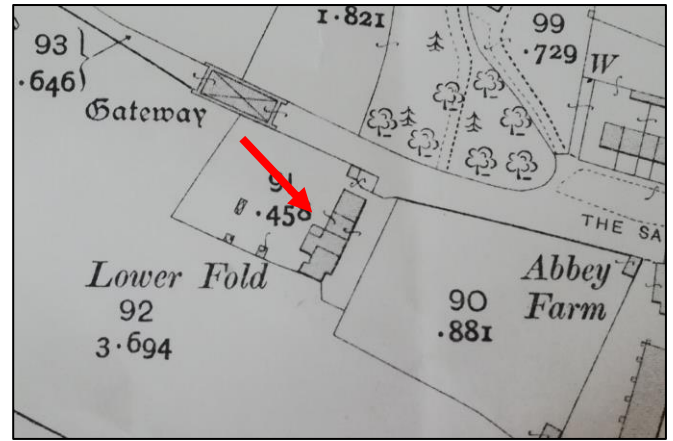


Fig 07: Extract of 1892 OS map (1:2500) showing Abbeycroft.

The structures to the south end of the building appear to be sizeable. However, by 1892, these structures had been reduced in size, with only a section adjoining the south gable end of the two-storey building. The reduced structure is shown on aerial photography of the area from the c.1960's, as well as planning drawings from 1987 and building plans from 1994 which indicate that a first floor extension was added over this part of the building.

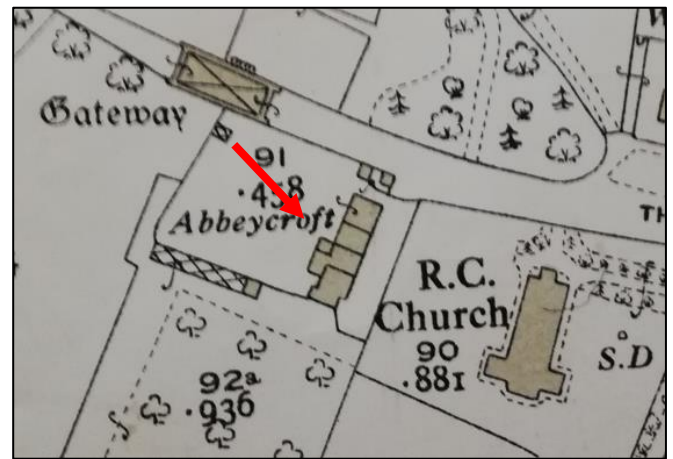


Fig 08: Extract of 1892 OS map (1:2500) showing Abbeycroft.

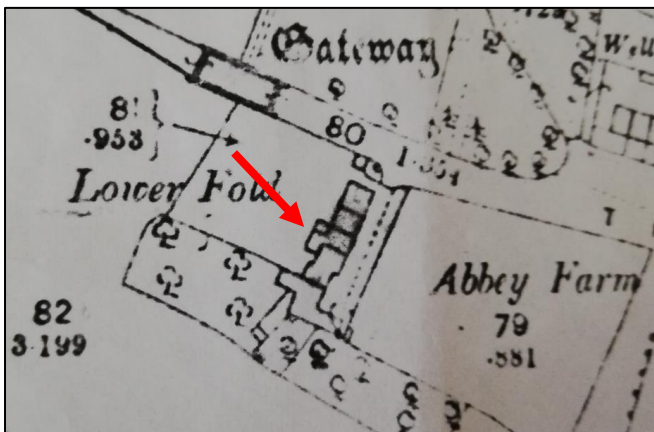
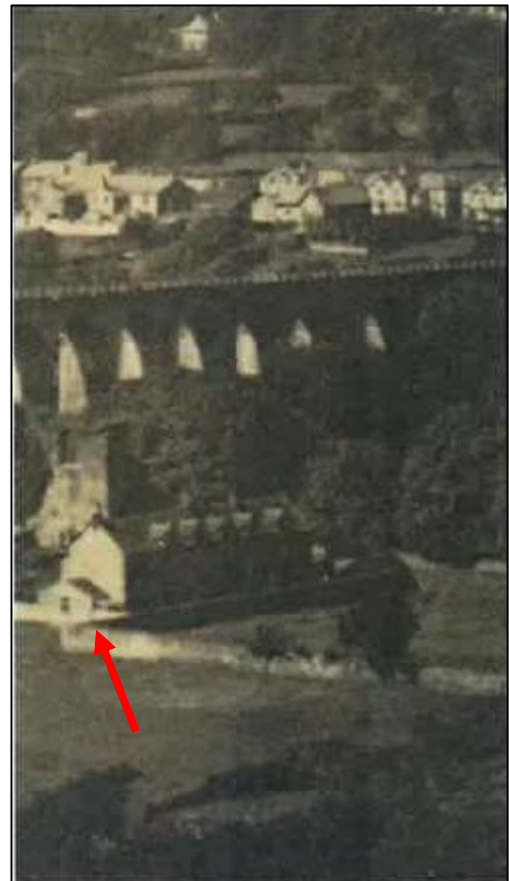


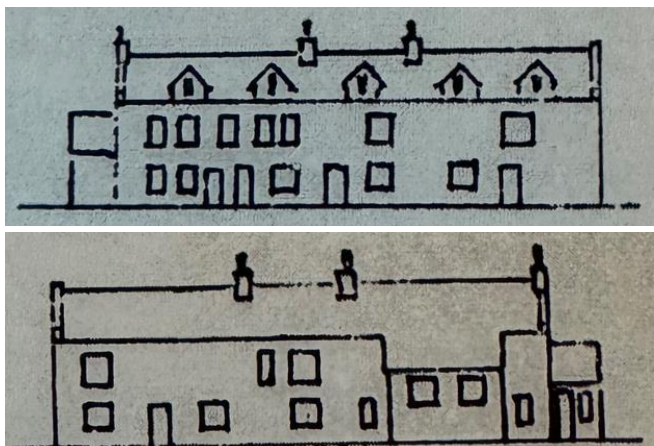
Fig 05: Extract of 1892 OS map (1:2500) showing Abbeycroft.



Fig 06: Late 19th century photograph showing Abbeycroft.



PL09: Aerial view of Abbeycroft dating from circa 1960's.



PL10: Elevation drawings of Abbeycroft from a 1987 planning application and show the ground floor structure present to the south end of the building, prior to the first floor extension above undertaken in the 1990's.

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁹ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of both the farmhouse and barn so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the buildings and both archival and desk-based research. It takes into consideration the significance of both the farmhouse and barn as well as the contribution made by their setting.

For each building, the following heritage interests have been described as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice;

Archaeological interest: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”¹⁰

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”¹¹

Historic Interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹²

3.5 SUMMARY OF SIGNIFICANCE

Combined with the other dwellings at Abbeycroft, 4 Abbeycroft is a building of significance which is recognised by its grade II listed status. This formal designation suggests it is a building of importance from a national perspective in terms of architectural and historical importance and its archaeological, architectural, and historical values combine to form its overall significance.

The building is an example of an early 17th century dwelling, likely of the Yeoman class, which possibly had origins as a timber framed structure and which subsequently underwent a complex evolution with its possible rebuilding in stonework during the 17th century and its later sub-division in the 19th century. In relation to 4 Abbeycroft, it possesses limited features of interest due to past alterations and internal renovation, but what it does possess are of high significance and includes the roof structure as well as the two timber beams visible within the ground floor sitting room. The external elevations are also of great interest and establish the historic character of the building and provide evidence of its historic evolution and include external stonework and window and door openings.

The building is located within the historic core of Whalley and the historic character of the building makes a positive contribution to the public realm from which the building is prominent. This is best experienced in

⁹ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹¹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹² Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

views westwards where the building can be experienced against the back drop of the 14th century north west gatehouse and the mid-19th century railway viaduct, both of which provide a sense of the richness and depth of the village's history.

SECTION 04

DEVELOPMENT PROPOSALS

4.1 INITIAL PRE-APPLICATION ADVICE

The initial development proposals consisted of a proposed two storey extension to the south gable end of the extent building. The existing extension is proposed to be extended by 3.3m in width and 8m in depth to match the existing.

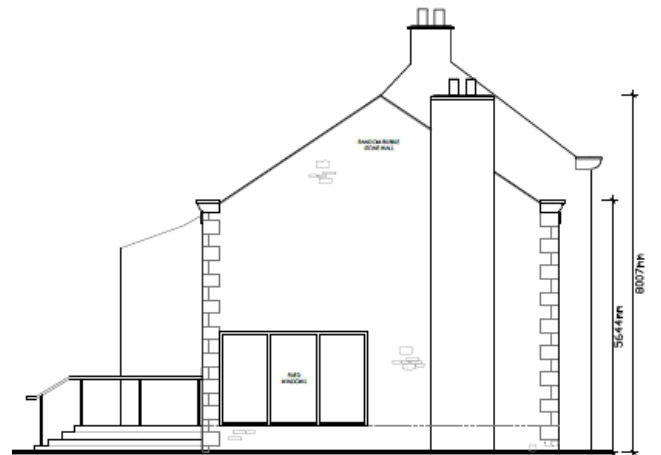
The proposed extension was designed so as to appear as one extension when combined with the existing building as opposed to two separate extensions and overall had a lesser width than the existing historic section of the dwelling. Matching forms and materials were adopted as it was proposed to be stone built and of gable form, with matching roof covering and verge and eaves details. Window details were also to match the host dwelling and be aligned so as to match the existing pattern of fenestration. The only exception being the large fixed glazing and the glazed sliding doors, which would provide contemporary element to the side elevation of the proposal.

The ground floor of the proposed extension will serve as a much needed and better proportioned kitchen and living area to reflect the size of the host dwelling, with the existing kitchen being divided off to form a new utility room.

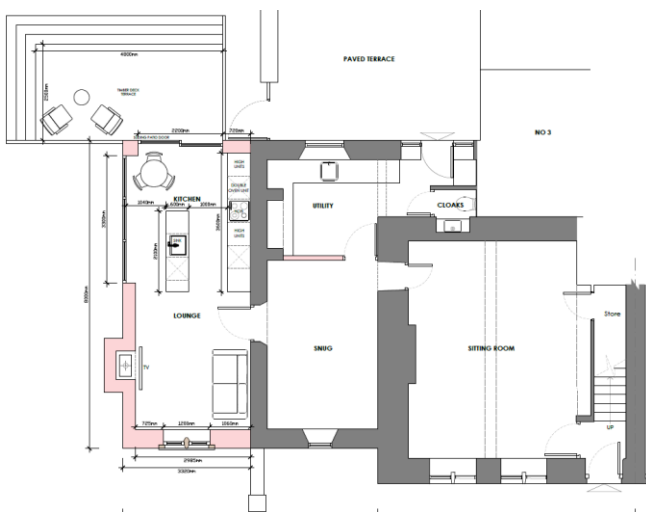
At first floor level, the additional space will create a further bedroom required for this family home.



PL02: Proposed East Facing Front Elevation



PL03: Proposed South Facing Side Elevation



PL01: Proposed Ground Floor Plan



PL04: Proposed West Facing Rear Elevation

The initial scheme was submitted to Ribble Valley Borough Council in April 2023 as part of an application for pre-application advice. Initial comments were received by email in July 2023 which are summarised below;

- Complementary and matching materials considered as positive.
- The lower ridge line, continuation of the set back aspect and complementary roof form suggest subservience.
- Concerns were raised regarding the proposed width of the extension which was considered to be excessive.
- Introduction of uncharacteristic and non-matching materials were considered not to be 'in-keeping' with the host dwelling.
- The existing addition is considered to have reached its limit with regards to enlargement.
- Considered to be less than substantial harm, however no public benefits have been identified and is considered to only provide private benefits. It is therefore not considered to have passed the test laid down by paragraph 202 of the NPPF.

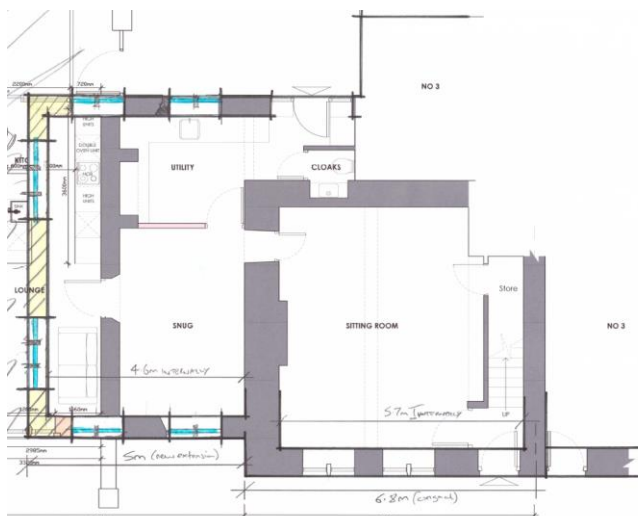
Following this the scheme was simplified but with many of the positive elements identified being retained i.e. materials forms and detailing. The width of the extension was also significantly reduced to create a further degree of subservience.



PL06: Revised East Facing Front Elevation



PL07: Revised South Facing Side Elevation



PL05: Revised Ground Floor Plan



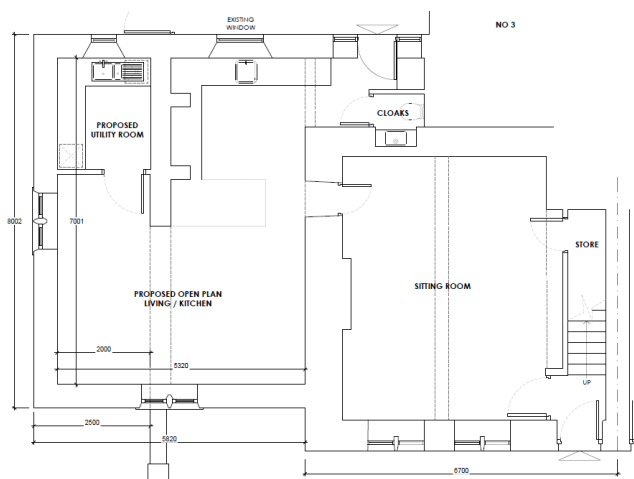
PL08: Revised West Facing Rear Elevation.

The final pre-application advice comments were received in August 2023 and were based on the submission of the revised scheme and is summarised below;

- The revised scheme was considered to be ‘broadly acceptable’ however further changes to the design were suggested and would be required as part of any full submission for planning permission and listed building consent and include;
 - I no set of windows to the front and rear elevations as opposed to two.
 - Reduction in the level of fenestration to the south gable end with the windows needing to be of two panel as opposed to three.
 - Window surrounds should match existing.
 - Confirmation is required that all materials will match those of the existing dwelling.
- Subject to these amendments, it was considered that the scheme would likely be supported.
- The proposal would be re quired to ensure that it does not appear dominant or overbearing and does not afford any opportunity for overlooking resulting in a loss of privacy, provides sufficient privacy distances and does not result in a significant overshadowing impact.
- A flood risk assessment would be required as part of any forthcoming applications for planning permission and listed building consent.

4.2 CURRENT PROPOSALS

The proposals have been revised in line with the comments received from Ribble Valley Borough Council. The number of windows has been reduced, with the adoption of matching stone surrounds. The proposed extension is 2.5m wide (still substantially less than the initial proposal), whilst providing an internal width of 2m which is required to ensure the additional space is useable. The ridge and eaves heights ae also to be matching. The existing materials, forms and details have also been adopted as previous.



PL09: Current Proposed Ground Floor Plan



PL10: Current Proposed First Floor Plan



PL10: Current Proposed East Facing Front Elevation



PL11: Current Proposed South Facing Side Elevation



PL12: Current Proposed South Facing Side Elevation

4.3 FOLLOW-UP PRE-APPLICATION ADVICE

Following the revised proposals, these were submitted to Ribbles Valley Borough Council for a further round of pre-application advice. A response was received in October 2024 and is summarised below;

- The principle of development is secured as the proposal would involve a domestic extension to an existing residence. This is subject to appropriate use of materials and other design considerations.
- The proposed two-storey side extension will result in a relatively substantial footprint increase when viewed in context with the original dwelling. The existing two-storey extension measures approximately 3.32 meters in width, with the proposed addition measuring approximately 2.5 meters externally. The proposed extension overall will measure less than the width of the main dwelling but only marginally, being less than a meter difference. It has been suggested that this is reviewed to obtain a more substantial difference in width where possible between the two-storey extension and main dwelling.
- The proposed window arrangement, being largely consistent with the existing extension is deemed acceptable. The reduced amount of glazing in comparison to the previous submission is definitely an improvement. Stone mullions and single panes in a dual arrangement would likely be required for sufficient integration into the main dwelling.
- Any approval of the two-storey extension would be subject to specific details/samples of materials and window detailing being submitted. This could be dealt with during the course of an application or obtained via condition. It is considered that there is an opportunity to improve the visual amenity of the building by incorporating

appropriate materials into the new extension and removing the rough cast/pebble dash render that currently exists.

- In this sense the proposal would be required to ensure it does not appear dominant or overbearing with regard to nearby adjacent uses, does not afford for any opportunity for overlooking resulting in a loss of privacy, provides sufficient privacy distances and does not result in a significant overshadowing impact. Given the property is the end of a terraced, based on the details submitted, it is not expected that there would be any adverse impact on residential amenity.
- The site does sit within both groundwater and surface water flood risk zone and Flood Zone 2 and 3 and as such a flood risk assessment will need to be submitted with any application. However, as the application is 'minor development' as defined by the NPPF Para 168 a sequential test will not be required.
- Taking account of the above matters, the provision of a two-storey extension may be considered acceptable, subject to further consideration of matters of detail/design and drainage. Precise details of which would need to be submitted with any full application.

SECTION 05

PLANNING POLICY CONTEXT

5.1 NATIONAL LEGISLATION

Abbeycroft is a grade II listed building and as such, the building benefits from statutory protection in the form of national legislation, namely the Planning (Listed Buildings and Conservation Areas) Act 1990 due to their special architectural and historic interest. The Act is the legislative foundation in terms of decision making in relation to both listed buildings and conservation areas.

Section 66 of the Act states that;

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

The building is also located within the defined boundary of the Whalley Conservation Area. The conservation area was formerly designated as such in September 1972 and also benefits from statutory protection within the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

Section 72 of the Act states that;

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

5.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Governments economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving ‘sustainable development.’

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as ‘sustainable development’ and will therefore be considered as unacceptable and will not be supported by decision making

bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

5.3 LOCAL PLANNING POLICY

The relevant local planning policies pertaining to the historic environment are contained within the Ribble Valley Borough Council Adopted Core Strategy which forms the central document of the Local Development Framework (LDF), establishing the vision, underlying objectives and key principles that will guide the development of the borough.

The relevant Local Planning policies consist of the following;

Key Statement EN5: Heritage Assets

The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

Recognising that the best way of ensuring the long-term protection of heritage assets is to find an optimum viable use that strikes the correct balance between economic viability and impact on the significance of the asset. Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.

Carefully considering any development proposals that adversely affect a designated heritage asset or its setting in line with the Development Management policies. Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place. The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

Policy DMG1: General Considerations

In determining planning applications, all development must:

Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE /English Heritage building in context toolkit).
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy DME5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

Environment

1. Consider the environmental implications such as SSSIS county heritage sites, local nature reserves, biodiversity action plan (BAP) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives

sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.

3. All development must protect and enhance heritage assets and their settings.
4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

Other

Not prejudice future development which would provide significant environmental and amenity improvements.

Policy DME4: Protecting Heritage Assets

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings.

I. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and

enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

Whalley Conservation Area Appraisal (2005)

This documents, produced on behalf of Ribble Valley Borough Council, provides a detailed description and analysis of the various features that contribute and form the special architectural and historic interest of the Whalley Conservation Area. It also describes specific strengths, weaknesses, opportunities, and threats in relation to the special architectural and historic interest of the conservation area.

Whalley Conservation Area Management Plan (2005)

This document provides brief guidance and advice for assisting in the preservation and enhancement of aspects of the Whalley Conservation Area.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 ASSESSMENT OF HERITAGE IMPACT

Impact on the listed building

The proposals involve the enlargement of the existing building to the south gable end, resulting in no harm to the historic fabric of the listed building. Therefore, any harm will be considered in relation to the character and appearance of the listed building and the impact on its setting.

Abbeycroft is a stone-built structure, with a defined pattern of fenestration and modest detailing, making the building relatively rustic and reserved in its appearance. The existing addition to the building has achieved subservience through its size and its appearance and has adopted characteristics of the listed building in terms of materials and minimal detailing. This has again been adopted by the now proposed extension in response to the character of the building.

The proposed extension has adopted the use of stone walling, with mullioned two light windows and matching stone surrounds as per the listed building and will have a roof to match the existing extension in both form and materials. Therefore, the extension will match the character of the listed building and its existing modern extension. It is worth noting that whilst the proposed extension is to match the existing built forms, it will still appear as a modern addition to the building and will not compete with the hierarchical standing of Abbeycroft which itself is an imposing structure.

The proposed extension is to be sited in the location of a group of now demolished structures. These structures confirm that the building was historically bigger than existing and that there is a history of built forms to this area of the site until at least the mid-20th century. The setting is largely semi-rural and is characterised by the open land / sites which immediately surrounds Abbeycroft to the north, west, south and east. These areas of land include both natural and built features such as groups of mature trees, the River Calder to the south, the railway viaduct to the west and the abbey gatehouse to the north west, with modern housing developments beyond these. The view of Abbeycroft from 'The Sands' to the north is multi-layered with both the 14th Century Abbey Gatehouse and the mid 19th century viaduct providing a backdrop and is a significant view of high interest. The building itself also features in views looking from these built features of the local streetscape. This view will not be harmed by the

proposals along with the open nature of the buildings surrounding given the small scale of the extension.

The significance of the listed building is derived from its character, remaining historic fabric, its group value with the other properties which comprise Abbeycroft and the setting in which Abbeycroft is experienced. As these important contributors to significance are to remain unharmed, the proposals will no therefore harm the significance of the building.

APPENDIX A

I – 4 ABBEYCROFT: LIST ENTRY

Row of 4 houses, probably originally one, mid C17, altered late C19. Sandstone rubble with roof of slate and stone slate. 2 storeys, with attic and with drip course. Windows C19, chamfered with central mullion. Doors have chamfered stone surrounds. Nos.3 and 4, at the left, is of 5 bays and has stone attic gabled dormers over the 3rd and 5th bays, with one-light chamfered windows. Doors in 3rd and 4th bays. No.2 is of one bay and has a door at the left and has 2 attic dormers. No.1 has a window to the left of and one above the door, and an attic dormer. Chimneys on left-hand gable and between houses. Inside, the door of No.2 opens against a firehood baffle. The heck post and bressumer are moulded and stopped. Above the bressumer is a ceiling beam, 2 studs remaining of the plastered infill which must have joined them. Nos.3 and 4, not accessible at time of survey, but said to have bressumer for a firehood which backed onto that in No.2, and an outshut which contains a dog-leg stair with turned balusters and moulded handrail. Nos.2 and 3 have ceiling beams with quarter-round mouldings. Interior of No.1 said to contain no C17 features. RCHM report by Sarah Pearson dated August 1979.

APPENDIX B

NORTH WEST GATEWAY: LIST ENTRY

Gateway to Whalley Abbey (q.v.), early C14. Sandstone rubble with upper storey now roofless. 2 storeys. East and west walls each have outer buttresses with offsets and a pointed arch chamfered in 2 orders springing from responds which have capitals and an inner order with 2 quarter-round mouldings and a fillet. Inside, the passage between the archways is rib-vaulted in 8 bays. Between the 5th and 6th bays from the west is an intermediate wall with large and small entrances, the former with segmental arch, the latter with a pointed one. In the north wall are 2 doorways with pointed heads, one blocked. In the south wall there is a similar blocked doorway. The upper storey has 3 3-light windows on both the north and south sides. Scheduled Ancient Monument.

APPENDIX C

WHALLEY CISTERCIAN ABBEY LIST ENTRY

Reasons for Designation

From the time of St Augustine's mission to re-establish Christianity in AD 597 to the reign of Henry VIII, monasticism formed an important facet of both religious and secular life in the British Isles. Settlements of religious communities, including monasteries, were built to house communities of monks, canons (priests), and sometimes lay-brothers, living a common life of religious observance under some form of systematic discipline. It is estimated from documentary evidence that over 700 monasteries were founded in England. These ranged in size from major communities with several hundred members to tiny establishments with a handful of brethren. They belonged to a wide variety of different religious orders, each with its own philosophy. As a result, they vary considerably in the detail of their appearance and layout, although all possess the basic elements of church, domestic accommodation for the community, and work buildings. Monasteries were inextricably woven into the fabric of medieval society, acting not only as centres of worship, learning and charity, but also, because of the vast landholdings of some orders, as centres of immense wealth and political influence. They were established in all parts of England, some in towns and others in the remotest of areas. Many monasteries acted as the foci of wide networks including parish churches, almshouses, hospitals, farming estates and tenant villages. Some 75 of these religious houses belonged to the Cistercian order founded by St Bernard of Clairvaux in the 12th century. The Cistercians - or "white monks", on account of their undyed habits - led a harsher life than earlier monastic orders, believing in the virtue of a life of austerity, prayer and manual labour. Seeking seclusion, they founded their houses in wild and remote areas where they undertook major land improvement projects. Their communities were often very large and included many lay brethren who acted as ploughmen, dairymen, shepherds, carpenters and masons. The Cistercians' skills as farmers eventually made the order one of the richest and most influential. They were especially successful in the rural north of England where they concentrated on sheep farming. The Cistercians made a major contribution to many facets of medieval life and all of their monasteries which exhibit significant surviving archaeological remains are worthy of protection.

Although some of the buildings associated with Whalley Abbey have either been demolished and partly built over by later structures or remain in present day use, large areas of the medieval abbey remain unencumbered by modern development and contain extensive upstanding remains of medieval fabric. These include the east and south ranges of

the cloister, parts of the abbot's lodgings, the north west gateway, the north east gateway, Peter of Chester's chapel, and the foundations of the nave. Additionally limited excavation of the site during the 1930's has shown that buried remains of the abbey survive well beneath the later structures.

Details

Whalley Abbey is located in the valley of the River Calder towards the south west end of Whalley village. It includes the upstanding and below ground remains of an abbey founded by the Cistercian order in the late 13th century and dedicated to St Mary the Virgin. The monument is divided into two separate areas. The monument is constructed of dressed sandstone. The most visible remains are the north east gateway, the north wall with round bastions along the roadside, the upstanding ruins of the east and south ranges of the cloister, the abbot's lodging, Peter of Chester's Chapel, the north west gateway, and the foundations of the nave. The well preserved standing remains demonstrate the usual layout of a Cistercian abbey but not the standard orientation. Traditionally monastic buildings were laid out so that the church ran east-west and formed the north range of a four-sided complex known as the cloister. Domestic buildings such as the kitchens would then form the south range, buildings such as the parlour, chapter house and abbot's lodgings would form the east range, and the lay-brothers' quarters would form the west range. At Whalley however, to enable the best use of the water supply provided by the River Calder, it was found necessary to dispense with the usual orientation and align the church on a NNW-SSE alignment, thus the church formed what amounted to the NNE range. For convenience the buildings are described as if normally orientated east-west. The earliest standing remains at the site of Whalley Abbey is the late 13th century chapel built by Peter of Chester, rector of nearby Whalley church, who died in 1295. The oldest part of the abbey is the north west gateway on which work began in 1320. Building of the church began ten years later and was completed in 1380. The cloister, abbot's lodgings and infirmary were completed by the 1440's. The south transept of the church, like virtually the whole of the church, survives only as foundations. It had three chapels at its eastern end. At the south end were the night stairs to the monks' dormitory and there are also remains of a doorway to the sacristy or vestry in the south wall. Also within the south transept are fragments of three tombstones, two of which have lettering indicating they are the tombs of John Walton, a 'monk of this monastery', and Thomas Wood, one of the priors of the monastery. The north transept is larger than the south

transept and also contains three chapels on its east side. A further four fragments of inscribed tombstones are located in the north transept. Separating the two transepts is the crossing, above which rose the central bell tower. Two of the bases of four large piers which supported the tower remain. To the west of the crossing are foundations of the choir stalls. West of the choir is the nave which was 52.5m long with north and south aisles. The bases of four pillars of the arcades separating the aisles from the nave remain on each side. A section of the south wall of the nave survives up to a height of c.3m. A later wall runs across the western end of the nave; beyond this the nave lies buried partly beneath the present English Martyrs' Catholic Church and an open area between this present church and the west range of the abbey's cloister. East of the crossing is the presbytery which was enclosed by a high screen on all sides except the west. Surrounding the presbytery is an ambulatory or processional path which would be used for the procession at high mass on Sundays or on festivals. At the east end of the presbytery a modern high altar has been reconstructed on the site of the original. In the north ambulatory are the remains of a tombstone depicting the coat of arms of the de Lacy family, the founders of the abbey. The cloister measures approximately 37m by 35m and had walkways on all sides. The north range is formed by the nave of St Mary's Church. The remainder of the cloister buildings survive up to 4m high in places. The east range was a building of two floors. On the ground floor, immediately south of the south transept, is the sacristy. Beyond this are three doorways; the first is finely decorated, flanked by two windows, and gives entrance into the vestibule of the chapter house. The chapter house is located at the rear of the east range and is an unusual octagonal shape. It contains two areas of original tiled flooring and was the daily meeting room of the monks. Beyond the vestibule is a door to the parlour and, beyond again, the entrance to the slype or passage which led through the east range to the abbot's house and infirmary. Above this range of buildings would have been the monks' dorter or dormitory. At the eastern end of the cloister south range is a doorway giving access to the day stairs which led to the monks' dorter. Next to this is the doorway to the warming house where a fire would be lit during the winter months. Adjacent to this doorway is the stone canopy and drain of a washing trough or lavatory where the monks washed their hands and feet prior to entering the refectory or dining hall. Only the site of the entrance to the refectory building remains. Adjoining the refectory is the doorway to the kitchen and beyond are remains of a narrow staircase leading to the west range. The west range is the most complete; it was the lay-brothers' dorter. It still stands to its original full two storeys and is roofed. In the time of the abbey it had a dormitory on the upper floor and a refectory below. At the southern end of the cloister east range, across the slype, is the monks' day room, a long narrow building still containing some of its original windows and a fireplace. At the south

east corner of this building is a passageway leading to the rere-dorter or the monks' lavatory. Beneath the rere-dorter is the abbey's main drain. A short distance to the north of the drain are the low walls of the abbot's lodgings, built by Abbot Paslew in the 16th century. An entrance door at the west leads into the parlour. This room has a small projecting room at the south west corner and the base of a spiral stair at the north east corner which led to the upper storey. A doorway leads from the parlour into the dining room. There are traces of a stone screen parallel to the north wall together with traces of two windows, a doorway, and a hearth with an adjoining window recess. The ruined standing walls overlying the eastern end of the abbot's lodgings and the site of the abbey's infirmary are the remains of the long gallery, built in the latter half of the 16th century, after the dissolution of the abbey, by the Assheton family as part of their new manor house. Other sections of this manor house remain in use, now used as a conference centre. South of the long gallery are the upstanding ruins of the abbot's kitchen, which may also have served as part of the infirmary, together with the foundations of other rooms associated with the abbot's lodgings. Nearby are remains of the infirmary chapel which contains three windows, and the remains of the late 13th century chapel built by Peter of Chester which contains two small windows in the east wall. The present entrance to the abbey grounds is through the north east gateway which was completed in 1480. Centrally placed inside the gateway are the two passageways for vehicles and foot passengers complete with what are thought to be the original wooden doors decorated with iron studs. On the west side of the door, housed in a projecting turret, is a spiral stone staircase which gives access to an upper room and to the roof. On the north side of the gatehouse are two single-light windows, two stone shields, and a central niche which would have originally contained a religious figure but now contains a 17th century carved wooden figure. To the east of the gateway is the porter's lodge, now functioning as the ticket office, and further to the east, beneath the single storey range of 17th century buildings associated with the Assheton mansion, the abbey stables would have been located. To the west of the gateway there is a roadside wall running initially north then turning west and continuing as far as the English Martyrs' Church. Along the wall's western length are two projecting round bastions. About 130m beyond the western end of this wall is the abbey's north west gateway, construction of which is thought to have commenced about 1320. It is built of sandstone rubble and has two storeys, the upper of which is now roofless. It is a substantial structure measuring approximately 25m long by 11.5m wide. Inside there is stone vaulting throughout, and approximately a third of the way from the east end are two passageways, one for vehicles and the other for pedestrians. In the eastern or inside portion of the gateway are the two side doors, now blocked up; the one on the south probably led to a now demolished guest house, the one on the north gave access

to a staircase leading to the upper floor and to the lodgings of the vicar of Whalley. There is another door in the western or outer part of the gatehouse, which would have been used by local people who wanted to see the vicar. The upper floor of the gatehouse is a large room with three three-light decorated windows on the north and south sides and one on the east and west sides. On the north sides there are traces of the doorway which provided an entrance to the room from the stairway. The room was probably used as a chapel for the guests. Whalley Abbey was constructed in response to the pleas for a move from the monks at the Cistercian abbey of Stanlow in Cheshire, which was suffering from periodic flooding from the adjacent River Mersey during the latter part of the 13th century. Negotiations to move to Whalley began about 1279 but it was not until 1296 that Abbot Gregory and a party of about 20 monks arrived to take possession of the Rectory House, built by the recently deceased Peter of Chester. Initially work on the abbey construction at Whalley was slow as a series of legal disputes with nearby Sawley Abbey and then with the Bishop of Lichfield involved both time and money. A further move, this time to Toxteth near Liverpool was considered, but papal refusal to grant this move in 1319 eventually saw work begin in earnest on construction of the abbey. Work commenced on the north west gateway the following year; construction of the church began ten years later and was completed in 1380; and the full set of abbey buildings including cloister, abbot's lodgings and infirmary were finished in the 1440's. In 1480 further construction work saw the completion of the north west gateway and in the 16th century the abbot's lodging was reconstructed and a Lady Chapel added by the abbot, John Paslew. The abbey was dissolved by Henry VIII in 1536, however Paslew became involved in the Pilgrimage of Grace which broke out in opposition to the king's religious changes and paid for this with his life, being executed for treason the following year at Lancaster. After the dissolution the abbey lands and manor of Whalley were bought by John Braddyll and Richard Assheton in 1553, the latter obtaining the monastic site and its buildings. Throughout the following century the Assheton family gradually continued the conversion of the abbey to a private residence. The abbot's house and infirmary buildings were dismantled down to the foundations and on the site a large dwelling house which survives today was built. Further demolition took place about 1660 when the greater part of the church, the monks' dormitory and the south side of the cloister were demolished. From the 18th century the abbey passed through the hands of various families until 1923 when the house and abbey grounds were bought by the diocese of Manchester. Three years later it was purchased by the new diocese of Blackburn. The abbey's north west gatehouse, the land on which it stands but not including the highway, and a strip of land to the north of the gatehouse, were all taken into the guardianship of the State in 1971. Limited antiquarian excavations in 1798 and again in 1813 located a number of skeletons beneath the floor of the

presbytery and parts of the gravestone of William Lindley, a 14th century abbot. In the 1930s limited excavation again took place when the site, which was partly used as a garden and partly left as rough ground, was cleared and the foundations of the church were traced and outlined in stone. A skeleton found below the de Lacy tomb in the north ambulatory is thought to have been one of the founder's family. All the buildings on the site, including the remains of the abbey and all its buildings, the north west gateway, the cloister west range and Assheton's manor house and its associated buildings, are all Listed Grade I. A number of features are excluded from the scheduling: these comprise all the buildings in present day use including the conference house; the porter's lodge which now functions as a ticket office, the range of 17th century buildings adjacent to the porter's lodge which now house the abbey's historical display and gift shop, and the portion of English Martyrs' Church building overlying the western end of the church nave. This church is a Listed Building Grade II and known locally as the Abbey Presbytery. The west range of the cloister, although roofed and in use as a church hall in the past, is included in the scheduling as it is a substantial medieval building now abandoned and in disrepair. The surface of the area of the ground lying between the English Martyrs' Church building and the west range of the cloister, which overlies the western end of the abbey church nave, is also excluded as is a greenhouse and building in the garden south of the cloister, all modern walls and fences, the surface of all access drives and paths, and the surface of the road way beneath the north west gateway, although the ground beneath all these features is included.

APPENDIX D

WHALLEY CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The Whalley Conservation Area was designated on 11th September 1972. The special interest that justifies the designation of the Chatburn Conservation Area derives from the following features:

Whalley is located on the River Calder in Lancashire, surrounded by rolling hills which provide both limestone and sandstone for building. The small town is notable for the ruins of a late 13th century Cistercian abbey, part of which is still in use as a conference centre, and for St Mary's and All Saints' Church, with its attractive churchyard in which are three Saxon crosses. King Street, the principal commercial street, contains four 18th century (or earlier) inns and a variety of small, mostly locally owned shops. Although 20th century housing development has impinged somewhat to the north of the town, the river setting and the many fields and open green spaces of Whalley provide an attractive rural character to the conservation area.

Whalley is notable for the following townscape features

- Riverside location, enclosed by hills on three sides
- Ruins of Whalley Abbey including the 17th century house now used as a Conference Centre
- 14th century parish church of St Mary and All Saints
- Whalley Railway Viaduct to west of town, crossing the Calder Valley
- 17th, 18th and mainly 19th century buildings along King Street and Church Lane
- Long views across the river Calder and up to the surrounding hills

Addendum to the Design and Access Statement – June 2025

4 Abbeycroft, The Sands, Whalley, Lancashire Proposed Two-Storey Side Extension

This addendum is submitted in support of the full planning application for a two-storey side extension to 4 Abbeycroft, an end-of-mews residential property located in Whalley.

The applicant wishes to respectfully dispute the claim made by Ribble Valley Borough Council that the proposal site lies outside the residential curtilage of the host dwelling. For clarification, there is a long-established parcel of land to the side of the existing property which has been continuously used as residential garden ground for several decades. This includes its consistent maintenance, domestic use, and physical integration with the main dwelling, supporting its classification as residential curtilage.

The site's use as garden ground has been uninterrupted and clearly associated with the domestic function of the dwelling. As such, the applicant maintains that this portion of land forms part of the established residential curtilage and that a householder application would have been the appropriate route.

However, in the interest of resolving the matter efficiently and progressing the planning process constructively, the applicant has submitted this proposal as a full planning application, while maintaining their position regarding the nature and use of the land in question.

It is also important to note that a previous pre-application enquiry was submitted to the Council (REF: ENQ 00026), during which the principle of the proposed development was not opposed. The earlier advice received did not raise any concern regarding the use of the land as residential curtilage, nor did it indicate any policy-based objection to the nature or scale of the proposed extension.

The applicant therefore trusts that this clarification will be taken into account in the assessment of the current application and that the established use and history of the land will be given appropriate weight in determining its curtilage status.