DESIGN, ACCESS STATEMENT

& HERITAGE STATEMENT

TO SUPPORT LISTED

BUILDING CONSENT APPLICATION

For

Installation of Demountable Flood Barrier to External Doors & Installation of Anti-Flood Airbricks

At

Gardeners Cottage & Whalley Lodge,
Whalley Abbey,
The Sands,
Whalley,
Clitheroe,
BB7 9SS

Prepared on behalf of

The Diocese of Blackburn
Clayton House
Walker Office Park
Blackburn
BB1 2QE
1.0 Introduction

This Statement forms part of the Listed Building Consent application for the Installation of demountable flood barriers to the external doors of Gardeners Cottage and Whalley Lodge, which are located within the curtilage of the Grade 1 Listed Whalley Abbey. The application also seeks consent for the installation of anti-flood air-bricks to the existing air bricks to Gardeners Cottage.

Reference should be made to drawings and supporting documents that are accompanied the Listed Building Consent Application.

2.0 Site & Historical Context / Significance

Gardener’s Cottage and Whalley Lodge are within the curtilage of the Grade 1 listed Whalley Abbey. The statutory listing description is included to the rear of this document.

The proposed installation of the demountable flood barriers and replacement air bricks will have a minimal impact on the character and listed status of the properties, and this will be minimised by careful detailing as described below.

In addition, the proposals will provide protection to the property in response to recent flood event experienced in the locality, and ensure the long term protection and sustainability of the property.

3.0 Proposal / Design Concept

Demountable Flood Barriers

The application seeks Listed Building Consent to install demountable aluminium flood barriers to each of the external doors of both Gardener’s Cottage and Whalley Lodge, to enable the occupants to erect temporary barriers in the event of a flood.

There are 5no. external doors in total to the two properties:

- Door Ref: D1 – Gardeners Cottage – Front Entrance Door
- Door Ref: D2 – Whalley Lodge – Side Entrance Door
- Door Ref: D3 – Whalley Lodge – Rear Entrance Door
- Door Ref: D4 – Whalley Lodge – Rear Patio Doors
- Door Ref: D5 – Gardeners Cottage – Rear Entrance Door

The proposed installation will be largely reversible, with aluminium end–posts fixed to the existing masonry reveals, to enable demountable aluminium plates to be inserted when required. Typical details of the demountable barrier / systems are attached with the application.

The proposed end–posts will be polyester powder coated, colour to match the existing door in their respective positions (black or rosewood as appropriate).

Installation works to the rear patio doors to Whalley Lodge (Door Ref: D4) will also entail minor works to uplift the existing flagged step detail and reform this plinth / step detail prior to reinstating the flag / paved finishes.
Air Bricks

The existing air bricks located to Gardeners Cottage are to be removed / replaced to incorporate anti-flood air bricks, as per the typical detail on the data sheet attached with the application.

The existing cast iron air brick grill / covers are to be carefully removed, ensuring no damage is made to the adjoining stonework. The new anti-flood air bricks are to be installed, recessed within the existing openings, and the original cast iron covers reinstated thereby minimising visual impact of the listed character of the property.

4.0 Conclusion / Assessment of Impact on Historical Significance

The application seeks Listed Building Consent for the installation of flood barriers to external doors, and the installation of anti-flood air bricks. The proposals have been carefully detailed, to have minimum visual impact, whilst ensuring the long term protection of the building from damage in the event of a flood.
Appendix A – Statutory Listing Description

Name: WHALLEY ABBEY  
List entry Number: 1164643  
Location  
WHALLEY ABBEY

<table>
<thead>
<tr>
<th>County</th>
<th>District</th>
<th>District Type</th>
<th>Parish</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lancashire</td>
<td>Ribble Valley</td>
<td>District Authority</td>
<td>Whalley</td>
</tr>
</tbody>
</table>

National Park: Not applicable to this List entry.  
Grade: I  
Date first listed: 13-Feb-1967  
Date of most recent amendment: Not applicable to this List entry.

Details  
WHALLEY SD 73 NW 2/51 Whalley Abbey 13-2-1967 GV I

Cistercian monastery. West range of cloister now used as Roman Catholic church hall. Assheton mansion now a conference centre. Building work begun c.1320. Abbey church begun in 1330 and finished in 1380. East range of cloister late Cl4. Infirmary and Abbot's lodgings complete by 1440s. In 1480 the north-east gateway was built, and the Abbey was dissolved in 1537. The site was bought by the Assheton family, who subsequently converted parts of the Abbot's house and Infirmary into a residence, which was complete by c.1680. This house was restored and extended in the mid C19. In the 1930s the site was excavated and the foundations discovered were exposed and consolidated. Only the foundations of the church remain. The west range of the cloister is of a full 2 storeys and is roofed. The south wall of the cloister is incomplete but includes a lavatory with moulded arch. The east range is more complete and includes a doorway with a fleuron order leading into the chapter house vestibule. At the south end of this range is the rere-dorter, with the drain passing through pointed arches. Between the east claustral buildings and the Assheton mansion the foundations of the chapter house and part of the Abbot's Lodgings are exposed. The southern part of the west wing of the mansion is now roofless. It contained Assheton's long gallery on the 1st floor and incorporates part of the Abbot's kitchen. The north-west wing of the mansion is C19. The entrance to the house is through a 1st floor porch reached by a flight of stone steps. Inside, the mansion has a deeply-moulded pointed arch on the ground floor, a window of 2 trefoiled lights now in an internal wall, and large deeply-chamfered joists supporting the floor of the hall on the 1st floor above. This hall has a stone fireplace with segmental arch, with a C19 fireplace within. The roof is of c.1500 with king posts rising from high collars with moulded arch braces. Between the purlins and principals are carved triangular braces. On the north-east side of the mansion is a courtyard enclosed by stone walls, with single-storey C17 buildings on the east and north sides. The north-east gateway is of 2 storeys and has an embattled parapet and diagonal buttresses. The arches are pointed and moulded. The north part of the interior has a tunnel vault which appears to be of post-Reformation date. Ashmore, O., A Guide to Whalley Abbey, 4th ed. 1981. Scheduled Ancient Monument.