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CHARTERED ARCHITECT

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HERITAGE STATEMENT
PROPOSED REPLACEMENT GARAGE AT THE REAR OF 26 THE SANDS , WHALLEY

Site

The site is an existing garage/parking plot at the rear of 26 The Sands and has a timbered single garage of no significant or historical importance with redundant open space within the curtilage of the applicant's property. There are other similar garages adjacent to the plot. Access is directly off the public right of way as the existing arrangement. The boundary to two sides of the site is made up of random rubble stone and timber fencing.

The site is within the Conservation Area of Whalley and No 26 The Sands and the neighbouring houses in the row are designated as Buildings Of Townscape Merit (significant buildings) and subject to an Article 4 direction. This has not been implemented to date.

The house is one of a row of Tudor Revival cottages dating from 1882. The plot is located approximately 200 yards from the site of the 14th Century Cistercian ancient monument of Whalley Abbey and it's related grounds and buildings.

The Sands forms part of a distinct character area within the Conservation Area.

Proposal

The proposal shows the demolition of the pre-fabricated timbered garage and replace this structure with a new double garage constructed from random rubble stone and slate roofing material with a feature timbered gable to the south elevation which replicates the Tudor pattern of the house. An Archeological watching brief will be undertaken during the groundworks in accordance with policies PPS5 and HE12.3 as there is potential to encounter archeological deposits associated to the particular use of the precinct in this area.

As the site is close to the Cistercian monument and other significant listed buildings , the design proposal respects the context and provides a significant architectural improvement to the plot whilst maintaining the existing use as an amenity/parking area for No 26.

The enclose documents show a series of maps extracted from recent expert studies which explain the history of the area and substantiates the importance of the locality and why the proposal has been designed to respect the immediate surroundings.

Documents consulted include :-

Whalley Historic Town Assessment Report (2006 (LCC)

Whalley Conservation Area Management Guidance (Public Consultation 2005)

Peter Hitchen

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