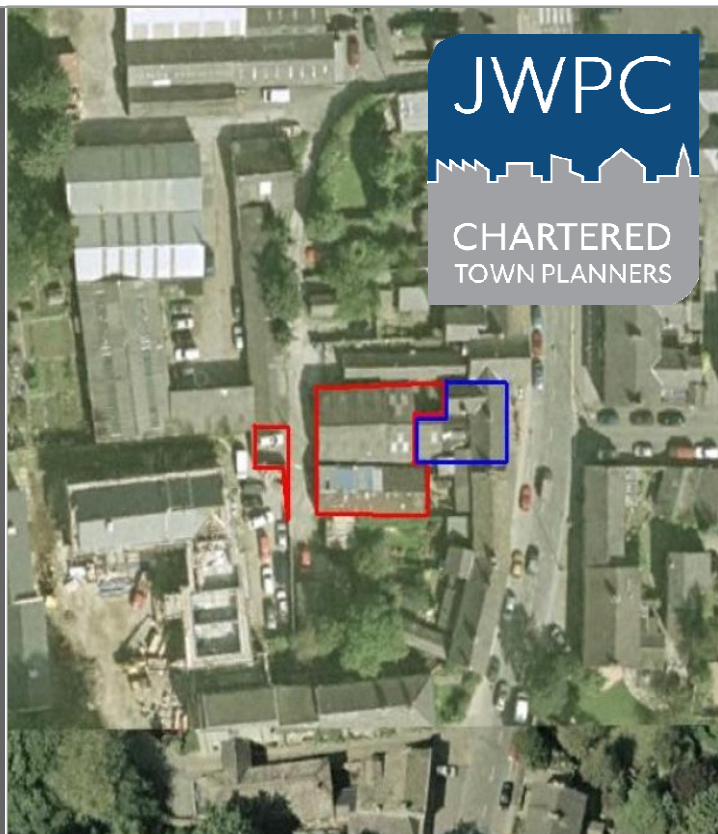


## Rear of 19-21 King Street Whalley

Demolition of industrial and  
storage buildings and  
regeneration of site to provide  
3 no. two-storey dwellings



**JWPC**

CHARTERED  
TOWN PLANNERS



Client:  
Mr Jim King

**Heritage**

**Asset**

**Statement**

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## **1. Introduction**

- 1.1 This Statement has been prepared in support of a full planning application and demolition within a conservation area, for the removal of two commercial buildings to the rear of 19-21 King Street, Whalley; and the regeneration of the site to provide 3 no. two-storey dwellings (one detached and one pair of semi-detached).
- 1.2 The site falls within the boundary of the Whalley Conservation Area, and as such, it must be demonstrated (as a requirement of prevailing planning policies) that the proposed development will serve to conserve and enhance local historic qualities.
- 1.3 A review is provided within the following chapters of the local historic setting and how the proposed scheme responds to this. This Heritage Asset Statement should also be read closely alongside the Planning Support Statement, which has also been prepared by JWPC Limited and provides further detail regarding the site context.
- 1.4 Should further information be needed by the local planning authority (LPA) to assist determination, then it is requested that the Agent (JWPC Limited) is contacted as soon as possible.

## 2. Historical Context

- 2.1 The planning application site falls within the boundary of the Whalley Conservation Area. The settlement has a rich history which dates back to the Roman occupation of the country, and today features a wide range of buildings of differing architectural styles.
- 2.2 The Conservation Area Appraisal published by Ribble Valley Borough Council details how Whalley is notable for the following townscape features:
- Riverside location, enclosed by hills on three sides;
  - Ruins of Whalley Abbey, including a 17<sup>th</sup>-century house now used as a conference centre;
  - 14<sup>th</sup>-century parish church of St Mary's and All Saints;
  - Whalley Railway Viaduct to the west of the town, crossing the Calder Valley;
  - 17<sup>th</sup>, 18<sup>th</sup> and mainly 19<sup>th</sup>-century buildings along King Street and Church Lane; and
  - Long views across the River Calder and up to the surrounding hills.
- 2.3 The Conservation Area recognises King Street as a dense area where buildings sit at the back of the pavement with concealed rear gardens. It is acknowledged within the Conservation Area Appraisal as a specific Character Area, which has long provided a centre for commerce and business.
- 2.4 Many of the buildings within this Character Area comprise long rows of two- or three-storey houses, with ground-floor shops. These buildings commonly lie at the back of the pavement without any front gardens, providing a sense of enclosure. The buildings are usually built in local stone, brick, or sometimes render.
- 2.5 The planning application site lies to the rear of a row of characterful buildings to the west of King Street, which for the most part cannot be seen from important historic viewpoints. Accessed from Back King Street, this area has a dense commercial character. Further to the west of the site, the village has developed a more residential character, and a number of existing dwellings have been constructed on land previously occupied by a historic corn mill (originally built in the 1930s).
- 2.6 Whilst the planning application site does not receive a specific mention within the Conservation Area Appraisal, the existing industrial and storage buildings are understood to date back to the 1970s and were built as general purpose large-span buildings, which over a period of time have been used for a variety of purposes. It is known that in the 1970s they were used to garage postal vehicles.

- 2.7 However, at present, the building to the south is leased on a short-term basis to a vehicle repair group and the building to the north is used as part of 'country furniture', which deals in bric-a-brac and antiques.
- 2.8 The buildings are constructed of brick and blockwork walls, with profiled sheet roofs. Their design indicates that they were constructed purely for functional purposes and the buildings are considered to have no historic merit.

### **3. Planning Policy**

- 3.1 Whilst a full breakdown of relevant planning policies relating to the planning application is contained at Chapter 4 of the Planning Support Statement, the paragraphs below will outline relevant national and local guidance regarding the conservation and enhancement of the historic environment.

#### **National Planning Policy Framework (NPPF)**

- 3.2 Chapter 12 of the NPPF is dedicated to the conservation and enhancement of the historic environment. At paragraph 131 it sets out how, in the determination of planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

#### **Development Plan**

- 3.3 Core Strategy Policy DME4 sets out that in considering development proposals, the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings. Proposals within, affecting views into and out of, or affecting the setting of a Conservation Area will be required to conserve and, where appropriate, enhance the character and appearance of those elements which contribute towards its significance. 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.

## 4. Heritage Considerations

- 4.1 The current planning application seeks consent for the demolition of the existing industrial and storage buildings, and their replacement with 2 no. semi-detached and 1 no. detached dwellings. Whilst the brick/blockwork and profiled sheet roof buildings have played a small role within the village's commercial centre, the buildings cannot be considered to maintain any kind of architectural merit. Given their current condition, they are presently considered to form a negative aspect of the Whalley Conservation Area and their removal presents an opportunity to enhance the historic setting.
- 4.2 The new proposed dwellings are intended to be similar in scale and design to the existing dwellings and business premises along King Street. Materials will consist of natural stone walls with reclaimed natural slate roofing and softwood painted doors and windows, which are intended to promote local distinctiveness, whilst not diverting visual attention away from the more historic elements of the Conservation Area. The new proposed dwellings will not be seen from key vantage points along King Street, but will ultimately maintain the historic character in this particular locality. The proposed dwellings have been designed to reflect the village centre density whilst still providing a good level of amenity for future occupants.
- 4.3 Material weight should be afforded to comments raised by the Planning Officer in the determination of Applications Ref: 3/2011/0044/P and 3/2011/0045/P (for which planning consent is now sought on the basis of the same approved plans). Within the Committee Reports for these applications, it was acknowledged that the existing buildings do not make any positive contribution to the appearance and character of the Conservation Area. It was stated that the proposed dwellings would *'significantly improve visual amenity and will enhance the appearance and character of the Conservation Area'*. As little has changed on the site since the writing of this Committee Report, it is perceived that the development scheme should again be considered positively and the wider benefits should be recognised by the local planning authority.
- 4.4 On the above basis, works to regenerate the site are considered to fully comply with guidance contained at Chapter 12 of the NPPF and Core Strategy Policy DME4.

**JWPC Limited**

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