

Peter Hitchen Design Ltd
Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE

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HERITAGE STATEMENT

PROPOSED SINGLE STOREY EXTENSION AT THE REAR OF 87 & 89 KING STREET WHALLEY LANCASHIRE

The Application Site

The site encompasses both 87 and 89 King street . No 89 is an an existing two storey commercial property (Dental practice) and no 87 is residential. The properties are positioned within a terraced group of six similar properties on King Street in Whalley village centre. The terrace was constructed in the late 19th century utilising Accrington brick with a mock tudor timber boarding with painted render to the dominant bay above first floor level. The roof is covered with Rosemary tiles and the fascias are of timber and painted black. There are garden/patio areas at the front of both buildings. The site is located on the main thoroughfare through Whalley and located close to the bus station and the village amenities.

The application site is at the rear of the properties with access directly off the back alley way. No 89 has a small outbuilding and open yard whereas No 87 has a domestic store and small open court yard.

The site is within the Conservation Area of Whalley and located approximately 500 yards from the site of the 14th Century Cistercian ancient monument of Whalley Abbey and it's related grounds and buildings.

The row is designated as Buildings Of Townscape Merit (significant buildings) and subject to an Article 4 direction. This has not been implemented to date.

Proposal

The proposal is to construct a single storey extension with a valley gutter over the party wall line retaining a small external area to both buildings. The extension will accommodate an improved reception area , wc and additional surgery for the dental practice at No 89 and further living space for No 87 as the plans demonstrate.

The design is a simple double pitch finished in natural slate respecting the cill heights of the windows at first floor level. The walls are finished in a facing brick to blend with the existing properties.

A study of the relevant information available for public consultation it is apparent that the proposal is entirely in keeping with the Whalley Conservation Area Management Guidance document and as the proposal is at the rear there is no impact on the character of this designation.



VIEW OF THE APPLICATION SITE AT THE REAR

Refer to the application drawings

PHD/KS/100 - existing
PHD/KS/200 – proposed
Location plan

Documents consulted include :-

Whalley Historic Town Assessment Report (2006 (LCC))
Whalley Conservation Area Management Guidance (Public Consultation 2005)

Peter Hitchen RIBA

Chartered Architect

