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HERITAGE STATEMENT

**ALTERATIONS TO THE FENESTRATION
SWAN HOTEL
WHALLEY
LANCASHIRE**



Introduction

This statement supports the formal planning application for the replacement windows to the first floor windows to the front elevation (King Street) of The Swan Hotel and the alterations to the large rear window overlooking the car park. Internal modifications shown on the plans are insignificant and not subject to this application.

Site

The site is an existing late 18th century hotel in the centre of Whalley. The building is grade 2 listed (focal building) and is in the heart of the conservation area.

The listing status mentions the construction being of sandstone rubble with a slate roof finish. The description of the windows is 'sashed with no glazing bars in stone surrounds'.

This application relates to the alterations to the first floor windows on the principal elevation and an alteration to a large window on the rear elevation. The site is 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 Hotel is also positioned close to other listed buildings and buildings of townscape merit.

The works

It is important to state that the windows to be replaced are not the original frames and the proposal on the submitted drawings demonstrate a replacement window type to all the first floor windows to the front elevation which match the existing ones in their construction and mock sash / top opening style with the exception of new double glazed units being installed in deeper rebates. There are no alterations to the structural surround and masonry details to these windows. The windows are to be timber as the existing frames and painted in a colour to be agreed with the Conservation Officer.

The window to the rear is to be modified and the structural surround adapted as detailed in order to achieve a new window arrangement which is more suitable for the function of the space within.



Planning matters

Core Strategy

KEY STATEMENT EN5: HERITAGE ASSETS

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. 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 ensure a viable use that optimises opportunities for sustaining and enhancing its significance.
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.
- 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.

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.

The proposal details submitted with this application demonstrate alterations to the building which respect the historic fabric. The front elevation facing King street is the key elevation and the alterations to the first floor windows do not materially affect the historic fabric principally because the stone surrounds are not altered and the windows to be replaced are not the original sash windows.

Reference must be made to the following :-

The Conservation area map
The Conservation area appraisal document
The drawings submitted with the application
PHD/SH/100 – 400
The location plan





