



## **HERITAGE STATEMENT**

**The Stables, off Kings Street , Whalley**

### **Proposed Refurbishment of the Stables**

#### **Heritage**

The Stables building is within the Conservation Area of Whalley and is listed as a Building of Townscape merit and therefore great care and consideration has been taken in the design process to ensure the general character of the building is maintained throughout the refurbishment along with the minor alterations.

The current building obtained planning permission in 2007 which was to redevelop the former stables and yard to a retail/café area and community facilities for use by youth organizations and community groups.

The site has since been sold on as an unfinished construction project which was nearing completion before being left as an unfinished project (see external and internal photographs)

As part of this initial refurbishment UPVC with a dark timber finish windows were installed into the majority of the apertures, some remaining left open, subsequently these have been boarded due to nuisance squatters entering the building.

The applicants aim is to retain all the existing features of the structure externally, make good existing finishes in materials to match the existing, with the addition of a two small extensions to create an external serving/bar area and storage/pantry area as per the submitted plans. All existing UPVC windows which don't match the buildings heritage are to be removed, and replaced with double glazed, thermally insulated aluminium windows finished in RAL 9011 black in a style better suited to a building of this heritage. Existing UPVC external doors are to be replaced with a glazed system or hardwood stained in a colour to match the building soffit/fascias. All window and doors finishes are to be agreed with Ribble Valley Borough Council prior to works starting on site.

The main entrance to the restaurant is via the walk through from the court yard which is forms a boundary to the neighboring church grounds. The public entrance is currently via an existing opening within the stone boundary wall to the courtyard or via the walk through 'tunnel' towards the rear of the site.

Permission is sought to reduce the opening within the existing stone boundary wall at the front of the site as per drawings 3357/13 and 3357/14. The proposed works aim to enclose the courtyard to create a romantic private external dining area as per the images shown on drawing 3357/15 and the artist's impressions. To remove any potential elements of overlooking and a noise buffer from the neighbouring buildings, a screen has been proposed which will sit atop the existing stone wall. This new screen will be independent of the existing wall via a steel channel. Both this detail and a recess between the existing stone wall and the new rendered wall shown on the drawings, will clearly delineate the existing stone wall from the new rendered wall and the screen above, emphasizing the 'old and new' elements.

This dining area will primarily only be used within the warmer summer months.

After looking through historical records there is reference to the neighbouring Church of St Mary's & All Saints being a listed building. Care has been taken with this in mind and the design of the proposed timber screen along this neighbouring wall will be structurally independent with no fixings into the existing stone wall.

Permission was previously granted for community facilities for use by youth organizations and community groups on the first floor of the building. It is the applicant's intention to pursue a change of use for retail purposes on the first floor as per the submitted drawings.

The existing large tree within the church grounds which currently overhangs the stables courtyard adds further character to the proposed environment and setting of the stables and will therefore remain as existing, untouched with no pruning or thinning of any branches. Additionally, any visible roots will be protected throughout the entirety of the site works to ensure complete protection of the tree's welfare.

The buildings external features are to be retained and made good where necessary with the newly proposed small extensions designed to be keeping with and enhancing the existing character of the building and courtyard.

The access to the site will be via footfall off King St and deliveries/public parking via the car park at the rear of the site which supports access and parking for disabled visitors. 10no. (incl. 2no. disabled) new parking spaces are to be created utilizing the existing garages and available space.