



## **STATEMENT OF SIGNIFICANCE & ASSESSMENT OF IMPACT**

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

**Proposed Refurbishment of the Stables**

### **1.0 Architectural and Historical interests**

- 1.1 Whalley Conservation area was designated in October 1991. Whalley is located on the River Calder in Lancashire, surrounded by hills which have provided both limestone and sandstone for construction of many of the surrounding buildings.
- 1.2 The Town is notable for the ruins of the late 13C Cistercian Abbey, part of which is still in use today as a Conference Centre, and the prominent and attractive 14C parish church of St Mary's and All Saints was built on the site of Eighth century church known as White church . The Present church building dates back to 1200 with the Tower being added in 1440. In the early 19C the enclosure of the churchyard was permitted with a number of cottages behind the Del Lay pub being demolished.
- 1.3 The Parish had 13 chapels relating to it, including Blackburn and Clitheroe and the Medieval Parish of Whalley contained 45 Townships.

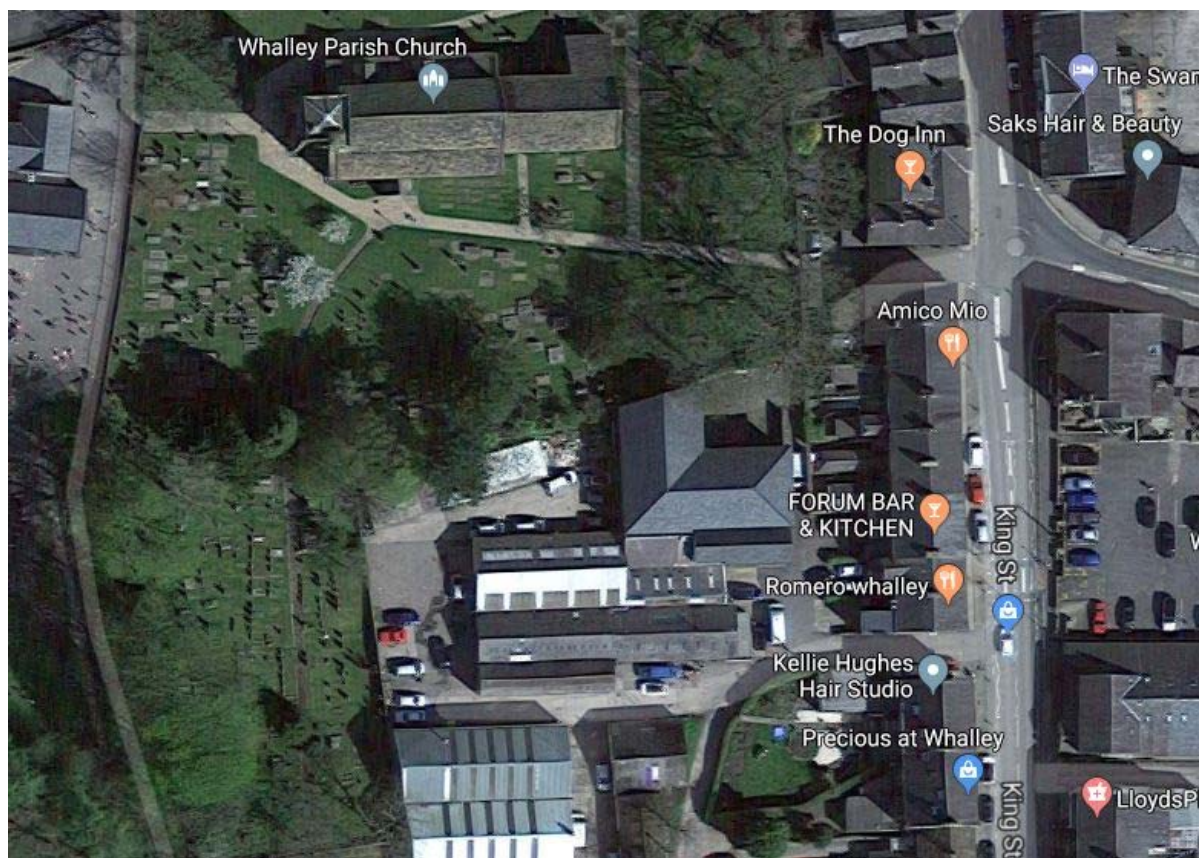


*St Mary's and All Saints Church from Church Lane*



*King Street to the churchyard of St Mary's and All Saints Church*

- 1.4 St Mary and All Saint's Church, has an attractive graveyard which includes a listed sundial and three Saxon crosses as well as a wide variety of gravestones and monuments. Yew trees and other species line the pathways and boundaries. Trees make a very important contribution to the character of the conservation area in several places.



Aerial Image of the stables building with the Parish Church above.

- 1.5 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. The proposed minor alterations to the external elevations are designed to enhance the setting of the stables building and mitigate any issues of overlooking from the neighbouring buildings.

## 2.0 Assessment of Impact

### 2.1 Heritage Issues

Section 12 of the NPPF, in particular para 128, which states;

*'in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected.'*

The site is located within the Whalley Conservation Area and benefits from an Area Appraisal and Management Guidance. The site is listed as having Townscape Merit and is within the immediate setting of a number of listed buildings

[Church of St Mary and All Saints (Grade I), Sundial East of Church of St Mary and All Saints (Grade II),

Whalley Abbey (Grade I) and 33 and 35 King Street (Grade II), Whalley Arms (Grade II)] and scheduled monuments (Whalley Abbey, Three high crosses in St Mary's churchyard).

The site falls within the character zone 'The Sands, Whalley Abbey and Church Lane' which is characterised by:

*'This character area lies between King Street and the railway viaduct to the west of Whalley. It is in very mixed uses, with residential properties, a school, the Abbey and the parish church. page 18*

The site road condition is mentioned in the 'negative features' of the Conservation Area:

*'Industrial area between the churchyard and rear boundaries of the buildings facing King Street, with large modern sheds and poor quality roads'*

- 2.2 With this in mind, the applicant's proposals are to primarily bring back the building to its former status via a total refurbishment and maintenance of the

All works to the building will be sensitively carried out using materials which are appropriate to the building and its immediate surroundings. This will enhance and make a positive contribution to the townscape.

- 2.3 The aim of the project is to create a restaurant within a romantic setting which is surrounded by a private stone walled courtyard and overhanging existing tree. This type of setting works hand in hand with the clients intentions and isn't currently available elsewhere within the village, which will ultimately enhance the immediate area, which is perceived as almost unwelcome due to the industrial appearance and boarded up apertures of the stables building. The refurbishment will ultimately increase the environment to a more approachable area of the village. Thus increasing the character and appearance of Whalley Conservation Area and will not have any detrimental or significant impact on the surrounding listed buildings.
- 2.4 The existing large tree on the within the church grounds which currently overhangs the stables boundary 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.