

**HERITAGE STATEMENT TO SUPPORT LISTED BUILDING CONSENT APPLICATION  
FOR REPLACEMENT ROOF FINISH AND ASSOCIATED WORKS  
AT 14 CHURCH LANE, WHALLEY**

**1 Introduction**

- 1.1 This heritage statement has been produced to support a listed building consent application to Ribble Valley Borough Council, for the replacement of the roof covering and associated works, at 14 Church Lane, Whalley. It has been written by Stephen Haigh MA, on the instruction of the applicant Mr Peter Hitchen, and follows a site visit on 21 April 2021.
- 1.2 The application building is a grade II listed building ("14 and 15, Church Lane"<sup>1</sup>), and also falls within the Whalley Conservation Area.
- 1.3 The property is a single dwelling with a row or terrace, occupied by the applicant.

**2 Setting**

- 2.1 No.14 Church Lane stands towards the west end of a continuous row of varied houses, most of which appear to date from the 18th and 19th centuries. The row faces south onto Church Lane and the parish church of St Mary and All Saints, in the historic core of the village, and the thoroughfare itself is known to have been in existence by the 13th century. To the rear is a yard enclosed by stone walls, and containing a privy; beyond is a rear access to the Church Lane houses, which adjoins the shop car park off George Street.

**3 The application building**

- 3.1 The house itself is one bay wide, of two storeys, and two rooms deep, with a single-storey rear extension. The National Heritage List entry describes it, together with no.15, as:

Mirrored pair of houses, part of row, probably early-to-mid C19 alteration of earlier building. Sandstone rubble with roof of slate to No.15, at left, and stone slate to No.14. Each house of one bay. Windows sashed with glazing bars and with plain stone surrounds with hoods. Some evidence of earlier horizontal openings remains. Paired doorways have plain stone surrounds with hoods. End chimneys.

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<sup>1</sup>National Heritage List, entry 1362367

- 3.2 A brief inspection of the exterior and interior supports this interpretation, and suggests the houses are early 18th century, but the present front doorway and window surrounds were installed in the first half of the 19th century. The rear windows are much smaller and plainer, but also appear to have been altered to their present sizes.
- 3.3 The roof of no.14 has a sedimentary or grey slate covering with sandstone ridge, the only such one within the west end of the row on Church Lane; all the others have been replaced with blue slate, and most have tile ridges. The rear extension is also covered with grey slate. There are cast iron rainwater goods of traditional design to front and rear.



Front of application property

## 4 Statement of significance

- 4.1 The house is significant as a traditional terraced dwelling within the historic core of the village centre, and its national importance is acknowledged in its status as a grade II listed building. The Church Lane terrace as a whole has grown in "organic" fashion, and no.14 is likely to be 18th century, but to have been

gentrified in the first half of the 19th century, principally by alterations to the front openings, in conjunction with its neighbour. These openings distinguish nos.14 and 15 from others within the row, and it is the front elevation to the street which obviously confers most of the building's special architectural and historic interest.

- 4.2 The grey slate roof to no.14 is an unusual survival within the houses on Church Lane, and contributes considerably to the significance of both the house itself, and of the conservation area, as the neighbouring properties have all been given blue slate roofs, most likely to replace similar grey slate during the course of the 20th century.

## **5 Proposed development**

- 5.1 The proposal is to remove the grey slate and re-lay it, to both the main roof, and to the rear extension. Any shortfall due to delamination etc would be made up with matching, salvaged slate. Where necessary, new membrane and battens would be laid, and the roof structure repaired with an absolute minimum of intervention.
- 5.2 It is also proposed to insert two small, conservation-style roof-lights to the rear pitch of the main roof.

## **6 Impact of proposal**

- 6.1 The repairs to the roof are essential for the maintenance of the property, which has internal evidence for water ingress, in part at least due to the downward deflection of the slates (as noted in the structural report). The repairs would be entirely in keeping with the existing, traditional form of the roof, and would lead to its long-term preservation.
- 6.2 The insertion of two small roof-lights within the rear pitch would be a very minor and subtle change, which would not harm heritage significance, because the rear elevation contributes only a relatively small amount to significance, and because their size and form would be in keeping with the traditional nature of the roof.

## 7 Conclusion

- 7.1 The proposals would enhance heritage significance by improving the appearance and performance of the roof covering, without harm to the building's special interest, and would preserve both the character and appearance of the conservation area. The application is therefore acceptable in terms of its impact on the historic environment.

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