

# Heritage Statement

For the construction of a partial additional storey over an existing single storey  
to the side and rear of: -

20 The Sands – Whalley

BB7 9TL



Prepared by:

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On behalf of Mr and Mrs P Edwards.

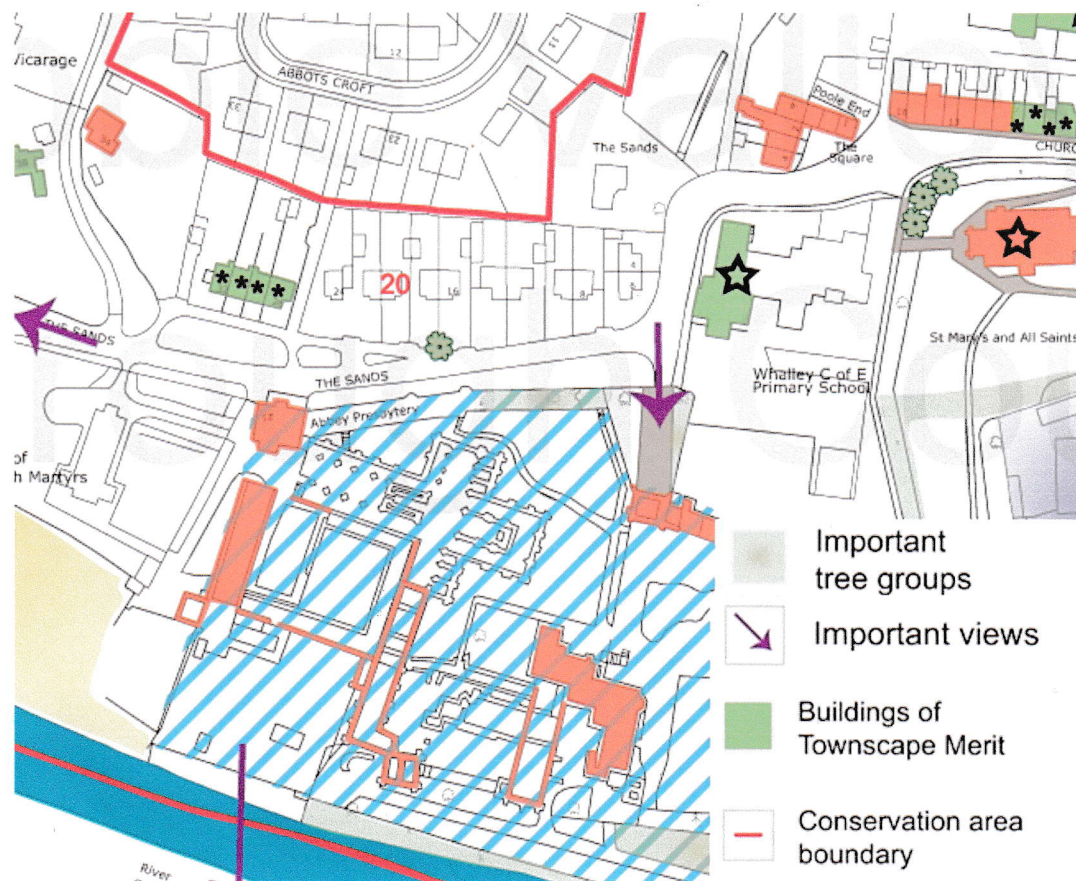


## 1.0 Forward.

The requirement for a statement which supports the case for a listed building consent is not a new concept. Planning Policy Guidance 15 (1994), which provided guidance on listed buildings and conservation areas under the terms of the 1990 Planning Act, said that local planning authorities 'should expect developers to assess the likely impact of their proposals on the special interest of the site or structure in question, and to provide such written information or drawings as may be required to understand the significance of a site or structure before an application is determined.'

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (NPPF, para 128).

1.1 The site address is 20, The Sands, Whalley, BB2 9TL and is owned by Mr and Mrs Peter Edwards and is within a designated conservation area as illustrated on the following annotated map.



**1.2** This Heritage Statement has been prepared in support of a Householder Planning Application to Ribble Valley Borough Council, seeking to obtain permission for the construction of a second floor over an existing single storey part of the building to the rear and east side of number 20 as described in item 2.0. The details presented in this Heritage Statement have been prepared in a manner proportionate to the assets importance and sufficient to convey the potential impact of the scheme's significance. Planning permission was granted to 16 The Sands which embodied a similar extension to the east side elevation, though had a more substantial extension to the rear of the property.

## **2.0 The Proposed Works.**

**2.1** The works include the construction of an upper floor to a single storey area to the rear and east side of the house, that does not increase the footprint of the building when creating an additional bedroom to the rear of the building over the existing kitchen on the ground floor. The new area formed to the east of the house allows for re-planning the interior partitions, to give space for an access corridor to the new bedroom and a family bathroom and study. The new first floor area has a pitched slate roof matching the pitch of the existing roof part of which extends 1.3 metres over the east upper floor. A new access stair off the upper landing will allow access to the existing roof void which will become a playroom/bedroom with a new dormer window to the rear of the house and an integral en-suite with a roof light. The roof structure will be upgraded to comply with Building Regulations and existing original slate tiles will be re-fixed to the south and east facing roof with matching slate tiles to the north and west pitched roof. An existing chimney to the rear of the property will be removed. Areas of new walls to the east and south will be finished in matching pebble-dash rendering with smooth render to the rear north facing walls.

**2.2** The proposed works when viewed from the roadway will match a scheme undertaken at 16 The Sands undertaken in 2009 as illustrated in item 2.3.



2.3 View from The Sands of number 16 with the blue car with the existing side elevation of number 20 to the left of the photograph.



### **3.0 The Proposed site.**

3.1 20 The Sands is one of 10 semi-detached dwellings all of which have similar external detailing with dressed stone to the ground floor south facing elevation, with pebble-dash render above the ground floor stone to the front elevation and to the side and rear elevations. All properties have a relatively large front garden with a metalled drive from The Sands roadway. The site of number 20 is some 9 metres wide with a total area of approximately 350m<sup>2</sup> and is some 73 metres east from the important view shown on item 1.1. Other similar buildings have wider sites. The view looking south from the house is of



the random stone walling around the Abbey site approximately 3 metres above The Sands road surface. Though very close to Whalley village centre, the streetscene is not heavily built up, indeed is on the edge of open countryside. To the rear of the houses on The Sands are houses with gardens backing on to the houses on The Sands accessed by Abbots Croft which are outside the designated conservation area and mask public views of the rear of the houses on The Sands.

#### **4.00 The Nature of the Assets to be affected by the proposal.**

4.01 The Sands has a number of notable townscape features identified in the 'Whalley Conservation Area Appraisal' including the nearby 13<sup>th</sup> century Cistercian abbey ruins, the Whalley Railway Viaduct to the west of The Sands and many other 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> century buildings along King Street and Church Lane.

4.02 The series of similar houses to number 20 on The Sands do offer an attractive period streetscene within the conservation area with their 19<sup>th</sup> century 'Arts and Crafts' design features but they were actually constructed between 1929 and August 1931. A Copy of the original 99 year lease held by the current property owners for 'Dyffryn' 20 The Sands, between Arthur Procter and the owner of Mr Herbert Ward Knowles to be signed on the 28<sup>th</sup> August 1931 for the yearly rent of £46 1 shilling ad 8 pence confirms the date of construction.

4.03 Apart from general maintenance and the removal of a chimney structure to the ground floor (but retained to the first floor and the external stack for some reason), little change had been made to number 20 prior to the current owners purchasing the property. In 2015 some time after the current owners took possession, an application to construct a single storey extension, primarily to the rear of the property but with a 1.3 metre wide new area to the east elevation some 3.6 metres from the house front elevation was approved by Ribble Valley Borough Council, the footprint of which is to be extended up to form a first floor addition.

4.04 The impact of the proposed scheme is considered minimal as the majority of the extension is to the rear of the main house which cannot be viewed by the general public. Whilst the Whalley conservation appraisal considers the 1930's houses of The Sands a principal positive feature with their mature gardens, it is not included as a notable townscape feature and also incorrectly

states the houses to be of 1920's origin. The main reference within the conservation appraisal to the Sands is the view from The Sands towards Whalley Abbey, which is noted as an important view on the map in item 1.1 of this report. The photograph of number 16 in item 2.3 of this report with a very similar addition does illustrate well the minimal impact of the proposed scheme.

## **5.00 Significance of the Asset.**

5.01 Item 4.01 to 4.04 comments on the architectural significance of 20 The Sands and the similar semi-detached houses sited on The Sands. The style and character of the buildings has, as been previously stated, is pleasant and incorporates some fine stone detailing though not exceptional to the front elevation. The oriel window above the entrance is again pleasant but again not a particularly fine feature.

## **6.00 The Impact of the Asset.**

6.01 The scheme as proposed makes no changes nor does it conceal any features of the existing house as viewed from The Sands nor does the first-floor extension block any key views to and from the building/site. The house remains a domestic dwelling though extended to accommodate a young family and will have no loss of tranquillity nor impact on the relationship between buildings. The scheme involves no excavations that might impact upon archaeological evidence. A project Design for Archaeological Provision was undertaken by 'Neil Archaeological Services' in 2015 when the single storey extension was undertaken to ensure any possible features were fully investigated.

## **7.00 Preserve, Enhance and Mitigate.**

7.01 Careful detailing such as incorporating quoin stones to the front elevation of the extension together with matching pebble-dash rendering to the front and east elevation ensures the extension blends in well. The existing 2 panel stained glass window over the stairs is to be divided to form two windows over the stairs and to the newly formed study. Care will be exercised when reinstalling the existing Welsh slates over an upgraded roof to ensure they are positioned to the front and side roof structure. Additionally, the scale of the scheme as viewed from the front elevation is not significant or any way dwarfs or impacts on the existing house.