

HERITAGE STATEMENT

PROPOSED SINGLE STOREY REAR EXTENSION AND INTERNAL REMODELLING

95 KING STREET
WHALLEY
LANCASHIRE
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SECTION 01

INTRODUCTION

1.1 OVERVIEW

This document has been produced in support of an applications for planning permission for the remodelling of an existing dwelling to the rear of No. 95 King Street Whalley

The existing building appears to have its origins in the late 19th century. The building is not a listed building but is defined as a 'building of townscape merit' within the defined boundary of the Whalley Conservation Area which is a designated heritage asset.

1.2 PURPOSE

The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the conservation area will be included to determine its significance. A heritage impact assessment has also been included to assess the potential impact of the proposals on the special interest of the conservation area and dwelling.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2021 which states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.¹

This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage

Assets' published on the 21st October 2019 and considered to be current best practice.²

1.3 METHODOLOGY

This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment.³
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.⁴
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures.⁵
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment.⁶
- BS 7913:2013 – Guide to the Conservation of Historic Buildings

A search of the following databases and archives has been carried out as part of this investigation to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site.

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Library Catalogue

Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an

¹ Ministry of Housing, Communities and Local Government (2021) National Planning Policy Framework, Page 55, Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf (Accessed on 6th March 2023)

² Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on the 24th January 2020)

³ Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

⁴ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 31st March 2020)

⁵ Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf (Accessed on 31st March 2020)

⁶ Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf (Accessed on 31st March 2020)

understanding of the design and development of the building.

I.4 AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. (BldgCons) MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a master's degree in Building Conservation and Regeneration and is a fully accredited member of the Institute of Historic Building Conservation (IHBC) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

I.5 ACKNOWLEDGEMENTS

We would Like to thank our client, Mrs Taylor for this commission.

SECTION 02

SITE ANALYSIS

2.1 SITE LOCATION AND DESCRIPTION

95 King Street is situated at NGR: 73317 36337 in the Ribbles Valley village of Whalley, in Lancashire. The building is located on the west side of King Street which is the principal commercial street within the village and runs north providing routes to Clitheroe and south towards Blackburn.

The building occupies a compact site comprising of a small and enclosed front garden, with a brick-built garden wall and gate posts fronting the street. A brick-built dwarf wall separates the pathways to both 93 and 95, and a hedgerow separate the site from no. 97. To the rear is a small enclosed yard, with a brick boundary wall to the north and timber double gates to the west. An existing rear kitchen extension adjoins the west elevation of the projecting rear outshut on its west side, with a brick-built outbuilding to the south west corner of the site. A timber shelter with a plastic roof covering currently occupies the majority of the rear yard.

The building has a plan form layout typical of this type of property and is not uncommon. It comprises of an entrance hallway leading into two reception rooms, the rear of which provides access into the rear outshut which contains the dining room and from here the kitchen extension is accessible. The staircase leads to the first-

floor landing from which the bathroom, WC room and the two bedrooms can be accessed.

The property is built in red brickwork to both the main property, outshut and kitchen extension. The main roof and outshut roof are of gable form with terracotta roofing tiles and ridge tiles. The building has two brick-built chimney stacks, one intermittent ridge stack and one gable stack to the outshut. Access to the property is by a covered porch with an archway shared with the neighbouring property. The ground floor front entrance is flanked by a canted bay window, with its original timber windows. Above the bay window is a jettied section of the front first floor bedroom, which is clad in terracotta hanging tiles and has a half-hipped roof with terracotta roofing tiles and prominent timber barge boards. The jetty also retains its original timber casement windows. Two rows of glazed brickwork are present over the front entrance door at first floor level, with a stone string course at ground floor level.

The rear of the building is plainer in its appearance with minimal detailing in comparison with the front. It has sliding sash windows to the rear of the core of the dwelling, however the first-floor window to the outshut is in uPVC with double glazing. The rear kitchen extension is brick built up to roughly half way up the wall with timber glazing and rendered masonry above. The roof is flat with a felt roof covering.



Fig 01: Plan Showing Location of No. 95 King Street (Plan taken from Google Maps 2023 ©)



PL01: View of King Street from the north east.



PL02: View of King Street from the south east.



PL03: View of 95 King Street (centre) from the East.



PL04: View of 95 King Street from the West.



PL05: View of the rear of 95 king Street showing previous additions and differing roof forms.



PL06: View north along the rear access behind the dwellings on King Street



PL07: View north along the rear access behind the dwellings on King Street from the south junction with George Street



PL08: Photograph showing modern additions to the rear of neighbouring dwellings.



PL09: Photograph showing modern additions to the rear of neighbouring dwellings.



PL10: Photograph showing modern additions to the rear of neighbouring dwellings.



PL10: Photograph showing modern additions to the rear of neighbouring dwellings.

2.2 HERITAGE ASSET DESIGNATIONS

No. 95 King Street is not a listed building but is within the defined boundary of the Whalley Conservation Area which is a Designated Heritage Asset and is designated as such under the provisions of Section 69 of the Planning (listed Buildings and Conservation Areas) Act 1990.

95 King Street is identified as a 'Building of Townscape Merit'.

2.3 HISTORICAL DEVELOPMENT

This section is intended to give a brief account of the historical development of the site based on information obtained from secondary research sources.

There appears to not have been any recent investigations into the history and development of the building and very little appears to be known about its history.

No. 95 King Street forms part of a row of terraced buildings which were built around 1889 and were formerly known as Park Villas. The buildings were originally built as private dwellings but later were had combined residential and commercial functions.

The Park Villas were built on land formerly known as the Rope Walk and a Rope Works was located to the corner of what is now George Street. The land was used as a rope walk where hemp was stretched out along the length of the rope walk and placed in the former stream which that once flowed the length of King Street and into the nearby River Calder but now runs under the street through a culvert. It would then be twisted into rope of the desired length and thickness. The rope would then be left to dry along the banks of the stream.

The historic OS maps shows the former villas were built between 1894 and 1912. There appears to be little development to the houses following their initial construction with the exception of the demolition of the rear outhouses which are shown on the map of 1912 but not on the later map of 1932.



Fig 02: OS map of 1848



Fig 03: OS Map of 1894

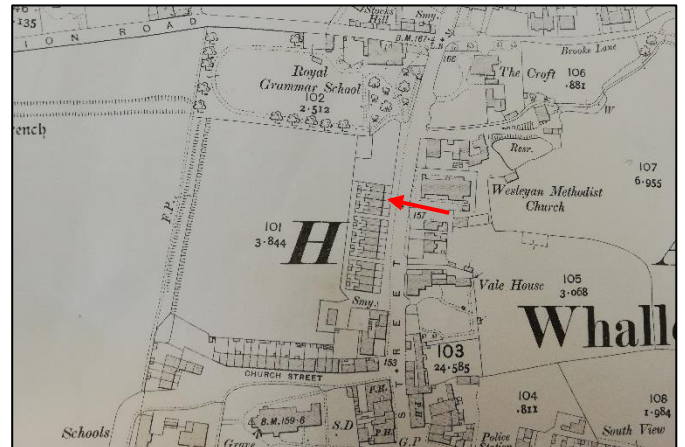


Fig 04: Historic OS map of 1912



Fig 05: Historic OS map of 1932

SECTION 03

ASSESSMENT OF SIGNIFICANCE

3.1 ASSESSING SIGNIFICANCE

Significance, in terms of heritage related planning policy is defined in the National Planning Policy Framework as “The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”⁷ Understanding the significance of a building or place is crucial when attempting to inform sensitively and intelligently managed change in order to sustain significance, and where appropriate and possible, to seek opportunities for enhancement.

The purpose of this section is to provide an assessment of the significance of both the dwelling and conservation area so that the proposals for change can be informed by the level of significance they possess and so that the impact of the proposals can also be assessed.

This assessment of significance has been informed by a physical inspection of the building and conservation area and both archival and desk-based research. It takes into consideration the significance of both the conservation area and dwelling as well as the contribution made by their setting.

For each building, the following heritage interests have been described as per the guidance provided within The Historic England guidance document “Statement of Heritage Significance: Analysing Significance in Heritage Assets” (2019), which is considered to be best practice;

Archaeological interest: “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”⁸

Architectural and Artistic Interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all

types. Artistic interest is an interest in other human creative skills, like sculpture.”⁹

Historic Interest: “An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”¹⁰

3.2 ARCHAEOLOGICAL INTEREST

The building forms part of a terraced row of four dwellings built at the turn of the 20th century and as such have little in the way of archaeological value. However, the buildings on the west side of King Street provide evidence of the residential and commercial expansion of the village during the late 19th and early 20th centuries and whilst many of the dwellings on the row have a combined commercial and residential function, no.95 and the other three dwellings on the block appear to have been maintained in sole residential use.

The archaeological interest of the Whalley Conservation Area is derived from its historic Core which is centred around the area of Church Lane and the southern half of the village as the north half of the village was developed until the mid-late 19th century. The development of the village was largely dictated by its riverside location and the location of its late 13th century Cistercian Abbey and a number of 17th century, and earlier, buildings are situated nearby. Many of the later building stock centred around the king street date from the 18th and 19th centuries.

3.3 ARCHITECTURAL AND ARTISTIC INTEREST

The architectural interest of the building, lies in its front east facing elevation. The buildings are early Edwardian and have an eclectic arts and crafts / Tudor revival style, although restrained, and contain a number of typical

⁷ National Planning Policy Framework (2019) NPPF – Annex 2: Glossary (Online) Available at: [https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20\(for%20heritage%20policy\),%2C%20architectural%2C%20artistic%20or%20historic](https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary#:~:text=Significance%20(for%20heritage%20policy),%2C%20architectural%2C%20artistic%20or%20historic). (Accessed on 22nd June 2022)

⁸ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

⁹ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

¹⁰ Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/> (Accessed on 16th September 2020)

features such as; a mixture of timber casement and sliding sash windows with glazing bars, jetties, prominent barge boards, terracotta hanging tiles and a small area of oak timber framing. The half-hipped roof to the front jetty is unusual (but not entirely unknown) as such parts of a building of this style would typically have a traditional gable end and therefore adds a degree of interest but at the same time adds a level of complexity and confusion to the front elevation and possibly looks out of place in comparison with the other nearby villas.

The internal layout is typical of terraced type dwellings of this age; however, the external appearance has been made more appealing through the adoption of such features. Builders at this time were not too concerned about the architectural correctness and quality and often built conventional structures and applied the latest fashionable features and decorations to increase their appeal so they could be sold or rented out quickly.

Although the building is not necessarily true to the conventions of the arts and crafts / revival styles, however it is the front east facing elevation which possesses the greatest degree of aesthetic quality and architectural interest, especially when viewed as a group with its neighbouring properties and along with the properties to the south which were also built in a similar style, however all three blocks of dwellings have their clear differences.

The architectural interest of the conservation area is derived from its eclectic style of buildings, that are mostly built from local stone with dressed stone detailing, and stone slate roofs. However, the later buildings make use of brick, render and Welsh roofing slate and reflects the change in popular trends and easier access to different materials by rail. This all contributes to a cohesive and attractive townscape. The aesthetic appearance of the conservation area is enhanced by its trees and hedgerows, which are dispersed amongst its buildings, and its back drop against Whalley Nab and the surrounding countryside to the south.

3.4 HISTORIC INTEREST

The building will undoubtedly have connections with the past owners and occupants thus having associative historical value. The associative historical value of the building does not appear to be physically manifested within the historic building fabric and as such will remain unharmed by any development proposals. No known notable people or events can be found to have any possible relationship with the building.

In terms of illustrative historic value, the conservation area provides a limited insight into what the day-to-day life of

the local inhabitants would have been like during the 18th and 19th centuries.

3.5 STATEMENT OF SIGNIFICANCE

95 King Street is not a statutorily listed building which suggests the limited level of significance that it possesses. This assessment has demonstrated that the building possesses a limited intrinsic interest and that this interest is insufficient to be able to establish the buildings as being of national importance. Therefore, it is not of a standard suitable for statutory listing and must only be considered to be of local interest as part of the local streetscape of King Street.

The buildings appearance makes use of popular architectural trends from the time and adopts the use of various fashionable elements from late 19th to early 20th century dwelling. Although attractive, the façade appears somewhat a little confused caused by the half-hipped gable and the expanse of hanging tiles. Other approaches could have been adopted at the time of building that would make its appearance more successful i.e., the use of a traditional gable end to the front jetty and the use of hanging tiles combined with the use of render wall finishes.

However, behind this attractive facade is a somewhat conventional terrace type dwelling with a typical internal arrangement. Its rear elevation is more plain and utilitarian appearance and is more akin to typical 'workers' terraced dwellings within the local area. The rear of the dwellings on the west side of King Street have changed significantly over the years and have lost much of their original character. The majority of the dwellings have extensions to the rear elevations, some of which infill the entirety of the rear yards, with the majority of the windows now being in uPVC double glazing.

The significance of the Whalley conservation Area is derived from its early historic core which is centred around the now ruined 13th century Cistercian abbey and Church Lane. The villages later commercial and residential development along King Street is evidence of its expansion. The conservation area has a good stock of historic buildings of varying types, ages and appearances, with more prominent buildings dispersed in between, all of which creates an attractive and cohesive streetscape.

SECTION 04

PLANNING POLICY CONTEXT

4.1 NATIONAL LEGISLATION

The building is located within the defined boundary of the Whalley Conservation Area and benefits from statutory protection under the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its special architectural and historic interest.

Section 72 of the Act states that;

“In the exercise, with respect to any buildings or other land in a conservation area ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

4.2 NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Government's economic, environmental and social planning policies for England and how these policies should be applied. The overarching principle of the NPPF is that of achieving 'sustainable development'.

It is chapter 16 of the NPPF which addresses the national planning considerations in relation to the historic environment and how sustainable development within the historic environment can be achieved. The general principle suggested by these policies is that development which does not give due regard to the conservation of heritage assets will not be considered as 'sustainable development' and will therefore be considered as unacceptable and will not be supported by decision making bodies. The policies within the NPPF highlight the need to assess the significance of Heritage Assets and their setting which are to be affected by design proposals for change in order to inform this change and requires that the impact of any such change is assessed.

4.3 LOCAL PLANNING POLICY

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following;

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.”¹¹

Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials

¹¹ Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

and existing buildings, structures, trees and open spaces will be supported.

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.

2. Listed buildings and other buildings of significant heritage interest

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest
Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.

4. Scheduled monuments and other archaeological remains

Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.

Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.

Where it can be demonstrated that that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.

Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.

In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:

- a) monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.
- b) Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.
- c) Production of design guidance.
- d) Keeping conservation area management guidance under review.
- e) Use of legal enforcement powers to address unauthorised works where it is expedient to do so.
- f) Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”¹²

¹² Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 97.

SECTION 06

HERITAGE IMPACT ASSESSMENT

6.1 DEVELOPMENT PROPOSALS

The development proposals consist of the erection of a single storey rear extension which will serve as a kitchen and ground floor WC. The extension is to be built in matching red brick, with roofing slates to the proposed pitched roof and fibreglass roofing to the proposed flat roof. Three rooflights will be located to the pitched roof and will be flush fitting conservation roof lights. A uPVC window is proposed to the new ground floor WC as well as a set of aluminium double doors to the proposed kitchen.

The existing first floor is to be remodelled to allow for new access to the proposed attic roof void conversion. Two new rooflights are proposed to the west roof slope which again should be a flush fitting conservation rooflight.

6.2 ASSESSMENT OF HERITAGE IMPACT

Impact on the existing building

The inherent special interest of the building lies in its aesthetic value which is largely limited to the front east facing elevation, both as an individual building and to a greater degree as part of the row. Given that the external alterations are limited to the rear, the aesthetic values of the building and the row are to remain unharmed as these values are limited to the front street facing elevation. The proposals result in the loss of some existing wall fabric to the rear outshut of the building but this is not considered harmful given the age and significance of the building fabric. The size of the proposed extension is modest and is relatively small when compared to existing extensions of the neighbouring properties and its visibility will be limited to the immediate rear of the host dwelling. The rear car part is to be removed and in doing so will provide a degree of enhancement. Regarding the use of a uPVC window to the extension, has been proposed to contribute to a comfortable internal living environment and as a means of ensuring an energy efficient property. The proposed window to the WC will not be visible as it will be concealed by the existing outbuilding. The aluminium double doors are not expected to have a discernible negative impact on the character of the building.

Impact on the Whalley Conservation Area

The proposals are limited to the rear west facing elevation which is a relatively private elevation and will only be

experienced from the rear yard and adjacent rear access road. This document has demonstrated the special interest of the building is derived from its front facing east elevation and it is this elevation which makes a positive contribution to the street scene of King Street and the wider conservation area. Given that the rear of the building is relatively private, somewhat utilitarian in appearance and has a limited exposure to the public realm, the rear of the building does not contribute to the special interest of the conservation area and the proposals will have no discernible negative impact on its special interest as a result. The proposals will not be visible from the George Street entrance to the access road to the rear of 95 King Street as it will be concealed by the outshuts and outbuildings to the other properties on the row.

Impact on the setting of Listed Buildings

The nearest listed buildings are 82 King Street, located some 40m to the north east of the application site, and the former Grammar School and war memorial, located some 90 m to the north. The development proposals are expected to have no impact on the setting of the listed buildings given that the development proposals cannot be experienced within the immediate setting of the listed buildings given the separation distances between them and the application site. The development proposals can only be experienced from within the rear yard of the application site and from the rear access road but again given the small nature of the development, any impact is expected to be negligible.

Impact on non-scheduled below ground archaeological remains

The application site appears to have been undeveloped up until the construction of the dwellings and given that the historic early core of the village is centred around Whalley Abbey and Church Lane, there is unlikely to be any early below ground archaeological remains at this location which could be encountered during the undertaking of the relevant groundworks. i.e., digging of foundations and drainage.

APPENDIX A

WHALLEY CONSERVATION AREA: SUMMARY OF SPECIAL INTEREST

The special interest of the Whalley Conservation Area is derived from the following;

Whalley is located on the River Calder in Lancashire, surrounded by rolling hills which provide both limestone and sandstone for building. The small town is notable for the ruins of a late 13th century Cistercian abbey, part of which is still in use as a conference centre, and for St Mary's and All Saints' Church, with its attractive churchyard in which are three Saxon crosses. King Street, the principal commercial street, contains four 18th century (or earlier) inns and a variety of small, mostly locally owned shops. Although 20th century housing development has impinged somewhat to the north of the town, the river setting and the many fields and open green spaces of Whalley provide an attractive rural character to the conservation area.

Whalley is notable for the following townscape features

- Riverside location, enclosed by hills on three sides
- Ruins of Whalley Abbey including the 17th century house now used as a Conference Centre
- 14th century parish church of St Mary and All Saints
- Whalley Railway Viaduct to west of town, crossing the Calder Valley
- 17th, 18th and mainly 19th century buildings along King Street and Church Lane
- Long views across the river Calder and up to the surrounding hills