

Peter Hitchen Architects

Peter Hitchen Architects Ltd

Marathon House
The Sidings Business Park
Whalley
Lancashire
BB7 9SE
8 April 2024

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 Ribbles 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.

1.2 The application building is a grade II listed building ("14 and 15, Church Lane"¹), 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.

¹National 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 natural 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.

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

Front of application property

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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 neighbouring properties have all also been given blue slate roofs, most likely to replace similar grey slate during the course of the 20th century. The replacement of the grey slate with a reclaimed blue slate will therefore create no harm to the appearance of the house or conservation area. The applicant will be retaining the cast iron rainwater goods and the original brackets.

5 Proposed development

5.1 The proposal is therefore, to remove the grey slate and replace it with a reclaimed welsh blue slate to match the neighbouring houses, to both the main roof, and to the rear single storey extension. Where necessary, new membrane and battens will be installed and the roof structure repaired with an absolute minimum of intervention.

6 Impact of proposal

6.1 The repairs to the roof are essential for the maintenance of the property (particularly the essential structural components). The original oak purlins have internal evidence for water ingress, in part at least due to the downward deflection of the stone (as noted in the structural report). The repairs would be entirely in keeping with the existing, traditional form of the roof, blend with the adjacent listed buildings and be crucial work to ensure the long-term preservation of the property.

7 Conclusion

7.1 The proposals would protect the 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 replacement roof will blend and match perfectly with the neighbouring listed buildings. The application is therefore acceptable in terms of its impact on the historic environment.

Stephen Haigh, MA

Buildings Archaeologist
8 April 24

