

Heritage statement
to support planning application and listed building consent
applications for change of use
at 35B King Street, Whalley, Lancashire

1 Introduction

- 1.1 This heritage statement has been produced to support planning and listed building consent applications to Ribble Valley Borough Council, for the application for Suis Generis use at 35B King Street, Whalley. It has been written by Stephen Haigh MA, on the instruction of the applicants Mr & Mrs Blunt, through their agent Peter Hitchen Architects.
- 1.2 The application building comprises a single-storey unit to the rear of, and attached to, 35 King Street (previously identified as 35A). No 35 is a grade II listed building ("33 and 35, King Street"¹), and the site also falls within the Whalley Conservation Area.
- 1.3 The application building is currently disused and vacant, but was previously used as a sun-bed centre.

2 Planning background

2.1 Planning and listed building consents (3/2023/0195 & /0196) for change of use to an ice cream parlour were granted on 16 May 2023. A further application (3/2023/0883) was granted for a change of use to Class E which was granted on 14 February 2024

3 Historical background

- 3.1 33 and 35 King Street are a pair of mid eighteenth century, substantial, town-houses, formerly known as "The Friars", and built for Solomon Longworth and Roger Green. They are brick-built with stone dressings, and form a handsome block which dominates part of King Street, and indeed that part of the village centre.
- 3.2 Historic Ordnance Survey maps indicate that the application building itself dates from no earlier than 1910, but was in existence in some form by 1929, although there had been a predecessor on the site, with a slightly different size and

¹National Heritage List, entry 1317638

orientation. This was also the period when the small wing with slate roof was added to the rear of 35 (outside the application site). The boundary wall forming the north side of the application building, extant in the mid nineteenth century, appears to have survived these changes, albeit perhaps with some interventions.

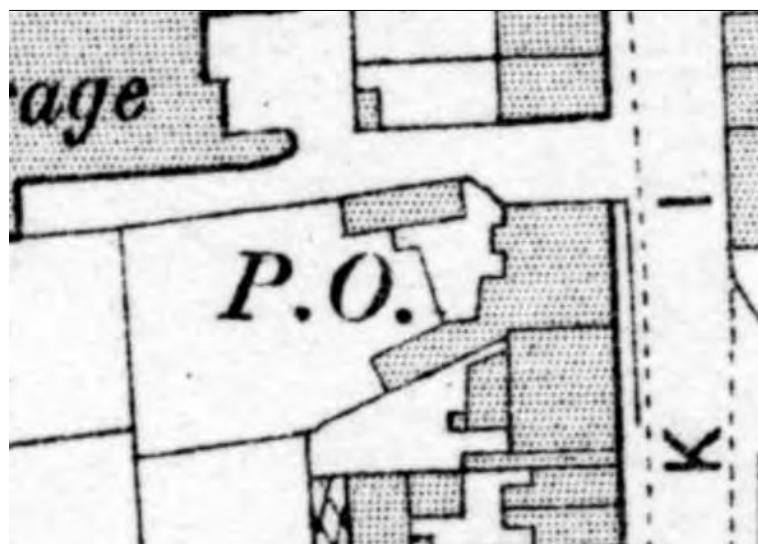
4 Setting

- 4.1 The north side of the application building faces onto Back King Street, a cul-de-sac to vehicles, although a pedestrian thoroughfare. While close to the King Street frontage within the centre of the village, and with the rear garden of 35 King Street to one side, the immediate surroundings are otherwise formed by back yards, and commercial and light industrial buildings (photos below).

5 The application building

- 5.1 The building proposed for development is a single-storey structure, attached to the main three-storey part of 35 King Street via a small single storey wing (in separate ownership), and to the northern boundary wall of the same property. It has a felted, flat roof. The entrance to the application building is at the north- east corner.
- 5.2 The wall forming the north side of the building is of random sandstone rubble, although some brickwork is visible on the south face to the west of the building. This wall may date essentially from the mid nineteenth century or earlier, and enclosed the rear garden of 35 King Street. It presently has some concrete copings, which contrast with roughly dressed stone copings surmounting the wall just to the west. There is a prominent blocked doorway within the north side of the building.
- 5.3 The present doorway at the east end of the wall is rather crudely finished, particularly in the form of the quoins forming its north jamb. It is important to note that it is set within part of the wall which was realigned between 1910 and 1929 (see maps above). The Structural Appraisal Report of 13 November 2023 by Philip Wright Associates notes instability here, and recommends rebuilding of the curved part, and the council's delegated item file report² states that this rebuilding would be "necessary and acceptable". The doorway leads into a very small unroofed area, from which there is a second doorway, within modern fabric, into the building itself.

² for application 3/2022/0864



OS 1:2500 map, revised 1910, published 1912. Shows a predecessor to the present building.



OS 1:2500 map, revised 1929, published 1932. The present building is shown ringed.

- 54 Other outer walls of the building are rendered, and their precise nature is uncertain, but on map evidence they are believed to date from the period between 1910 and 1929.
- 55 The building interior is entirely modern in terms of finishes and appearance, and has a single stud partition. It has no windows or other means of natural lighting.

6 Statement of significance

- 6.1 33 and 35 King Street, a grade II listed building, are nationally important, mid eighteenth century town-houses within the village centre, whose significance is

particularly high in the front elevation, where there are distinctive doorways and fenestration, and in parts of their interiors.

- 62 The application building itself is an early twentieth century rear addition, which incorporates an earlier boundary wall, of uncertain date, but possibly late eighteenth or early nineteenth century; the east end of this wall, containing the present entrance was rebuilt in the early twentieth century.
- 63 This boundary wall is of random rubble and mostly traditional in construction, and lacks particular features of note, but does contribute positively, in a small way, to the significance of both the listed building and the conservation area. The building has a felted flat roof which detracts from significance, and its interior makes no contribution whatsoever to either designated heritage asset.

7 Proposed development

- 7.1 The proposal is to bring the building back into use (*Suis Generis*), with a minimum of intervention to the outer and boundary walls. At the north-east corner, the curving length of poorly built external wall (dating from the early twentieth century) would be rebuilt, so as to allow the existing access arrangement to be preserved. The roof would be extended out to the external wall, and the present building entrance widened.
- 72 The historic part of the north wall would be sandblasted and repointed, and new sandstone copings introduced where they have been lost or replaced by modern materials. A small window opening within the infill of an earlier doorway would also be blocked. No work is proposed to the boundary wall to the west of the building.
- 73 The felt roof would be replaced with one incorporating a low central roof-light, shallow clerestory and black GRP fascias;

8 Impact of proposal

- 8.1 The proposal seeks to provide a new sustainable use for a disused, largely modern building, whose contribution to the listed building and conservation area is confined to the north wall, a former garden wall of largely traditional and historic construction.
- 82 The small part of the wall which would be rebuilt to provide a usable entrance, is of relatively modern date and does not contribute to significance. Replacement

of the existing poor quality modern roof covering with a new, high quality one of low profile, would confer a distinct public benefit.

- 8.3 Significance of the listed building and conservation area would be preserved by the proposal, which has been redesigned to take account of the council's and planning inspector's previous concerns and reasons for refusal. Continued disuse is likely to lead to harm to significance.

9 Conclusion

- 9.1 The proposed scheme would not affect the special architectural or historic interest of the listed building, and would preserve both the character and appearance of Whalley Conservation Area. No harm to any designated heritage assets would arise, and so the application is acceptable in terms of its impact on the historic environment.

Stephen Haigh, MA
Buildings Archaeologist
16 April 2024



Photo 1: View down Back King Street. Application building in centre of photograph. Note curved part of wall with roughly finished doorway, proposed for rebuilding and continued use as entrance. (Photo taken Feb 2021)



Photo 2: North wall, with blocked opening to be retained. Note unsightly felt roof covering and mortar coping. (Photo taken Feb 2021)