

Heritage statement

69 King Street, Whalley

Proposed Change of Use of retail unit with flat above to restaurant with hotel rooms to include extensions to side and rear



For Ronnan Corporation



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1 INTRODUCTION

- 1.1 The Heritage Statement is being submitted in support of a full application for the change of use of a retail unit with flat above at 69 King Street, Whalley to restaurant with hotel rooms to include extensions to side and rear.
- 1.2 The application site lies within the Whalley Conservation Area and is identified with the Councils Conservation Area Appraisal as a “building of townscape merit” and is shown forming part of two views, north to south down King Street and from the north side of George Street through the gap to the rear of the site to the south.
- 1.3 This report will assess the impact of these proposals on these elements of the character of the Conservation Area and should be read within the context of other submitted information, including the Planning and Design Statement.

2 APPLICATION SITE

- 2.1 The application site lies on the western side of King Street at its junction with George Street, roughly rectangular in shape of approximately 800 square metres in extent.
- 2.2 The existing building is two storeys in height at the back of the pavement on the King Street frontage, stepping down in height and bulk rearwards on its George Street return.
- 2.3 The ground floor comprises a retail unit with access from the King Street frontage, with storage and outbuildings, yard area and vehicular access to the rear.
- 2.4 The first floor comprises a four/five bedroomed flat, accessed from George Street
- 2.5 Along the George Street frontage is an area of paving and low-level planting with two trees, (see the Planning and Design Statement), which largely screen this elevation. There is a low-level stone boundary wall along its length.
- 2.6 The site is within the settlement boundary and village center of Whalley, bordered by retail, restaurant uses, public houses and other community uses and is opposite the village bus station and Vale Gardens,
- 2.7 The building is currently vacant and has been for approximately two years.



3. SUMMARY OF THE APPLICATION PROPOSALS

- 3.1 The application proposes alterations and extensions to provide, on the ground floor, a large restaurant space with kitchens and ancillary bar and reception, private dining room and lounge.
- 3.2 Outdoor dining space will be provided along the King Street frontage and its return on George Street by re-providing the original stone boundary wall.
- 3.3 Extensions to the rear will provide two hotel bedrooms and along the George Street frontage a semi-enclosed dining area.
- 3.4 On the first floor and in the roofspace will be further bedrooms with ancillary facilities such as a pool, steam room and sauna.

4 HISTORY OF THE APPLICATION SITE

- 4.1 The site was developed in approximately 1910 as a bank, occupied as the District Bank post war, eventually absorbed into the Nat West Group.
- 4.2 The village bank closed in approximately 1997 and was acquired by Rossendale based Hurstwood Developments who sold it to the most recent owners, "Checkmate", ladies fashion retailers in 1998.
- 4.3 The retail outlet closed in 2021 and was marketed for approximately two years, attracting no interest for renewed retail use.
- 4.4 There is no planning applications history of relevance to the current proposals, except a most recent application for tree works, submitted by the applicants, withdrawn and now forming part of the current proposals.
- 4.5 The applicants consider the site to be appropriate for a high-quality restaurant and boutique hotel complementing other facilities in the village within this popular tourist area.

5 SETTING

- 5.1 The site is located within the centre of the village of Whalley on the western side of King Street at its junction with George Street.
- 5.2 This side of King Street is characterised by commercial properties in a range of retail, entertainment, leisure and community uses.

- 5.3 The southern side of George Street to the rear is dominated by the substantial retail and apartment building with semi-detached dwellings along its northern side.
- 5.4 To the south are Grade II listed cottages along Church Lane with St Marys and All Saints Church beyond.
- 5.5 There are a number of other historic buildings along the western side of King Street.
- 5.6 The eastern side of King Street in this vicinity is more open in character with the village bus station and Vale Gardens opposite.

6 THE PRESENT BUILDING

- 6.1 The present building along the King Street frontage is largely two storey stepping down in height along its George Street elevation.
- 6.2 The building is of red brick construction with tiled roof and attractive stone detailing of windows, door surrounds and other stone dressings to reflect its original status as the villages bank building.
- 6.3 The building frontage is an attractive feature in the street scene becoming less so on its George Street elevation moving westwards to single storey extensions, timber shed, yard area and service access road.
- 6.4 The George Street elevation is contained within an attractive stone-built boundary wall, originally extending along the sites frontage, now a paved area.

7. STATEMENT OF SIGNIFICANCE

- 7.1 The building, as a whole, is a substantial, early 20th century, commercial premises of a former bank within the village center distinguished by its attractive frontage and the front part of its elevation along George Street.
- 7.2 It forms a distinctive element of the village and Conservation Area.
- 7.3 The visual envelope of the site is limited largely to views from directly in front of the building on King Street and in views from the North, although a view of the whole site cannot be appreciated until the King Street/George Street frontage is reached.
- 7.4 The rear of the building is much less conspicuous and attractive and provides a greater scope for change.

- 7.5 The building has historical significance as the former village bank but is not statutorily listed.
- 8 IMPACT ON SIGNIFICANCE
- 8.1 Changes to the most attractive part of the building i.e. its frontage are extremely limited, it will retain its importance in the street scene.
- 8.2 Proposed extensions, alterations are to the George Street elevation and to the rear where there will be less impact on its heritage significance. This is particularly the case to the rear of the site adjacent to the access road and in its relationship to the substantial building at numbers 1 to 6 George Street.
- 8.3 The extensions, alterations to the George Street frontage have been specifically designed to be harmonious with the site frontage in terms of design, albeit of a contemporary nature, and choice of materials.
- 8.4 Although works to the side, rear are extensive they will be attractive, blending the old with the new and relate better in size and scale terms to its immediate neighbor building on George Street. The drawing attached shows existing and proposed heights and bulk, the applicants believe this will enhance this relationship visually, where at present the existing building falls away to the rear creating an unattractive gap between the two.
- 8.5 The applicants' comments on the two views highlighted in the Conservation Area approval are as follows.
- 8.6 Views from King Street to the north for the most part are of the building frontage and immediate return to George Street, largely unchanged.
- 8.7 Views of the bulk of the George Street elevation can only be obtained close to its junction with King Street. The applicants believe the proposals for this elevation are attractive and will enhance the public's perception of the whole building within the Conservation Area and particularly in its relationship to the adjacent retail, apartment building.
- 8.8 The gap at the rear of the building allows a limited view through the site to development beyond, as highlighted in the Conservation Area statement.
- 8.9 The applicants do not believe this view is particularly attractive and has a very limited visual envelope.

- 8.10 This is across the unattractive and mundane single storey rear extensions, the yard areas, sheds and garages, the rear of the properties along Church Lane and the upper part of the church behind substantial tree cover.
- 8.11 It also reveals the very unattractive eastern elevation of the bulky building at 1-6 George Street, characterized by bricked up windows, wiring, rainwater goods and large, bulky air conditioning units.
- 8.12 The proposal will close this gap, but not completely, but enhance the street scene in design and appearance terms and scale in relation to adjacent buildings.
- 8.13 The applicants do not believe these proposals will lead to any material loss of significance of the building as a non-designated heritage asset within the Conservation Area.
- 8.14 In practice, of course, these proposals will bring this asset back into a productive use ensuring its longer-term preservation.
- 8.15 Conservation Areas can and must accommodate change and change does not equate to harm.
- 8.16 Contemporary design can complement the traditional as in this case.
- 9.0 CONCLUSIONS
- 9.1 These proposals represent an appropriate and viable use for this site which will serve its longer-term preservation.
- 9.2 Substantial public benefits will accrue from these proposals which must be balanced in the judgement on its value to the Conservation Area as existing and proposed.
- 9.3 The applicants believe that these proposals will preserve the character and appearance of the Whalley Conservation Area without harming the buildings significance.

