

## ADDENDUM TO HERITAGE STATEMENT

1-7 George Street, Whalley, BB7 9TH

This is an addendum to the Heritage Statement prepared by Stephen Haigh Buildings Archaeologist, in August 2021, in support of planning application reference 3/2021/1004, approved on 8<sup>th</sup> April 2022.

The original heritage statement sets out the proposals in detail, in summary the conversion of existing upper floors to residential use and rear extensions.

The current application seeks to bring together for approval physical changes made to the building, as built.

The building lies within the Whalley Conservation Area and is identified within the council's Conservation Area Appraisal as a building of 'Townscape Merit' and a 'focal building'.

The original statement has been peer reviewed by LMC Architecture Ltd. and Don Proctor Dip.T.P in the light of this new submission, and their conclusions are set out below.

The application building and its context are set out in the original report and this remains consistent.

The minor physical changes to the approved scheme are largely to the rear of the building, as described in paragraph 6.5 of the original report as follows:

'The rear of the building backs on to a narrow access road and is very much concerned with servicing: it includes a covered loading bay, a modern flat roofed, pebble dashed, extension and a lift shaft'.

In terms of the 'significance' of this part of the building, paragraph 7.3 states:

'The rear of the building is much less conspicuous within the conservation area, and was originally constructed and subsequently altered with considerably less regard for appearance and display than the front. This part of the building therefore provides much greater scope for change'.

The current proposals do not involve any material alterations to the historic fabric of the buildings over and above the approved scheme and must be seen within this context.

The only parts of the current proposals which have a visual element, i.e. those which might affect the public's appreciation of the building in its context are as follows:

- All windows and doors serving the apartments have been upgraded to high quality, high performance, dark grey upvc frames with face fixed glazing bars – not a new element being introduced to the site but effectively a ‘like for like’ replacement to a higher standard.

This is a major enhancement to the visual appearance of the site and the George Street elevation.

- Wall covering to the rear stair and the rear boundary wall have been rendered to match the existing building, thus unifying the rear of the building in visual terms.
- The approved external glazing on the face of the new stairwell will not be provided, which will not be clearly perceptible from public vantage points.
- The extension to the rear ground floor has been increased in size but not significantly in terms of its potential dominance or visibility from public vantage points.
- A part internal, part external bin store of a small scale is now provided to the rear but will not be clearly seen or perceptible from public vantage points.
- Two electric vehicle charging points will be attached to the rear brick wall/fence on the western elevation of the ground floor of the building. These are small elements of ‘street furniture’ behind parked residents’ vehicles and will be largely unseen.
- The first-floor balcony screening feature will not be seen from public vantage points.
- Changes to the third-floor fenestration, to comply with Fire Regulations, are not an adverse change in visual terms.
- Similarly changes to rooflights will not have any adverse effects on the street scene.
- Small scale, low level lighting to provide safety and security to the rear of the building is controlled in light intensity and movement activated and will have very little material effect on neighbours or the street scene.

The above ancillary changes to the approved scheme do not lead to any material changes in the assessment of this heritage asset contained in the original Heritage Statement.

The conclusion of that statement remains robust, i.e. that the proposals will preserve the character and appearance of the Whalley Conservation Area without harm to its significance, or the setting of nearby listed buildings.