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Heritage statement
For
10 Clitheroe Road,
Whalley.

The following Heritage statement and assessment has been prepared in support of application number 3/2025/0988 at "Rodhill" 10 Clitheroe Road, Whalley. In respect of the proposed development/householder planning application to construct a single storey extension and loft conversion/dormer extension and ancillary works.

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1.1

LOCATION AND HISTORY

Whalley is a small town/former village centred around the former 13th century Cistercian Abbey now in ruins and located on the river Calder and surrounded by rolling hills. Although the former Abbey is of prominence and significance the Town/Village dates to around the 7th century and is noted within the Domesday book of 1086 which referred to the Church of St Mary held in Wallei (Whalley) with two Carucates of land free of all custom which suggests that the church was among the wealthiest.

The Town is now centred around King street which is the principal commercial street and contains 4 18th century Inns and several shops. The architecture has a mix of styles from early simple structures built from sandstone with stone roofs some with Gothic style windows to the 19th century red brick and half timbered buildings with slate roofs make the area one of significant historic prevalence which has several listed buildings.

The development site is located within a row of bay fronted terraced houses on Clitheroe road which continues directly on from King Street to the North of the Town. The row of terraced houses once known as Ebenezer Terrace, which would indicate some connection with Methodism and possibly connected to the Methodist church on King Street. The row of Terraced houses comprises 7 angular bay fronted houses with a further property attached at the Northern which appears to have been added at a later date which has a gabled front elevation (possibly where a bay may have once been similar to the rest of the row) with a significant portion beyond (which may have been an extension creating a double if not triple frontage compared to the rest of the row).

2.1

THE EXISTING AND PREVIOUS DEVELOPMENT

The row of houses are constructed of local sand stone split and pitched faced in uniform courses, with sawn rusticated stone window and door surrounds including that of the bay, the entrance door and bay have corbelled stone bandings above the stone lintels (heads). The doors and 1st floor windows comprise of cills jambs and heads whereas the bay comprises these plus mullions to form the bay. To the top of the front elevation there is a stone banding with a timber gutter (trough) which carries the water from the natural blue slate roof. The windows are mix of UPVC top opening casement style and simple one over one and two over two painted timber sash where the timber sash style reflects the historic vernacular much better than the UPVC.

The rear elevations of the row comprise of a faceted elevation due to each of the properties having two storey outriggers which house both the kitchen and bathroom, yet originally were scullery to the ground floor and a modest room as a nursery/sewing room, there is a further single storey portion beyond this which may have been a cold store, coal bunker or outside toilet. The rear elevations are built in a more modest way in comparison to the front elevations using random rubble walling with the windows formed using roughly squared quoins as the jambs with sawn rusticated cills and heads, with timber gutters/troughs on squared stone corbels with again a natural blue slate roof, the outriggers are generally roofed with a "cat slide" mono pitch roof due to the lower ceiling heights to the kitchens and bathrooms, the additional single storey portion also has a mono pitch roof in blue slate. Although in the main the outriggers have retained the cat slide although some of the properties have had this removed and built up into a gabled duo pitch at 90 degrees to the main roof, one of the properties has introduced a box dormer roof extension.

In the main most of the properties have infill extensions of varying forms between the outriggers at ground floor level these create additional living space and are very simple in their form with either a mono pitch or flat roof and a simple door and window or bi-folding doors framed by either natural stone or painted sand and cement render forming the rear elevations.

The proposed development site is no different to the above it has a simple infill with a mono pitch polycarbonate sheet roof and a simple infill rear wall comprising of a window and door with a panel of artificial broken course stone below the window which is a poorly executed addition.

3.1

PLANNING POLICY

The Whalley Conservation Area within which the proposed development site is located is subject to an Article 4 Directive which has removed all Permitted Development Rights, this then requires all householder proposals be subject to local authority consideration.

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".

NATIONAL PLANNING POLICY

The relevant national planning policies are contained within the National Planning Policy Framework (NPPF) 2021, which sets out the Governments 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.

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;

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

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 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.

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

South Ribble residential extensions SPD section C8 page 26 & 27 provides guidance relating to the mass and position of acceptable dormer roof extensions the pictorial guidance indicates the street scene being the front principal elevation and indicates the preferred location and scale of the dormer.

Design Guidance Note: DG08

Dormers and Roof Alterations

- A: Proposed dormers shall be contained well within the body of the roof, by being well set back from the party/end walls, below the ridge of the roof and above the eave
- B: Proposed dormers shall be aligned vertically with the existing window arrangement and be set off the flank/party walls of the original/parent building by no less than 0.5 metres.
- C: Proposed dormers shall have a window proportion similar or lesser in size than that of the corresponding window to which it is aligned.
- D: Proposed dormers shall have a roof pitch to match that on the existing/parent building.
- E: Proposed dormers shall not over dominate the original/parent building or be of detriment to the wider street scene.
- F: Proposed roof-lifts/alterations shall not be of detriment to the overall street scene or compromise the inherent roof form found in the immediate context.
- G: The proposed cladding materials of any Dormer/roof alteration shall match the roofing materials of the original/parent building.
- H: The roof ridge of proposed dormers shall be set 0.5 metres lower than the main roof ridge.
- I: Proposed dormers shall be set up from the eaves by no less than 0.5 metres

DEVELOPMENT PROPOSALS

The development proposals consist of the erection/replacement of a single storey rear infill extension which will serve as a kitchen and ground floor WC, and a loft conversion including a dormer extension to the rear elevation. The extension is to be built in matching natural stone random rubble walling, with an EPDM flat roof over with a glazed lantern roof part obscured by a parapet detail. The dormer will be natural blue roofing slate hung to the cheeks with an EPDM flat roof over retaining the existing main roof ridge tiles. The windows and doors throughout will be replaced excepting the front door which will be retained and refinished, the windows will be painted timber sliding one over one sliding sash, the bi-folding doors to the infill will be composite aluminium, all glazing will be either double or triple glazed.

The existing first floor is to be remodelled to allow for new access to the proposed loft roof void conversion. Alterations to the structure of the existing outrigger ground floor to allow for a single kitchen diner space to be created.

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 West 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 of the building but this is not considered harmful given the age and significance of the building fabric and the current elevation both of the building and the row overall. There will be a loss of rear roof elevation and although the extensions and alterations guidance suggests "pedimented windows to the street scene" the rear elevations of the row have altered significantly including the addition of a dormer 2 properties to the South and several gabled outriggers, and it is not considered that the rear forms the street scene, but the proposal including the use of natural blue slate on the dormer cheeks does retain a general appearance in keeping with the existing. The size of the proposed extension is modest and is comparable when compared to existing extensions and alterations of the neighbouring properties and its visibility will be limited to the immediate rear of the host dwelling. The aluminium double doors are not expected to have a discernible negative impact on the character of the building and does replicate other alterations on the row, which can also be said of the dormer extension as it retains the cat slide roof and a perimeter of the existing roof. Due to its location on the existing building the proposal does not impact on the Whalley Conservation Area

The proposals are limited to the rear 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 West elevation and it is this elevation which makes a positive contribution to the street scene of Clitheroe Road 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 entrance to the access road to the South of N04 Clitheroe Road or any other peripheral access road as it will be concealed by the outriggers and outbuildings to the other properties on the row.

Impact on the setting of Listed Buildings The nearest listed buildings/Monuments are the war memorial in front of and including the old Grammar school & 82 King Street, located some 100-150m to the South of the application site. 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/land 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., excavation of foundations and drainage.

5.1 ANNEXED DOCUMENTS

FIG 1



PRE DEVELOPMENT MAP OF 1846

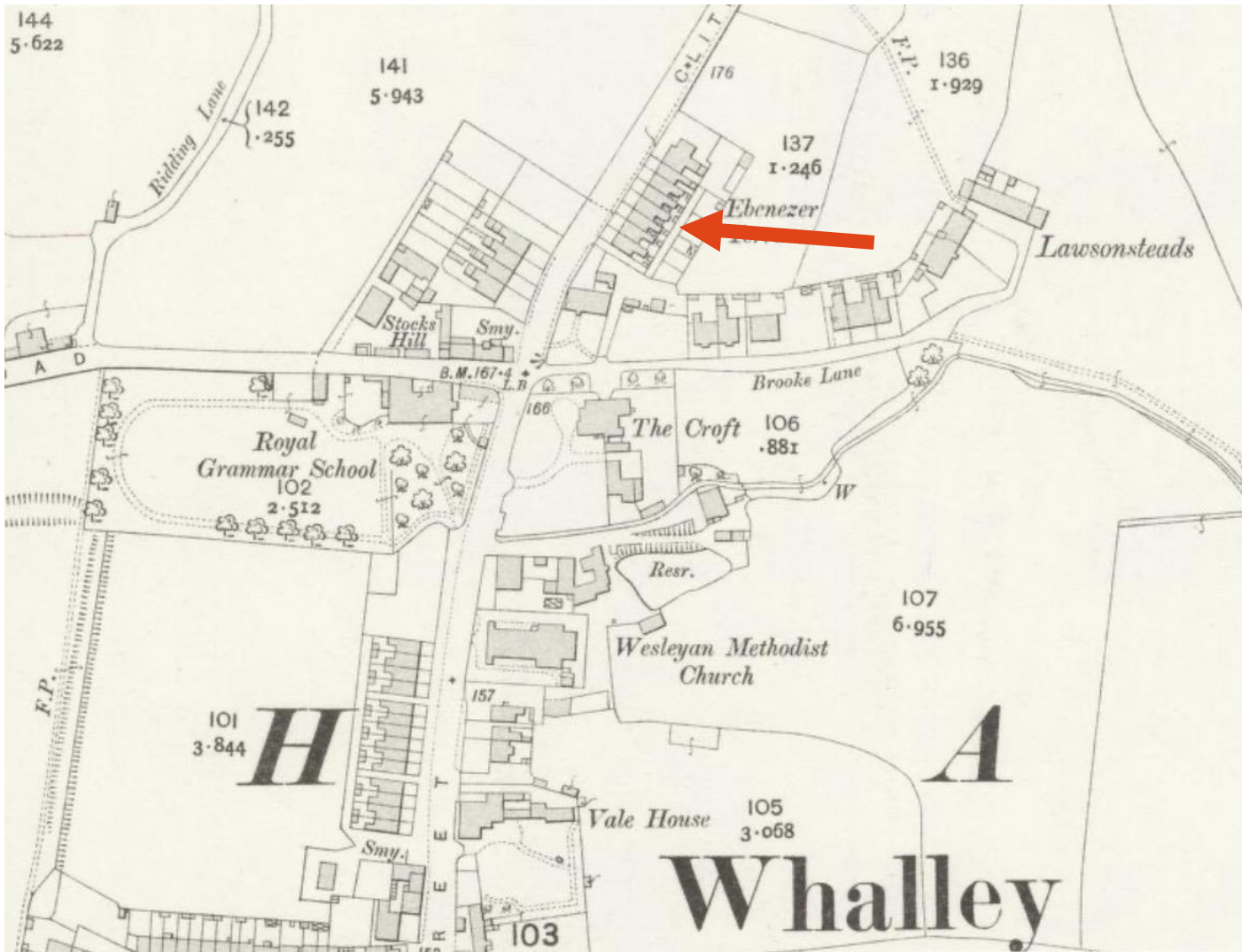
FIG 2



POST DEVELOPMENT MAP 1892

ANNEXED DOCUMENTS

FIG 3



POST DEVELOPMENT MAP 1912

ANNEXED DOCUMENTS

FIG 5



IMAGE SHOWING THE REAR OF N06 CLITHEROE ROAD
DORMER AND OUTRIGGER ROOF ALTERATION

ANNEXED DOCUMENTS

FIG 6



IMAGE SHOWING THE SIDE OF N06 CLITHEROE ROAD FROM BROOKE LANE
DORMER AND OUTRIGGER ROOF ALTERATION

ANNEXED DOCUMENTS

FIG 7



IMAGE SHOWING THE SIDE OF N06 CLITHEROE ROAD
DORMER AND OUTRIGGER ROOF ALTERATION TO DEMONSTRATE THE OBSCURING NATURE UPON THE
PROPOSED DEVELOPMENT

ANNEXED DOCUMENTS

FIG 8



ROW/TERRACE FRONT ELEVATIONS ON CLITHEROE ROAD VIEWED FROM THE SOUTH
NOTE THE TERRACE NAME AND DATE STONE "EBENEZER TERRACE 1877"

ANNEXED DOCUMENTS

FIG 9



ROW/TERRACE FRONT ELEVATIONS ON CLITHEROE ROAD VIEWED FROM THE NORTH

ANNEXED DOCUMENTS

FIG 10



ROW/TERRACE FRONT ELEVATIONS ON CLITHEROE ROAD VIEWED FROM THE SOUTH

ANNEXED DOCUMENTS

FIG 11



TERRACE NAME AND DATE STONE "EBENEZER TERRACE 1877"