



Don Proctor Dip TP, MRTPI

Heritage statement 69 King Street, Whalley

Proposed bakery with staff accommodation at first floor. Demolition of existing single storey rear extension and its replacement new rear extension. Frontage canopy, ramp / steps and handrail. Replacement windows. Service yard security gates and ancillary external seating.



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1 INTRODUCTION

- 1.1 The Heritage Statement is being submitted in support of a full application for a bakery with staff accommodation above.
- 1.2 The application site lies within the Whalley Conservation Area and is identified within 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 and is roughly rectangular in shape and 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 pedestrian access from the King Street frontage, with storage and outbuildings, yard area, and service 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, 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 centre of Whalley boarded by retail, restaurant uses, public houses and other community uses and is opposite the village bus station and Vale Gardens,

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2.7 The building is currently vacant and has been for approximately three years.

3. SUMMARY OF THE APPLICATION PROPOSALS

3.1 The application proposes alterations and extensions to provide on the ground floor an artisan bakery with ancillary seating and staff accommodation at first floor.

3.2 Existing single storey extensions to the rear will be demolished and replaced by a single storey extension to a high quality of design and appearance to provide a bespoke kitchen for the bakery. This will open on to the existing yard and service access to and from George Street. A small first floor rear extension will enable the staff accommodation to meet modern standards with necessary facilities.

3.3 On the first floor there will be six bedrooms with kitchen and lounge areas, bathroom, and en-suite facilities.

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 2021 and was marketed for approximately two years, attracting no interest for renewed retail use.

4.4 There are no previous planning applications of relevance to the current proposals, except a most recent application for hotel and restaurant under application reference 3/2024/0834, which was withdrawn.

4.5 The applicants consider the site to be appropriate for a high-quality bakery, complementing other facilities in the village within this popular tourist area.

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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 site's frontage, now a paved area.

7. STATEMENT OF SIGNIFICANCE

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- 7.1 The building as a whole is a substantial, early 20th century, commercial premises of a former bank within the village centre 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 on King Street, are extremely limited; it will retain its importance in the street scene.
 - 8.2 Proposed extensions and alterations are to the rear of George Street elevation 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 Works to the rear will be attractive, blending the old with the new.
 - 8.5 The applicant's comments on the two important views highlighted in the Conservation Area 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.

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- 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, i.e. replacement ground floor and small first floor extensions, 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 will be materially affected by these proposals.
- 8.10 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.
- 8.11 In practice, of course these proposals will bring this asset back into a productive use ensuring its longer-term preservation.
- 8.12 Conservation Areas can and must accommodate change, and change does not equate to harm.
- 8.13 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.

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