



# THE ORCHARD, WHALLEY

## HERITAGE STATEMENT

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# | Revision History

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# | HERITAGE STATEMENT

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## 2.0 INTRODUCTION

This Heritage Statement is to support a planning application made by Wilson Mason LLP on behalf of The Orchard Ribble Valley.

This report has been prepared in line with Paragraphs 194–208 of the National Planning Policy Framework (NPPF) and relevant local heritage policies. Proposals affecting heritage assets should require any applicant to describe the significance of any heritage assets affected.

The aim of this project is to install a Tipi structure as a venue for health and wellness events, adjacent to the Whalley Viaduct and the North West Gateway in Whalley, Lancashire. There will be limited work on the existing site, and the current egress will remain unchanged.

The proposal recognises the importance of conserving the adjacent heritage assets in a manner appropriate to their significance. Key landmarks of historical preservation are as follows;

- Whalley Viaduct is Grade II\* listed
- The North West Gateway is a Scheduled Monument & Grade I listed
- 1,2 and 3 Abbeycroft Grade II listed.

The purpose of this report is to assess:

- The historical and heritage significance of the nearby assets
- The contribution of the site to its setting
- The potential impact of the proposed works
- The appropriateness of the development within a sensitive historic context.

# | HERITAGE STATEMENT

## 3.00 HISTORICAL CONTEXT

The Whalley area is rich in historical assets, with a blend of medieval, industrial, and rural character. Key heritage assets in the immediate vicinity include:

### 3.01 Whalley Viaduct (Grade II\*)

Completed in 1850, the Whalley Viaduct is a 48-arch railway viaduct spanning the River Calder. It stands as one of the most prominent examples of 19th-century engineering in the region, built of red brick and stretching over 600 metres.

Two of the Romanesque arches, each either side of Ridding Lane, are filled with recessed brickwork in a 'lancet' style to reflect the gothic theme of nearby Whalley Abbey.

The viaduct remains in active use and is a major visual and cultural landmark within the village.

### 3.02 North West Gateway (Scheduled Monument & Grade I)

The North West Gateway of Whalley Abbey is a well-preserved 14th-century structure and one of the few surviving elements of the former Cistercian monastery, founded in the late 13th century. Located adjacent to The Sands, it served as the main entrance to the abbey complex.

Built from coursed sandstone rubble with ashlar dressings, the two-storey gatehouse features a central arched passageway and reflects both defensive and ceremonial functions. Architectural details such as pointed arches and chamfered stonework hint at the abbey's former grandeur.

Following the Dissolution in 1537, the gatehouse remained largely intact and is now recognised as a Scheduled Monument and Grade I listed building for its exceptional architectural and historic significance.

### 3.03 Whalley Conservation Area

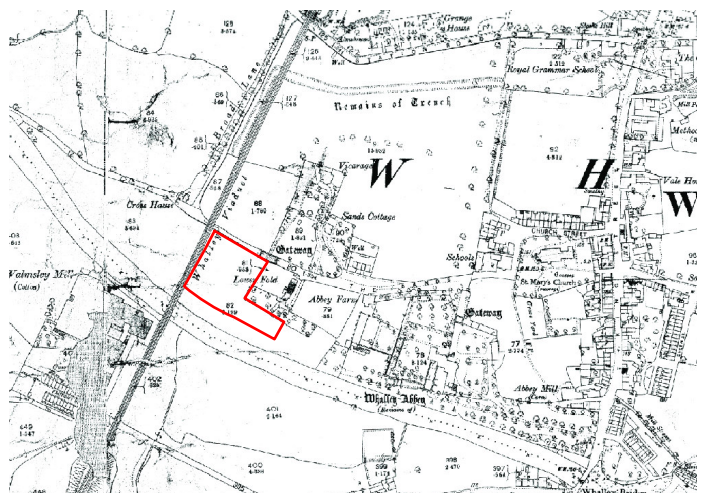
The Whalley Conservation Area, designated in 1969 and extended in 2007, encompasses the historic core of Whalley village, including its medieval street layout, notable heritage buildings, and the ruins of Whalley Abbey. The area is recognised for its architectural, historic, and landscape value, reflecting the village's evolution from its monastic origins to a rural market centre.

Under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, a conservation area is defined as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."

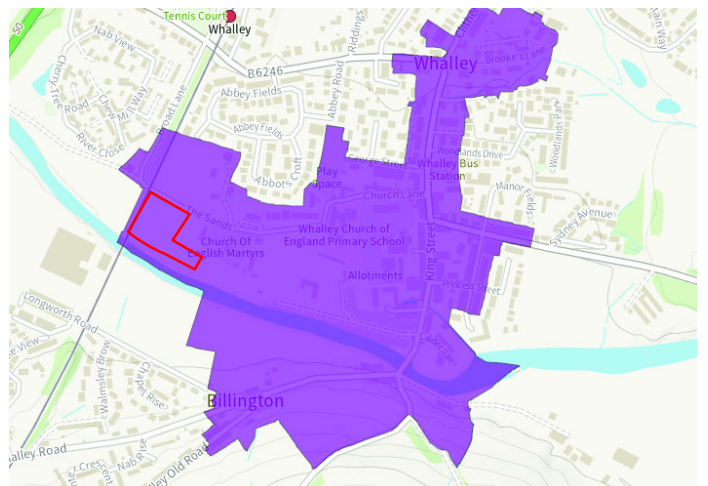
The application site lies within the conservation area boundary and contributes to both the setting and approach views that define the area's special character.



Photograph of the Whalley North West Gateway and the Whalley Viaduct in the background.



Historical map of site 1890s © Mario Maps.



The Whalley Conservation Area © Mario Maps.

# | HERITAGE STATEMENT

## 4.00 CURRENT USE

The site is an open plot of land situated immediately to the east of the Whalley Viaduct and close to the North West Gateway. It is currently underdeveloped, with a large open and rural character that contributes to the expansive setting of the Viaduct.

The plot is located outside but adjacent to the Whalley Conservation Area and within proximity to several designated heritage assets.

## 5.00 PROPOSED WORKS

The proposal involves the installation of a three-point tipi structure, constructed from natural-coloured canvas, designed to blend with the surrounding rural landscape.

The structure will reach a maximum height of approximately 10 metres, offering a distinctive yet sympathetic focal point within the open setting adjacent to the Whalley Viaduct.

The site's use will be temporary and seasonal, operating primarily between May and September, to accommodate a variety of low-impact, community-oriented events.

These will include yoga, wellness workshops and small-scale community gatherings, all of which are intended to foster wellbeing and local engagement in a natural, tranquil setting.

To support these activities, the proposal includes reversible, low-impact infrastructure, such as temporary timber or composite flooring, as well as off-grid services like portable toilet units, ensuring no reliance on permanent utilities.

Access and egress will be carefully managed through existing gates, with appropriate signage and routing in place to ensure safety, accessibility, and minimal disruption to the surrounding area.



Existing vehicular access onto site.



Proposed view of Tipi in relation to the North West Gateway.



Proposed view of Tipi in relation to the surrounding landscape.

## 6.00 IMPACT ON HERITAGE

The key heritage consideration is the impact on the setting of the Grade II\*listed Whalley Viaduct, the Grade I listed North West Gateway, and, to a lesser extent, the Whalley Conservation Area and local character.

### 6.01 Visual and Physical Impact

The tipi is relatively low in height and made of natural canvas tones, which blend with the rural setting. Its placement and seasonal use ensure that the long-term visual integrity of the viaduct remains unaffected.

The proposal maintains key sightlines to and from the viaduct, particularly along public footpaths and from the North West Gateway. The careful siting of the development ensures that it will not harm the significance of any designated heritage asset, including the Whalley Viaduct.

The tipi aligns with the rural character of the setting and supports low-impact, community-focused activities that complement the tranquility and openness of the landscape.

### 6.02 Reversibility

The proposed structure is to be non-permanent and fully reversible, ensuring no long-term impact on the site.

The installation of the Tipi and associated infrastructure will require no excavation or foundation work, preserving the integrity of the ground and surrounding landscape.

At the end of each operational season, the site can be completely restored to its original condition, with all structures and equipment removed, leaving no lasting physical alteration to the land.

### 6.03 Heritage Significance and Setting

The proposal maintains the open setting of the viaduct and does not impact its architectural fabric.

The character of the site as a transition zone between rural and historic village core is respected.

The events proposed (wellness) are low-impact.

### 6.04 Positive Contributions

The project encourages sensitive use of open land in a way that supports the local economy and aligns with the landscape character.

Public appreciation of the viaduct's setting may be enhanced by access and enjoyment through events.

## 7.00 SUMMARY

The proposed tipi-based event space has been carefully designed to respect the historic and visual setting of the Whalley Viaduct and adjacent Conservation Area. Due to its temporary, reversible, and low-impact nature, it is concluded that:

- There will be no harm to the significance of any heritage assets;
- The proposal is consistent with the NPPF's objectives for conserving the historic environment;
- The project offers potential for positive engagement with the landscape and heritage setting through community-oriented events.

The development is therefore appropriate in heritage terms and complies with local and national policy.

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