

105 Whalley Road

Heritage Statement

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PREPARED BY

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1.0 INTRODUCTION

1.1 Purpose and Background

The aim of this report is to investigate and establish the heritage significance of 105 Whalley Road, Sabden. This will be achieved through appraisal of its heritage values, compiled using a mixture of primary and secondary research which will inform a Heritage Statement.

The National Planning Policy Framework (2024), which will be referred to in this report as the NPPF, explains that when considering applications local authorities should require an applicant to describe the significance of heritage assets that could be affected by proposals. The level of detail in exploration of significance should be proportionate to the scale of proposals. It would hopefully guide decisions on design so that any potential harm to significance can be minimised or alternatively opportunities to enhance that significance can be realised. In this circumstance there are no proposals for change, so the significance will be explored holistically and in detail.

A site visit was undertaken in May 2026 to assess the physical attributes of the building

1.2 The Author

The author is a BSc qualified building surveyor and is currently undertaking studies for an MSc degree in Building Conservation & Adaptation at the University of Central Lancashire.

2.0 LOCATION

2.1 Setting and Context

105 Whalley Road is located in the village of Sabden in the Ribble Valley in the North-West of England. The exact location of the site can be seen in the map in figure 1 below. National Grid Reference: SD 75625 39578. Post Code – BB7 1PX



2.2 Conservation Area

A large portion of Sabden is a designated conservation area under the Planning (Listed Buildings and Conservation Areas) Act 1990. 105 Whalley Road falls within the conservation area. There are two maps of the conservation area on the RVBC website. One is titled 'Sabden Conservation Area Boundary Map – Actual'

The second is titled 'Sabden Conservation Area. This map has a key which highlights buildings with townscape merit. It can be seen from this map that 105 Whalley Road isn't classified as such on this map.

In the Conservation area appraisal produced by The Conservation Studio in 2005, the Summary of Special Interest of the conservation Area are described as follows:

The special interest that justifies designation of the proposed Sabden Conservation Area derives from the following features:

- *The village's industrial past and links with cotton weaving and printing;*
- *The rural setting of the village in lowland fringe farmland in a valley between Pendle Hill and White Hill;*
- *Forest of Bowland Area of Outstanding Natural Beauty;*
- *The picturesque ensemble of St Nicholas's Church, Sunday School and former parsonage (Sabden House);*
- *The tranquil character of Heyhouses;*
- *The diversity of mill workers' terraced houses ranging from the late 18th to the late 19th centuries;*
- *The Baptist, Methodist, Anglican and Roman Catholic churches;*
- *Sabden Brook and its tributary, Badger Well Water;*
- *Prevalent use of local stone as a building material;*
- *Architectural and historic interest of the conservation area's buildings, including 2 listed buildings;*
- *Trees, particularly beside Sabden Brook and in the churchyard of St Nicholas's Church;*
- *Historical association with Richard Cobden (1804 -1865), a politician noted for his role in the repeal of the Corn Laws;*
- *Areas of historic stone floorscape;*
- *Views of Pendle Hill;*
- *Within Forest of Bowland Area of Outstanding Natural Beauty.*

3.0 DESCRIPTION OF SITE AND PROPOSED DEVELOPMENT

3.1 105 Whalley Road

105 Whalley road is a two storey stone built end terraced property with natural slate roof located on Whalley Road in a row of terraces named 'Rydal Mount' constructed in circa 1898. The property is not a Statutory Listed Building, but it is located within the Sabden Conservation Area

The proposal is to knock through the existing kitchen into the adjoining garage to create a kitchen diner space. There will be no increase to the size of the footprint.

The existing pitched roofs of the kitchen and garage extension will be removed and replaced with a flat roof. The flat roof will have a parapet wall with stone coping on the north and east elevations. The existing garage door visible from the main road on the east elevation will be taken away and filled with stone to match the existing stonework. On the west elevation 2no. patio doors will be installed

4.0 HERITAGE APPRAISAL

4.1 Introduction

The following appraisal has been undertaken in line with guidance published in the Historic England 2008 publication 'conservation principles, policies and guidance' and relates specifically to the requirement contained in paragraph 207 of the NPPF 2024 given in extract below.

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary" (Gov.UK, 2024).

4.2 Heritage Values

As stated previously the heritage values explored in this report are following the guidance of Historic England's Conservation Principles, Policies and Guidance. They will be explored under the following headings: evidential value; historical value; communal value; aesthetic value.

4.3 Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity." (Historic England, 2008)

There is little evidential value associated with 105 Whalley Road, it is one of many terraced houses located within the village presents evidential value when considered as a collective.

4.4 Historical Value

“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.” (Historic England, 2008)

In terms of historical value, the principal significance can be found in the aesthetic of its principal elevation.

4.5 Communal Value

“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.” (Historic England, 2008)

In terms of communal value, the conservation area appraisal states that most of the late 18th and 19th century housing were built for mill workers and form the area’s most prevalent building type.

4.6 Aesthetic Value

“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.” (Historic England, 2008)

The dwelling is an example of a traditional terraced dwelling and has moderate aesthetic value relating to its front elevation.

The terraced properties on Rydal Mount were built to with a slightly more emphasis on architectural style than the two terrace rows to the west (Victoria and Dial Terrace). This can be seen in the uniformity of the terrace’s principal elevation, for example the rain hoods above the front doors and the uniform garden walls and paths.

4.7 Statement of Significance

Having assessed the heritage values of the property the report can now give an informed account of its heritage significance.

105 Whalley Road is not a Statutory Listed Building, due to its location on Rydal Mount it could be deemed to be a non-designated heritage asset, but it isn’t marked as such on the RVBC conservation area map. The principal significance of the property lies within its front elevation (south) and original part of the east elevation.

The current kitchen and garage extensions have a somewhat negative impact on the building and based on historic mapping are not original to the building (in their current format).

5.0 CONCLUSION

National policy guidance requires that a balanced judgement be made having regard to the scale of any harm or loss to the significance of the heritage asset.

The character of this part of the conservation areas relates to the mill workers dwellings constructed in the 18th and 19th century, the proposals will not affect this character.

The proposed elevations that are partially visible from the main road will be constructed of natural stone. The elevations visible from the rear back street are constructed in natural stone and the flat roof covering will be an EPDM rubber system that will replace non original concrete interlocking tiles and some non-original slates and will not impact on the significance or the character of this part of the Conservation Area.

In the absence of harm to the heritage asset, it is concluded that the application may be approved, taking a proportionate approach. There will be no impact on the significance of the Conservation Area.

This proposal is in accordance with the National Planning Policy Framework and local historic environment policies.