

# Peter Hitchen Architects

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25<sup>th</sup> September 2026

**HERITAGE STATEMENT TO SUPPORT THE HOUSEHOLDER PLANNING APPLICATION:**

**DEMOLITIONS & SINGLE STOREY EXTENSION AT 4 THE SANDS, WHALLEY,  
CLITHEROE, BB7 9TL**



## **INTRODUCTION**

This document has been prepared to support the planning application for a single story, rear extension at 4 The Sands in Whalley. This purpose of this document is to provide the relevant heritage information to the local planning authority. An assessment of the dwelling and any potential impact on the surrounding area has been undertaken to evidence its sensitivity to Whalley and its historic nature.

## **LOCATION**

The site is located in the heart of Whalley, adjacent to Whalley Abbey. There are a number of listed buildings/entities in the surrounding area which is the reason for the Whalley conservation area. Although the dwelling itself is not listed, it's considerably close to Whalley Abbey and the Northwest Gateway which are both grade I listed structures.

No 4 The Sands is a semi-detached dwelling which sits on a street of similar properties all which are all similar in nature. The exterior materiality includes a pebble dash frontage with stone features and render at the rear. Surrounding the dwelling of subject and neighboring properties are random stone walls which also line the entrance of Whalley Abbey, resulting in a harmonious frontage to the streetscape. The rear of the property is a built-up courtyard with a mix of timber fencing and stone and render walls.

The Whalley Conservation area includes this dwelling and others of its kind spanning from top of King Street to the beginning of Whalley Road with a proposal to extend it further. A more detailed illustration and description can be found on the Ribble Valley 'Whalley conservation map'.

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” (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990). Within the Whalley conservation area guidance notes, the focal points of the Whalley conservation area are:

- Location on the banks of the River Calder
- Surrounding hills most notably the Nab
- Rural, open character with trees and open green spaces
- Little traffic and peaceful character in the western part of the conservation area
- Scheduled Ancient Monument - ruins of Whalley Abbey including the Gatehouse
- Grade I listed buildings – Whalley Abbey Conference centre, the Abbey gateway, the Western Cloister, and St Mary's and All Saints' Church
- Three Saxon crosses in the churchyard
- Grade II listed 17th and late 18th century houses and cottages facing Church Lane
- Good quality 18th and 19th century mainly terraced buildings on either side of King Street

- Memorial Park off Woodlands Drive makes a major contribution to the character of King Street
- The Whalley Arms (1781), the Swan Hotel (1780) and Whalley Adult Education Centre are the most significant listed buildings
- Sandstone paving (slabs and some setts) in the churchyard, Church Lane and in parts of King Street
- Stunning views from Whalley Bridge and from the end of Calder Vale over the river and up to the Nab

To design something which is appropriate development in the Whalley conservation area, there needs to be specific considerations towards materiality and visual impact, more specifically the views around Whalley. 'The Sands' is an area which heavily contributes to the character of the conservation area containing some of the most notable structures in the conservation area of Whalley.

The proposal cannot be seen from any point of these features and does not impact the rural character of the area given it is in a self-contained courtyard.



## HISTORY

No 4 The Sands was constructed between 1910 and 1930. The existing extension which is proposed to be improved and extended is dated around 2005- 2013. The rear of the property and the existing extension have no notable historic features, the character of the property is within the façade facing onto The Sands. There are no previous planning applications for this property, and it has remained relatively close to its original appearance.

## PROPOSED WORKS

The proposed works consists of a 1.5m extension to an existing single storey utility at the rear of the property. The works would include the conversion of the current hipped roof to a flat roof and pulling the Northern face outwards to achieve a larger, open plan kitchen and living space. The proposed works aims to be an understated upgrade of the existing extension and modernize the interior of the dwelling. No 8 The sands also has a flat roof extension which is joined at the party wall with the existing extension at No 4.

There are no proposed changes to the front and side of the property which are the only faces which are visible from 4 The Sands.

## IMPACT

Due to the modest nature of the works, there will be little to no impact on the character of the conservation area. The proposed extension is not visible from the road and it is no more impactful than the existing utility. The proposed alterations contain a parapet on the party walls which will remain the same materiality posing no threat to the visual impact of neighbors. No 8 The Sands has a similar extension and does not pose treat to the conservation area.

## PRESERVATION

To preserve the essence of the Whalley conservation area, we have chosen to enhance the rear elevation by bringing in the same tones from the pebbledash to the brickwork and adding a parapet wall with stone copings to imitate the stone features on the main façade. The property has lost some of its character at the rear due to the modern finish of the render, pulling the same tones from the pebble dash to use on the elevation of the extension will create a better blend between the front and rear of the property and preserve the character of the property.

## CONCLUSION

To conclude, it is reasonable to assume that the proposed development will have little to no impact on the historic nature of the Whalley conservation area. If anything, the proposed development will negate impact from the existing extension has. The proposed development respects the nature of the conservation area and the dwelling itself by understated materials and a lower profile roofline.

## BIBLIOGRAPHY

Whalley Conservation Area guidance: <https://www.ribblevalley.gov.uk/downloads/download/33/whalley-conservation-area>

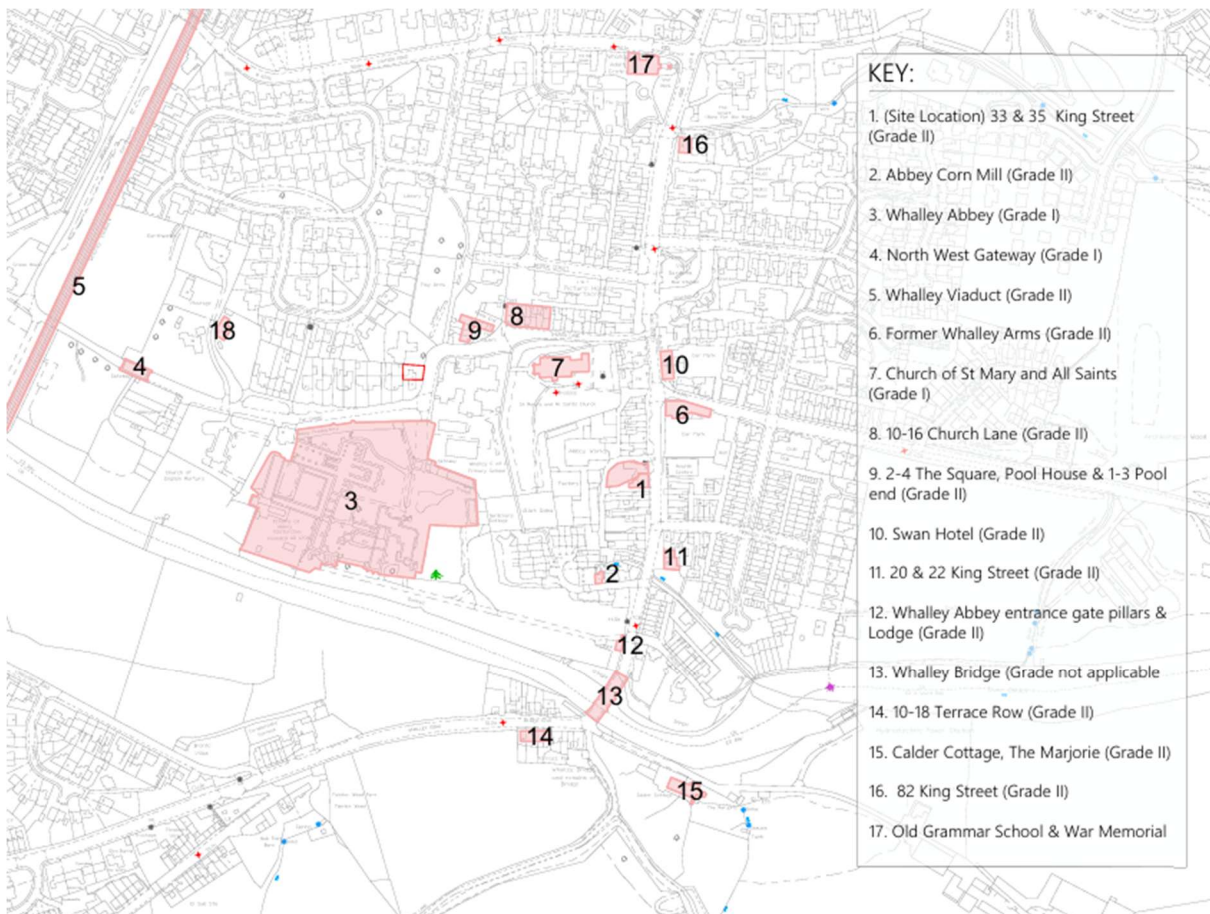
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Whalley Conservation Area map: <https://www.ribblevalley.gov.uk/downloads/file/100/whalley-conservation-area-map>

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Historic England 'The List': <https://historicengland.org.uk/listing/the-list/>

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Location Plan of Listed Entities



