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# DESIGN AND ACCESS STATEMENT WITH HERITAGE ASSESSMENT:

# PARTIAL DEMOLITION AND REBUILDING OF THE REAR BOUNDARY WALL

# REAR GARDEN AT 35 KING STREET, WHALLEY



## INTRODUCTION

This statement has been prepared to support the Listed Building Consent application for the partial demolition and rebuilding of the boundary wall in the rear garden area to 35 King street. It should be read along with the detailed structural report and methodology statement which identifies the reason why the wall is collapsing and how to rebuild it.

## LOCATION & CONTEXT

The wall is located at the rear of 35 King Street which is currently under mixed use as a hair salon on the ground floor and residential accommodation on the upper floors. The building is a grade II listed building.

## HERITAGE ASSESSMENT

*33 and 35 King Street are a pair of mid eighteenth century, substantial, townhouses, formerly known as "The Friars", and built for Solomon Longworth and Roger Green. They are brick-built with stone dressings, and form a handsome block which dominates part of King Street, and indeed that part of the village centre. The rear boundary walls offer a significant contribution to the heritage of the buildings.*

*33 and 35 King Street, a grade II listed building and are nationally important as they sit within the village centre, whose significance is particularly high in the front elevation, where there are distinctive doorways and fenestration, and in parts of their interiors.*

*The application is concerned with a relatively small area of boundary walling at the rear, however, the significance of the listed building and conservation area would be preserved by the demolition and rebuilding of the area of wall proposed. The neglect and collapse of the wall will to lead to harm to significance*

*The proposed works would obviously retain the special architectural or historic interest of the listed building, and would preserve both the character and appearance of Whalley Conservation Area. No harm to any designated heritage assets would arise, and so the application is acceptable in terms of its impact on the historic environment.*

*The structural report and methodology detailed is entirely appropriate and carefully considers the heritage value of the wall.*

*We encourage a site visit by the appointed officer to view the current situation as this will ensure there is a full appreciation of the works as necessary.*



