
WHALLEY CONSERVATION AREA APPRAISAL



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CONTENTS

Introduction

Purpose of the appraisal
Summary of special interest

The planning policy context

Local planning policy

Location and setting

Location and context
General character and plan form

Landscape setting

Topography, geology, relationship of CA to surroundings

Historic development and archaeology

Origins and historic development

Spatial analysis

Spaces and views

Definition of the special interest of the conservation area

Activities/uses
Plan form and building types
Architectural qualities
Listed buildings
Buildings of Townscape Merit
Historic shopfronts and advertising
Public realm audit
Green spaces, trees, hedges

Character areas or zones

The Sands, Whalley Abbey and Church Lane.
King Street
Whalley Bridge and the river.

Issues

Strengths; Weaknesses; Opportunities; Threats

Recommendations

Whalley Conservation Area boundary review
Article 4 Direction
Improvements to the public realm
Monitoring and review

Bibliography

WHALLEY CONSERVATION AREA APPRAISAL

Introduction

Purpose of the appraisal

This appraisal seeks to record and analyse the various features which give the Whalley Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal map along with significant trees, surviving historic paving, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

This appraisal builds upon national policy, as set out in PPG15, and local policy, as set out in the Local Plan 1998, and provides a firm basis on which applications for development within the Whalley Conservation Area can be assessed.



Entrance to Whalley Abbey from The Sands

Summary of special interest

Whalley is located on the River Calder in Lancashire, surrounded by rolling hills which provide both limestone and sandstone for building. The small town is notable for the ruins of a late 13th century Cistercian abbey, part of which is still in use as a conference centre, and for St Mary's and All Saints' Church, with its attractive churchyard in which are three Saxon crosses. King Street, the principal commercial street, contains four 18th century (or earlier) inns and a variety of small, mostly locally owned shops. Although 20th century housing development has impinged somewhat to the north of the town, the river setting and the many fields and open green spaces of Whalley provide an attractive rural character to the conservation area.

The planning policy context

Conservation areas are designated under the provisions of 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*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.



Whalley Abbey – an important scheduled monument

Local planning policy

Local planning policies for the preservation of scheduled monuments and conservation of historic parks and gardens, listed buildings and conservation areas are set out in the Ribble Valley Local Plan which was adopted in June 1998 (Policies ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21) and the Joint Lancashire Structure Plan 2001-2016 which was adopted on 31st March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled ‘Landscape and Heritage’).

The Whalley Conservation Area was designated on the 11th September 1972. This document updates and replaces the Conservation Area Appraisal for Whalley which was prepared by the Council in the early 1990s.

Location and setting

Location and context

Whalley is situated on the north side of the river Calder approximately three kilometres from Clitheroe. The town is surrounded on three sides by hills: to the south, Whalley Nab rises steeply from the river valley, with a similar, though much higher, range of hills to the east and north-east. To the west the river Calder snakes down a flattish plain towards Ribchester, which continues, though gently rising, to the north, forming the Bowland and Longridge Fells.

Until the 1960s the main road from Clitheroe to Blackburn ran along King Street in Whalley, but since the construction of the A59 traffic has been diverted away from the town centre.



Whalley Abbey: west range

General character and plan form

Whalley is notable for the following townscape features

- Riverside location, enclosed by hills on three sides
- Ruins of Whalley Abbey including the 17th century house now used as a Conference Centre
- 14th century parish church of St Mary and All Saints
- Whalley Railway Viaduct to west of town, crossing the Calder Valley
- 17th, 18th and mainly 19th century buildings along King Street and Church Lane
- Long views across the river Calder and up to the surrounding hills

The Whalley Conservation Area includes the more densely built-up area along King Street, where the buildings sit on the back of the pavement with concealed rear gardens, as well as the more spacious, suburban character of the northern part of King Street and Church Lane. The Sands is distinctly rural, with paired 1920s houses sitting well back from the road, and more historic properties, some with very large gardens (e.g. no. 38).

Most of the boundaries in the conservation area are defined by sandstone rubble walls topped by a variety of copings which are usually triangular-shaped but are sometimes round. The stone is laid in large, roughly squared off blocks, and the walls are generally between one and one and a half metres high where they define front boundaries, or up to two metres high to the rear. Sometimes, there is evidence for cast iron railings, such as nos. 4-18 King Street, where some of the low walls are built from single blocks of stone with a canted coping. Often modern railings have been installed such as those at no.12 with uncharacteristic detailing such as gold ball finials. For many of the residential properties, hedges of privet or an evergreen shrub have been planted behind low sandstone walls to provide increased privacy. Whalley Abbey contains a variety of sandstone walls, some with fine quality moulded copings. Gate piers are often a single piece of stone, with perhaps a recessed panel along the whole length as decoration. There are also some timber boarded or picket fences, all of them modern.



The river Don from Whalley Abbey, looking towards the railway viaduct to the west

Landscape setting

Topography, geology, relationship of CA to surroundings

Whalley lies on an outcrop at the junction of the Upper Bowland Shale and Millstone Grit, which dives at some 45 degrees to the south-east to form the north-west rim of the Burnley coalfield. This junction separates two very different types of landscape – to the north-west is the flatter, agricultural land around Clitheroe, whilst to the east are the high moorlands associated with the twin ridges of the Pendle and Black Hill ranges. Sandstone deposits once provided the majority of the local stone which was used for roof slates, paving and rubble walling, but this is now largely “imported” from a quarry near Hebden Bridge.

The close proximity of relatively wild moorland and open fields, mainly utilised for sheep and cattle grazing, provides a rural setting to the town, which gently intrudes down Nab hill as far as the banks of the river Calder.

Historic development and archaeology

Origins and historic development

The place name Whalley is derived from the Anglo-Saxon *Hwaellege*, from *hwael*, meaning a hill or hill field. The first mention of the settlement, which was centred on a ford over the river Calder, is in 798, and stone crosses in the churchyard are thought to date to the 9th to 11th centuries. Whalley is mentioned in 1066 when the church (now St Mary and All Saints) had two ploughlands as an endowment, corresponding to the later town and manor. It is likely that below the present day church, which contains 13th century and later fabric, there is an 8th century building.

In 1283 monks from a small Cistercian abbey in Stanlow in Cheshire arrived in Whalley but the first stone for a new abbey was not laid until 1308. However it took 127 years for the complex to be completed, perhaps because the new abbey was on a pilgrim route, creating immense demands on the Abbey's hospitality. The new Abbey contained a large church, cloisters, the abbot's lodgings, and the lay brother's dormitory and other service rooms. Also during the 13th century the parish church was rebuilt, suggesting that a small settlement had developed around the Abbey. The north-west gateway was added in 1480.



Extract from Yates 1786

At the Dissolution in 1537 Whalley Abbey was taken back into the hands of the Crown but in 1553 the demesne lands were leased to John Braddyll who, with Richard Assheton, finally purchased the buildings and associated grounds in 1567. Shortly after they divided the property, Assheton taking the former Abbey buildings and Braddyll most of the land. In 1587 the former Abbot's Lodgings and Infirmary were repaired and updated to provide a comfortable family house for Assheton's nephew, Ralph Assheton of Great Lever. Meanwhile, local townspeople had been encouraged to help themselves to the building stone provided by the ruins of the Abbey buildings, which were further affected by the clearance of many of the remaining buildings in 1661 by the third Sir Ralph Assheton. Whalley Abbey descended by marriage to the Curzon family in the 18th century and was later sold to John Taylor, then inherited by John Hargreaves. It remained a family home until 1923 when it came into the ownership of the Church of England, who now use it as a Diocesan Retreat and Conference Centre. Enough remains of the former Abbey buildings to provide a fascinating insight into how the Abbey functioned.

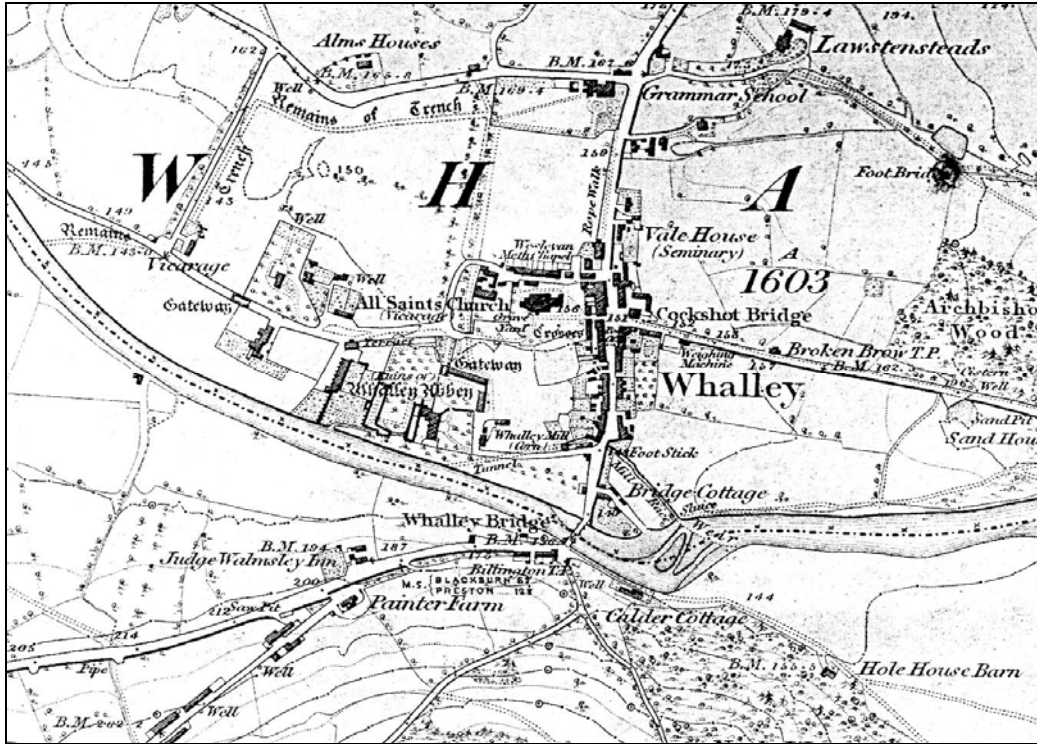
The closure of the Abbey must have affected the development of Whalley during the 16th century and the passing of much of the land to the west of the settlement into private hands also constrained the physical growth of the town. However, there is evidence of markets being held in Whalley in the 17th century, and several buildings of this period remain.



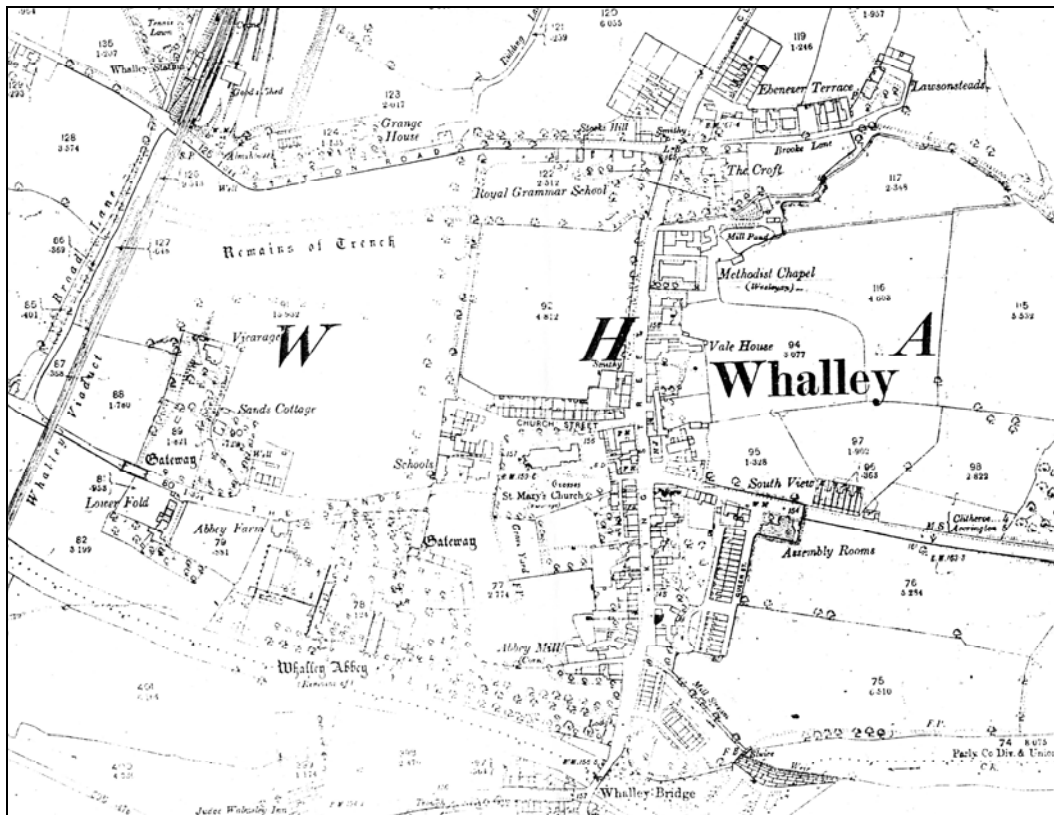
These listed buildings overlook the river Don on the southern edge of the conservation area

18th century Whalley was still dominated by the Abbey and the families that lived there. Ashton Curzon's estate map of 1762 shows the Abbey (house, ruins and two gatehouses), the parish church, and scattered development to the north and west including what is now nos. 1-4 The Square nos. 1-3 Abbeycroft, and no. 34 The Sands. The only built-up area lies along King Street between Church Lane and the entrance to the Abbey. Station Road, where the first Grammar School was built in 1725, lies to the north of two large fields, crossed by canals which may have once been associated with the Abbey. However, there was trade from passing coaches as during this period as there were four inns in King Street, all very close to each other: the Swan Hotel (1780), the Whalley Arms (1781), the De Lacy Arms and the Dog Inn (both possibly earlier).

It appears that unlike Clitheroe, Blackburn and Padiham, Whalley remained a small, rather isolated rural settlement until the later half of the 19th century when the provision of a railway line in 1850, which passed to the west of the town on a high, brick-built viaduct, meant that the town became a favoured location for wealthy, middle-class families. The 1848 First Edition map of Whalley therefore shows that there was virtually no industry in Whalley apart from a rope walk and a mill, built in 1837. By the time of the Second Edition map in 1892 the town had expanded modestly to the east and north, with both terraced and more prestigious detached houses being built. The Assembly Rooms were built in 1890 in Accrington Road and other facilities in the town included several pubs and a variety of shops, some of which catered for the visitors to the Abbey ruins. Census results show how slowly the town grew - from 1,058 in 1801 to only 1,227 in 1911. There appears to have been some expansion of the town in around 1910-11, when the Maureen Cooke building and no. 69 (Checkmate Jewellers) were both built. In the 21st century, Whalley is still almost a village rather than a town, although large areas of new housing have been built to the north of the town centre in the last 40 years.



O.S. 1848



O.S. 1892

Spatial analysis

Spaces and views

A number of the larger, more prestigious buildings in Whalley act as focal points in views: St Mary and All Saints Church is the most important one, set in its attractive churchyard; the ruins and standing remains of Whalley Abbey, although somewhat concealed by high walls from The Sands, are very important in views from the Nab; the Methodist Church in King Street and the Adult Education Centre (the former Grammar school) are significant in views along King Street; as are the three former coaching inns – the Whalley Arms, the Swan Hotel, and the Dog Inn. The Maureen Cookson Department Store is a very dominant building, especially when viewed along George Street.

The dramatic location of Whalley on the banks of the River Calder, and the close proximity of the surrounding hills, provide ample opportunities for stunning views into and out of the town. The most important are marked on the Townscape Appraisal map. Of special note is the significance of the ruined Abbey site, the river Calder (with particularly important views from the bridge), and St Mary and All Saints Church.



St Mary's and All Saints Church, from Church Lane

Definition of the special interest of the conservation area

Activities/uses

Whalley is primarily a residential area, based around the commercial centre in King Street. The town is notable for its riverside location and for the Abbey ruins, now open to the public and providing a museum and café. The former Abbey Gateway, on the west side of The Sands, is now in the care of English Heritage, and part of the old cloisters is now used by the Roman Catholic Church as a church hall. The modern (1926) R C brick-built church lies immediately next door.

Many of the residents work in Blackburn or other nearby large towns, with the former National School in Church Lane providing primary education. There are few local

industries although a small commercial estate, located uncomfortably between King Street and the churchyard, is a source of local employment. The shops are mainly small, locally owned businesses with a small number of nationals – mainly banks and building societies. There is a small department store, *Maureen Cookson*, in George Street. The town still contains a number of public houses and coaching inns, dating back to the 18th century.

Plan form and building types

The layout of Whalley has been shaped by the location next to the River Calder and by building of the Cistercian abbey in the late 13th century. Initially the settlement appears to have developed in the Pre-Conquest period due to its proximity to a ford over the River Calder, which is located below the existing bridge. It is possible that in the 8th century the Saxons built a church which it is thought lies below St Mary and All Saint's Church. King Street connected the church to the ford, and when the Abbey was built this defined the westwards extent of the settlement which developed along King Street. Church Lane is at least 13th century in date, and probably even older. It has changed its course as originally it ran to the north of nos. 1-4 The Square, which date to the mid-17th century. It is now lined with 19th century cottages, some of them listed. To the north of the Abbey ruins, Church Lane continues into The Sands, a wide, more rural lane which connects Whalley to the fields to the west of the town through the former Abbey gatehouse and which must therefore be at least 13th century in date.



Junction of Clitheroe Road and Station Road, looking south along King Street

Architectural qualities

Most of the historic buildings in the conservation area were built as houses, often in a terrace form. The majority of these buildings date to the 19th century and good groups of both listed and unlisted buildings can be seen along Church Lane and facing King Street. Heights vary, but are usually two or three storeys. To the north and west, in The Sands and beyond the end of King Street, detached or semi-detached houses are more common, set in large gardens. Scattered throughout the conservation area are a number of more prestigious

religious, educational or commercial buildings which are generally much larger and tend to dominate the townscape.

The historic buildings of Whalley are mainly built from local stone with stone rubble walls, dressed stone quoins, stone window and door architraves, and stone roofing slates. In the mid-19th century brick, painted render and Welsh slate became more commonplace, reflecting a change in popular taste and the influx of imported materials along the railway. This provides a cohesive and attractive townscape, although the loss of original historic details (windows, doors and sometimes roofs) and maintenance, such as re-pointing, that is unsympathetic to the host buildings, adversely affects parts of the conservation area.



No. 82 King Street and the adjoining Wesleyan Chapel (1872)

Sandstone, limestone, and clay for brick making were all available locally. The Abbey is largely built using limestone from quarries in Billington, Read and the Nab. Most of the pre-1850 buildings in the conservation area are built from sandstone rubble (coursed or random), which was also quarried from the Nab (a sandstone quarry is shown in Nab Wood on the 1848 map). Dressed stone blocks (ashlar) are used for the corner quoins and sometimes the stone is covered by a rough lime render, often now covered in modern paint. Window and door details including architraves, lintels and cills, are made from single pieces of worked stone, without any mouldings. These materials provide simple, robust details appropriate for the cottages and the more modest houses found in the conservation area. Good examples, relatively unaltered, can be seen in Church Lane (nos. 1-16) and the lower end of King Street (nos. 4-18, and nos. 20-26). A more prestigious building, the Whalley Arms in King Street, is built from coursed stone with a modillion stone eaves cornice and stone quoins. The original windows would have been six over six sashes, but in the late 19th century a canted ground floor bay was added and the building fenestrated so that the windows now have six panes to the upper sash and a single sheet of glass to the lower.

Whilst stone slate was the usual roofing material for all of the buildings in the conservation area until the mid-19th century, slate was also brought over from Wales and as the century progressed, it became the favoured material. Some of the roofs are laid using decreasing

sizes of slate – a “scantle” roof. Although there is no current evidence for thatch it is known from a very early photograph that cottages in The Sands were once roofed using water reeds or straw. One special characteristic of the conservation area are the attractive clay “castle” pots, which can be seen throughout the centre of Whalley. On note are the indented triangular tops to each pot.

Brick is also used and was made locally – a brick and tile works is shown to the north-west of Whalley on the 1892 map. An early example is nos. 33 and 35 King Street, dating to the mid-18th century, a pair of substantial matching townhouses, where sandstone (now painted) provide the decoration – quoins, window architraves, and door surrounds. At this time, bricks would have been brought some distance and were therefore too expensive to be used for anything other than the more prestigious buildings. Many of the late 19th century cottages in the town are built from brick with sandstone front walls – clearly considered to be of higher quality than brick. The early 20th century group of Tudorbethan buildings in King Street (nos. 71-97) are built from hard, red bricks known as “Accrington Bloods”.



Nos. 67 and 69 King Street

There is only one known example of timber-framing in the conservation area, no. 34 The Sands, which is a late 15th century house set back from the road and now encased in sandstone.

Windows in 18th and 19th century houses were almost exclusively sliding sashes, made from timber and painted. Nos. 10-18 Terrace Row, and The Marjorie and Calder Cottage, both located over Whalley Bridge and both probably built for John Taylor of Moreton Hall in c.1830, have unusual pointed Gothic windows. Some well detailed painted timber panelled doors remain, such as no. 35 King Street (an original 18th century door with six panels) and nos. 26-32 The Sands, built in 1882. Nos. 10-18 the Terrace retain their original planked doors, decorated with rows of small metal studs.

Listed buildings

There are 24 listing entries for the conservation area. The oldest, and most important, are the remains of Whalley Abbey which are listed grade I and which lie over a Scheduled Ancient Monument. The Conference Centre, once the Assheton mansion, contains medieval fabric which was extensively rebuilt in 1556, when a new hall was built, and altered again in the 17th and 19th centuries. The North-West Gateway is also listed grade I and dates to the early 14th century. The only other grade I building is the Church of St Mary and All Saints, dating to the 13th century with a tower of 1440. Internally it contains much beautiful woodwork including the choir stall dating to c.1430, removed from the Abbey church at the Dissolution. The misericords are richly carved and the roof of the nave, with its curved wind braces, is late 15th century in date. A listed sundial and the pre-Conquest stone crosses are all features of the churchyard, which is also notable for its fine monuments and tombstones.



Looking down King Street towards the hills which largely surround Whalley (no. 40 King Street on immediate left)

Within the conservation area are a number of more modest medieval or slightly later buildings of note. These include no. 34 The Sands, originally timber-framed and dating to the 15th century (II*), and a number of 17th century houses: nos. 20-22 King Street; nos. 1, 2 and 3 Poole End; and nos. 1, 2 and 3 Abbeycroft, The Sands. Of interest are the two 18th century former coaching inns which are both listed grade II – the Swan Hotel, King Street, dating to the late 18th century, and the Whalley Arms, also in King Street, which was built in 1781.

The other listed buildings in Whalley are mainly examples of early 19th century houses or cottages and are located in Church Lane and King Street. The Old Grammar School, on the corner of Station Road and King Street, was built in 1725 but subsequently altered in its long life as a school. It is now an Adult Education Centre. The Abbey Lodge, no. 1a King Street, is 18th century but was altered in the 19th, and no. 21 The Sands was built as a farmhouse in c.1800 and is now used as a presbytery by the Roman Catholic Church. Across the Calder, nos. 10-18 Terrace Row, and The Marjorie and Calder Cottage were both built in c.1830 for John Taylor of Moreton Hall, possibly by Websters of Kendall. Both groups have Gothic windows and Terrace Row is particularly notable for its stone cornice gutter and elevated entrance balcony, with some original cast iron details.

Buildings of Townscape Merit

Marked on the Townscape Appraisal map for the Whalley Conservation Area are a large number of *unlisted* buildings which have been judged as making a positive contribution to the character and appearance of the conservation area. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

The buildings vary, but are generally date to the 19th century. They may be modest cottages, or much larger more significant religious or commercial buildings, which are considered to be good, relatively unaltered examples, of their type. The survival of original materials and details, and the basic, historic form of the building, is important. Where a building has been adversely affected by modern changes and restoration is either impractical or indeed, not possible, they are excluded.



The Whalley Arms, King Street, dated 1781

Historic shopfronts and advertising

There are virtually no historic shopfronts in the Whalley Conservation Area although some remnants of late 19th century details remain. The best, but very modest, historic shopfront is can be found at no. 27 King Street (Crab Apple Crafts) which retains its pilasters, consoles and narrow fascia, painted dark green. No. 1 King Street, on the corner of Corn Mill Mews, retains a 19th century painted surround with a moulded cornice above the modern timber infilling.

Otherwise, shopfronts along King Street are very varied and mostly modern, some in “reproduction” style. One example is no. 41 (Brindle Fine Arts), a rather assertive timber façade, sub-divided into multiple panels. Signage is similarly varied and sometimes negative in its impact, such as the “Pizza King” sign on no. 37 and the “Mortimers” sign on its neighbour, no. 39a. The Whalley Warm and Dry outlet in the former mill to the back of no. 82 King Street has a large amount of signage including A-boards, a hanging sign and a

framed sign, all facing the road. Similar, poor quality signage can be seen opposite, at nos. 71-97 King Street, where the early 20th century buildings have a number of deep fascias and hanging signs, often using garish colours.

Public realm audit

There are a variety of modern and traditional paving materials in the conservation area, the most notable examples of the latter being marked on the Townscape Appraisal map. These include the large sandstone slabs on the north side of Church Lane, and similar slabs in the churchyard and in King Street, outside nos. 25-35. Much smaller setts can also be found, particularly outside nos. 20-26 King Street and in the entrance to the industrial area to the west of King Street. It is possible that these examples are all relatively modern although they do utilise the traditional, local materials. Setted gutters are notable, again on the north side of Church Lane, where they link to the sandstone paving. These appear to be historic. Finally, a very good quality setted driveway leads from Church Lane to the gateway into the Abbey, again probably historic.

Street lighting is quite varied but all modern. The best examples are the tall, black steel standards in King Street, which have an elegant “heritage” lamp. Less attractive are the short black steel columns with a modern fitting which can be found in Church Lane, and the much taller, white steel columns, again with a modern fitting, which start on the bridge and continue along Whalley Road.



The lodge at the entrance to Whalley Abbey from King Street

Green spaces, trees, hedges

Whalley is notable for its riverside location and for the steep hills which partially surround it. These are used for grazing or as woodland, providing an attractive setting of small fields, interspersed with trees and sub-divided by stone walls. The River Calder, which is relatively wide at this point, provides a dramatic foil to the steeply sloping hillside beyond, and to the urban form Whalley town, which lies to the north. However, because of the location of the Abbey, which takes up a long stretch of the northern river bank, the town does not relate to the river apart from where the road crosses the river at Whalley bridge.

The most important open space in landscape terms therefore lies along the banks of the River Calder, although the land is all in private ownership. The large fields on the south which continue up to the top of the Nab hill are now proposed for inclusion within the Whalley Conservation Area, because they are so important in views into, and out of, the conservation area. Regrettably it is not possible to walk along the river at this point although there is a driveway, lined with mature trees, within the Abbey grounds which can be enjoyed when the site is open to the public. Another vantage point, at the end of Calder Vale, does provide some limited public access, with stunning views across the river to the weir and the Gothic cottages on the southern bank.



A setted pathway links King Street to the churchyard of St Mary's and All Saints Church

There are two public open spaces within Whalley itself. The first is the churchyard to St Mary and All Saint's Church, an attractive graveyard which includes a listed sundial and three Saxon crosses as well as a wide variety of gravestones and monuments. Yew trees and other species line the pathways and boundaries. The second space, a public garden on the east side of King Street next to the entrance to Woodlands Drive, is notable for its tall poplar trees and modern Millennium sculpture. The surrounding street, which curves around the park, is currently (March 2005) being improved as part of an enhancement project by the Council.

Trees make a very important contribution to the character of the conservation area in several places: Whalley Abbey, particularly along the riverside; in the churchyard; in The Sands, where the character of the area is more open and rural; and in the children's playground off Church Lane. Just outside the conservation area, the mature trees in the garden of The Croft, opposite the Adult Education Centre in King Street, are extremely important in views from the south.

Character areas or zones

The Sands, Whalley Abbey and Church Lane.

This character area lies between King Street and the railway viaduct to the west of Whalley. It is in very mixed uses, with residential properties, a school, the Abbey and the parish church. The area contains the town's principal historic buildings, particularly the attractive ruins of Whalley Abbey which developed from the late 13th century onwards. These are open to the public and provide a popular café and exhibition area. The former Abbot's Lodging, converted into a private house in the 16th century, is now a Conference Centre for the Church of England. The parish church of St Mary's and All Saints dates mainly to the 13th century but almost certainly lies above a Saxon church. Church Lane therefore dates to the pre-Conquest period although its route has altered over the centuries. The position of the abbey constrained development to the west of King Street so the area is notable for its trees, fields and open green spaces. The topography is mainly flat, with a gentle fall towards the river.

The principal *positive* features are:

- Location on the banks of the River Calder
- Views to the west through the arched openings of the red brick railway viaduct
- Rural, open character with trees and open green spaces
- Little traffic and peaceful character
- 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
- 19th century primary school next to the church
- Semi-detached 1930s houses in The Sands, set back from the road with mature gardens
- Sandstone paving (slabs and some setts) in the churchyard, and Church Lane
- Children's' playground off Church Lane

The principal *negative* features are:

- Industrial area between the churchyard and rear boundaries of the buildings facing King Street, with large modern sheds and poor quality roads
- Plastic windows and doors on cottages and the primary school in Church Lane

King Street

King Street is the principal commercial street in Whalley and leads down to the river crossing. It almost certainly dates to the Saxon period when there was already a small church in the settlement. The road curves slightly and is lined on the back of the pavement with almost continuous terraces of varied buildings, mostly in commercial uses – shops, hotels, public houses, and one church. These buildings are usually built in local stone, sometimes rendered, or brick.



The Presbytery, The Sands

Along King Street, between the George Street junction and Whalley bridge, many of the long rows of two or three storey houses contain ground floor shops. These buildings commonly lie on the back of the pavement without any front gardens apart from nos. 4-18, a small terrace of late 19th century houses which lie adjacent to Whalley Bridge. Here, low brick walls, some with modern railings, surround shallow front gardens about two metres wide. Most of the properties have small back gardens, backing in most cases onto driveways which provide rear access – a local characteristic. The sense of enclosure provided by these buildings is lost between the Whalley Arms Public House and the modern Doctors' Surgery on the east side of the road, where a modern car park is defined by a low wall.

To the north, the townscape is more open, with detached and semi-detached buildings set back from the road in spacious gardens. On the west side, nos. 71-97 were built in the early 20th century with small front gardens which were enclosed by low, red brick walls, many of which have been demolished. More attractive are the public gardens on the opposite side of the road, with tall poplar trees and a modern sculpture, and the varied, detached houses (nos. 74, 76, 78 and 82) which sit either side of the Methodist Chapel. These buildings all sit back from King Street, with front gardens to the houses defined by low stone walls or hedging. The bus terminus area to the south of the Memorial Gardens is currently (March 2005) being enhanced with new road surfaces and signage.

The principal *positive* features are:

- Good quality 18th and 19th century mainly terraced buildings on either side
- Sandstone paving (slabs and setts) in places
- 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
- The Methodist Church is a key unlisted building, notable for its scantle slate roof
- Good views to the Nab hill



The western gateway to Whalley Abbey is listed grade I

The principal *negative* features are:

- Busy traffic and few established pedestrian crossings
- Loss of sense of enclosure due to public car park next to the Whalley Arms
- Modern shopfronts and poor quality signage
- Poor quality pavements (concrete slabs and paviers)
- Loss of front boundaries, particularly nos. 71-97 King Street
- Top-hung, modern windows on the Swan Hotel (grade II listed)
- Poor quality replacement joinery to the windows and doors of most of the unlisted buildings

Whalley Bridge and the river.

This area is dominated by the wide sweep of the River Calder, with a large weir to the east, and by the steep incline which rises from Whalley Bridge up to the summit of the Nab hill beyond. Open fields, trees and short terraces of historic buildings are notable.



Terrace Row in Whalley Road have attractive Gothic details

The principal *positive* features are:

- Stunning views from Whalley Bridge and from the end of Calder Vale over the river and up to the Nab
- The river and its weir
- The former mill leat
- Open green spaces with groups of trees
- 19th century Lodge to Whalley Abbey
- Gothic details on the listed buildings - nos. 10-18 Terrace Row, and The Marjorie and Calder Cottage (c.1830)

The principal *negative* features are:

- Busy traffic
- Poor quality details (uPVC windows, satellite dishes) on the cottages facing Calder Vale

Issues

This section provides a summary of the SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) identified during the appraisal process.

Strengths: The most important *positive* features 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



Whalley Bridge, over the river Don, from the south-east side

Weaknesses: The principal *negative* features of the Whalley Conservation Area are:

- Industrial area between the churchyard and rear boundaries of the buildings facing King Street, with large modern sheds and poor quality roads
- Plastic windows and doors on many of the unlisted historic buildings
- Busy traffic and few established pedestrian crossings in King Street
- Loss of sense of enclosure due to public car park next to the Whalley Arms
- Modern shopfronts and poor quality signage
- Poor quality pavements (concrete slabs and paviors)
- Loss of front boundaries, particularly nos. 71-97 King Street



King Street (nos. 29 and 31 in centre of picture)

Opportunities within the Whalley Conservation Area

There are very few sites for development within the conservation area, given the tight urban form, the constraints imposed by the scheduled sites, and the many listed buildings. The open green spaces to the west of The Sands, marked on the Townscape Appraisal map, are a particularly valuable asset and should be protected from development.

There are, however, three sites for enhancement:

- The commercial sheds/workshops to the west of nos. 25- 53 King Street
- The public car park next to the Whalley Arms.
- The land in front of nos. 71-97 King Street

Threats to the Whalley Conservation Area

- Continuing loss of original architectural details and use of inappropriate modern materials or details.

Many of the unlisted, and some of the listed, buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details. Common faults include:

- the replacement of original timber sash windows with uPVC or aluminium (e.g. nos. 4-18 King Street; nos. 2-8 and nos. 1-11 Whalley Road;
- the loss of original panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors
- the replacement of stone slate or Welsh slate roofs with concrete tiles (e.g. nos. 20 and 21 King Street (both grade II listed);
- poor quality windows on a listed building (e.g. the Swan inn, King Street; nos. 33 and 35 King Street; Abbeycroft, nos. 1-3 The Sands; nos. 2 and 3 The Square, Church Lane



Nos. 33-35 King Street

- Continuing loss of existing front boundaries.

Low stone walls with a stone coping, sometimes backed by evergreen hedges, are the prevailing front boundary detail, although as most of the properties sit directly on the back of the pavement, these walls are principally seen in back gardens or along side boundaries. One exception is the terrace close to Whalley bridge (nos. 4-18 King Street) where low front boundary walls remain in part but have been replaced by modern railings of little merit.

- Poor quality shopfronts

Many of the commercial properties facing King Street have modern shopfronts of no special merit e.g. nos. 1-3 Accrington Road; nos. 30, 32 and 40 King Street (Regent House, Antiques and Lloyds Pharmacy)

Recommendations

Whalley Conservation Area boundary review

It is recommended that a number of changes are made to the existing conservation area boundary as follows:

(i) Add properties in Station Road, Clitheroe Road and Brooke's Lane.

This area represents late 19th century expansion of the town, but also includes an 18th century (or earlier) lane. The Old House, Station Road, lies immediately behind the Adult Education Centre and although altered appears to also date to the 18th century. Nos. 1-7 (odd) and nos. 4-18 (even) Clitheroe Road (Ebenezer Terrace) are two terraces of higher status stone houses, the later built in 1877. They retain many of their original features including slate roofs, canted ground floor bay windows, and in the case of nos. 1-7, small roof dormers with casement windows. Most importantly, both terraces have their original front boundary walls and small front gardens, set back from the pavement. They are all shown on the 1892 map.

Brooke's Lane connects King Street with The Manor House, formerly called Lawsonsteads, a pre-18th century now somewhat altered and converted into two dwellings. Facing the lane on the north side are a number of well-detailed, late 19th century houses, all shown on the 1892 map. No. 2 Clitheroe Road is a much earlier building, possibly 18th century. The Croft was built before 1892 and is a substantial building surrounded by important trees. Despite later additions it is considered to be of sufficient importance to merit inclusion within the conservation area, not least because its garden contains a number of mature trees which are extremely significant in views along King Street. To the south of The Croft, a small stream once fed a mill pond (now filled in), and by the side of this stream, Rose Cottage in Brookside Close is now proposed for inclusion. This is a small, two storey building, built from local stone with slate roof and multi-paned casement windows. It appears to date to the 18th or early 19th century.

(ii) Add part of Accrington Road, Queen Street and Princess Street.

Accrington Street is an early route connecting Whalley town centre to Blackburn. Nos. 15-41 date to the late 19th century (nos. 27-39 are shown on the 1892 map) and are built from stone with slate roofs. They have small front gardens enclosed by low stone walls and hedging. The former Reading and Assembly Room were built in 1890 by a company formed by the gentlemen of Whalley for social functions. It is now in use as a night club. Also included is the former Police Station, now a house, built in 1894.

The western side of Queen Street was built before 1892, when the map shows that it faced a large field. The eastern side was added a few years later, when small front gardens were provided. This is a good example of well detailed, artisan housing. Despite the insertion of modern windows and doors, the two terraces retain a simple robust quality which it is considered to be worthy of designation.

(iii) Add fields and properties in Whalley Road and Whalley Old Road.

This area lies between Nab hill and the River Calder. It provides excellent views over the river to the ruins of the Abbey and the railway viaduct beyond. The fields are very important in reciprocal views from the Abbey site up the hill. The majority of the properties proposed for inclusion are considered to be Buildings of Townscape Merit. They appear to date to the 19th century and are generally two storeys high and built from stone which is sometimes painted or rendered. Roofs are slate and some early sash windows remain. The most important building is the Judge Walmesley Public House, a white-painted three storey building with Gothic details. To one side of the pub, a single storey stone barn is notable for its hexagonal windows.

The inclusion of these two sections of road within the designated area is important in protecting the setting of the conservation area and more particularly the setting of the Abbey.

(iv) Add part of the railway viaduct and Cross House.

This area has a rural, open character which relates well to the first part of The Sands, the medieval route out of the Abbey to the west. Cross House is a small one and a half storey cottage dating to the later half of the 19th century. It is notable for its Gothic drip moulds over the windows and front door, and for its stone slate scantle roof. This extension to the conservation area also includes a section of the grade II listed railway viaduct, dating to 1850. This tall red brick structure is a local landmark and a dominant feature within the landscape to the west of Whalley.



Modern development : Corn Mill Mews, off King Street

Article 4 Direction

The incremental loss of original building materials and detailing has been noted on many of the historic buildings within the Whalley Conservation Area, particularly the replacement of timber sash windows and timber doors with uPVC alternatives. For family houses, such changes are called “Permitted Development” as set out in Town and Country Planning (General Permitted Development) Order 1995, and owners do not need permission from the Borough Council. However, these minor alterations can cumulatively have an adverse effect on the conservation area and powers exist to the Council to withdraw some of these permitted development rights (an Article 4 Direction) in the interests of preserving and enhancing the special character and appearance of the conservation area.

It is therefore proposed that permitted development rights are withdrawn for some of the unlisted family dwelling houses in the conservation area which have not already been too adversely affected by unsympathetic alterations, which form notable groups within the townscape. Some individual properties are also proposed for inclusion in the Article 4 Direction. This will ensure the preservation of unique architectural features and traditional materials by requiring an application for planning permission before carrying out any work.

The buildings which are proposed for inclusion within the Article 4 Direction are:

Nos. 1-47 (odd) and nos. 2-36 (even) Queen Street

Nos. 4-18 King Street

Nos. 1-9 (consec) Church Lane

Nos 71-97 King Street

Nos. 74, 76 and 78 King Street

Rose Cottage, Brookside Close

Nos. 1-7 (odd) and 4-18 (even) Clitheroe Road

No. 2 Clitheroe Road

Nos. 1 – 15 Brooke’s Lane

Nos. 26-32 The Sands

The kinds of work which it is proposed to control include:

- Installation of new windows and doors
- Alterations to the roof, including changing the roof materials and installing rooflights.
- Building a porch.
- The erection of sheds and other outbuildings
- Creating an access onto the road.
- Building a hard standing
- The erection or alteration of gates, fences or walls.
- Painting the exterior of a building.

It is proposed that the restrictions will only relate to development visible from a public highway (this includes a footpath). It will not affect commercial properties or houses which are in use as flats (i.e. in “multiple occupation”) which are already controlled more rigorously as they have far fewer “permitted development” rights than family houses.

Improvements to the public realm

The conservation area contains a number of streets paved with stone setts or flags, which must be protected. This appraisal has identified the most important examples of these surfaces and they should be protected and repaired as necessary, using traditional techniques and materials.

The addition of stone paving in King Street would be welcome, particularly between Church Lane and Whalley Bridge, where it will enhance the existing traditional paving. Throughout the conservation area, existing stone kerbs and setted gutters should be retained in any scheme of improvement or repair.

A public footpath along part of the southern bank of the River Calder, opposite the Abbey would enable good views of river and Abbey (currently private land).

Monitoring and review.

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- An evaluation of changes that have taken place in the conservation area, ideally by means of an updated photographic record;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including opportunities for enhancement;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Bibliography

Buildings of England: Lancashire	N.Pevsner (1969)
Lancashire Extensive Urban Survey	Whalley (2004)
A Guide to Whalley Abbey	O. Ashmore (1996)
O.S. map 1866	

List of photographs

- Photograph 1* *Entrance to Whalley Abbey from The Sands*
- Photograph 2* *Whalley Abbey – an important scheduled monument*
- Photograph 3* *Whalley Abbey: west range*
The river Don from Whalley Abbey, looking towards the railway
- Photograph 4* *viaduct to the west*
These listed buildings overlook the river Don on the southern edge of
- Photograph 5* *the conservation area*
- Photograph 6* *St Mary's and All Saints Church, from Church Lane*
Junction of Clitheroe Road and Station Road, looking south along King
- Photograph 7* *Street*
- Photograph 8* *No. 82 King Street and the adjoining Wesleyan Chapel (1872)*
- Photograph 9* *Nos. 67 and 69 King Street*
Looking down King Street towards the hills which largely surround
- Photograph 10* *Whalley (no. 40 King Street on immediate left)*
- Photograph 11* *The Whalley Arms, King Street, dated 1781*
- Photograph 12* *The lodge at the entrance to Whalley Abbey from King Street*
A setted pathway links King Street to the churchyard of St Mary's and
- Photograph 13* *All Saints Church*
- Photograph 14* *The Presbytery, The Sands*
- Photograph 15* *The western gateway to Whalley Abbey is listed grade I*
- Photograph 16* *Terrace Row in Whalley Road have attractive Gothic details*
- Photograph 17* *Whalley Bridge, over the river Don, from the south-east side*
- Photograph 18* *King Street (nos. 29 and 31 in centre of picture)*
- Photograph 19* *Nos. 33-35 King Street*
- Photograph 20* *Modern development : Corn Mill Mews, off King Street*