

# **Heritage Statement**

## **7 Whalley Avenue, Whalley Range Proposed Loft Conversion**

13 August 2021

This Heritage Statement supports the planning application number 131293/FH/2021 for a proposed loft conversion at 7 Whalley Avenue. The property sits within the Whalley Range Conservation Area, designated in 1991 and as such requires Conservation area consent as part of any planning application.

## 1. Description of the property

The property dates back to 1905, mid-Edwardian period and was a later addition to the development of the Whalley Range suburb which commenced in 1832 by Samuel Brooks.

*"The layout of Whalley Range as established by Samuel Brooks survives today as an area of large houses on tree-lined avenues. Many of the original houses remain, with new development taking place on the site of demolished houses and on the site of plots left vacant during the initial stages of the area's development. For example, around the turn of the century, in both Railton Avenue and Whalley Avenue, sixteen terraced houses were constructed on single building plots."\**

The cul-de-sacs of both Whalley and Railton Avenues form a set piece on Whalley Road fronted by three terraces between and either side of the Avenues facing Whalley Road.

The front of the house is Accrington red brick with roughcast rendering to first floor level and bands of decorative brickwork, above and below the bedroom windows. The window frames and upper sill are white UPVC whilst at ground level the sill is painted concrete. The rectangular bay at ground floor level protrudes into the adjacent adopted footway and the front doorway is set back within a recessed porch with a narrow flat leaded roof which extends sideways over the adjacent bay.



\* Text from MCC Council Website –  
Whalley Range Conservation Area

View of property from  
Whalley Avenue

The roofs were originally clay “Rosemary” tiles although the majority of adjacent properties have been re-roofed with concrete tiles. 7 Whalley Avenue retains its original tile roof.

The rear of the house is common brickwork with UPVC window frames in an anthracite colour.



View of property from  
Alleyway to rear

## **2. Proposed works**

It is proposed to install two Velux windows to the roof at the front of the property and a full width dormer to the rear.

## **3. Feature affected by development**

The only feature of the property to be affected by the proposed development is the roof. No other elevational proposals are planned.

## **4. Significance of feature**

The proposal to insert Velux windows into the front roof elevation will have minimal impact on the roofline of the terrace and will sit no more than 150mm above the pitch of the existing roof. As noted above many of the roofs of the adjacent properties no longer have the original clay tile roof. The tiles to the front of 7 Whalley Avenue will be retained.

The rear of the property is not visible from the public highway being hidden by the terraced housing on Whalley Road. The proposed grey clad dormer with grey window frames is designed to a simple structure set back from the roof edge so a double row of tiles continues the line of the terrace.

It is proposed that the development retains the original character and detail of the property especially when viewed from the public highway.

## **5. Precedents**



8 Whalley Avenue.  
Permission no.  
084991\_FH\_2007.



69 Whalley Road  
Permission no.  
113696\_FH\_2016