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CJ PARTNERSHIP
ENVIRONMENTAL ARCHITECTS



2 Swan Courtyard, Castle Street, Clitheroe: Mr M Solomon: Alterations to Listed Building

EXISTING SITE AND KNOWN HISTORY

Swan Courtyard is located in the centre of Clitheroe immediately off Castle Street and within the town's Conservation Area.

Ribble Valley Borough Council's Clitheroe Conservation Area Appraisal describes the Clitheroe Conservation Area and includes information as detailed below:

The Conservation Area was designed in October 1973 and extended and given Outstanding Conservation Area status in December 1979, replacing the Conservation Area Appraisal prepared in May 1994

The Clitheroe Conservation Area contains the historic core of the medieval town including its principal medieval streets: Castle Street, Market Place, Church Street, Wellgate, Lowergate and Duck Street. In addition, the Conservation Area's boundaries have been drawn to include the whole of the Castle grounds, the 19th century streets of Moor Lane, York Street and King Street Lane (Wesleyan Terrace), Brennand Street and St Mary's Street

The Clitheroe Conservation Area is surrounded by urban development in the centre of the town, a market town with a rural setting within an area of lowland fringe farming. The spine of the Conservation Area runs in a north-easterly direction from the Castle to the parish church along a low ridge approximately 80 metres above sea level. From the spine, the land falls away to the east and the west, to Mearley Brook and the River Ribble respectively. East of Clitheroe is rural countryside characterised by enclosed fields, then open moor as the land rises up to Pendle Hill which overlooks and dominates the entire area.

The Conservation Area hosts a mix of primarily business, commercial and residential uses. It encloses the entire principal shopping frontage of the town located along Moor Street, Castle Street and Market Place and almost all the main shopping centre (the town's modern superstores are not included within the Conservation Area). The main offices of Ribble Valley Borough Council, Clitheroe Royal Grammar School Sixth form (c650 students), St Mary Magdalene's Church and several other places of worship, and a variety of pubs, restaurants and cafes lie within the Conservation Area. There is no major industry within the Conservation Area.

The historic street pattern is augmented by narrow pedestrian lanes or alleys, still paved with stone setts, which lead laterally between the main north-south streets. These follow the boundary of the historic burgage plots.

Significance of 2 Swan Courtyard and its relationship with other buildings

Clitheroe's role as a market town resulted in a large number of pubs, inns and hotels but few can be dated to earlier than the 18th century. According to the Clitheroe

Conservation Area Appraisal the Swan and Royal (Grade II Listed), which Swan Courtyard is set behind, is one of the most significant of these pubs.

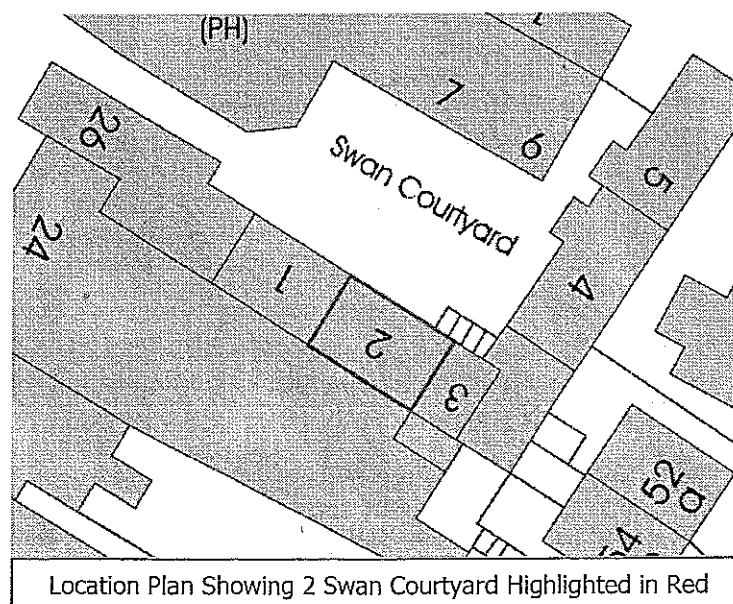
Reference 383 Castle Street in the 1822 Survey of Clitheroe (Bawden & Alexander) indicates the site of The Swan Inn with "barn, stables, yard, garden etc". Swan Courtyard served The Swan and Royal as a stables area with the courtyard presumably providing yard space for horses and carts, stock etc

Mention is also made of a significant event in The Swan & Royal's history in the book Clitheroe in its Railway Days by Stephen Clarke, published in 1900 Chapter IX. The Cotton Operatives Strike of 1878, relates how the Riot Act was solemnly read by Mr Eastham, the Town Clerk, from the steps of the hotel

The buildings to the rear of the Swan Hotel remained ancillary to the hotel until the 1970s; for example when entering the passageway from Castle Street, one would have seen the dining room, kitchen, garaging for hotel residents, and stores (some for the hotel and some for the shops on Castle Street)

The servicing nature of the smaller buildings in the courtyard is clear when observing the basic and plain buildings of the courtyard with simple decoration compared to the grander, larger and more intricate style of the public house. It is clear that the buildings in the courtyard are in existence because of the pub, however the original working function of the courtyard buildings is obviously no longer required to serve the public house, and an alternative use for the courtyard buildings was sought

In the 1970s David Sunderland of Sunderland Peacock & Associates prepared the scheme to create small retail businesses in the courtyard area. In the booklet published by Clitheroe Civic Society, A Walk through Clitheroe – Two Centuries of Change, the reference to the Swan & Royal reads "from the car park climb the flights of steps into the small shopping precinct formed from the old stabling and outhouses of the hotel". This has resulted in a charming pedestrian square of independent retail outlets operating from the stone buildings. 2 Swan Courtyard is one of these buildings and is currently empty as the previous tenant, a licensed food outlet, left the premises some time ago.



2 Swan Courtyard is a two-storey stone terrace, positioned back-to-back with a much larger unit (number 24 Castle Street). As such it has just one frontage, which faces Swan Courtyard. It is one of 88 listed buildings in the Clitheroe Conservation Area and is a typical example of the local stone construction vernacular of the townscape. As part of the courtyard development it has a strong history with the Swan and Royal.

The rear roof of 2 Swan Courtyard can be reached via a flat roof (shown as a rectangle behind 3 Swan Courtyard on the site plan above). The land slopes down with steps leading to car parking to the south east, meaning that the roof of 2 Swan Courtyard cannot be seen from close proximity by passers-by. The rear roof is only visible at short-range by personnel accessing the roof for maintenance purposes and such like. The rear roof is visible as part of the larger townscape when viewed from Clitheroe Castle, but is a very small part of the vista.

Internally, 2 Swan Courtyard has fair-faced front and rear walls, meaning that the local stone remains exposed as a true record of its construction. The side walls have been plastered at some point in the past. The shop front was updated some time ago, with timber-framed glazing, but it was carried out in a sympathetic traditional manner befitting of the courtyard setting. The internal floor, staircase, stud walls and kitchen units are all modern additions to the building. At first floor there is a single circular window facing Swan Courtyard with curved stone surrounds. It is an attractive original feature of the building. There are no rear windows as the rear elevation is a party wall.

JUSTIFICATION FOR CURRENT PROPOSALS

The proposed work entails minor work to 2 Swan Courtyard so that it may operate as a food retail establishment. The schedule of proposed work comprises:

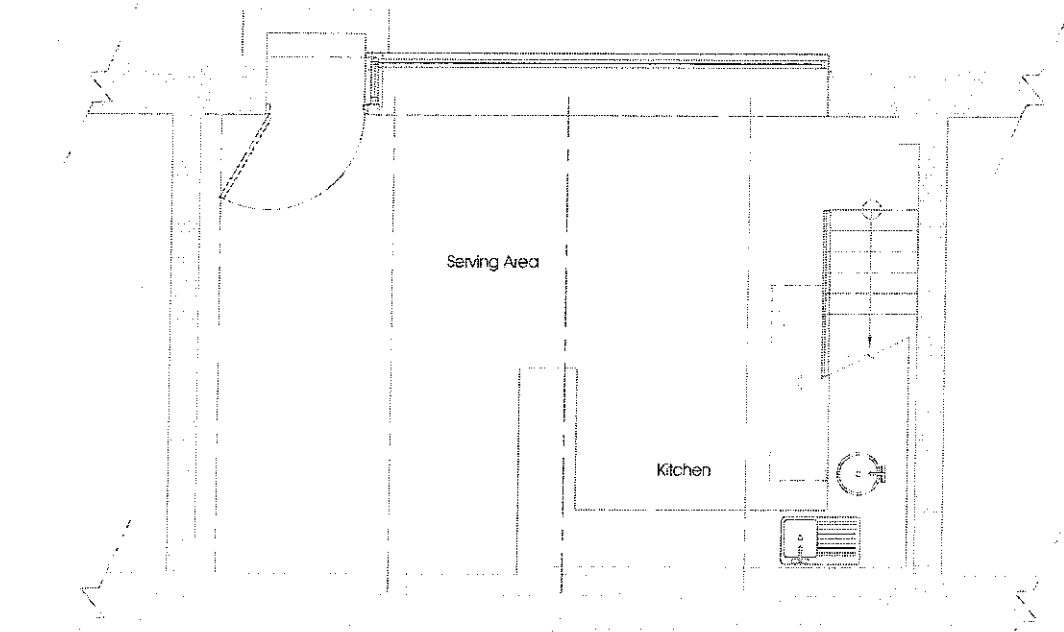
- the addition of a first floor WC and minor relocation work to the existing WC
- removal and reinstallation of a fixed modern timber counter on the ground floor
- the addition of a ventilation extraction flue to be installed to extract cooking fumes from the cooking area at ground floor, up and out through the rear roof of the property
- the addition of a splash-back screen behind cooking equipment

The additional WC has been requested by Ribble Valley Borough Council's Health and Safety Officer during a site visit with the new tenant, due to predicted volumes of customers. The additional WC has been designed to have the minimum disruption to the building and doesn't affect any of its key features.

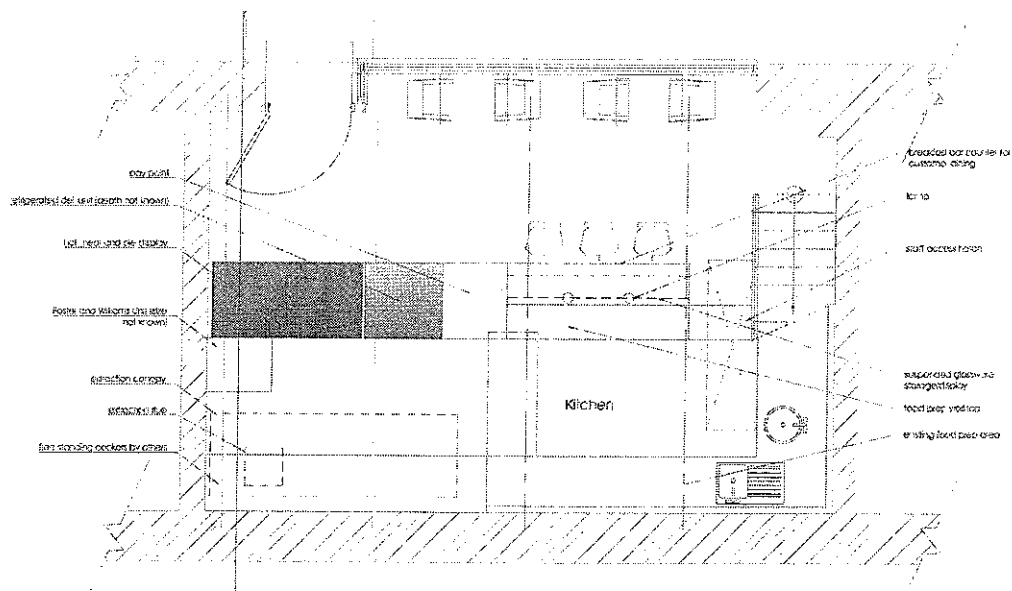
The counter is required for the tenant to carry out food preparation and vending and the proposals do not affect any key features.

The ventilation extraction is necessary to remove exhaust cooking odours, air and vapour from the cooking area. If an extraction system was not put in place the building would suffer a build up of staining condensation which could lead to damp, mould growth and rot, including rot of the original timber features.

The splash-back is required to stop general food particles, grease and oils from splashing onto the surrounding area, staining the original stone walls and creating an unhygienic environment.

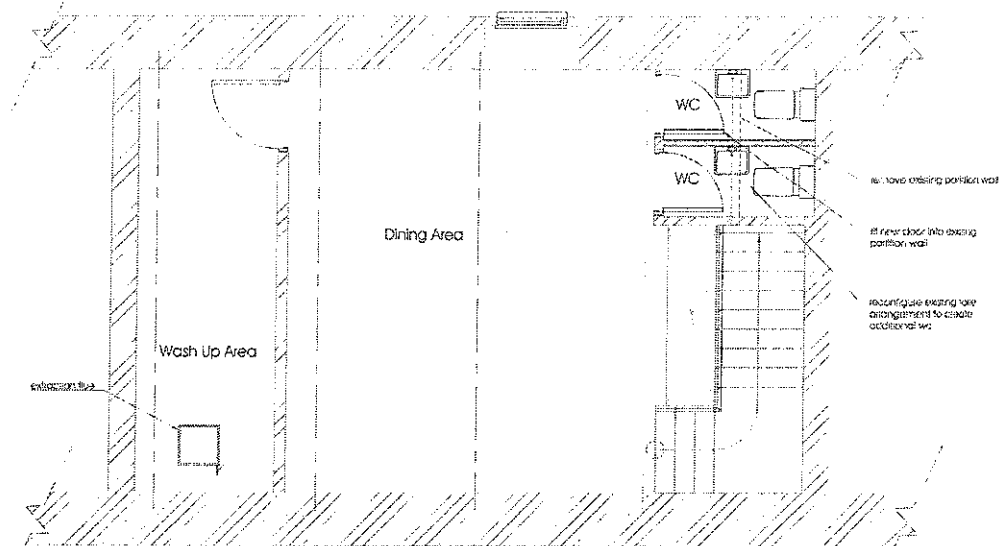
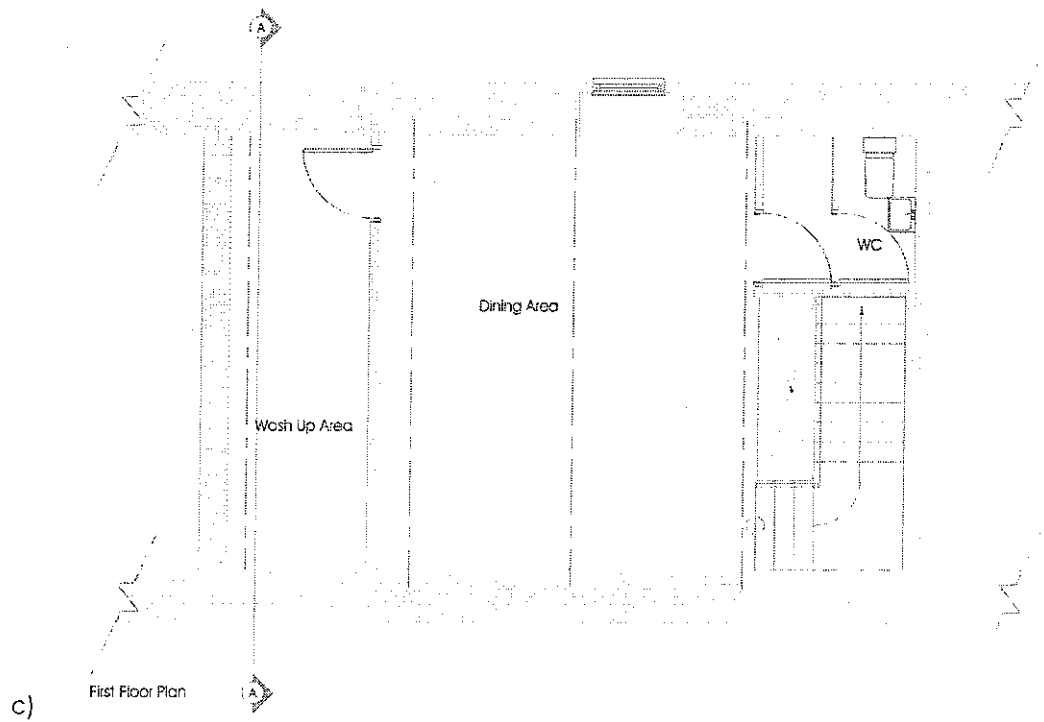


a)



b)

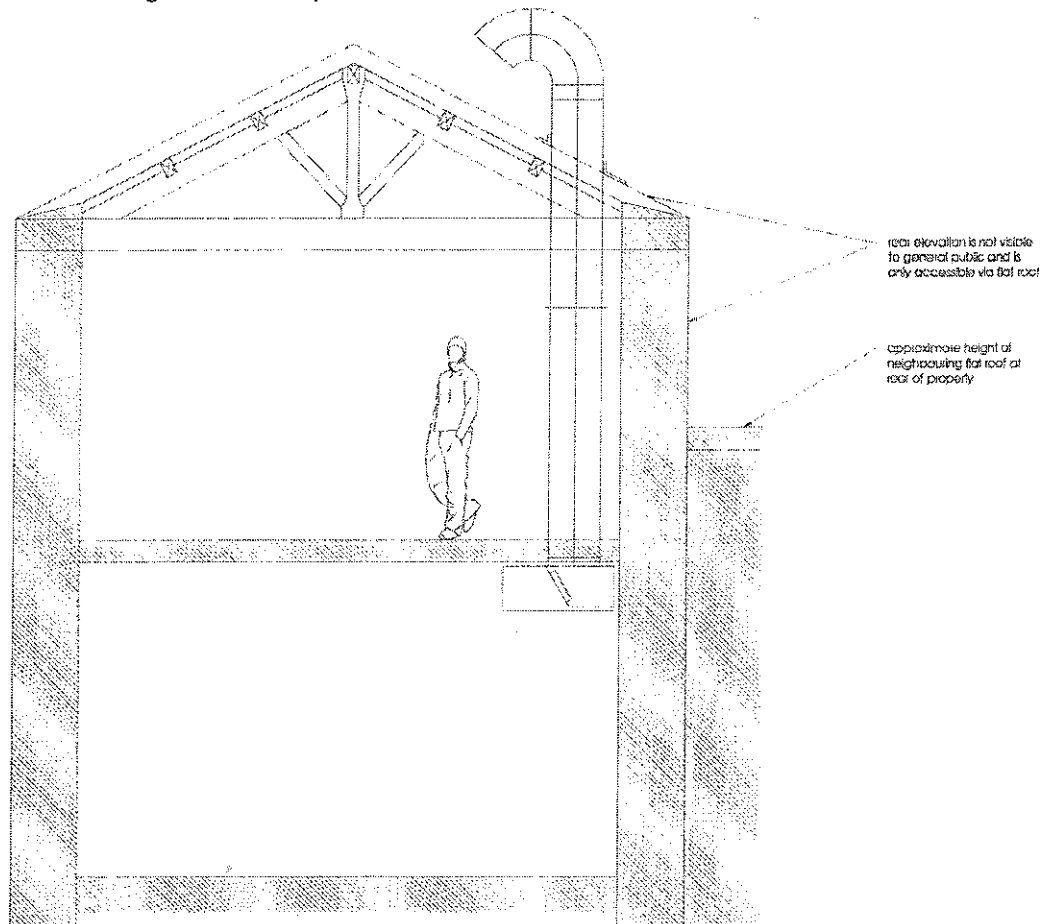
The above images show a) ground floor plans as existing and b) ground floor plans as proposed including non-fixed items such as chilled display cabinets.



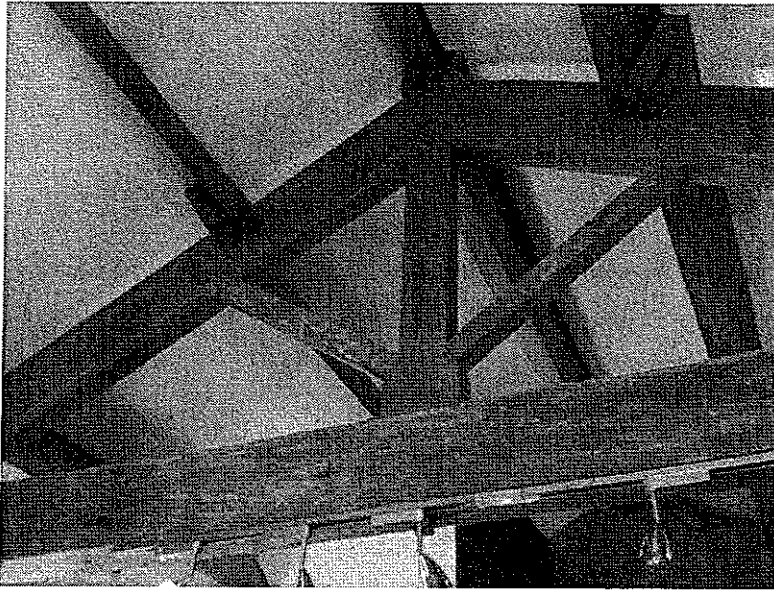
d) Images c and d above show the first floor plans as existing and as proposed, showing the proposed alterations to the sanitary accommodation and the location of the extraction flue.

The plans show that the proposed alterations are minimal. A small square 460 x 460mm section of the first floor is to be removed and also at the roof level to make an opening for the ventilation duct, shown in the section below. The alterations to the sanitary accommodation are shown at first floor level. The proposals don't alter the stone walls internally, nor do they affect the openings in the façade or the external appearance of the building from the courtyard.

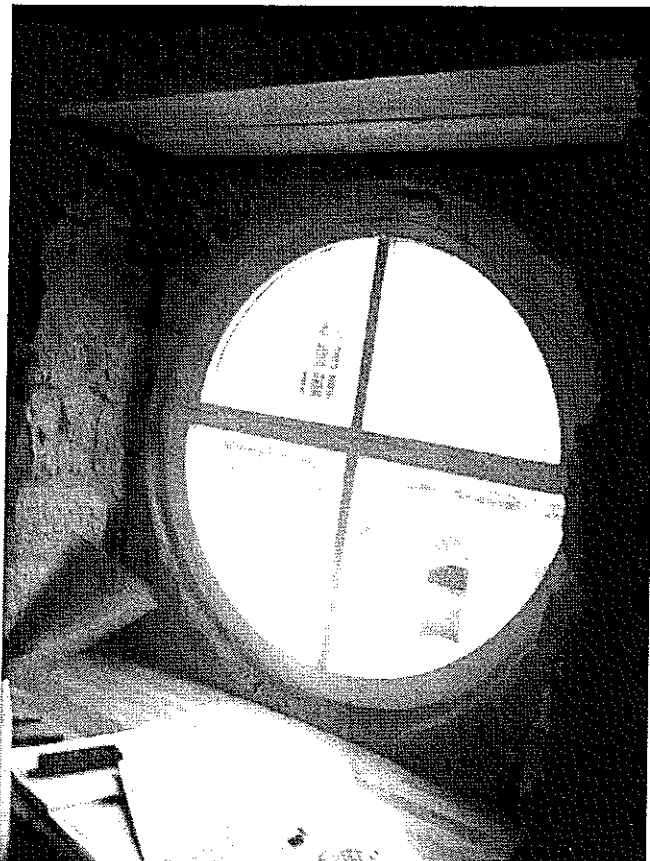
There will be a fire-resistant screen placed behind the cooking area acting as a splash-back protector sheet to protect the existing stone wall and create a wipe-clean surface. The sheet will be a manufactured glass or plastic heat-resistant see-through sheet, and so will not obscure the original stone wall behind it. It will be fixed to the wall via small locators so will have the lightest touch. This is preferable to using other traditional splash-back type systems such as wet-fix grouted tiles or gluing a laminate board onto the wall as the stone wall will remain on show, will be protected and will not be permanently altered through adhesives/plaster and such like.



Approximate section showing the proposed ventilation duct protruding through the roof extracting exhaust air via an extraction hood positioned below the ceiling on the ground floor.



Photograph above shows exposed timber truss, which is unaffected by the proposals.



Photograph above shows existing circular window which is unaffected by the proposals.

EVALUATION OF IMPACT OF THE PROPOSAL

The nature and character of this vernacular stone building will not be altered by the proposals. The appearance and character of Swan Courtyard will not be altered; there will be no visual impact on the courtyard itself. The only external change will be the proposed ventilation ducting on the external side of the rear roof. This will be on the rear pitched roof, not visible from the courtyard. It will have a very minimal impact of the view of Clitheroe from Clitheroe Castle. The building is back-to-back with another, larger building, and so the roof is only visible from part of the larger building's flat roof at close range.

The proposed work will allow the currently vacant building to be brought back to life, contributing the vitality of Swan Courtyard and the Castle Street area.