



RIBBLE VALLEY
BOROUGH COUNCIL

24 NOV 2011

For office use only

Application No.

320110991P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:		Surname:		
Company name:	Sunderland Peacock & Associates					
Street address:	Hazelmere			Country Code	National Number	Extension Number
	Pimlico Road			Telephone number:		
				Mobile number:		
Town/City:	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB7 2AG					
Are you an agent acting on behalf of the applicant?						
☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Tunstall	
Company name:	JWPC Limited					
Street address:	1B Waterview			Country Code	National Number	Extension Number
	White Cross			Telephone number:	01524 599980	
				Mobile number:		
Town/City:	Lancaster			Fax number:	01524 599989	
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	LA1 4XS					
	enquiries@jwpc.co.uk					

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed erection of three dwellings with associated vehicular access and landscaping.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	HAZELMERE		
Street address:	PIMLICO ROAD		
Town/City:	CLITHEROE		
County:	LANCASHIRE		
Postcode:	BB7 2AG		

Land to the rear of

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	374508
Northing:	442208

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

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7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Bin storage area is to be constructed to accommodate all waste bins.

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Bin storage area will be large enough to store all three bin types.

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Blue brick and timber boarding

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Natural second hand slate

9. (Materials continued)

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Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Double glazed timber windows

Doors - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Timber

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Planning Support Statement

Design & Access Statement

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10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	7	7
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Amenity area to rear of offices

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			3		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total 3

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total 0

Overall Residential Unit Totals

Total proposed residential units	3
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

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	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

00.07

hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐

Yes

☒

No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐

Yes

☒

No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒

Yes

☐

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒

The agent

☐

The applicant

☐

Other person

25. Certificates (Certificate A)**Certificate of Ownership - Certificate A****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr

First name: Paul

Surname: Tunstall

Person role: Agent

Declaration date: 22/11/2011



Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr

First Name: Paul

Surname: Tunstall

Person role: Agent

Declaration date: 22/11/2011



Declaration Made

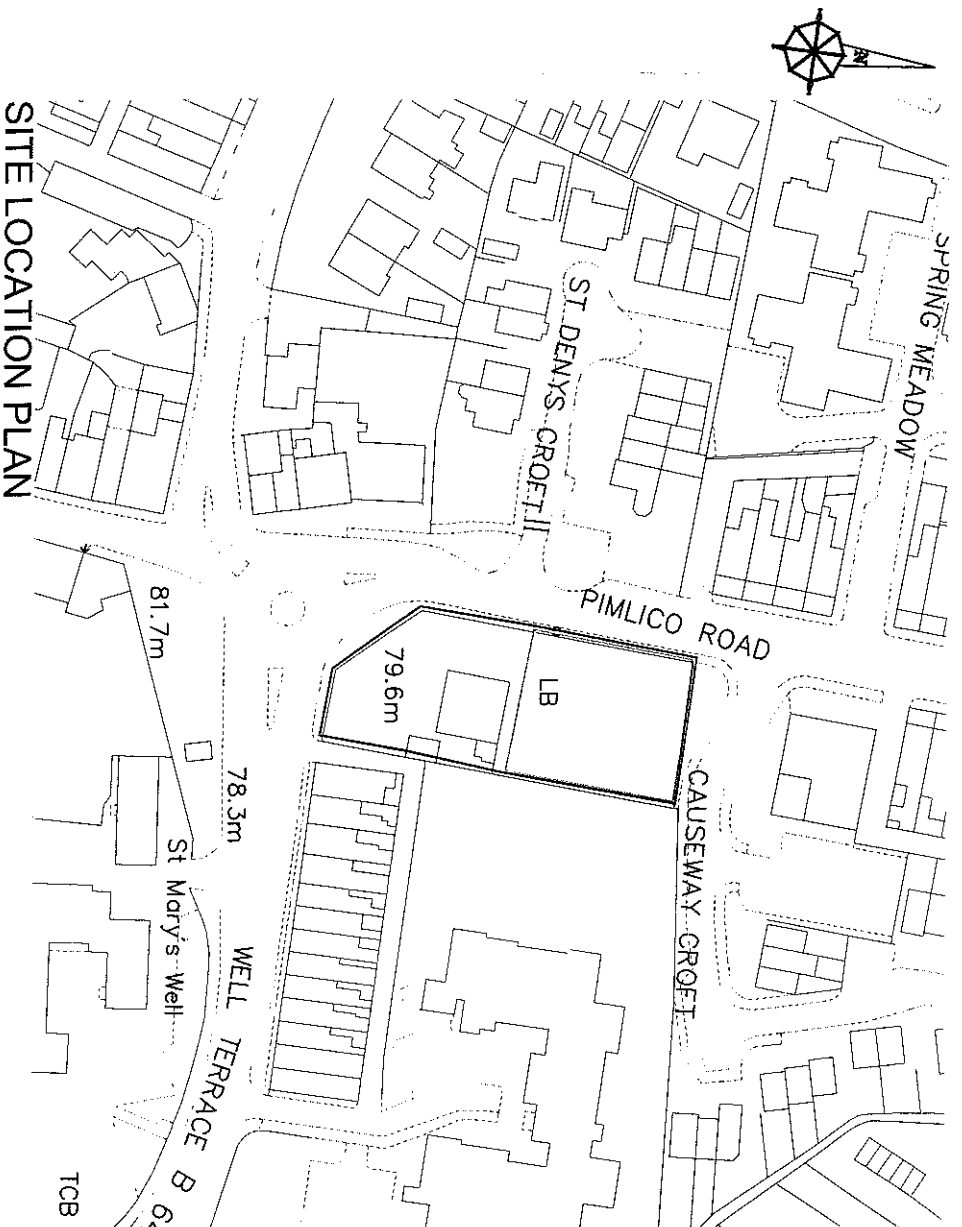
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date: 22/11/2011

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Client
Sunderland Peacock & Associates Ltd.

Job Title
Sunderland and Peacock
New Proposed Dwellings
Hazelmere
Pimlico Road
Clitheroe

Drawing Title
Site Location Plan

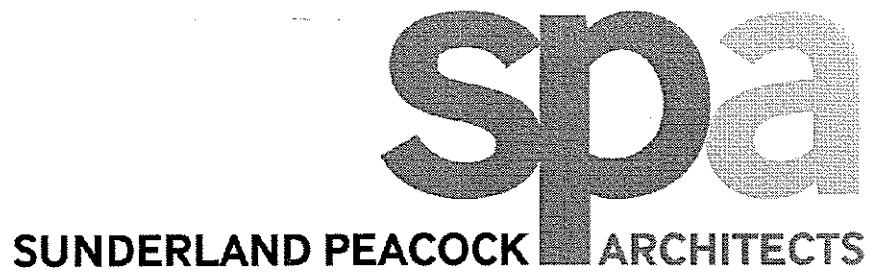
Scale	Date	Drawn
1:1250 @ A4	Nov 2011	RM

SUNDERLAND PEACOCK ARCHITECTS
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, PR20 2DS
T 01200 423178 F 01200 427326
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



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DESIGN AND ACCESS STATEMENT

FOR THE PROPOSED ERECTION OF THREE DWELLINGS AND
CREATION OF NEW VEHICULAR ACCESS ON LAND ADJACENT TO
HAZELMERE, PIMLICO ROAD, CLITHEROE



Date: November 2011

Our job Ref. 3804

Version: 1.04

1. HISTORICAL OVERVIEW

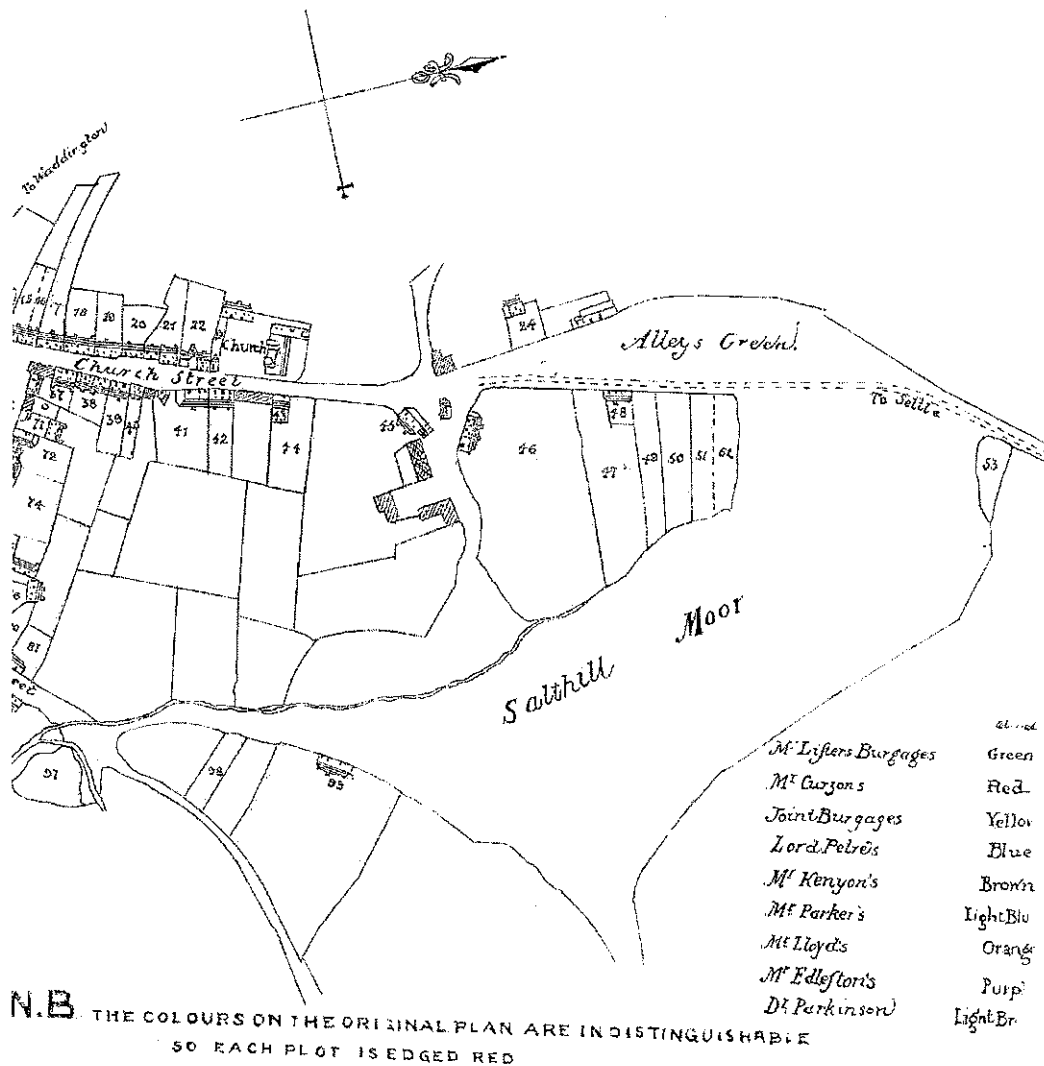
- 1.1 Hazelmere was built circa late C19 as a detached three storey dwelling house on the corner junction of Pimlico Road and Well Terrace, in the market town of Clitheroe. The site formed part of a burgage which granted certain rights and privileges to the owner as part of the expansion of the town from the 12th Century onwards and there is a stone in the boundary wall which refers to "Borough Croft late Fishs No 46" identifying the burgage plot number, as shown in the photograph.

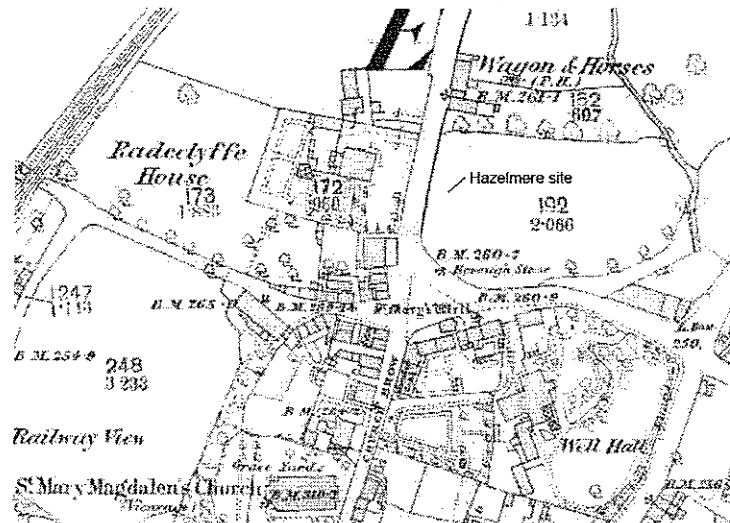


- 1.2 It is apparent from the historic plans below, showing the site and surrounding area in 1766 and 1890, that Hazelmere had not been built at those times and the whole of the area forming burgage No. 46 was a croft. Records show that the site was sold as a house plot in 1889 and must have been developed shortly after this plan was prepared because the 2005 Ribble Valley Borough Council Conservation Area Appraisal refers to the 1890 terraced houses along Well Terrace which are not shown on the plan.

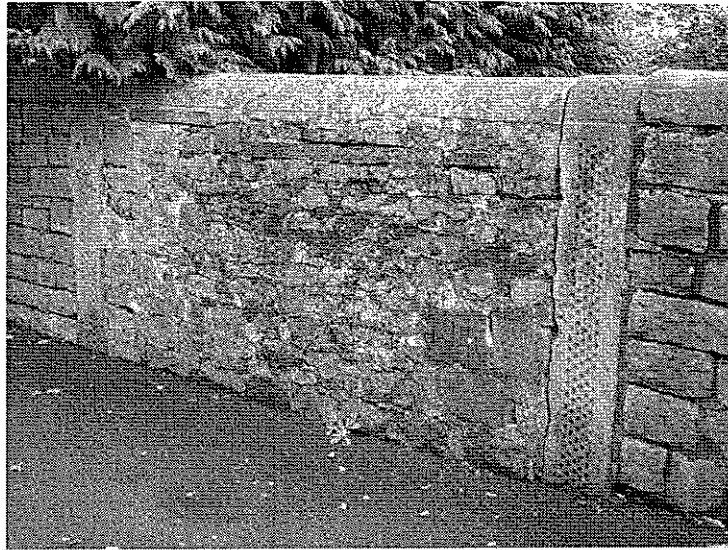
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A PLAN of the BOROUGH of CLITHERO,
referred to in this book, by the title of
LANG'S MAP,
of 1766.





- 1.3 Hazelmere is situated in one of the three Clitheroe Conservation Areas and is noted in the Conservation Area Appraisal as being a large red brick house in a former burgage plot and is identified as a building of townscape merit.
- 1.4 The original curtilage of Hazelmere appeared to be significantly less than what it is today. The area to the south of the building, adjacent to Well Terrace, was bought from the Manchester Corporation in 1935 and formed part of the garden before it was changed into a car park, as shown in the photograph overleaf. This explains why the main frontage of Hazelmere faces towards Pimlico Road and why the original vehicular entrance was off this road, as shown in the photograph overleaf.



Photograph showing the original entrance off Pimlico Road.



Photograph showing the south (side) elevation

- 1.5 The northern section of the site was approximately half of its current size until additional land was acquired circa 1980 from the adjacent industrial animal feed mill (which once stood adjacent to the junction of Chatburn Road and Well Terrace), which was demolished and the site developed into 'Well Court' retirement homes. There is a 2.4m high mature beech hedge which runs along the eastern boundary of the site which is shown in the photograph below, and this separates Hazelmere from the substantial gardens that belong to Well Court.

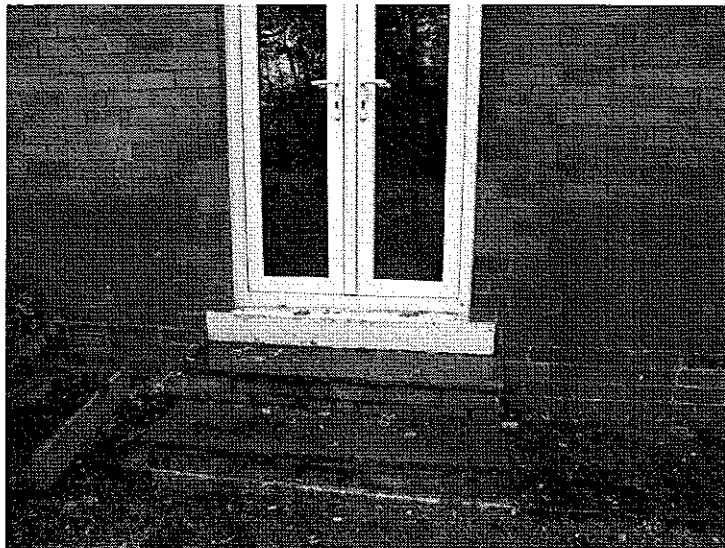


Photograph showing the land to the north of Hazelmere

- 1.6 It would appear that there was substantial pitched and lean-to extension that ran across the whole of the north side of Hazelmere, which is apparent from the variations in wall pointing as shown in the photograph below. This would have stood directly opposite to the old entrance off Pimlico Road and is likely to have been used as a coach house.



- 1.7 It would appear that the central door opening was originally a window and that contrasting brick was used to make good the lower jambs when the cill and wall below was removed.



- 1.8 There are concrete slabs and other hard standings and paths to the north of the site where old outbuildings once stood and examples of these are shown in the photographs below.



Photograph showing the flagged hard standings



Photograph showing the paths and concrete bases

- 1.9 The Wagon and Horses is a public house to the north of Hazelmere which is outside of the conservation area, as shown in the photograph below. This property is shown on the 1890 plan and it would appear that it stood within substantial tree lined grounds. This land was developed into a housing estate in the late C20 (see photograph below) and this is typical of the standardised budget led housing developments which have appeared over the last thirty years and does not add to the overall views out from the conservation area.



- 1.10 The existing mature trees and boundary walls and fences which line the perimeter of the site screen Hazelmere from views from most of the main vantage points from around the site. The photograph below shows how well Hazelmere is screened from the Wagon and Horses public house.



Photograph looking towards the site from the Wagon and Horses



Photograph of Hazelmere taken from Pimlico Road.



Photograph of Hazelmere from the pavement off Pimlico Road

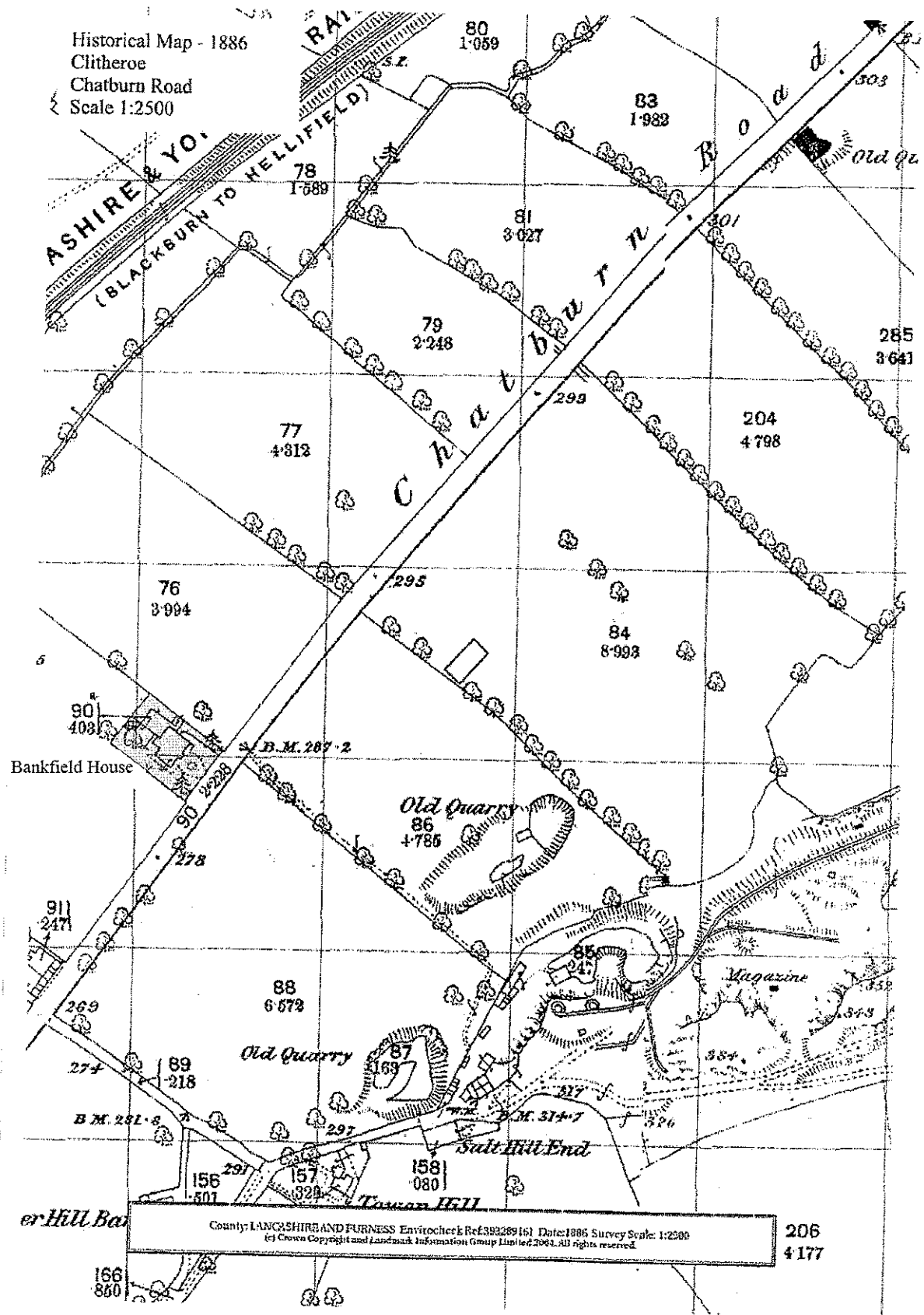
1.11 The previous 1890 plan also shows that there was once a large detached dwelling called 'Radeclyffe House' on the western side of Pimlico Road, opposite to Hazelmere. Radeclyffe House was a notable property in Clitheroe and was set in substantial grounds with outbuildings and it is likely that there was a detached coach house that ran along the northern boundary and various other ancillary outbuildings that served the house and gardens. Many of the large detached houses had ancillary outbuildings and impressive grounds which characterised the early settlement area of this part of Clitheroe, where many of important and prosperous families lived.

1.12 Radeclyffe House has since been demolished and the site has been developed. The Alleys is now known as St Deny's Croft, a typical contemporary housing estate, which occupies this site and there are no physical architectural features which remain to reflect the historical importance of this part of the town and Radeclyffe House. The open space outside of The Alleys was referred to as being 'characterless' in the 2005 R.V.B.C. Clitheroe Conservation Area Appraisal and this totally contradicts what would have been one of the most impressive and important street scenes along an established route into Clitheroe.

1.13 Not many of the notable large detached dwellings which lined the main roads into town survive today, with the exception of a few, such as 'Kilnhold' (formerly known as Bankfield House), which is situated just off Chatburn Road, as shown in the extract of the 1886 plan overleaf. This is also a large three storey building with a cellar which was built in the late C19, characterised by the original large detached coach house with self-contained stables and grooms accommodation above, as shown in the photograph below. The old coach house part is still used as a garage and the stables and grooms accommodation have been converted.

1.14 Despite the outbuilding having been converted, it is still an important feature that enhances the street scene (particularly on enroute along Chatburn Road into town as shown in the photograph below) and this preserves the architecture that reflects the historical development of the Clitheroe.





2. DESIGN BRIEF

- 2.1 In 2008, Hazelmere changed ownership and planning permission was granted to convert the building into offices and provide additional off street parking using the existing entrance off Well Terrace. This conversion has proved to be successful, but the land to the north of the offices is now surplus to requirements and the applicants' wish to make better use of this and seek planning approval to build a small scale residential development that would provide additional high quality residential accommodation in the centre of Clitheroe.
- 2.2 The design philosophy will be to create three contemporary homes intended to achieve Code 6 standards for sustainability as well as to the new 2016 standards for a low carbon home as currently being agreed by the coalition government.
- 2.3 The proposed development is must be of a high standard and sympathetic to ensure that the character and appearance of Hazelmere and the conservation area are preserved and enhanced.
- 2.4 The design must also be sympathetic to avoid damaging the existing mature trees and the beech hedge - which are an important part of the street scene and boundary treatment.
- 2.5 The scheme must provide additional off street parking to serve the new dwellings with sufficient space to turn and leave the site in a forward gear.
- 2.6 The design must not adversely affect the amenity of Hazelmere or surrounding properties.

3. DESIGN CONCEPT AND LAYOUT

- 3.1 Hazelmere is clearly an important building in an important setting and this development offers a rare opportunity to provide high quality residential accommodation to enhance the northern approach into town.
- 3.2 The proposal is focused on creating a bench mark in sustainable building through the use of construction methods and materials that are being introduced over the next few years. It is intended to work closely with the Ribble Valley building control to enable lessons about new building techniques are learnt from the project.
- 3.3 The design is positioned on site to create a green boundary from Pimlico Road and Causeway Croft preserving the existing mature trees and street view. The dwelling is located to the north of the site on an east / west axis creating a significant distance from Hazelmere as to retain the integrity of the original building.
- 3.4 Off street marking is created for the dwellings with a total of 7 spaces to ensure that the proposal does not increase any traffic to Pimlico Road.
- 3.5 A small out building will be located to the west of the car parking to allow residents to keep their bins, bicycles and garden equipment secure.

4. SCALE AND MASSING

- 4.1 The scheme comprises of three contemporary residential properties with off street parking. The rectangular footprint split between the three properties is 10.7m x 15.7m. Each dwelling consists of three storeys with three bedrooms and private garden. The properties will also include a small external balcony to the rear at first floor level where the

main living space is located. The land on which the proposal would be built is lower than the original building. This will ensure that Hazelmere is not overshadowed.

- 4.2 The single storey outbuilding would also be detached and sensitively positioned to the west side of the site. This element will reinforce the concept of the development and help to integrate the dwellings with Hazelmere. The proposed development would create a sense of place and enclosure to enhance the character and appearance of Hazelmere and the conservation area and also preserve the openness of the site and views towards Pendle Hill from Pimlico Road.

5. APPEARANCE

- 5.1 The proposed dwellings will be positioned on an east to west axis to minimise the massing from Pimlico Road. It would be surrounded by gardens to the north and west sides of the site with the parking to the south. The two types of roof formation are a defining factor to the front and rear elevations. Two single pitched roofs frame the central double pitched property.
- 5.2 It is intended that it is constructed using a mixture of blue brick with weathered (grey) vertical and horizontal timber cladding with the roof finished with natural slate to match the original building. Timber / Aluminium windows are located strategically to create a light interior and to give each property an element of individuality externally. Both front and rear entrances are covered for security and convenience.
- 5.3 The single storey outbuilding would be constructed with blue brick and timber cladding with a natural slate roof to match the proposal.

6. LANDSCAPING

- 6.1 Following professional advice it has been advised that a number of trees are removed due to poor condition. (Arboricultural Report submitted with the application). The scheme will incorporate the replacement of any trees removed with a more sustainable and maintainable species. The existing beech hedge to the east boundary will be retained as well as increased to the south boundary to Hazelmere.
- 6.2 The scheme will incorporate high quality traditional hard landscaping features, such as stone setts and flags, brick wall and timber fencing.
- 6.3 Additional soft landscaping would be sensitively incorporated in the proposed scheme to soften the appearance of the development and to help integrate the new ancillary buildings with Hazelmere.

7. ACCESS

- 7.1 The proposed development would be served by a new pedestrian and vehicular access off Pimlico Road, along the lines of the original access before it was blocked up when additional land was acquired to the south of the building.
- 7.2 Each dwelling would be afforded two parking spaces and there would be sufficient space for cars to turn and leave the site in a forward gear. The Highways Surveyor has previously commented that the formation of the new access off Pimlico Road is feasible on highway grounds.
- 7.2 The scheme would be built in accordance with the current Building Regulations and each unit would have an accessible level approach.
- 7.3 Existing vehicular and pedestrian access arrangements serving Hazelmere would not be affected by the proposed development.

8. SITE SUSTAINABILITY OPPORTUNITIES

- 8.1 As previously highlighted, the proposal is focused on creating a benchmark in ECO house construction in the Ribble Valley. It is driven to reduce the carbon footprint in building by learning from this process and intention to achieve Code 6 standards for sustainability.
- 8.2 The south facing slope of the proposal would be ideal to site solar panels to assist with the production of domestic hot water and heating. High levels of insulation would be incorporated to minimise heat loss and reduce the carbon footprint. It is also intended that a mechanical ventilation incorporating heat saving system, a grey water harvesting system and triple glazing systems are introduced.
- 8.3 The roof surface water would be collected in above ground water butts that would be sited in the north gardens of each property for garden irrigation purposes.
- 8.4 A dedicated bin storage area would be provide for each dwelling to encourage household waste recycling and also space for keeping bicycles to promote sustainable forms of travel.

9. PLANNING POLICIES

- 9.1 The site is within the settlement boundary of Clitheroe in the adopted Ribble Valley District Wide Local Plan. Policy G1 Development Control and Policy G2 Settlement Strategy are of relevance to this proposal. In addition, Central Government advice in PPS3: Housing also applies.
- 9.2 Planning Policy Statement 3: Housing, states that where there is less than a 5 year supply of deliverable sites, Councils should consider

favourably planning applications for housing having regard to the Planning Policy Statement, in particular paragraph 69. At the present time there is a lack of a 5 year supply of housing land in the Borough.

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HAZELMERE, PIMLICO ROAD, CLITHEROE
PPS5 STATEMENT



November 2011

PETER DE FIGUEIREDO
HISTORIC BUILDINGS ADVISER

1 Ingestre Road, Oxton, Wirral CH43 5TZ
T: 0151 652 1027 M: 0771 7291947
E: peter@defigueiredo.co.uk W: www.defigueiredo.co.uk

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1 INTRODUCTION

- 1.1 Hazlemere is a former dwelling that was built on the edge of the centre of Clitheroe shortly after 1900. It stands in a substantial plot at the junction of Pimlico Road and Well Terrace. The site is bounded on the west and south sides by a stone wall and is well screened by trees and planting.
- 1.2 The building is now used for offices, and the owners wish to construct a small energy efficient and sustainable residential development in the rear part of the site.
- 1.3 The site is within the Clitheroe Conservation Area. Government guidance on planning and the historic environment requires that any proposed changes to the historic environment are based on a clear understanding of significance of the heritage asset affected and its setting, and provide information so that the likely impact of proposals can be assessed.
- 1.4 This report provides an assessment of the historic built environment, and an understanding of its development based on historical research and recording. An assessment of the impact of the proposals on the significance of the conservation area is provided in the context of PPS5 and local planning policy.

2 HISTORICAL BACKGROUND

- 2.1 The castle of Clitheroe stands on an important cross Pennine route and belonged to the de Lacy family who built the present structure in the 12th century. The Borough of Clitheroe was created by Henry de Lacy in 1177 with 60 burgages, and was laid out along a ridge of limestone outcrop between the Church of St Mary to the north and the castle to the south. Burgage plots were formed to each side of the main street which still exists as Castle Street, Market Place and Church Street. Lowergate and Wellgate were the earliest additions to the planned settlement.
- 2.2 By the beginning of the 17th century the number of burgages and tenements had increased to 102, and in 1658 the population was estimated at 975. Clitheroe was fortified and became a Royalist stronghold in the Civil War, but after the king's defeat the fortifications were destroyed.
- 2.3 In the late 17th century ribbon development took place along the main roads leading out of the town, and many of the old houses in the centre were rebuilt. This continued in the 18th century, and a number of Georgian houses survive today in Church Brow, Church Street and Castle Street. The first textile mill was built on the edge of the town in 1782, and the opening of turnpike roads allowed for expansion of workers' housing.



Fig. 1: Lang's map of Clitheroe, 1766

- 2.4 Between 1801 and 1840, the number of people living in Clitheroe increased fivefold. This was largely due to industrial growth. Textiles were established on a factory scale, quarries and lime-burning were also developed. Handloom weavers' cottages were built around Salford Bridge to the south, whilst housing was erected for quarrymen at Pimlico just to the north of the town. By the 1850s there were nine textile mills and most roads out of the centre had been built up with workers' housing.



Fig. 2: Bawden and Alexander map, 1822

- 2.5 By the late 19th century, the town centre had been largely rebuilt. The railway arrived in 1846 prompting expectation of further industrial expansion, though this did not happen on the scale of other Lancashire towns, and the station was not built until 1870. Churches, inns, shops and commercial buildings were erected and new stone houses lined the streets.
- 2.6 Industrial activity was at its high point in the early 20th century. There were 13 mills operating in 1914, but decline set in after the Second World War. Quarrying was also increasingly reduced. In 1974 Clitheroe became part of the Borough of Ribble Valley, with new Council offices built on land close to the church. The town centre has been relatively little scarred by post Second World War development compared to other historic towns of comparable size, with only King Lane having suffered from poor modern buildings, although edge-of-town retail food stores on Queensway and Waterloo Road are typical of other settlements.

3 CLITHEROE CONSERVATION AREA APPRAISAL

- 3.1 Clitheroe Conservation Area contains the core of the medieval town, as well as the Castle Grounds, and a number of 19th century streets on the edges of the centre. A Conservation Area Appraisal was carried out for the Borough Council in 2005 which, together with Conservation Area Management Guidance is intended to assist the preservation or enhancement of Clitheroe Conservation Area.
- 3.2 Clitheroe is a market town within a rural setting. The medieval core is surrounded by 19th and 20th century urban development and the rural countryside is characterised by enclosed fields with open moorland beyond. Little is known of the medieval buildings that stood on the original burghage plots, but it is clear that the overall pattern of development in the old planned settlement has not significantly changed. The frontages to Castle Street, Church Street and Church Brow retain their 18th century character, and even at the rear, where the plots have been redeveloped, the layout retains the character of a medieval town. The building plots are long and narrow, and although the divisions may have changed and some plots amalgamated, passages and archways from the main street leading to the backland survive and function as they always have done.
- 3.3 Lowergate marked the eastern edge of the original borough and was not fully developed until the post-medieval period. It formed a second east-west route and was connected to Market Place by Wellgate, which contained one of the two public wells. The highway from Skipton entered the town from the north, now Pimlico Road, and from the south via Edisford, curving around the west side of the Castle mound. The medieval street pattern is shown on Lang's map of 1766 (Fig. 1), and still exists today.

- 3.4 The town is notable for its concentration of 18th and 19th century domestic, commercial, civic and institutional buildings. Only the Castle complex is of outstanding architectural interest, but the large number of imposing inns and hotels, as well as fine banks and religious buildings contribute to a very distinctive townscape character. Late 19th century shops, some retaining their original shopfronts, are also a feature. On the edge of the centre are streets of terraced houses with regular patterns of doors and windows, their rooflines punctuated by chimneystacks. The roofscape is of particular interest due to the steep topography and the many vantage points that allow views across the town.
- 3.5 Stone is the traditional walling material, used for all the major civic, religious and commercial buildings as well as for cottages and mills. Stone boundary walls and stone paving are also common throughout the town. Brick is rare in the centre, though a number of buildings are stuccoed and painted white or in pale colours. Slate roofs predominate, though a few buildings are roofed in clay tiles.
- 3.6 The core of the conservation area is densely built, with few street trees and public space is mostly hard surfaced. The main exception is the Castle Grounds, as well as St Mary's churchyard and the open land between Mearley Brook and SS Michael and John's Church, which are the other principal green spaces. Roadside trees in Church Street and York Street are valuable as are significant groups such as those in the vicinity of The Alleys and Hazelmere.
- 3.7 The 2005 Conservation Area Appraisal identifies the principal features of townscape importance. This shows that within the Conservation Area, most of the buildings fronting the historic streets of the town are either listed or of townscape merit. The major exception is the area of 20th century development on both sides of King Lane. In addition, there are poor quality areas of backland off York Street, Lowergate and Church Street, as well as the site at the foot of King Street opposite the railway station.
- 3.8 Three separate character areas are defined in the Conservation Area Appraisal. Hazelmere is situated within Character Area 3, which is the smallest area. It covers York Street and the environs of the Grammar School including Well Terrace and the southern end of Pimlico Road. Within this area the principal positive features are identified as:
- Listed and unlisted rows of early 19th century houses of architectural merit;
 - Good, varied townscape;
 - Good quality traditional shopfronts;
 - Roadside trees and open space in front of Clitheroe Royal Grammar School;
 - Open space on west side of York Street;

- Attractive view up stone setted pedestrian alley to Church Street;
- Clitheroe Royal Grammar School a key building at northern approach to the town;
- One of Clitheroe's historic wells opposite Well Terrace;
- Key listed buildings: The Alleys, Stanworth House and old Clitheroe School
- Hazelmere, a former burgage plot with large house and significant trees;
- Typical 19th century housing at nos. 46-64 York Street and Well Terrace, the former with enclosed front gardens, the latter without;
- View of the escarpment of Pendle Hill from bottom of Church Brow;
- Red K6 type telephone kiosk and old stone water trough
- Stone paving in Albion Street (north side)

A number of negative features are also identified.

- 3.9 The town's historic buildings have been creatively adapted over centuries. The castle complex has served as the court house and museum. The original town hall has been adapted as part of the library. Churches and chapels have become community centres and retail units. The public hall is used as an arts centre. This process of sensitive evolutionary change, combined with small scale interventions within backland areas, is typical of a vibrant local economy, and has contributed to the character of the conservation area.

4 HAZELMERE AND ITS CONTRIBUTION TO THE CHARACTER OF THE CONSERVATION AREA

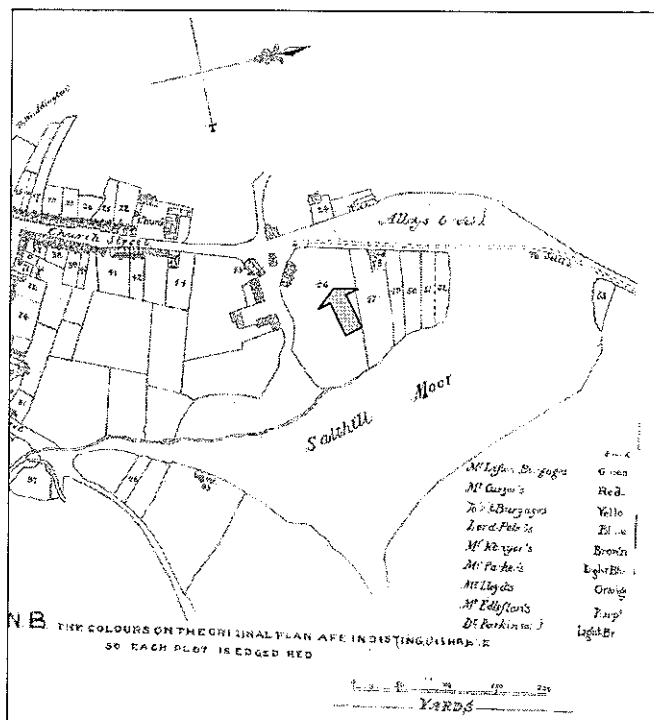


Fig. 3: Detail of Lang's map of 1766 showing the site of Hazelmere

- 4.1 The property known as Hazelmere occupies part of a large 'burgage' plot identified on Lang's map of Clitheroe dated 1766 (Fig. 3). The burgage number 46, seen on the map, is also recorded on site by a marker stone with the inscription 'Borough Croft late Fish's No 46', which dates from the late 18th or early 19th century. At that time little development had taken place along Pimlico Road, and the site of Hazelmere was undeveloped. It remained undeveloped in 1890 as recorded on the OS Map (Fig. 4), although the adjoining Well Terrace was built during the 1890s.

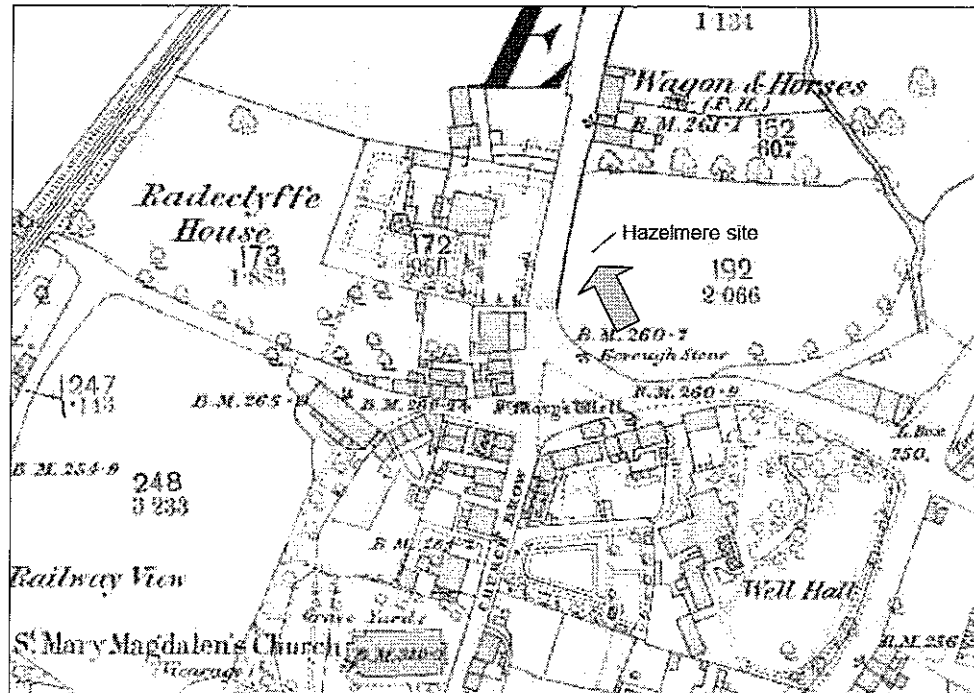


Fig. 4. OS map, 1890

- 4.2 Hazelmere was built as a private house and can be dated stylistically to the period shortly after 1900. It is square on plan and is built of pressed red brick with a hipped slate roof. With the exception of a large staircase window all the original windows have been replaced. The original front doorway survives, with pilastered jambs and a round arched fanlight, though the entrance steps have been rebuilt. Originally the access to the property was from Pimlico Road, as can be seen from the gateway in the stone boundary wall that was blocked up when additional land was purchased on the south frontage from Manchester Corporation in 1935. This gave the property two road frontages and a larger curtilage, which today is used for car parking with direct access off the roundabout adjacent to Well Terrace.



Fig. 5: Original entrance front

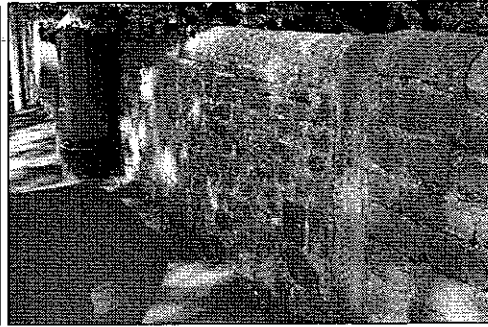


Fig. 6: Original entrance gateway

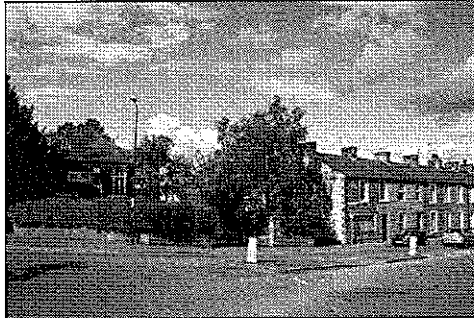


Fig. 7: View from Church Brow



Fig. 8: Car park off the roundabout

- 4.3 The main roadside boundaries of the property are defined by stone walls with hedging and trees. This provides a dense screen and substantial privacy from the public highway (Figs. 9 and 10). On the north side of the plot is a minor road, Causeway Croft, that leads to Well Court and another small housing development. Boundary trees and an informal hedge screen the garden area from this roadway (Fig. 11). Beyond Causeway Croft, the Wagon and Horses Public House and further late 19th century terraced housing continues the dense urban character of the town centre once again (Fig. 12).



Fig. 9: View north along Pimlico Road

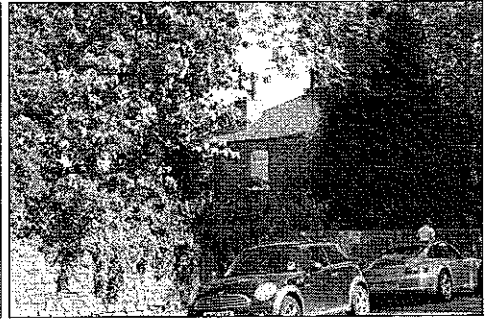


Fig. 10: View of house from Pimlico Road



Fig. 11: Boundary to Causeway Croft



Fig. 12: Wagon and Horses, Pimlico Road

- 4.4 The rear portion of the Hazelmere plot was doubled in size c.1980 when additional land was acquired from the industrial premises that stood on the site of Well Court retirement homes. The eastern boundary that separates the property from Well Court is defined by a 2.4 m high beech hedge.
- 4.5 Planning consent was granted in 2008 for conversion of Hazelmere to offices. Since that time the 'garden' has been maintained and used as an ancillary amenity area for the enjoyment of office staff. Boundary planting has also been appropriately maintained.
- 4.6 As a result of the acquisition of land to both north and south of the property, the curtilage of Hazelmere has been substantially increased since the house was originally built, and it now enjoys a plot that is one of the largest in the conservation area. The stone boundary walls, mature planting and glimpsed views of the house contribute positively to the character of the conservation area.

5 STATEMENT OF SIGNIFICANCE

5.1 Statutory Designation

- 5.1.1 Hazelmere is situated within the Clitheroe Conservation Area, which is a designated heritage asset in accordance with the definition in Planning Policy Statement 5 (PPS5).

5.2 Identification of Cultural Significance

- 5.2.1 Following the methodology for assessment of cultural significance set out in the English Heritage *Conservation Principles*, the following heritage values are identified:

Evidential Value:

- 5.2.2 Hazelmere was built as a private residence c.1900. It occupies part of a defined burgage plot as recorded on Lang's plan of 1766 and on site by a marker stone with an inscription. It represents a phase in the late 19th/early 20th century development of the town, when industrial activity was at a peak.

Historic and Architectural Value:

- 5.2.3 The house is square on plan and is built of red brick with a hipped slate roof. Whilst the house departs from the local vernacular, its original fenestration has been mostly replaced, and its architectural design is not especially distinguished, it makes a positive contribution to the character of the conservation area within its landscape setting. This consists of the existing stone boundary walls, the hedging and the mature boundary trees that soften the edges of the public highway and provide relief from the more urban character of the surrounding development.

- 5.2.4 Aesthetic Value: The aesthetic character of the wider area has suffered in recent years from a standardised approach to housing development that has to some degree affected the setting of the conservation area. Hazlemere is a positive feature of the approach to the conservation area from the north.
- 5.2.5 Communal Value: The site has limited communal value, though the burgage number stone is a locally distinctive feature of the property.
- 5.2.6 The chief features of significance are as follows:
- Hazlemere is identified on Lang's map of the Borough of Clitheroe in 1766 and retains its marker stone.
 - The present house dates from shortly after 1900 and was built at a time of industrial and commercial prosperity.
 - It is a substantial house of brick with a hipped slate roof, which stands on the approach to the town centre from the north.
 - The house is set within a mature landscape with hedges and boundary trees, which is bounded by stone walls.

6 HERITAGE PLANNING CONTEXT

6.1 National Planning Policy and Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.1.1 Statutory protection for built heritage is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.1.2 Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Planning Policy Statement 5: Planning for the Historic Environment PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide

- 6.1.3 As set out in PPS5, the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In delivering these objectives, the Government recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The Government seeks to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.

- 6.1.4 PPS5 defines the significance of a heritage asset as its value *'to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'*. The PPS provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of *"heritage assets."* This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether capable of designation or not.
- 6.1.5 PPS5 requires planning applicants and local planning authorities to assess and understand the particular nature of the individual significance of each heritage asset which will be affected by the proposed development. Such assessment of heritage asset significance is necessary to understand the potential impact (positive or negative) of the proposed development and devise appropriate mitigation strategies. Significance is determined not only by the physical fabric of a place but also by its appearance; by its associations with other places, events, people, or artistic representations; and by its relationship with its surroundings.
- 6.1.6 Policy HE6 of PPS5 sets out the information requirements for applications for consent affecting heritage assets. Policy HE6.1 states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should require submission of a desk-based assessment and, where desk-based research is insufficient to properly address the interest, a field evaluation.
- 6.1.7 Policy HE7 sets out the policy principles guiding the determination of applications for consent relating to all heritage assets. In considering an application, local planning authorities are required to take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals and to take account of the desirability for new development to make a positive contribution to the character and local distinctiveness of the historic environment (HE7.2 to HE7.4). Policy HE7.5 of PPS5 states that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment and use.

- 6.1.8 Policy HE8 sets out the policy principle guiding the consideration of applications for consent relating to undesignated assets. It states that the effect of an application on non-designated heritage assets or their setting is a material consideration when determining planning applications. It further states that there is a general presumption that identification of any previously unidentified assets should take place during the pre-application stage (HE8.1).
- 6.1.9 Policy HE10 sets out policy principles guiding the consideration of applications for development affecting the setting of a designated asset. It states that local planning authorities should favour applications that preserve those elements of the setting that make a positive contribution to or better reveal the asset's significance. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval (HE10.1). Local planning authorities should also identify opportunities for changes in the setting to enhance or better reveal the significance of the asset (HE10.2).
- 6.1.10 Section 5 of the *Historic Environment Planning Practice Guide* provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.
- 6.1.11 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding.
- 6.1.12 Paragraph 80 stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.
- 6.1.13 Paragraph 85 draws attention to Policy HE9.1 of PPS5, which sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). However, paragraph 86 states that not all designated assets are of equal significance or sensitivity to change; some Grade II listed buildings and conservation areas for example may be more capable of accommodating change than others.

Conservation Principles: Policy and Guidance (English Heritage) 2008

6.1.14 The English Heritage document *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* is intended to guide conservation thinking and practice in England. It defines conservation as managing change in ways that will sustain the significance of places, for change in the historic environment is inevitable, whether caused by natural processes, through use or by people responding to social, economic and technological advances.

6.1.15 The English Heritage *Principles* state that retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible (paragraph 93). Where deliberate changes are made, however, the alteration should in some way be discernable. Integrity likewise depends on an understanding of the values of the heritage asset.

6.1.16 The *Principles* state that new work or alteration to a significant place should normally be acceptable if:

- *There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- *The proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- *The proposals aspire to a quality of design and execution which may be valued now and in the future;*
- *The long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

6.1.17 The *Principles* state that there are no simple rules for achieving quality of design in new work, which could involve either working in a traditional or contemporary manner. The important factor is to respect the values established through an assessment of the significance of the building and its setting.

6.1.18 It is also suggested that features of lesser significance offer opportunities to create heritage values of tomorrow, which can be achieved if the quality of the new work is of a high standard of design, materials, detailing and execution. National and local policies on planning and the historic environment should not preclude demolition and redevelopment, provided that the proposals preserve and enhance the significance of the conservation area and its setting.

Building in Context: new development in historic areas (English Heritage/CABE) 2001

6.1.19 In 2001 English Heritage and CABE published guidance on development in historic areas. The document, *Building in Context*, illustrates a diverse range of recent projects and draws lessons from them. It cautions against local

authorities imposing seemingly contextual changes on applicants such as random application of historic elements and matching materials that do not match.

6.1.20 The document advises that successful projects:

- relate well to the geography and history of the place and the lie of the land
- sit happily in the pattern of existing development
- respect important views
- respect the scale of neighbouring buildings
- use materials and building methods which are as high in quality as those used in existing buildings
- create new views and juxtapositions which add to the variety and texture of the setting

6.2 Ribble Valley District Wide Local Plan Historic Built Environment Policies

6.2.1 POLICY ENV16

Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area.

Conservation areas are designated under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. They are areas of special architectural or historic interest. The character of which it is desirable to preserve or enhance.

The designation reflects not only the value of individual buildings but also their collective contribution to the overall character of the area as a whole. Trees and open spaces also contribute to this.

The main elements of Council policy are retention and enhancement. This normally places an emphasis on the reuse of existing buildings rather than replacement since this can bring economic benefits to the area as well as securing the retention and maintenance of the building. As such there are likely to be major development opportunities in these areas.

6.2.2 POLICY ENV17

Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in

the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site.

In the majority of cases, these details will be considered necessary for the Borough Council to assess the impact of a proposal on the conservation area. Applicants are advised to enquire, at an early stage as to the Council's requirements in respect of each application for development. Outline planning applications will not normally be considered acceptable.

6.3 Clitheroe Conservation Area Management Guidance

6.3.1 Boundary Treatments

Traditionally, most boundaries in the conservation area are defined by stone walls, of varying heights. Sometimes soft hedging is located behind the wall to provide greater privacy. For new development it is desirable that local materials and detailing are used and new boundaries following the historic precedent of stone will help developments fit into its context. Simple, close-boarded fencing, with timber posts, may be an alternative to stone in certain locations away from the public viewpoint but such fencing should be simply detailed.

6.3.2 Buildings of Townscape Merit

Hazelmere is identified in the appraisal as a building of townscape merit. The guidance states that there is a general presumption in favour of retaining all buildings of townscape merit, and the Council will also consider very carefully all applications to alter or extend such buildings.

6.3.3 Trees

The preparation of a tree management programme is encouraged, identifying all mature trees within the conservation area and ensuring that priorities are agreed and funding set aside for the costs involved for remedial works or replacement.

6.3.4 New Development

Within the conservation area, good quality schemes are required that respond positively to their historic setting. All development must respond to its context in terms of scale, density, form, materials and detailing. The following general principles are expected to be adopted in all developments within the conservation area:

- **Urban Grain:** Proposals must include a detailed analysis of the locality and demonstrate that there is a full appreciation of the local townscape and how it has developed, including prevailing building forms, materials and plot ratios.
- **Scale and Density:** The scale of any proposal should respect surrounding development. A careful balance must be sought between the sensitivity of the environment and the requirements of the developer. Care must be taken to ensure

that sites are not overdeveloped. It is especially important to consider how the conservation area has developed over time and to recognize the differences in building form which can be attributed to different periods.

- Height: Generally the height of new development should match the adjoining buildings, although allowing for the inevitable variations in height and bulk which are natural to historic towns and villages. For Clitheroe this generally means two or three storeys, with lower heights in backland sites.
- Massing: Poor massing and over-intensive development leads to over-shadowed areas, with poor quality spaces between buildings.
- Appearance, materials and detailing: Emphasis should be on high quality design, taking account of scale, density, height and massing. Once a basic framework has been established, the actual appearance may be either traditional or modern, providing some opportunities for a good designer to experiment with new materials and details.
- Key Design Principles: All new development should seek to:
 - Achieve continuity in street frontage building lines;
 - Maintain the historic pattern of development by respecting the historic grain associated with historic plots and the historic morphology of development in the immediate area;
 - Complement the human scale, height and massing of historic development in the immediate streetscape and the wider conservation area;
 - Reflect the proportion of solid to void found in the elevations of traditional buildings and employ robust detailing, avoiding fussy or gimmicky use of applied features or detailing;
 - Respect the historic hierarchy of development and detailing between principal and secondary street frontages and within plots between frontages and rear elevations;
 - Conceal any parking or servicing areas behind built frontages of appropriate scale;
 - Reinforce local identity by the use of the traditional materials used in the conservation area;
 - Reuse traditional buildings which contribute to townscape quality;

7 THE PROPOSAL

- 7.1 The proposal is to use the rear part of the plot on the north side of the existing office building to construct a small energy efficient and sustainable residential development. The development will consist of three

contemporary homes that will meet Code 6 standards for sustainability and meet the government's proposed 2016 standards for low carbon homes. It is intended to act as an exemplar scheme to showcase the applicant's architectural practice. A new vehicular access would be taken from Pimlico Road through the existing boundary wall.

- 7.2 The design concept and how it will deliver Code 6 standards for sustainability is set out in the Design and Access Statement.

8 IMPACT OF THE PROPOSAL ON THE CHARACTER OF THE CONSERVATION AREA

- 8.1 The development site is within the settlement boundary of Clitheroe where the Ribble Valley District Wide Local Plan Policy G2 supports the principle of development. However, as it is within the conservation area, Policy ENV16 is an important planning consideration. The Statement of Significance set out in section 5 above assesses the contribution made by the property to the character of the conservation area.
- 8.2 The proposal involves no changes to the existing office building, which will be retained in its existing form and appearance. Sufficient amenity space will be retained with Hazelmere for use by office staff.
- 8.3 The garden area on the north side of the building was only annexed c.1980, and is not an original part of the curtilage. The separation of this annexed land for development will not therefore have a detrimental impact on its historic layout or compromise the architectural integrity of the former dwelling.
- 8.3 The three proposed dwellings take the form of a short terrace, designed to minimize impact on the views from Pimlico Road. This is achieved by siting the building away from the western boundary, with the long elevations facing north and south and by bringing the eaves line down low where it faces Pimlico Road. This will also be the effect as seen from Well Court. The eaves height is significantly lower than, and therefore subservient to the main building, which will remain the principal and dominant feature on the site.
- 8.4 The roof form of the development is varied, with two mono-pitches flanking the central double pitched roof. As well as reducing the massing, this will provide an interesting and distinctive roofscape.
- 8.5 The design of the house is influenced in part by its context, but also by the sustainability objectives. As recommended in the Conservation Area management guidelines on appearance, materials and detailing, the character is contemporary and innovative. The materials are chosen for their sustainability and sensitivity to locality, rather than attempting to copy the local vernacular, and although they are traditional to the area, they are used

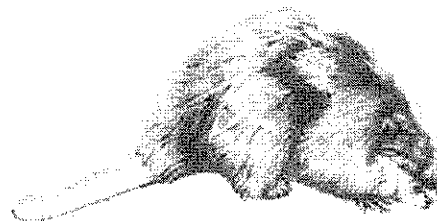
in a contemporary manner. This makes a positive statement about the conservation area and its future management, and contrasts with the standard housing types that have been built within recent years in the wider locality.

- 8.6 The contrast between the timber cladding of the proposed development and the robust brickwork of the existing building will also emphasize the subservience of the proposal.
- 8.7 The sustainability objectives are in accordance with the government's objectives on climate change and follow the principles set out in Policy HE1 of PPS5 in respect of heritage assets and climate change. This will provide an exemplar of sustainable building construction and energy conservation so as to promote best practice in housing development in the district.
- 8.8 The new access requires that an opening be created in the stone boundary wall to Pimlico Road. Whilst this will open up a clear view into the site, it follows the precedent set by the original gateway to Hazelmere, and will not involve the loss of any significant trees. The loss of integrity of the existing wall will be balanced by enhanced visibility of the original house and provide an interesting oblique view of the new development.
- 8.9 The overall impact on landscape setting will be neutral. The arboricultural report submitted with the application shows that any trees to be removed are in poor condition, and will be replaced by more suitable species. Additional soft landscaping will be provided to reinforce the boundary screening.
- 8.10 Policy HE9.5 of PPS5 states that where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, planning authorities should weigh the public benefit of the proposal against the harm. Whilst this impact assessment does not identify harm to significance, the public benefits associated with the supply of local housing, the sustainability objectives of the proposal, and the quality of design that the proposal would deliver, outweigh any loss to the character of the conservation area that might be perceived.

9 CONCLUSIONS

- 9.1 Hazelmere was built in the early years of the 20th century on the edge of Clitheroe town centre. It occupies a burgage plot identified on Lang's map of the town dated 1766 and is recorded on site by a marker stone which is incorporated into the boundary wall. The application site was an extension to the original plot.
- 9.2 The former house (now used for offices) and its grounds make a positive contribution to the Conservation Area.

- 9.3 It is proposed to construct a small energy efficient and sustainable residential development within the area to the north of the house, which was not an original part of the curtilage.
- 9.4 The impact of the proposed scheme is assessed in Section 8 of the report, where it is concluded that the overall effect will not cause harm to the significance of the conservation area. Public benefits will be delivered in terms of the supply of local housing, the sustainability objectives of the proposal, and quality of design.
- 9.5 The proposals are therefore fully compliant with PPS5 and the built environment policies of the Ribble Valley District Wide Local Plan.



IAIN TAVENDALE F.Arbor.A.

ARBORICULTURAL CONSULTANT

SURVEY DETAILS FOR TREES AT
HAZELMERE, PIMLICO ROAD, CLITHEROE

Issued to:

Sunderland, Peacock Associates.

8th June 2011

Prepared by: Iain Tavendale F.Arbor.A
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Note:

All tree surgery and felling works detailed should be carried out to a standard, the minimum of which is specified in BS3998 Recommendations for Tree Work

Contractors should be suitably qualified and experienced to an acceptable standard. They should also be aware that if during operations any defects become apparent that would not have been immediately obvious to the Consultant, that such defects should be notified immediately and confirmed in writing within a reasonable period

All observations and recommendations only relate to the site and the trees as they were at the time of inspection. Should severe climatic or environmental events or changes take place, it may be necessary to reassess the situation so as to ensure an acceptable and continuing level of safety.

Should the inspection have taken place during the dormant season, this will have simplified the inspection of the high crowns and canopies. It will not have been possible however to ascertain either leaf size, colour or density which, can be classic indicators of stress or root associated disorders.

The survey has also been prepared in the knowledge that some form of dev may occur on the site. As such, some of the recommendations put forward could be considered unnecessary were the site simply left as it presently exists.

Furthermore, should development be approved, it may be necessary to reassess and amend this document upon completion of all construction operations to ensure that trees, properties and people can all safely co-exist.

All tree numbers refer to those indicated on the attached site drawing. Dimensions of any trees off site may have been estimated if access was not possible.

The report unless stated otherwise, is of a preliminary nature in that the trees were not climbed but inspected from ground level, and no soil or timber samples have been taken for analysis.

A copy of the Consultant's General Conditions of Contract are attached. These form the basis upon which all services and information are provided.

KEY:

Tree No. - Tree Number – to be recorded on tree survey plan where necessary.

Species – common and scientific names, where possible.

Height – overall height of the tree in metres

Stem Dia - Stem diameter – in millimetres at 1.5m above adjacent ground level (on sloping ground to be taken on the upslope side of the tree base) or immediately above the root flare for multi stemmed trees.

Branch spread – in metres taken at the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan where necessary).

Height of cc - Height of crown clearance – in metres above adjacent ground level to inform on ground clearance, crown stem ratio and shading).

Age class – young (Y), Middle aged (MA), mature (M), over mature (OM) & veteran (V).

Physiological condition – e.g. good (g), fair (f), poor (p) & dead (d).

Structural condition – e.g. collapsing, the presence of decay and any physical defect.

Preliminary management recommendations – including further investigations of suspected defects that require more detailed assessment and potential for wildlife habitat.

ERC - Estimated remaining contribution – in years, e.g. less than 10, 10-20, 20-40, more than 40.

Cat grade - Category grade – R or A to C (see Table 1) to be recorded in plan on the tree survey plan where appropriate.

RPA – Root protection area calculated from BS5837:2005 Trees in Relation to Construction - Recommendations in sq/m's. Where indicated, dimensions of radius of circle or sides of square based around centre point of trunk calculated for design purposes.

RP – Remedially prune: remove significant dead wood, basal & epicormic shoots, broken, crossing and rubbing branches etc and undertake light reshaping if necessary to improve form and balance/ abate actual or potential nuisance.

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Table 1 — Cascade chart for tree quality assessment

TREES FOR REMOVAL				
Category and definition	Criteria			Identification on plan
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other R category trees (i.e. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby (e.g. Dutch elm disease), or very low quality trees suppressing adjacent trees of better quality NOTE Habitat reinstatement may be appropriate (e.g. R category tree used as a bat roost: installation of bat box in nearby tree).			DARK RED
TREES TO BE CONSIDERED FOR RETENTION				
Category and definition	Criteria — Subcategories			Identification on plan
	1 Mainly arboricultural values	2 Mainly landscape values	3 Mainly cultural values, including conservation	
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution (a minimum of 40 years is suggested)	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance (e.g. avenues or other arboricultural features assessed as groups)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	LIGHT GREEN
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution (a minimum of 20 years is suggested)	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and minor storm damage)	Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal arboricultural features (e.g. trees of moderate quality within an avenue that includes better, A category specimens), or trees situated mainly internally to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits	MID BLUE
Category C Those of low quality and value: currently in adequate condition to remain until new planting could be established (a minimum of 10 years is suggested), or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits	GREY
	NOTE Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150 mm should be considered for relocation.			

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
G1	3 No. Yew 1 No. Holly 2 No. Lawson	15 Max	780 @ ground level max	N E S W 6.5 Max	0 Min	M	F	Reasonable vitality. Low canopies over road and footpath. Partially obscuring street lamp and security lamp in site. Several weak forks with acute included bark union. Minor dead wood, old branch stumps etc, all typical of species. Unbalanced canopies due to mutual suppression within the group.	Crown lift over road and footpath to afford statutory clearances. Crown lift over site to clear lamp and path. Undertake remedial pruning. Monitor. Yew very tolerant of pruning and respond well.	20	B2	191.16	7.8
G2	2 Rowan 2 Silver Birch 1 Laburnum 1 Lilac	9 Max	270 Max	N E S W 5.5 Max	2 Min	M	F/ P	Both Rowan showing classic die back of stems, limited safe useful life expectancy. Laburnum has acute included bark union @ 1.5m. Birch have probably been topped in past. Low canopies could strike high sided vehicles. Unbalanced canopies due to mutual suppression within the group. Some potential with management.	Remove Rowan. Undertake remedial pruning to Birch and Laburnum to improve form and balance, afford necessary clearances etc.	10/ 20	C2/ B2	32.98	3.24
T1	Pear	7	410	N E S W 2 3.5 4 2	3	M/ OM	F/ P	Has been repeatedly topped. Very low vitality with some die back at branch extremities. Large partially occluded pruning wounds to trunk and in canopy and minor dead wood, old branch stumps, etc. 300mm from car park surfacing. Limited safe useful life expectancy.	Either fell and replant or undertake light remedial pruning and monitor.	0/ 10	R/ C2	76.06	4.92
2	Goat Willow	8	160	N E S W 3 3.5 2.5 3	15	Y	F	Included bark union @ 2m. Growing close to raised planting bed and main building - rubbing on fabric of building and obscuring security light. Reasonable vitality. Minor defects typical of species. Short life expectancy. Species with aggressive and evasive root system. Comparatively close to drains.	Either, undertake remedial pruning to clear building etc and monitor or fell and replant as part of development proposals.	10	C2	11.58	1.92

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Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
3	Lawson	7	520 @ ground level	N 2.5 E 4 S 4 W 3.5	0	M	F	Multi stemmed from near ground level, indicative of early management to form clipped feature. Dense, spreading habit with low canopy over footpath, post box etc, and dominating adjacent garden area. Canopy suppressed by T4	Crown lifting, re-shaping etc, will leave a poor form and undesirable specimen. Preferable to fell and replant as part of development proposals/new landscaping scheme.	10	C2	84.96	5.2
4	Silver Birch	18	530	N 7 E 7 S 6.5 W 6.5	4	M	F	Dominant form. Minor dead wood, old branch stumps etc, and evidence of past crown lifting. Vitality fair but high canopy starting to thin - not unreasonable for a tree of this size and age. Canopy clear over highway but interfering with street light.	Undertake remedial pruning to include clearing street lamp. Monitor.	10/20	B2	127.09	6.36
5	Lawson	8	210	N 2 E 3 S 3 W 2	1.5	M	F	Multi stemmed habit from 3m indicative of past topping presumably to retain low level screen feature to boundary. Dark oppressive habit dominating adjacent garden suppressed by T4.	Crown lifting, re-shaping etc, will leave a poor form and undesirable specimen. Preferable to fell and replant as part of development proposals/new landscaping scheme.	10	C2	19.95	2.52
6	Lawson	11	460 @ ground level	N 2.5 E 3 S 2 W 2	0.5	M	F	Contorted trunk indicating past management to form clipped feature. Low canopy over footpath. Dark oppressive habit as per No 5.	Crown lifting, re-shaping etc, will leave a poor form and undesirable specimen. Preferable to fell and replant as part of development proposals/new landscaping scheme.	10	C2	66.48	4.6
T11	Cherry	9	320	N 4.5 E 0 S 4 W 6	2	M	F	Canopy heavily biased over highway, obscuring street sign and street lamp. Low canopy will impact on high sided vehicles. Stem divides at @ 2m with wound to east that has incipient decay and remnant fungal fruiting body. Has been topped in past.	Crown lifting, re-shaping etc, will leave a poor form and undesirable specimen. Preferable to fell and replant as part of development proposals/new landscaping scheme.	10	C2	46.33	3.84

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread	H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
T12	Crab Apple	4	90	N 3 E 3.5 S 0 W 1.5	1.5	Y	F	Heavily suppressed by T16. Poor form limited potential Reasonable vitality, minor dead wood, old branch stumps etc, all typical of species.	Crown lifting, re-shaping etc, will leave a poor form and undesirable specimen Preferable to fell and replant as part of development proposals/new landscaping scheme	10	C2	3.66	1.08
7	Ash	20	540	N 8 E 8.5 S 8 W 6	4.5	M	F	Stem trifurcates @ approximately 9m Canopy reasonable form and balance, minor dead wood, old branch stumps etc, all typical of species Some minor branch failure and limb shed to approximately north leaving tear on limb Comparatively close to wall Ivy covered base, inspection restricted.	Undertake remedial pruning and monitor. To include removal of ivy and checking condition of tear out	20	B2	131.93	6.48
8	Cherry	7	300	N 4.5 E 3.5 S 3.5 W	3	M	F	Poor stunted specimen that has been topped in past effectively destroying future potential and viability Could be retained in reduced form but will have minimum visual amenity. Minor dead wood, old branch stumps etc	Crown lifting, re-shaping etc, will leave a poor form and undesirable specimen Preferable to fell and replant as part of development proposals/new landscaping scheme.	10	C2	40.72	3.6
9	Lime	21	3 stems @ 550	N 7.5 E 8 S 10 W	2	M	F	3 Stems from ground level - either coppice growth or three trees planted in very close proximity at early age for whatever reason Items have been topped @ approximately 12m in past, significant decay now present at topping points in an entirely predictable manner. Heavy regrowth from decaying sections - again typical, that requires re-cutting to avoid risk of failure. All such operations will effectively reduce any visual amenity currently afforded and although re-growth may occur, it will require regular re-cutting	Due to extensive works required not considered to be of sufficient value and/or potential to merit retention and would advise removal and replacement planting as part of new landscape scheme	0/10	R/C2	136.87	6.6

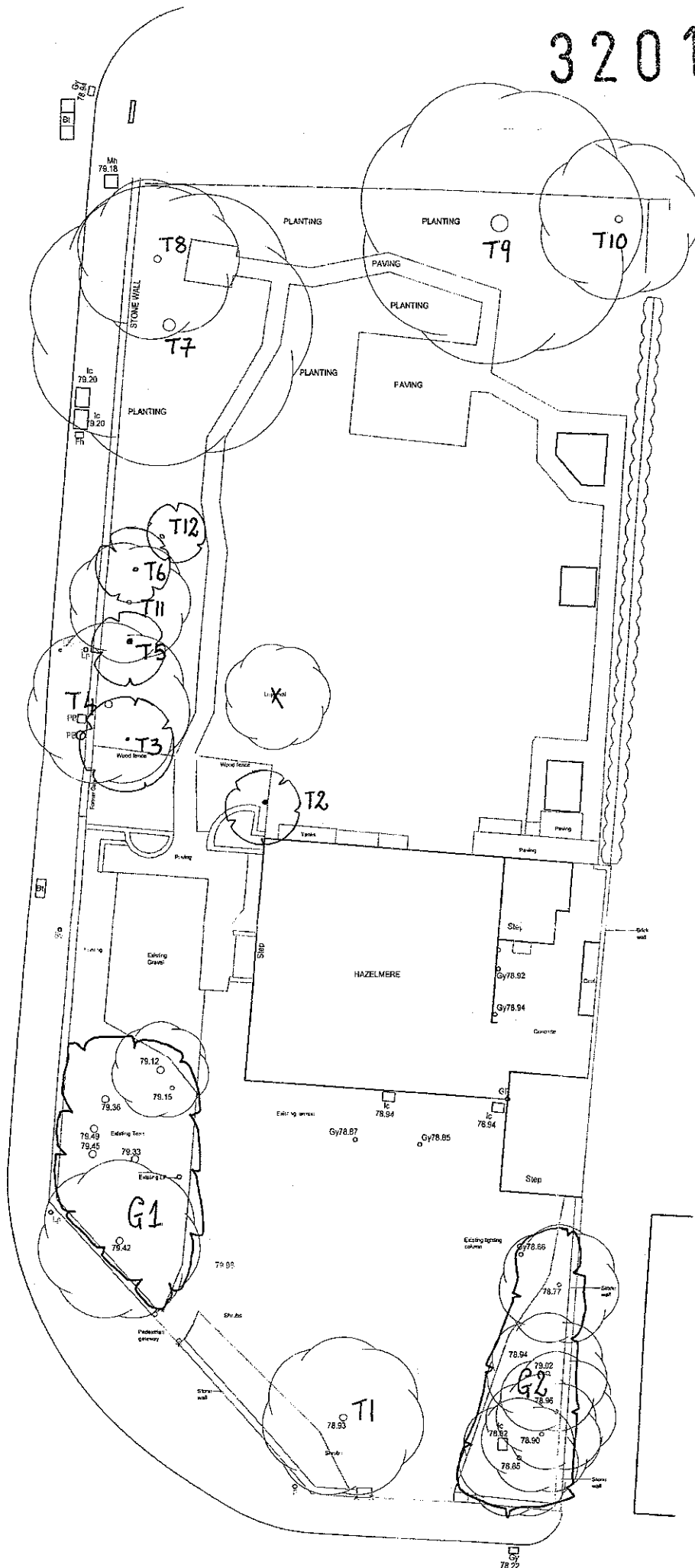
Inspector: Iain Tavendale

Site: Hazelmere, Pimlico Road, Clitheroe

Date of Inspection: 6th June 2011

Tree No.	Species	H'gt.	Stem Dia.	Branch Spread		H'gt of C.C.	Age Class	PC	Structural Condition	Preliminary Management Recommendations	ERC	Cat Grade	RPA Sq.m's	RPA Circle of Radii / m's
10	Hawthorn	13	710 @ ground level	N E S W	5 3.5 2.5	2	OM	F/ P	Multi stemmed from ground level. 1 stem dead. Probably either hedge remnant or clipped boundary feature. Very thin sparse canopy - approaching early defoliation. Limited potential. Could possibly be retained in very reduced form but would have no visual amenity value.	Preferable to fell and replant	0/ 10	R/ C2	158.39	7.1

PIMLICO ROAD



IAIN TAVENDALE F.Arbor.A
ARBORICULTURAL CONSULTANT
General Conditions of Contract

1. DEFINITIONS

In these Conditions:

"Consultant" means Iain Tavendale F.Arbor.A

"Contract" means the contract for the provision of Services.

"Employer" means the person whose request for the provision of the Services is accepted by the Consultant or who accepts a written quotation of the Consultant

"Site" means the area in which the Services are to be carried out as specified in writing to the Consultant prior to his commencing the provision of the Services.

"Services" means the services of arboricultural consultant to be supplied to the Employer by the Consultant in accordance with these Conditions.

2. BASIS OF THE CONTRACT

The consultant shall provide to the Employer and the Employer shall accept the Services in accordance with any written quotation of the Consultant which is accepted by the Employer or any request to provide services of the Employer which is accepted by the Consultant to appropriate British Standards and within a reasonable time. Time shall not be of the essence of the Contract. These conditions shall govern the Contract to the exclusion of any other terms and conditions and no variation to these Conditions shall be binding unless agreed between the Employer and the Consultant. No variation of the Services will be made without prior agreement in writing between the Employer and the Consultant. (The Consultant's employees or agents are not authorised to make any representations concerning the Services unless confirmed by the Consultant in writing.)

3. THE CONSULTANT SHALL:

- a) be entitled to subcontract assign or transfer any or all of the Contract without informing the Employer. The Consultant shall be responsible for its obligations under the Contract where sub-contracting takes place.
- b) be responsible for making good at his own cost any damage caused as a result solely of his own work.
- c) on completion of the Contract leave the site reasonably clean and tidy from his own work

4. THE EMPLOYER SHALL:

- a) be responsible for ensuring that the Consultant is notified of all Tree Preservation or Conservation Area Orders, Private Covenants, the need for Felling Licences or Planning Legislation that is applicable to the Contract.
- b) be responsible for ensuring that the Consultant is notified of all springs, wells, service pipes and cables, sewage or land drains, or any other hazards or obstructions which are not discoverable upon immediate visual inspection of the surface of the site. Any breach of this responsibility shall entitle the Consultant to make a reasonable charge for any additional work caused by such hazards or obstructions

5. CONTRACT PRICES

The price for the Services shall not include Value Added Tax which the Employer shall be additionally liable to pay to the Consultant. The price which the Employer shall be liable to pay shall be determined by reference to the Consultants hourly charge rate current at the date of completion of the Services. In addition the Employer shall be liable to reimburse the Consultant for such expenses as may reasonably and properly be incurred by him in the performance of the services as Consultant. Written details of the Consultant's hourly charge rate will be provided to the Employer on written request by the Employer.

6. METHOD OF PAYMENT

- a) Subject to any special terms agreed in writing between the Employer and the Consultant the Consultant shall be entitled to invoice the Employer for the price of the Services on or at any time after the Services have been completed.
- b) The Employer undertakes to pay the Consultant within 28 days of the date of the Consultant's invoice. The time of payment of the price shall be of the essence of the Contract.
- c) Failure by the Employer to make payment on the due date, will entitle the Consultant to interest on the amount unpaid at 3% per annum above the base rate of Barclays Bank plc from time to time until payment in full is made and will further enable the Consultant to cancel the contract or suspend any further provision of Services to the Employer.
- d) If the Consultant fails to perform the Services for any reason other than any cause beyond the Consultant's reasonable control or the Employer's fault and the Consultant is accordingly liable to the Employer, the Consultant's liability shall be limited to the excess (if any) of the cost to the Employer (in the cheapest available market) of services to replace those not completed over the price of the Services.

7. DISPUTES

- a) Where disputes arising from the Contract cannot be resolved by the Employer and the Consultant, then an independent single arbitrator agreeable to both parties (or in default of agreement nominated on the application of either party by the Chairman of the Professional Committee of the Arboricultural Association for the time being) shall be employed.
- b) The losing party will pay the resulting costs, unless otherwise decided by the arbitrator.
- c) The Contract shall be governed by the Laws of England

8. THE SITE

Access

- i) The Consultant will have free and reasonable access within the Site. Any areas that are to be excluded from this should be notified in writing to the Consultant prior to the date on which the Services are commenced.
- ii) The Employer shall ensure that the Consultant has access to private areas outside the site reasonably necessary in order that the Services can be carried out.
- iii) The Employer shall indemnify the Consultant against any liability incurred by the Consultant (of whatsoever nature) due to his having entered on private areas without permission of the owner when the Employer has stated free access has been negotiated

9. LIABILITY

- a) The Consultant shall not be liable to the Employer or be deemed to be in breach of the Contract by reason of any delay in performing the Services if the delay or failure was due to any cause beyond the Consultant's reasonable control. Without prejudice to the generality of the foregoing, the following shall be regarded as causes beyond the Consultant's reasonable control:
 - i) Act of God, explosion, flood, tempest, fire or accident;
 - ii) acts, restrictions, regulations, bye-laws, prohibitions or measures of any kind on the part of any governmental, parliamentary or local authority;
 - iii) strikes, lock-outs or other industrial actions or trade disputes
- b) The Consultant shall not be responsible or liable for any work undertaken as a result of recommendations by the Consultant unless or until, such work is carried out and both supervised and approved by the Consultant

10. QUOTATION

- a) Any quotation given by the Consultant to the Employer shall remain open for acceptance for 30 days from the date of such quotation and thereafter lapses automatically
- b) Acceptance of such quotation involves acceptance of these conditions. It should be noted that any attempted or actual cancellation thereof by the Employer may involve the Employer in a claim for recovery by the Consultant of any loss or expense incurred as a result.
- c) The Consultant is the owner of the copyright existing in any such quotation and it shall not be copied without the prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant inter alia to rescind the Contract and rendering the Employer liable for payment of damages

11. INSOLVENCY OF EMPLOYER

This clause applies if:

- a) the employer makes any voluntary arrangement with its creditors or becomes subject to an administration order or (being an individual or firm) becomes bankrupt or (being a company) goes into liquidation (otherwise than for the purposes of amalgamation or reconstruction); or
- b) an encumbrancer takes possession or a receiver is appointed of any of the property or assets of the Employer; or
- c) the Employer ceases, or threatens to cease, to carry on business; or
- d) the Consultant reasonably apprehends that any of the events mentioned above is about to occur in relation to the Employer and notifies the Employer accordingly.

If this clause applies then without prejudice to any other right or remedy available to the Consultant, the Consultant shall be entitled to cancel the Contract or suspend any further provision of Services under the Contract without any liability to the Employer and if the services have been completed but not paid for the price shall become immediately due and payable notwithstanding any previous agreement or arrangement to the contrary.

12. OWNERSHIP/COPYRIGHT

The Consultant is the owner of the copyright in any report tender documentation and/or recommendations and all associated information submitted to the Employer by the Consultant. The report recommendations tender documentation and all associated information submitted to the Employer shall not be copied without prior written consent of the Consultant. Any reproduction before obtaining the Consultant's consent constitutes an infringement of copyright and a breach of the Contract entitling the Consultant, inter alia, to rescind the Contract and rendering the Employer liable for payment of damages

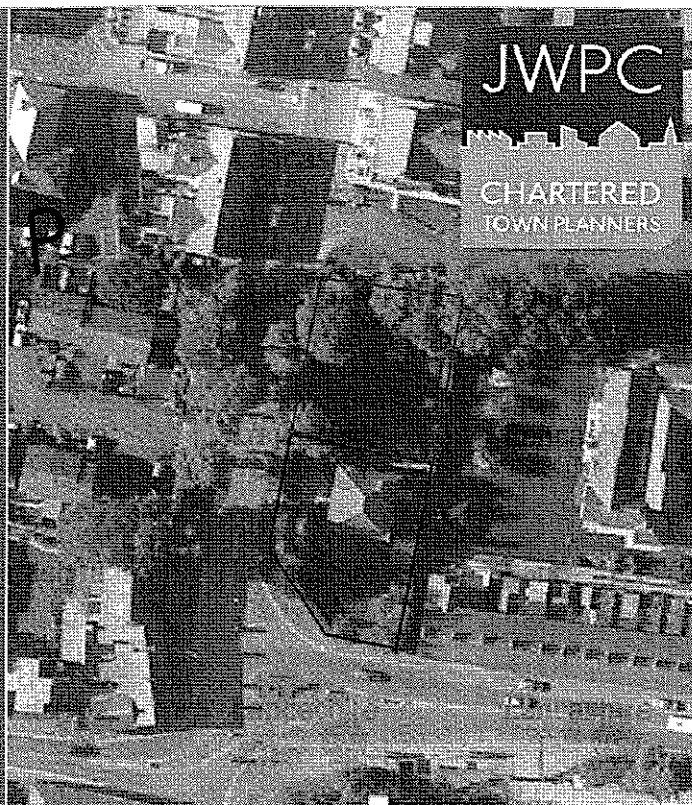
13. GENERAL

- a) Any notice required or permitted to be given by either party to the other under these Conditions shall be in writing addressed to that other party at its registered office or principal place of business or such other address as may at the relevant time have been notified pursuant to this provision to the party giving notice
- b) No waiver by the Consultant of any breach of the Contract by the Employer shall be considered as a waiver of any subsequent breach of the same or any other provision.
- c) If any provision of these conditions is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of these Conditions and the remainder of the provision in question shall not be affected thereby
- d) The headings in these Conditions are for convenience only and shall not affect their interpretation

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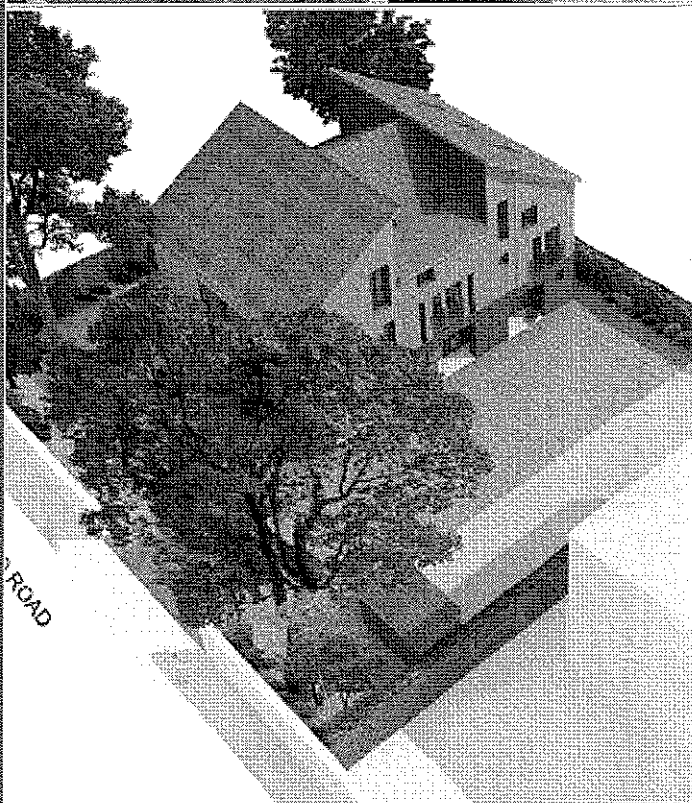
Land to the Rear of Hazelmere, Pimlico Road, Clitheroe

**Proposed Erection of Three
Dwellings with associated
vehicular access and
landscaping**



JWPC

CHARTERED
TOWN PLANNERS



Client:



Planning

Support

Statement

Contents

- 1** Introduction
- 2** Site and Surroundings
- 3** Application Proposal
- 4** Planning Policy
- 5** Planning Considerations
- 6** Summary and Conclusions

1. Introduction

- 1.1 This Statement is intended to support a full planning application made by Sunderland Peacock and Associates for the development of land to the rear of Hazelmere, Pimlico Road, Clitheroe, for the erection of one building accommodating 3 dwellings.
- 1.2 The proposal has been carefully conceived following discussions with officers of the Council and with the benefit of responses to a previous planning application on the site for four dwellings which was submitted in June 2010. That application was withdrawn in light of concerns from officers, the Town Council and others relating to matters of access, impact upon the Conservation Area and trees. Importantly, officers agreed that the principle of housing on this site is consistent with Development Plan policies and the thrust of the emerging Core Strategy.
- 1.3 The applicants have now completely redesigned the proposal on a smaller scale and have taken advice from both JWPC Ltd and a historic buildings advisor.
- 1.4 In addition to the statutorily required documents, such as the application forms, certificates and location plan, the application is supported with the following documents:
- Proposed and existing plans and elevations
 - 4 no. 'visualisations' of proposed building
 - Design & Access Statement
 - Planning Support Statement
 - PPS5 (Heritage Asset) Statement
 - Arboricultural Survey

2. Site and Surroundings

- 2.1 The details of the site and surroundings of the application site are set out in the Design & Access Statement which accompanies the planning application. Its historic context, particularly within the Clitheroe Conservation Area, is assessed in detail in the PPS5 Statement prepared by Peter de Figueiredo, historic buildings advisor. However, the following points are relevant from a planning point of view.
- 2.2 The application site lies on the edge of Clitheroe Town Centre at the junction of Well Terrace and Pimlico Road. Hazelmere itself is a prominent landmark building and sits within this corner plot with the front elevation addressing Church Brow immediately to the south. This building was built as a dwelling and was used for this purpose until 2008 when planning permission was granted (Ref: 3/2007/1106) for the change of use of the house to a Class B1 office for use by the applicants, Sunderland Peacock and Associates. The land to the rear of the site was retained as an amenity area of use by staff of the offices.
- 2.3 The site lies on the edge of Clitheroe Town Centre which itself is the main administrative and commercial centre for the Ribble Valley. As such it benefits from good public transport communications, including a railway station and regular bus services to Preston, Blackburn, Burnley and Skipton etc, as well as outlying towns and villages within the Ribble Valley.
- 2.4 Clitheroe is by far the largest settlement within the Ribble Valley and has a population of close to 15,000 people. The town, along with all other main settlements within the Ribble Valley was assessed as part of the settlement hierarchy by Ribble Valley Borough Council in December 2008. As one would expect, it scored the maximum number of points for transport provision, convenience of facilities, community facilities, health provision and education provision. Table 5 of that document also confirms that it is most accessible in terms of employment and services as well as general economic activity. Finally, Table 5 of the document confirms that of the 34 settlements considered, Clitheroe has the lowest percentage of residents commuting outside of the Borough for work. It is abundantly clear that the town, and by default the application site, is the most sustainable location for additional housing within the Ribble Valley. This assertion is confirmed within the Council's draft Core Strategy Document, which is discussed later on in this Statement.

- 2.5 The applicants' research indicates that the application site was part of the original Burgage plot, laid out by Henry de Lacy in 1177, and the current house is understood to have been built on the site in the period shortly after 1900. At that time the access to the property was originally from Pimlico Road and the remains of the gateway within the stone boundary wall can be seen to this day. It is understood that it was not until around 1980 that the original Burgage plot was extended to the size which can be seen today. This occurred when former industrial premises on the site of Well Court Retirement Home was sold and part of this land was acquired by the owners of Hazelmere.
- 2.6 The application site is largely flat and extends to approximately 0.074 hectares. It was laid out largely as a lawn area with footpaths and hardstandings within it. It is bound by a well managed beech hedge to the eastern flank of the site and is stone wall on the roadside elevation to Pimlico Road. A close-boarded timber fence marks the boundary of the northern elevation of the site beyond which there is significant amount of low level planting at the entrance to Causeway Croft. This site accommodates a number of trees which have been assessed in June 2011 by Iain Tavendale. These vary between the indigenous broadleaf trees, such as lime and ash, to smaller more ornamental trees, such as crab apple, cherry, holly and yew. They are in varying states of health and maturity and the findings of the Arboricultural Assessment are set out therein and summarised further on in this document.

3. Application Proposal

- 3.1 It is the intention of the applicants to secure planning permission and develop an exceptionally high quality residential scheme consisting of one building of three floors incorporating three dwellings. This will be a contemporary home indented to achieve Code 6 on the Code for Sustainable Homes as well as to meet 2016 standards for low carbon homes as promoted by the current Coalition Government. There is no longer a requirement to retain such a large amenity area now that Hazelmere has been converted from a residential use to an office (Class B1). As such the site represents underused urban land. Indeed the definition of previously developed land within Annex B of PPS3 encompasses this site.
- 3.2 It is the intention of the applicants as local architects that the application proposal is an exemplar project which adopts an exceptionally high quality design ethos as well as exceptional sustainability credentials. It is proposed that the houses will be built to achieve Code for Sustainable Homes Level 6 as well as the new 2016 standards for low carbon homes as advocated by the current Coalition Government.
- 3.3 The building itself will be rectangular in form and sit to the north of the plot with small rear gardens overlooking Causeway Croft. The building has dimensions of 10.7 metres by 15.7 metres and is split vertically into 3, three storey dwellings each with 3 no. bedrooms and a small balcony overlooking Causeway Croft to the north.
- 3.4 The applicants have been careful to ensure that the building appears subordinate to the main building on the plot – Hazelmere. Its height will be lower than the existing building to ensure that it does not compete for attention with Hazelmere. The use of materials has also been carefully considered and it is proposed that the use of blue brick and vertical and horizontal timber boarding in muted tones will, whilst not being common in the local vernacular, serve to give a transitional appearance between the more traditional coast local stone associated with most buildings in the area including the Wagon and Horses public house, and the unusual red brick construction of Hazelmere.
- 3.5 The application proposal also responds to the Arboricultural Assessment carried out in the summer of 2011. The Lime Tree which sits at the north of the site is considered to have significant levels of decay with heavy re-growth in places which add to the risk of failure in the future. The Arboricultural Report recommends that the tree is removed for these reasons as it has a very limited lifespan. Elsewhere trees of townscape merit or amenity value are retained within the application proposal.

- 3.5 Access to the site is secured for vehicles and pedestrians from Pimlico Road, close to where the original access to Hazelmere existed and which is now blocked up. A total of seven car parking spaces within the site and given the highly sustainable location it is not considered that an additional number of parking spaces will be consistent with PPG13 or indeed Local Plan Policies. Adjacent to the proposed parking area is a small single storey building, built in similar manner to the residential block which will accommodate recycling and bin storage as well as cycle storage. The proposal retains amenity areas to the rear and west of Hazelmere for office staff.

4. Planning Policy

- 4.1 Under the 2004 Planning and Compulsory Purchase Act, planning applications are required to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Ribble Valley consists of the Ribble Valley Districtwide Local Plan (Saved Policies) and the RSS for the North West of England; other relevant national planning policy and guidance is contained within PPS1, PPS3 and PPS5

Planning Policy Statement 1: Delivering Sustainable Development

- 4.2 PPS1 (paragraph 8) reminds local authorities that the 2004 Act requires that where the development plan contains relevant policies, applications for development which are in accordance with the plan should be allowed unless material considerations indicate otherwise.
- 4.3 The Government seeks to promote sustainable economic development; a strong, productive and stable economy allied to sustainable principles. This is achieved through the production of effective policies within development plans and their implementation through the development control process.

Planning Policy Statement 3: Housing

- 4.4 Good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. Matters for the Local Authority should consider when assessing design quality include the extent to which the proposed development:
- Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly.
 - Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies.

- Is well integrated with, and complements, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access.
- Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change.
- Takes a design-led approach to the provision of car-parking space that is well integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly.
- Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.
- Provides for the retention or re-establishment of the biodiversity within residential environments.

4.5 In deciding planning applications, Local Planning Authorities should have regard to (Paragraph 69):

- Achieving high quality housing.
- Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people.
- The suitability of a site for housing, including its environmental sustainability.
- Using land effectively and efficiently.
- Ensuring the proposed development is in line with planning for housing objectives, reflecting the need and demand for housing in, and the spatial vision for, the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues.

4.6 Regional Spatial Strategies should set out the level of overall housing provision for the region, for a sufficient period to enable Local Planning Authorities to identify a five year housing land supply. Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, the Authority should consider favourably planning applications for housing.

4.7 In particular, Paragraph 71 of the PPS states that where a five year supply of deliverable sites cannot be demonstrated Local Planning Authorities should...

'...consider favourably planning applications for housing, having regard to the policies of this PPS including the considerations in Paragraph 69.'

PPS5: Planning for the Historic Environment

- 4.8 A detailed summary of the Policies within PPS is included at Paragraphs 6.1.3 to 6.1.13 of the PPS5 Statement prepared by Peter De Figueiredo and submitted with this application.

North West of England Plan Regional Spatial Strategy to 2021

- 4.9 Following the decision of the Coalition Government to revoke Regional policy, a number of High Court challenges have resulted in a decision that it is lawful for the Government to indicate its intention to revoke RSS's and this in itself is a material planning consideration. The Localism Act has now received Royal Assent and therefore legislation is in place to revoke Regional Strategies. Little material weight can be attached to the policies in RSS13 now and there is no need to refer to them here.

Saved Policies of the Ribble Valley District Wide Local Plan (1998)

- 4.10 **Policy G1** states that all development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area. In determining planning applications the following criteria will be applied:
- Development should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature.
 - The likely scale and type of traffic generation will be assessed in relationship to the highway infrastructure and the proposed and existing public transport network. This will include safety, operational efficiency, amenity and environmental considerations.
 - Developments should make adequate arrangements for car parking (see Policy T7).
 - A safe access should be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
 - The density, layout and relationship between buildings are of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings as well as the effects of development on existing amenities.
 - Developments should provide adequate arrangements for servicing and public utilities.
 - Developments should provide adequate daylighting and privacy.

- Materials used should be sympathetic to the character of the area.

- 4.11 **Policy G2** directs developments towards land within the main settlement boundaries as defined on the proposals map. In Clitheroe, *'consolidation and expansion of development and rounding off development'* will be permitted. The policy states that:

'...In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form.'

- 4.12 **Policy ENV16** states that within conservation areas, development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The policy also reflects the requirement of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) by requiring that any development preserves or enhances the conservation area.

Ribble Valley Local Development Framework – Core Strategy

- 4.13 Whilst work has commenced on the Council's Core Strategy DPD, it is not sufficiently advanced to be afforded significant weight in the decision making process. Regulation 25 consultation on the Core Strategy took place in Autumn 2010 and following this, almost 4000 responses were received. Further alternative options for the Strategy were developed and consulted on in July/August 2011. This additional consultation has yet to be reported and has been delayed until early 2012. At that point the Council will decide on its 'preferred option' (Regulation 27 publication version).
- 4.14 Additional evidence gathering has taken place in the meantime and it is pertinent that a recent report to the Council's Planning and Development Committee confirms the current 5 year housing land supply figure, as set against the 'target' of 161 dwellings per year, which originated in RSS. This concludes that current supply *'equates to 3.3 yrs supply at 5 year adjusted rate at 01.10.11'*. In light of this Paragraph 71 of PPS3 comes into play and applications for housing must be considered against the policies within PPS3, including Paragraph 69 (Referred to at Paragraph 4.5 here).

- 4.15 In addition to the above, and in response to the impending revocation of RSS, the Council has commissioned its own 'HEaDROOM Report' which assesses likely future housing requirements for Ribble Valley, taking into account various factors such as population projections, economic growth modelling, past trends and other demographic information such as migration, commuting trends and fertility rates.
- 4.16 That document concludes that following the testing of various scenarios, Ribble Valley Borough should plan for between 190-220 dwellings per annum between 2008 and 2028. This exceeds the current figure which the Council is working to. From this, it can be assumed that future housing and development policies will continue to provide for additional housing land in sustainable locations, particularly within the larger settlements including Clitheroe.

5. Planning Considerations

- 5.1 This planning application has been submitted in order to make better use of the vacant urban land on the edge of Clitheroe Town Centre. From a strategic development and housing point of view, the proposal is entirely consistent with national policy in the form of PPS1 and PPS3, particularly as it is defined as Previously-Developed Land as per Annex B of PPS3. It occupies a highly accessible location within easy walking distance of convenience, community, health and education facilities and amenities. It is also highly accessible for all non-car modes of transport. In short, it is one of the most sustainable housing sites within the Ribble Valley. This view is endorsed by the fact that the previous application for 4 dwelling on this site (Ref: 3/2010/0463) was not considered contrary to development or housing policy by officers of the Council. Rather, it was matters of impact of the proposal on the Conservation Area, upon trees and highways matters which were raised.
- 5.2 The application is entirely consistent with Policy G2 of the Ribble Valley Local Plan as it falls within the settlement boundary of the town and can be seen to be a development which consolidates or rounds-off the built form of the area. The site is not protected as important open space and the proposal is considered to be appropriate in terms of scale and design. Whilst Policy G2 does not prioritise the development of previously-developed land above Greenfield sites, it is also a material consideration in favour of the application that the proposal makes efficient use of this vacant urban land. This is entirely consistent with national policy in PPS1 and PPS3.
- 5.3 Because of the age of the policies with the Ribble Valley Local Plan, many of its policies, including some housing policies, have not been 'saved' and are no longer part of the plan. In lieu of a specific policy that deals with windfall housing sites such as this, attention must be given to Paragraph 69 of PPS3. This includes an objective to achieve 'high quality housing'. This Statement and the Design and Access Statement demonstrate the applicants' ambitions to create an exceptionally high quality 'exemplar' housing scheme that will embrace modern design and construction techniques, particularly in order to achieve any extremely energy efficient development. The use of grey brick and timber boarding is considered a contemporary yet sympathetic approach which will ensure that the building shows a

transition between more traditionally built houses and buildings in the area and the unusual red-brick construction of Hazelmere.

- 5.4 The applicants also see a need to contribute to the housing mix in this part of Clitheroe. The scheme will provide contemporary residential accommodation in the form of three bedroom terraced houses. Each will have a balcony and garden and 2 parking spaces. As such they are ideally suited to families.
- 5.5 The application site is eminently suited to housing from a land use point of view. The land was previously in residential use as a garden and there are no environmental or amenity issues from neighbouring land uses. Finally, the applicants believe that three dwellings on this site is the effective and efficient use of the site. It follows that the proposal is entirely in accord with paragraph 69 of PPS3.
- 5.6 The application proposal is also considered to be consistent with Policy G1 of the Local Plan. The following points are of relevance and address matters raised previously

Highways matters

- 5.7 Whilst there were a number of comments from objectors that relates to access and highway safety, it is a material planning consideration that Lancashire County Council highways officers supported the proposal. It follows that the proposed vehicular access point into the application site has been retained in the same position as that on the previous application. It provides clear visibility of 40m x 2.4m onto Pimlico Road. The boundary wall will be lowered to 0.8m to reflect this requirement. There is also sufficient space between the access point and the junction of Pimlico Road and Causeway Croft to ensure there is no interaction between turning movements. The applicants are agreeable to working with LCC to introduce a 'prohibition of waiting' along the east side of Pimlico Road from a point 10m south of the centre line of the access for a distance of 20m. This request was made in the LCC consultation response (Martin Nugent) of 3 August 2010. That previous application proposes 8 car parking spaces for 4 dwellings. It follows that 7 spaces for 3 dwellings is acceptable in highways terms.

Impact upon Clitheroe Conservation Area

5.8 The application site lies on the northern edge of the Clitheroe Conservation Area. The boundary of which is the northern boundary of this application site. The boundary of the Conservation Area also follows the eastern boundary of the site and then traces along the rear of those terraces properties of Well Terrace. The property of Hazelmere is therefore a Heritage Asset as defined by PPS5. It is therefore necessary that the value of this heritage asset and the impact of the application upon it be assessed. This application is duly supported by a PPS5 Statement (Heritage Asset Statement) prepared by Peter De Figueiredo.

5.9 The PPS5 Statement identifies Hazelmere within the 'Statement of Significance' and has a number of features of merit. These are:

- The burgage plot is identified on Lang's map of Clitheroe of 1766 and it retains its marker stone;
- The house dates from shortly after 1900;
- It is a substantial house which occupies a prominent location;
- The house is set within a mature landscape with hedges and boundary trees and stone wall.

However, the Statement indicates the house itself has suffered through unsympathetic alterations over the years. In addition, the Statement acknowledges that the majority of the application site was only annexed in circa 1980 and *'is not an original part of the curtilage'* (Paragraph 8.3). It goes on to state that:

'The separation of this annexed land for development will not therefore have a detrimental impact on its historic layout or compromise the architectural integrity of the former dwelling.'

5.10 The proposal follows recommendations in the Conservation Area management guidelines produced by the Council which advocate contemporary and innovative architecture. The development makes a positive statement about the conservation area and its future management, and contrasts with the 'standard house types' built in the area in recent years.

5.11 The Statement concludes by confirming that the house itself makes a appositve contribution to the Conservation Area and the impact of the proposal will not cause harm to the heritage

asset of the significance of the Conservation Area. As such the proposal complies with PPS5 as well as Policy ENV 16 of the Ribble Valley Local Plan.

Trees

- 5.12 Given the time since the previous application was proposed, a new arboricultural survey has been commissioned by the applicants. The lime tree to the north of the site in particular has suffered decay that has either occurred since June 2010 or was not readily visible at that time. The decay is present at the various topping points. Whilst some regrowth has occurred, this has only served to weaken the decayed areas further. In this state, it is recommended that the tree be removed and replaced. A dying Hawthorn tree is also recommended to be replaced (T10) in the north-east corner of the site.
- 5.13 The application proposal can be accommodated on this site without harm to any trees which are proposed for retention and indeed, those of amenity value with continued to make a positive contribution to the Conservation Area.

Residential Amenity

- 5.14 Some comments from neighbours were made in relation to the impact of the previous application upon residents living in Well Court. However, the rear elevation of the proposed houses would be in excess of 35 metres from the west facing wall of Well Court. Notwithstanding the fact that this existing building is three storeys in height, the separation distance between the two is far in excess of what the Council would normally consider a minimum spacing standard to prevent overlooking, overshadowing or a general sense of overbearing. Given the distance at the front of the property to the properties at St. Denys Croft and the existence of mature trees between the two, there would be no harm to residential amenity of any neighbours to the west. The proposal is entirely consistent with Policy G1 of the Local Plan and concerns from residents could not lead to a refusal of planning permission on the basis of residential amenities.

6 Summary and Conclusions

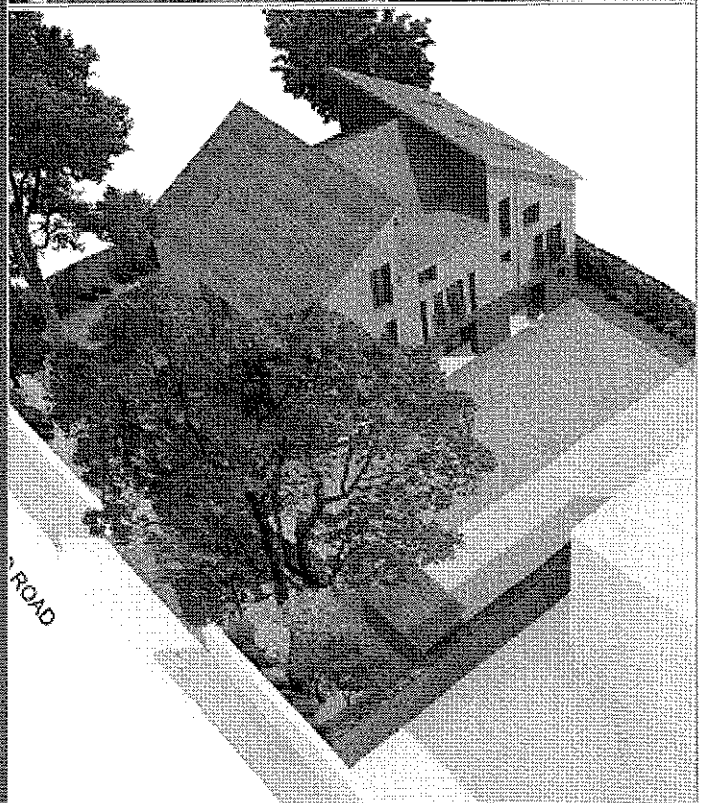
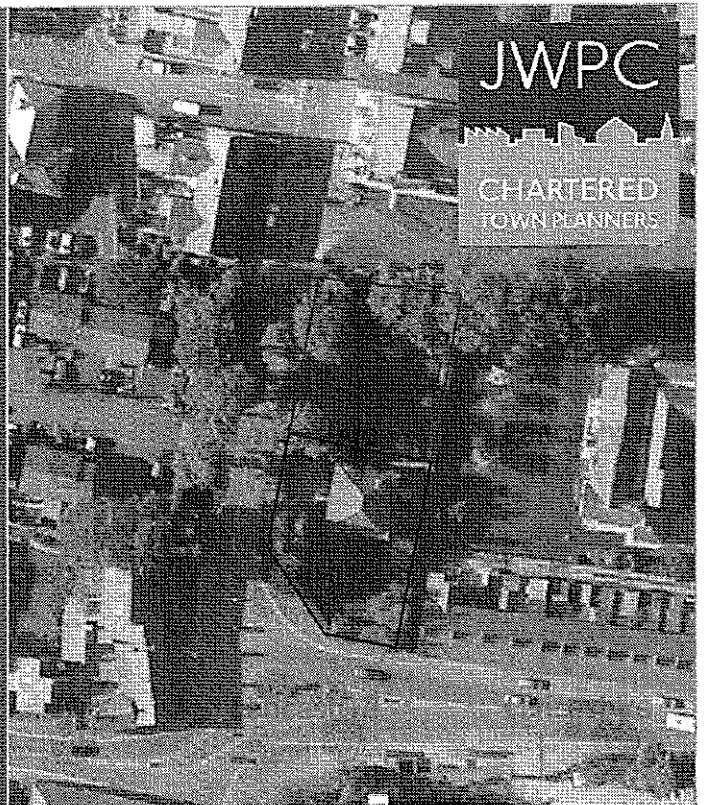
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- 6.1 This Statement has sought to demonstrate that the application proposal represents the best use of a vacant urban site. The proposal is entirely compliant with housing policy in PPS3 as well as the established settlement strategy in the Ribble Valley Local Plan, underpinned by policy within PPS1. The applicants wish to go further than simply comply with planning policy; but to develop their own exemplar housing scheme adjacent to their existing architectural practice. This development will serve as a benchmark in terms of design and build quality as well as energy efficiency technologies. It will seek to achieve Level 6 for Code for Sustainable Homes.
- 6.2 The application has been tested against all relevant policies of the Ribble Valley Local Plan and all other material planning considerations have been taken into account. The scheme will make a positive contribution to the Clitheroe Conservation Area without harming the heritage asset of Hazelmere. Moreover, it can be achieved without harm to highway safety, residential amenity or important landscape features such as trees. The proposal represents a significant improvement on the previous application for 4 dwellings on this site and has benefitted from the input of both JWPC Ltd and Peter De Figueiredo as Heritage Advisor. There is no conflict with policies of the Development Plan and it has been shown that there are no material planning considerations that would point to a refusal. As such, and in accord with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application ought to be approved.

JWPC Ltd
November 2011

Land to the Rear of Hazelmere, Pimlico Road, Clitheroe

**Proposed Erection of Three
Dwellings with associated
vehicular access and
landscaping**



Client:

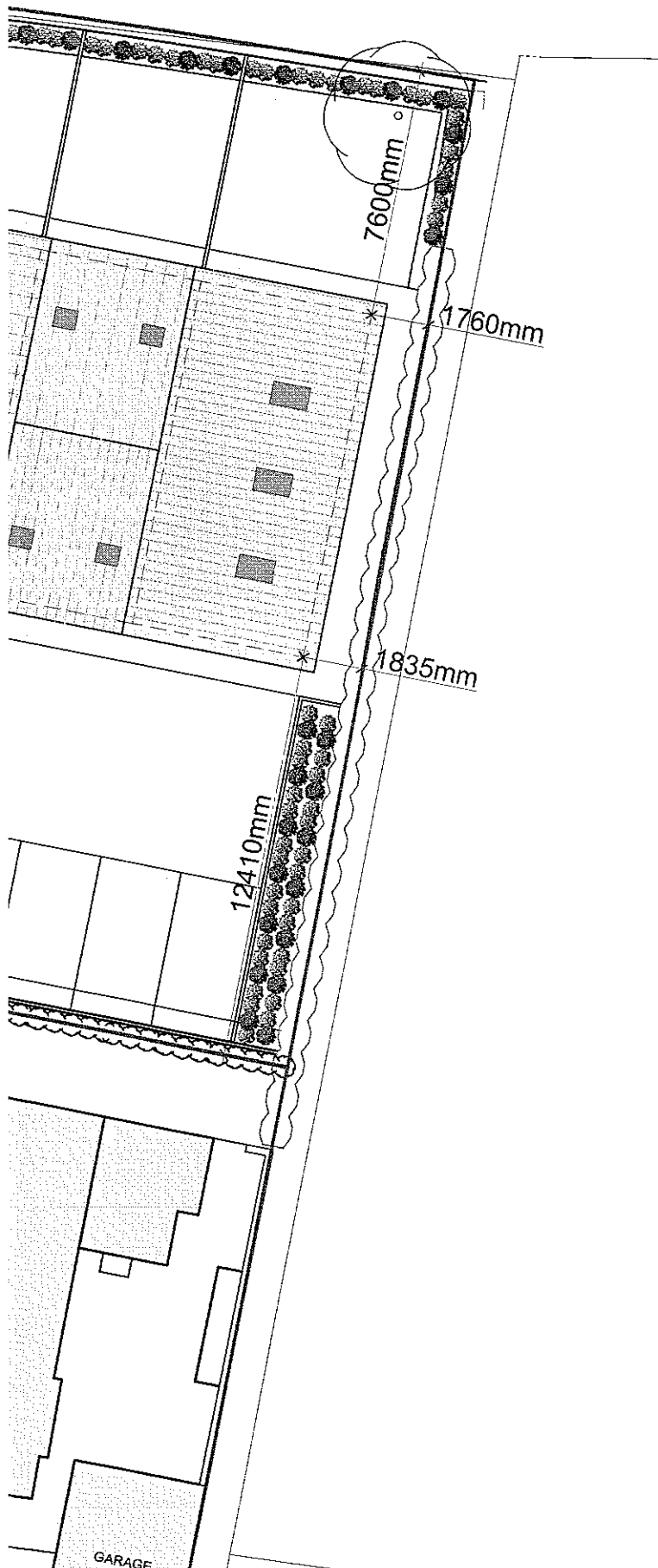


Planning

Support

Statement

CAUSEWAY CROFT



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no	by	chk	revision	date

Client
Sunderland Peacock & Associates Ltd.

Job Title
Sunderland and Peacock
New Proposed Dwellings
Hazelmere
Pimlico Road
Clitheroe

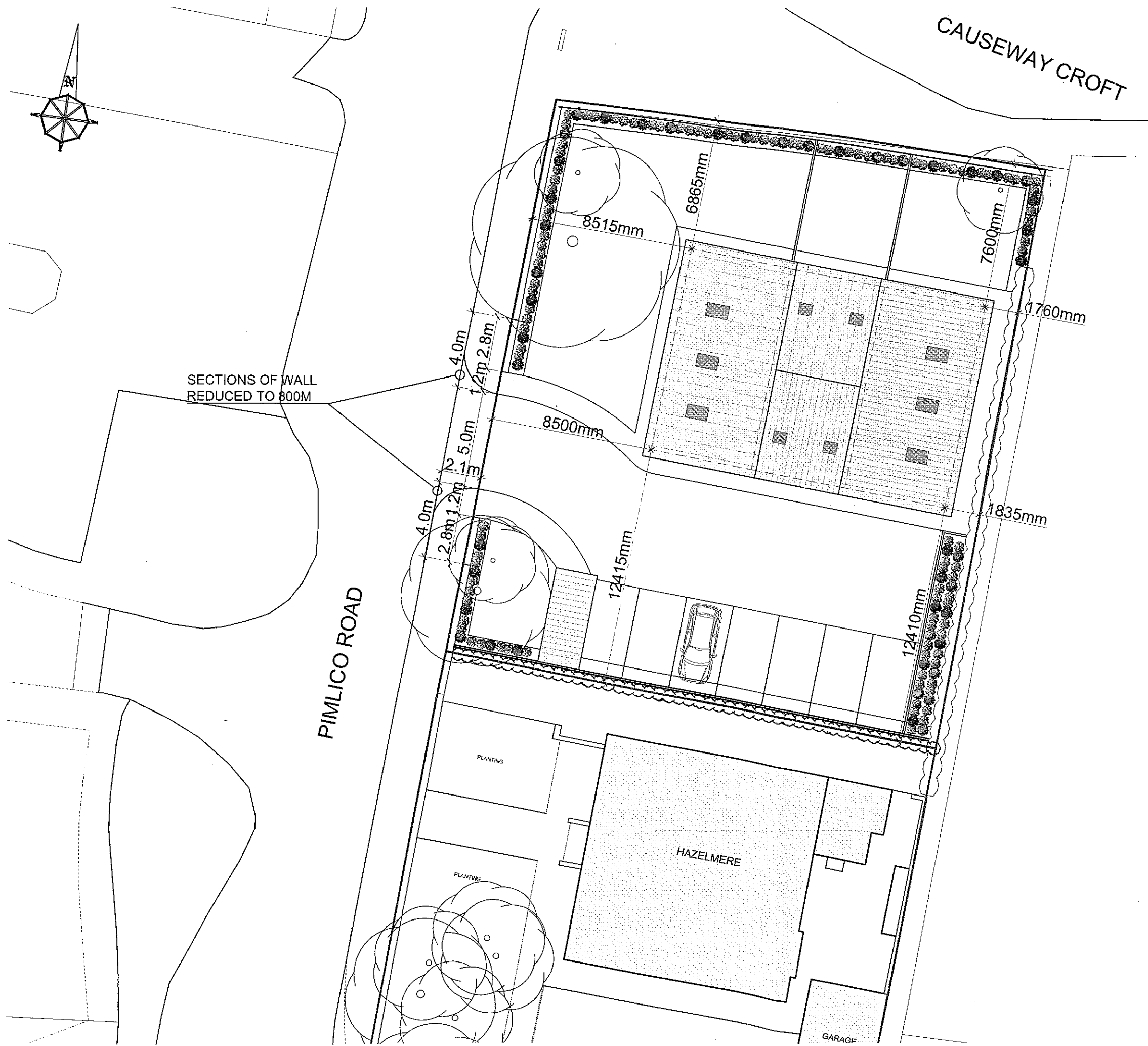
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Scale VAR @ A3	Date Oct 2011	Drawn RM

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no	by	chk	revision	date

Client
Sunderland Peacock & Associates Ltd.

Job Title
Sunderland and Peacock
New Proposed Dwellings
Hazelmere
Pimlico Road
Clitheroe

Drawing Title Proposed Site Plan		
Scale VAR @ A3	Date Oct 2011	Drawn RM

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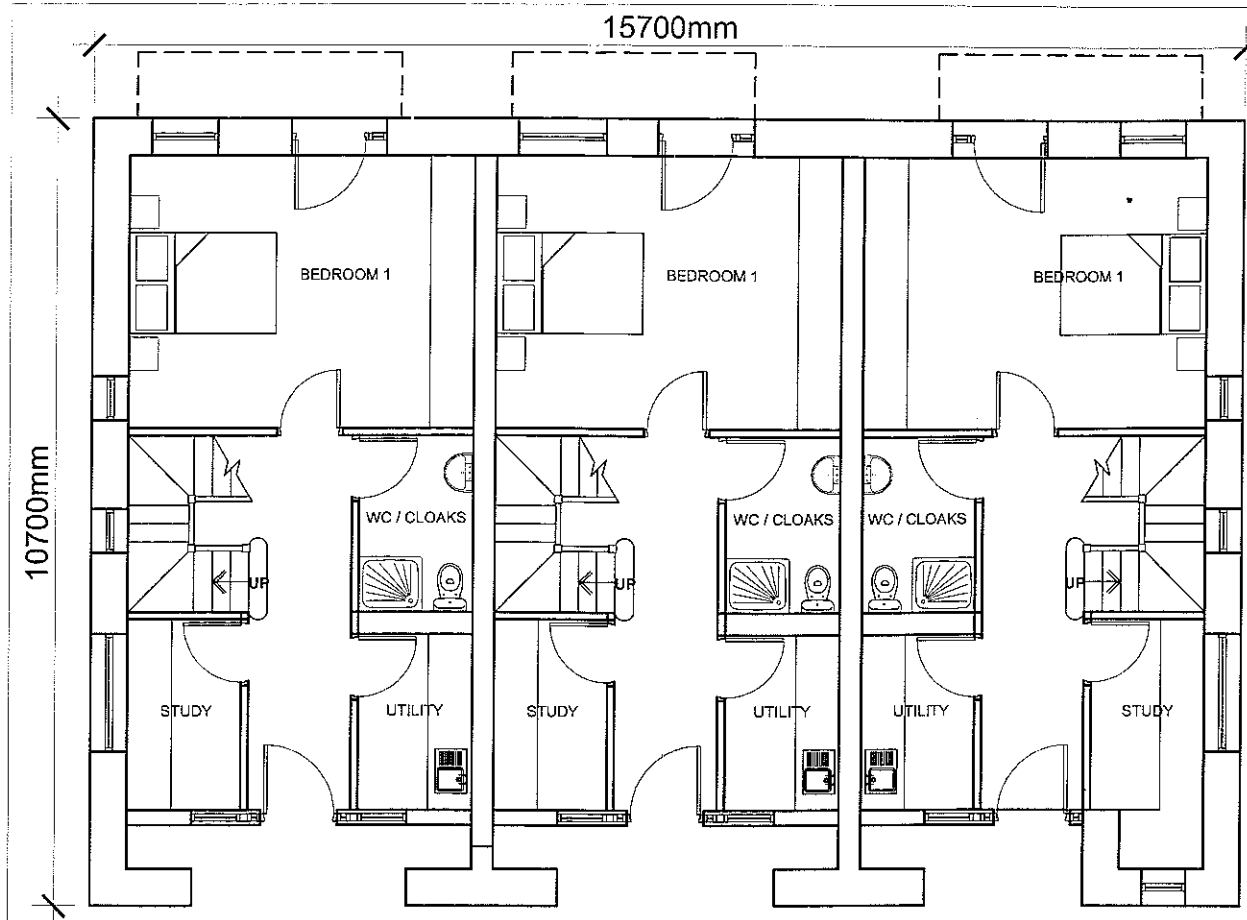
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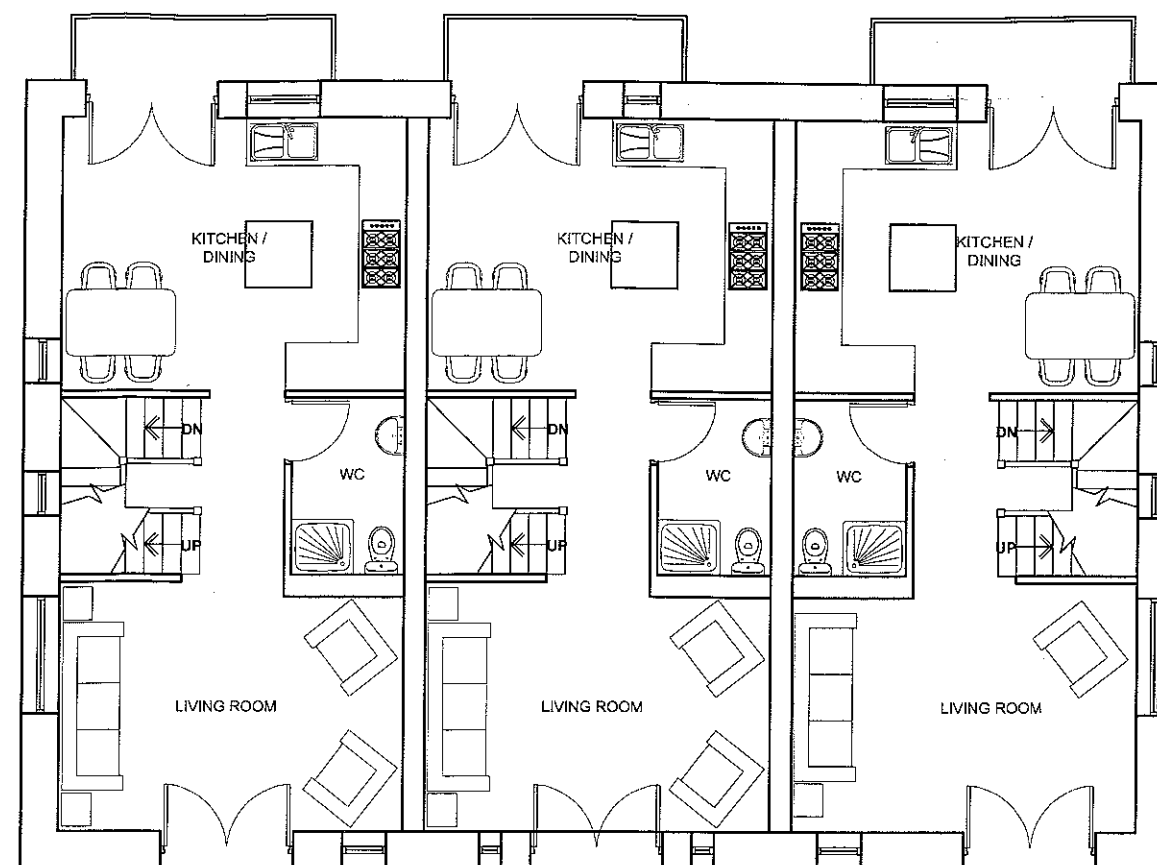
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SITE PLAN

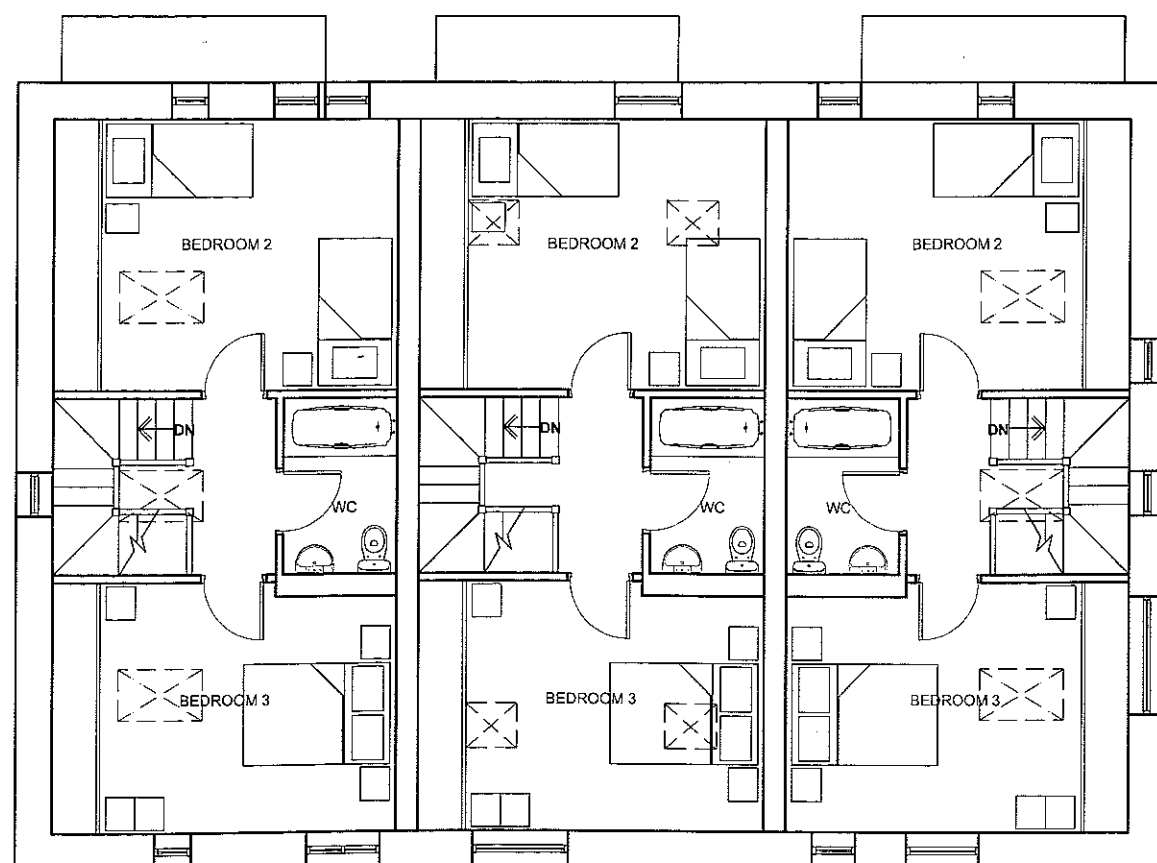
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GROUND FLOOR PLAN SCALE 1:100



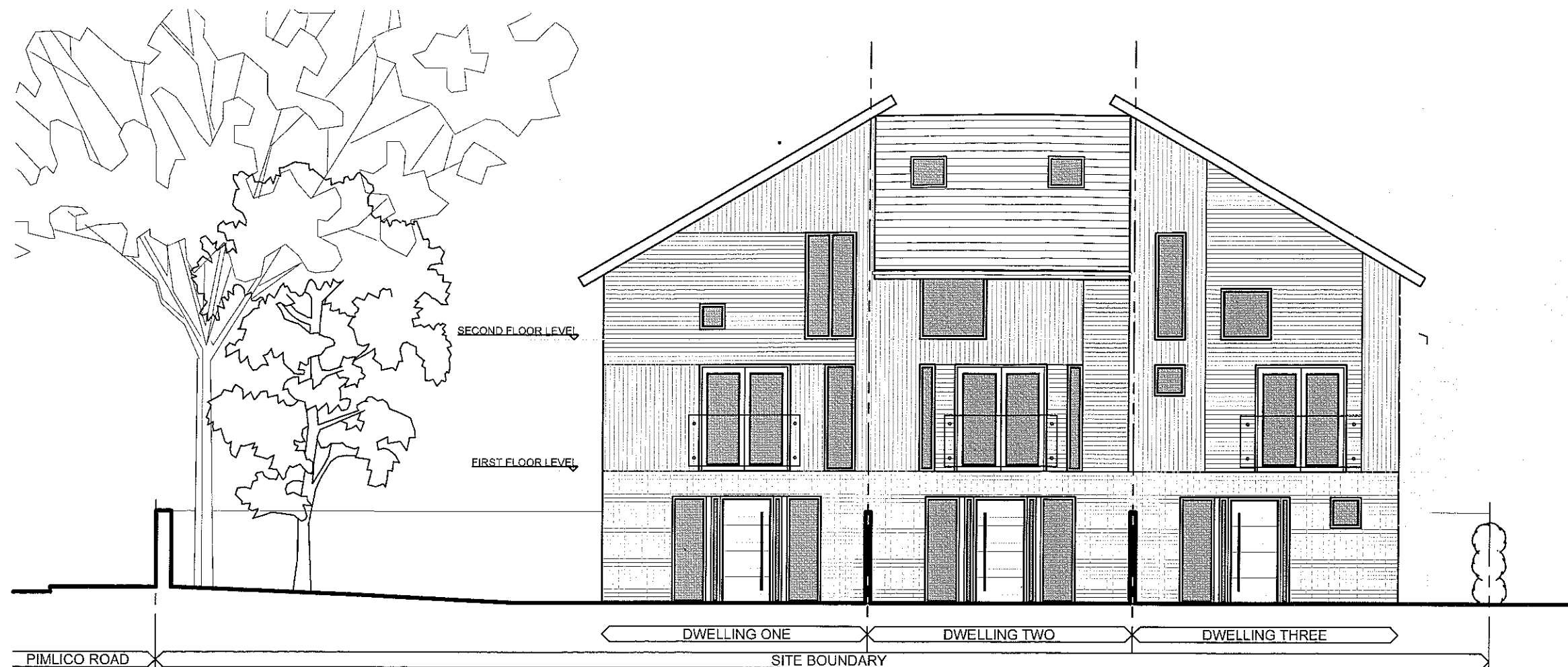
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SECOND FLOOR PLAN SCALE 1:100

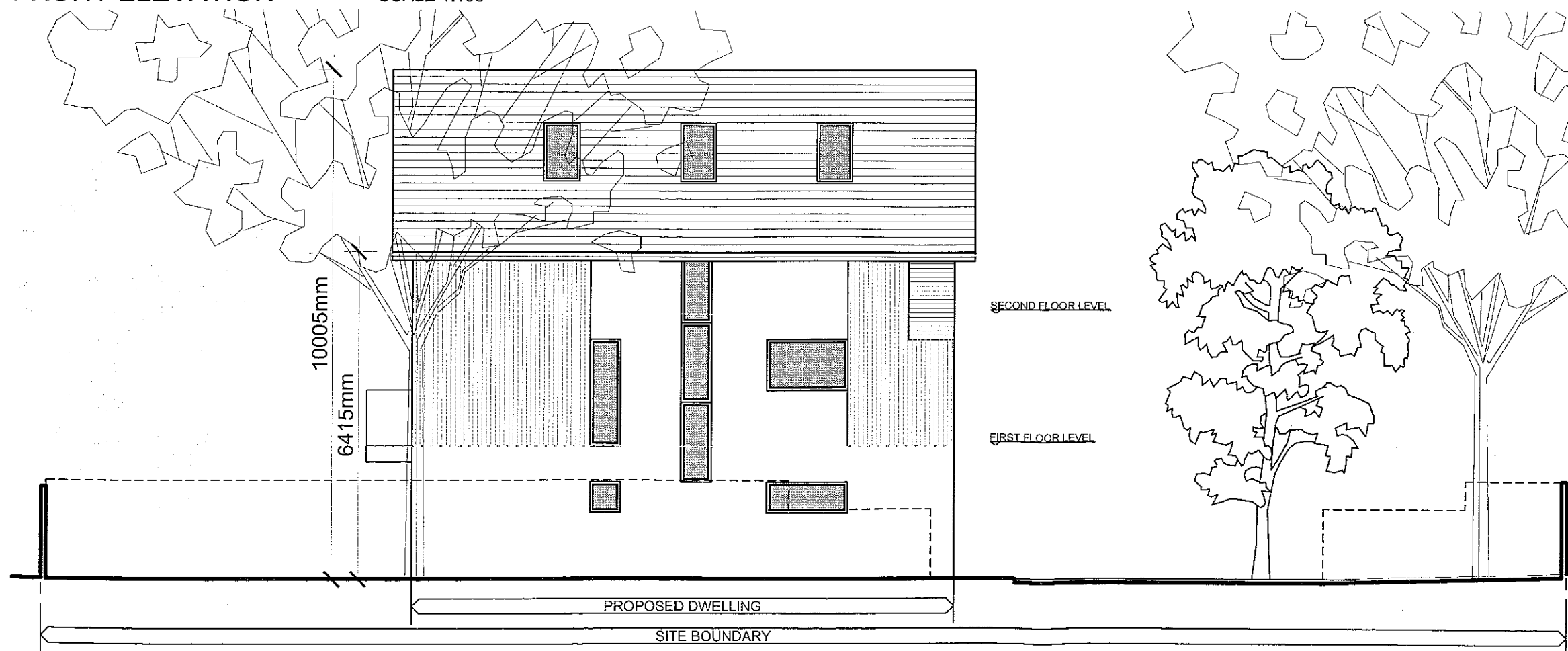
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Drawing Title Proposed Floor Plans		
Scale VAR @ A3	Date Oct 2011	Drawn RM
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FRONT ELEVATION

SCALE 1:100



PIMLICO ROAD ELEVATION

SCALE 1:100

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Client
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Job Title
Sunderland and Peacock
New Proposed Dwellings
Hazelmere
Pimlico Road
Clitheroe

Drawing Title
Proposed Elevations

Scale Date Drawn
VAR @ A3 Oct 2011 RM

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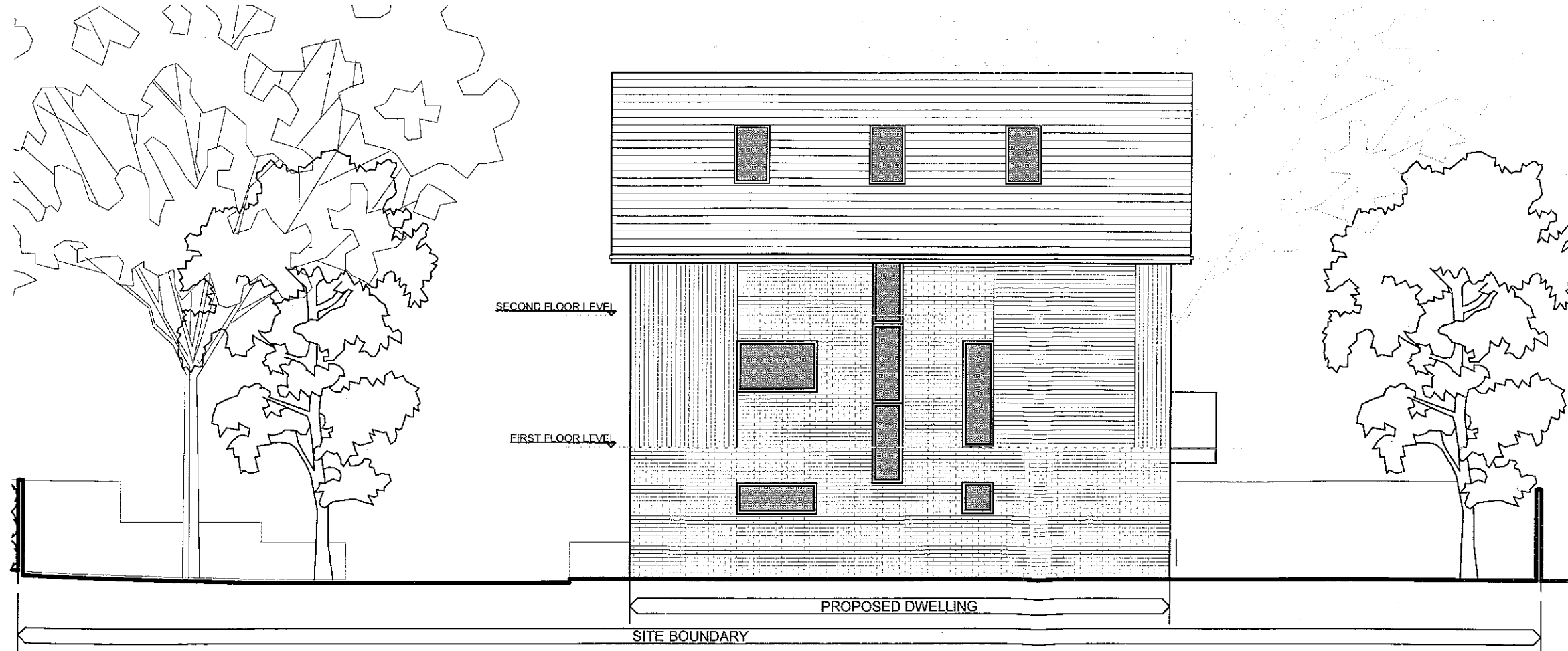


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GARDEN ELEVATION

SCALE 1:100



SIDE ELEVATION SCALE 1:100

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Client
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Job Title
Sunderland and Peacock
New Proposed Dwellings
Hazelmere
Pimlico Road
Clitheroe

Drawing Title
Proposed Elevations

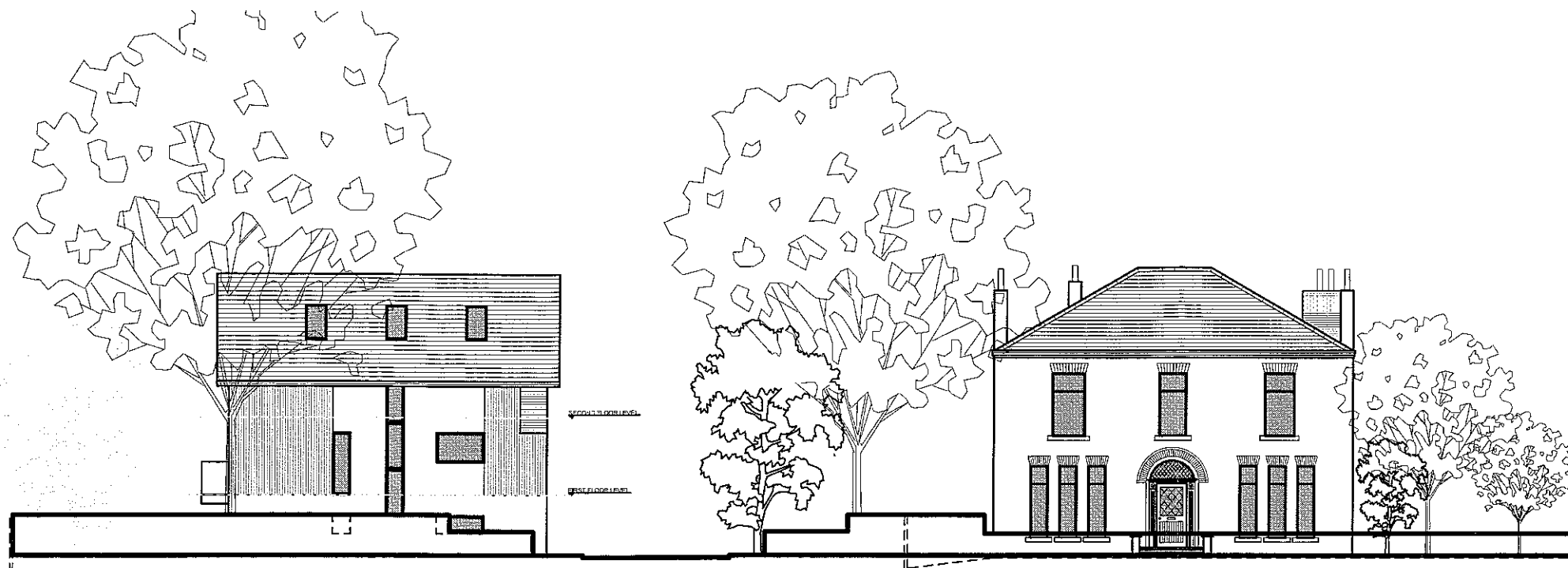
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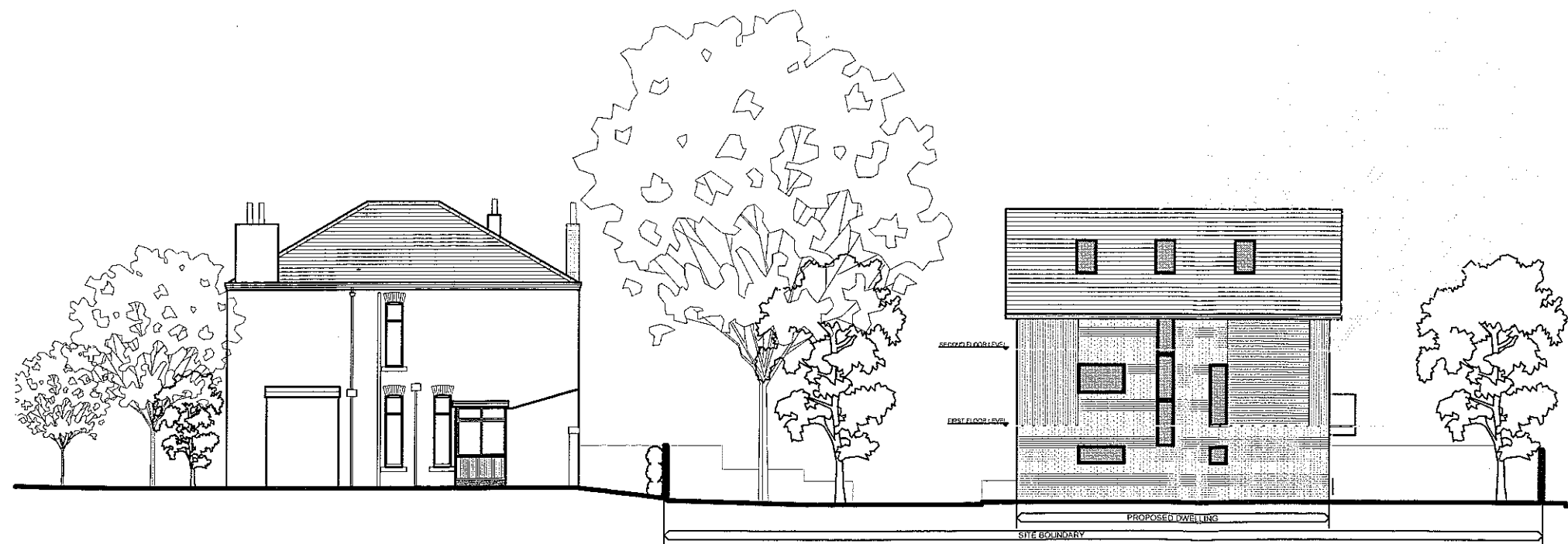


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PIMLICO ROAD STREET SCENE

SCALE 1:200



SIDE ELEVATION

SCALE 1:200

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Client
Sunderland Peacock & Associates Ltd.

Job Title
Sunderland and Peacock
New Proposed Dwellings
Hazelmere
Pimlico Road
Clitheroe

Drawing Title
Street Elevations

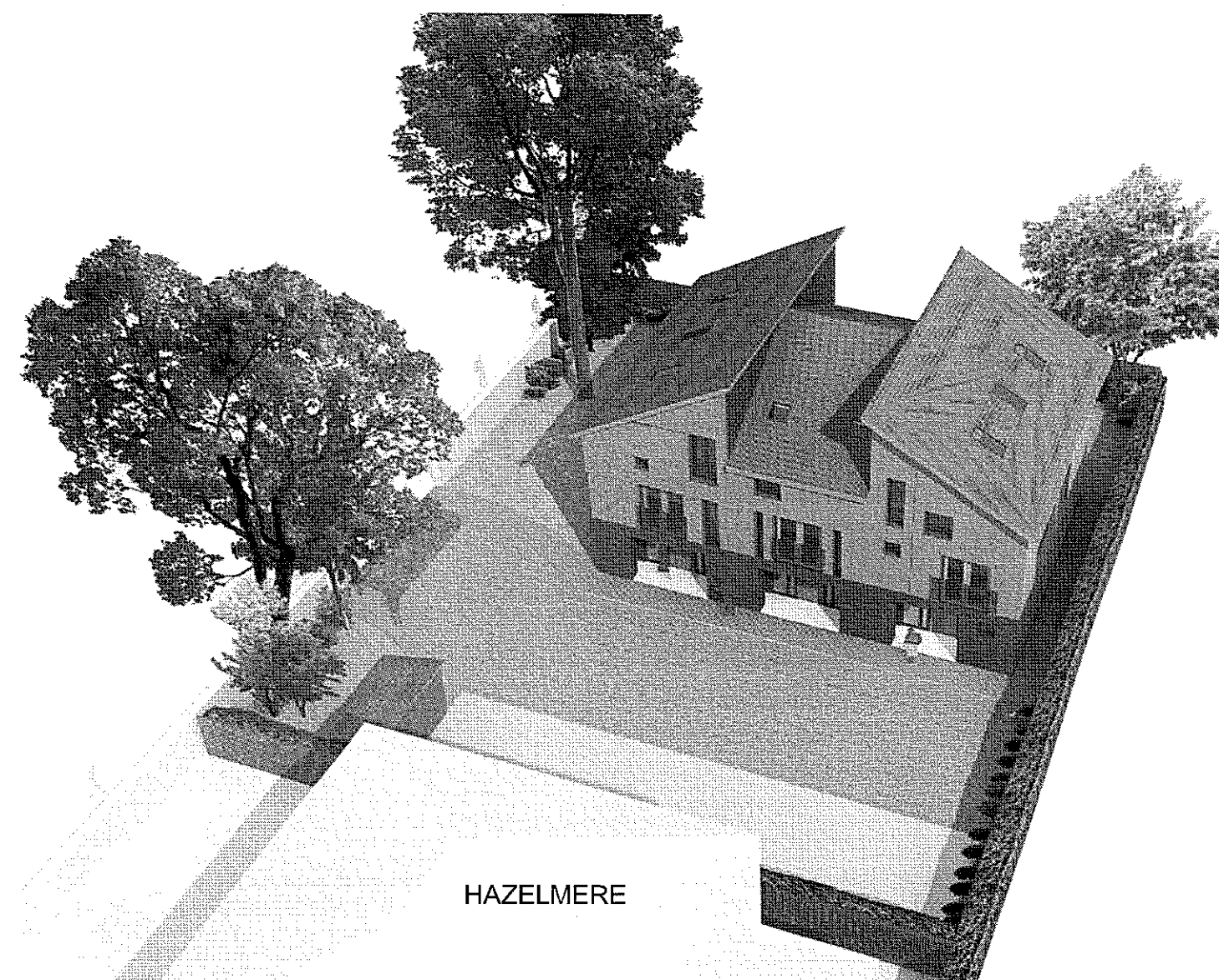
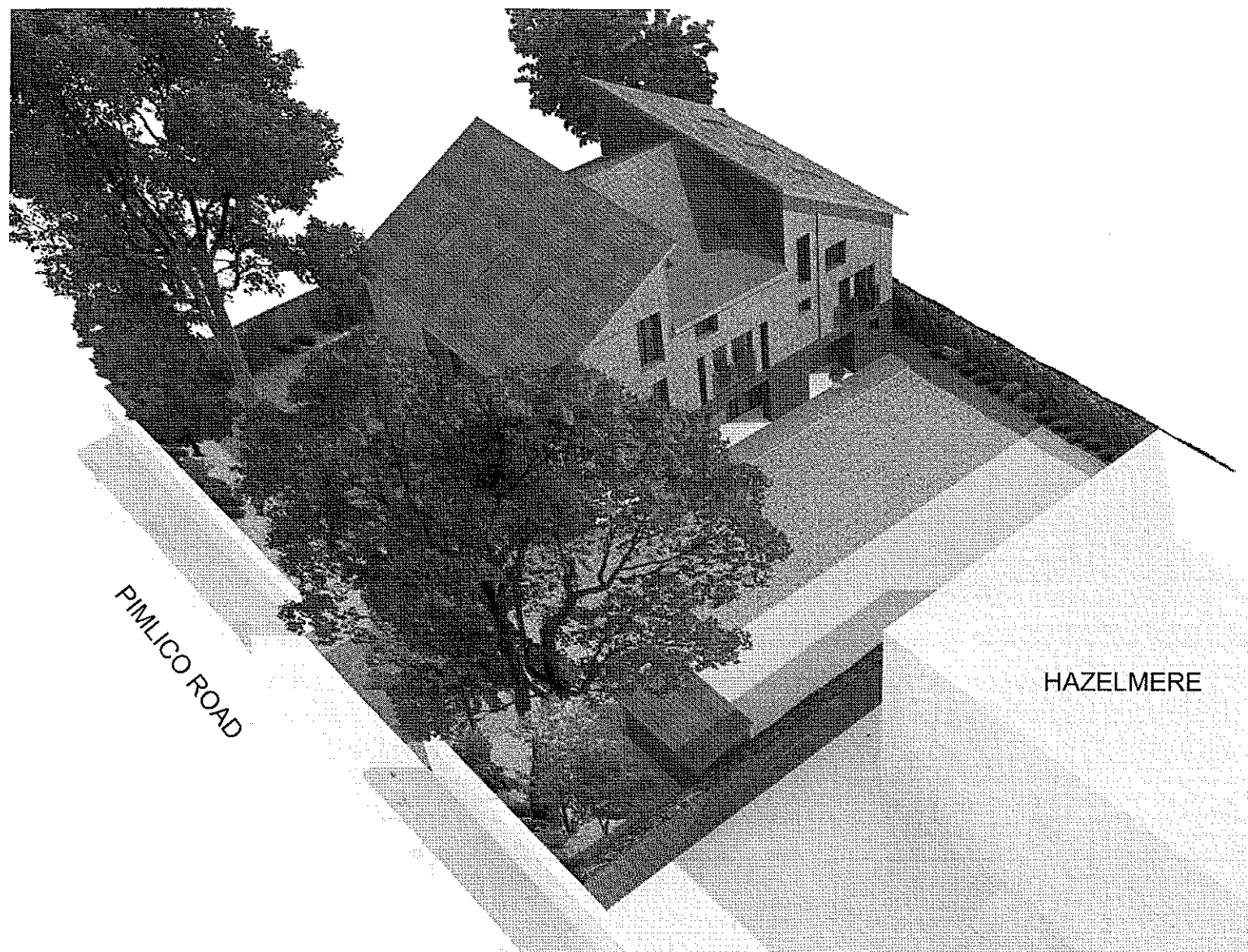
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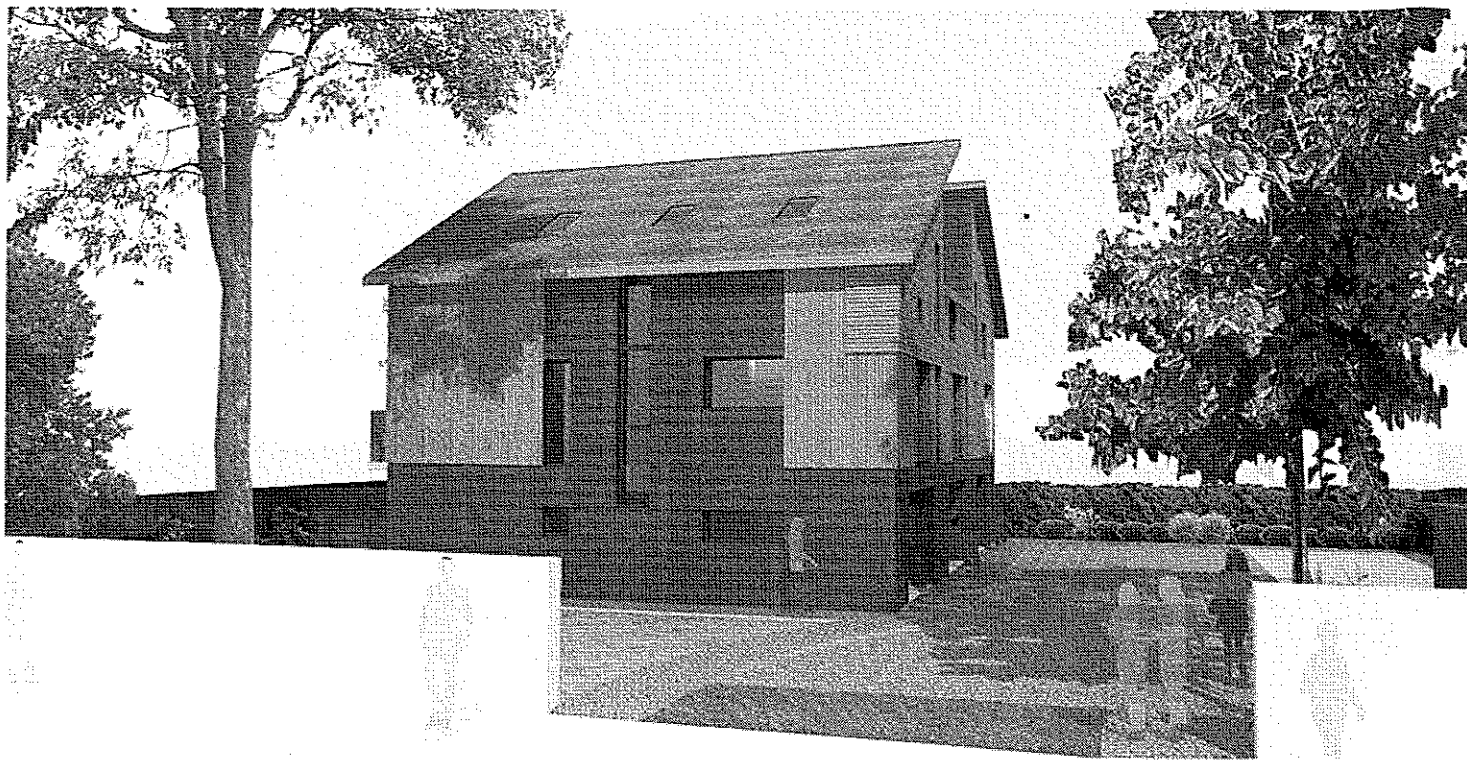


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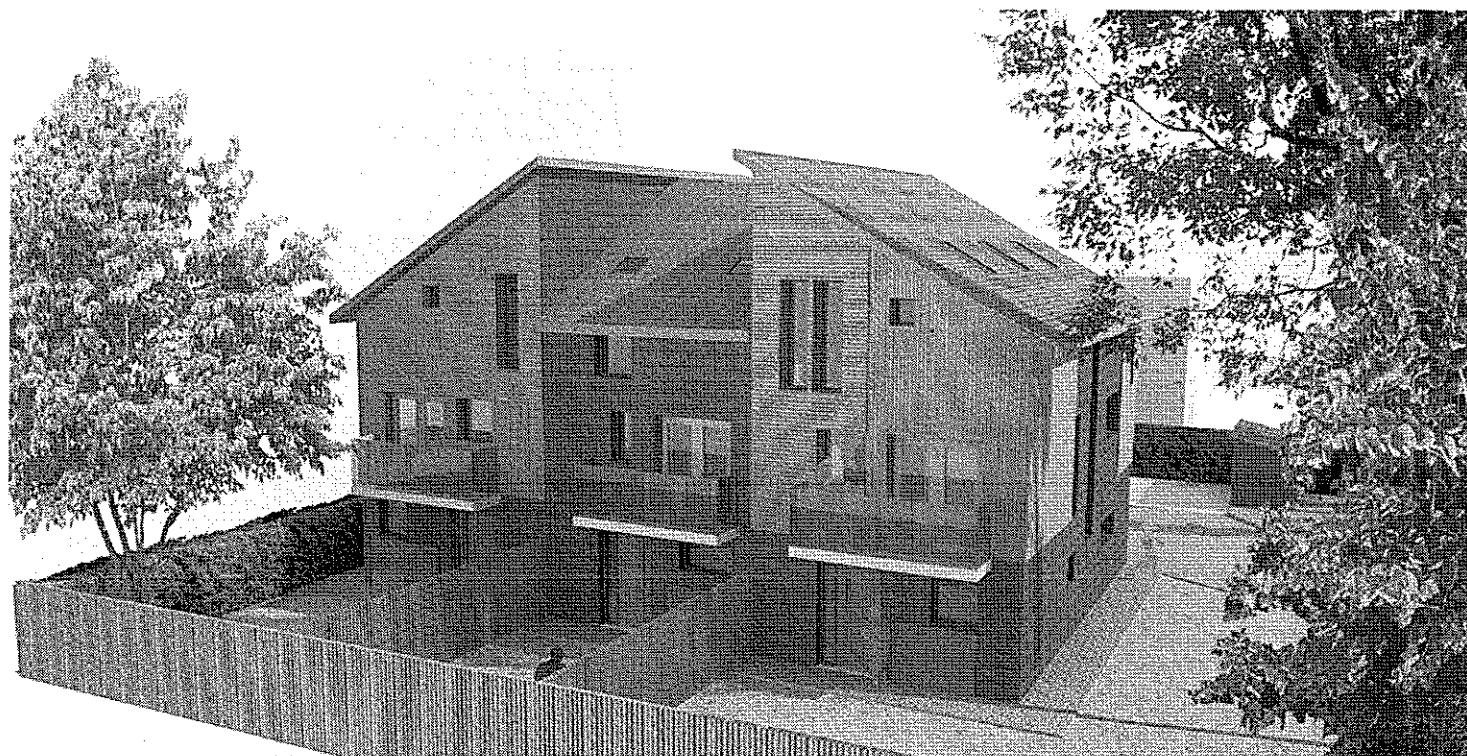
Project:
Sunderland Peacock Architects
Hazelmere
Pimlico Road
Clitheroe

New Proposed Dwellings
Visualisations
Sheet 1 of 2
07.10.2011
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VIEW FROM PIMLICO ROAD



GARDEN VIEW OF PROPOSED DWELLINGS



FRONT VIEW FROM HAZELMERE

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