



HERITAGE IMPACT STATEMENT

For

CLITHEROE COMMUNITY HOSPITAL

1.0 Statement of heritage Impact for :

The partial demolition of the existing Clitheroe Hospital, site of the former Clitheroe Union Workhouse.

2.0 This statement forms part of the statement of environmental impact for:

The Planning Application for the proposed new Clitheroe Community Hospital located at the junction of the Pimlico Link Road and Chatburn Road. Integral with this application is an Outline Application is for the partial demolition of the existing Clitheroe Hospital on the adjacent site with the retention of the front block only. The existing building and land is then to be sold on for Residential development to fund the construction of the new community hospital.

3.0 Date:

July 2012

4.0 Reference:

The building is neither listed or located within a Conservation Area.

The buildings were assessed for listing in 2008, but did not meet the criteria required by English Heritage

5.0 Address and Property Description

The address of the property is:

Clitheroe Hospital
Chatburn Road
Clitheroe
BB7 4JX

Clitheroe Union Workhouse was built between 1870 and 1873 to designs by Jonas J Bradshaw, of the Bolton architectural practice of Bradshaw, Gass and Hope, and Leigh Hall, another Bolton architect. The builder was Robert Satherthwaite of Clitheroe. The workhouse was built to house 200 people, with a separate 36 bed hospital block which was completed in December 1874. There were numerous alterations to the layout of the building in the 20th century, when the building was in use as a hospital. The workhouse was an Italianate building, built of grey coursed limestone rubble with sandstone dressings and slate roofs. The workhouse and separate hospital block are of two storeys and the workhouse is of a corridor plan with central outshot and short single-storey end wings.

The former workhouse's front north west elevation has a central entrance pavilion beneath a hipped roof with two ridge stacks and ground-floor canted bay windows to either side of the

entrance. There are twin round-arched windows above the bay windows and a central window with a shouldered arch. A modern disabled access ramp fronts the entrance. The elevation extends to four bays with shouldered-arched windows either side of the entrance pavilion and continues with matching gabled pavilions each having tripartite windows to both floors. At either end there are attached four-bay single-storey blocks with shouldered-arched windows; that to the right having a two-light mullion window in its second bay. Sill bands to both floors run the length of the elevation. The left return has rendered single-storey later additions and a modern disabled ramp. The rear elevation is partially obscured by later additions. Architecturally it is much plainer than the front elevation. There is a modern link corridor connecting with a modern prefabricated single-storey building and a small two-storey flat-roofed outshot located to the right of a single-storey central outshot housing the kitchen, which itself has a modern link corridor connecting it to storerooms. To the left of the central outshot there are other later additions including a large lift shaft tower and attached stair block and a link corridor connecting with the former separate hospital block. The right return is a four-bay single storey wing with shouldered-arched windows to the south west elevation and square-headed windows elsewhere.

The front elevation is dominated by an attached centrally-placed large rendered modern three-storey combined lift shaft tower and entrance. Immediately to the left of this addition there is a gabled projection with tripartite windows to both floors, the ground floor window of which is now largely masked by the addition of a later glass and timber porch. Windows are all rectangular and sill bands to both floors run the length of the elevation. Two modern disabled access ramps have been added. Gabled returns are of three bays with central doors to ground floor and sill bands carried around from the front elevation. The rear elevation has two centrally-placed projecting gabled stair outshots and two smaller rectangular outshots modified on the upper floor to accept modern fire escapes. The fenestration largely mirrors that on the front elevation.

Both floors appear to have been heavily modified in order to provide modern health care facilities. The ground floor comprises dental surgery, x-ray rooms, treatment rooms, changing room, day room and dining area, while the upper floor consists of offices, storerooms, physiotherapy rooms and a kitchen.

Surviving single-storey original outbuildings are of minimal architectural interest and include a porter's lodge with attached generator room and storerooms, a woodshed or gardener's store, a mortuary with modern cold units, and a bin store with modern up-and-over doors. The late C19/early 20 boiler house is T-shaped in plan and is of one and two storeys with a later brick chimney and inserted double door. Other modern single-storey additions are late 20th/early 21st century.

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7.0 For:

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8.0 The following aspects of the proposal respect or enhance the heritage significance of the item for the following reasons.

8.1 The Outline application being considered is for the retention of the main front block of the Workhouse building to be retained and for the removal of the remainder of the buildings to be demolished. The site is then for development for future residential use including the retained front block. For clarity the retained portion is as illustrated on the accompanying plan below.



Appendix A shows the historic plans for the development of the site for 1886 and 1914 and present.

8.2 This application forms part of a larger application for a new Community Hospital to be built on the adjacent site, partly funded by the sale of the existing site for future residential use. The existing hospital complex made up of the original workhouse and hospital buildings are now totally outmoded and unsuitable for the delivery of and public expectations of a modern day health service.

8.3 Whilst to the front of the complex the existing building has remained relatively untouched by modern intrusive elements the same cannot be said of the site beyond that which have been subjected to undisciplined additions and alterations.

- 8.4 As noted above the none of the existing buildings are listed or are they in a Conservation Area. An application for listing was made in 2008 but rejected by English Heritage for the following reasons:

“The former workhouse, hospital block and surviving original outbuildings have been executed in a relatively modest architectural style.

The former workhouse is a late example of a ‘corridor type’ workhouse and as such it does not display any innovative or historical developments in its construction. The addition of somewhat brutal lift shafts to both the main buildings has significantly compromised the aesthetic appeal of the respective elevations of these buildings, whilst other additions to the rear of the former workhouse have further compromised its original plan. Demolition of some original buildings and the construction of modern healthcare buildings and link corridors has significantly altered the original layout of the workhouse complex.”

(Taken from English Heritage Web Site- National Monuments Records – Clitheroe Union Workhouse.)



Views to rear of front building showing later additions:

- 8.5 However it is recognised that for all of that there undoubtedly exists locally, a historic connection to Clitheroe’s past with the site which should not be totally forgotten or eliminated and this current proposal, whilst taken note of the English Heritages view, does we believe offer an acceptable solution in retaining the most prominent and relatively untouched building to the site – i.e. the original front block of the workhouse.

- 8.6 Whilst the rear of the building has been indiscriminately added to and changed over the years, this proposal will provide an opportunity to firstly save what is left of the rear elevation to the building and to create an orderly and presentable rear elevation which respects and salvages those elements of the original design where possible.

- 8.7 This proposal will allow for a considered and sympathetic residential scheme to be delivered in the long term and importantly create and fund a suitable backdrop to the retention of the front block. Planning Policy Statement 5 acknowledges that new development can make a *“positive contribution to the character and local distinctiveness*

of the historic environment” (PPS5 Clause HE7.5) and we would suggest that this is a prime instance.

- 8.8 The development of the site for residential use will also create an opportunity to provide a more sympathetic approach to the main entrance than the current functional utilitarian steps and ramp.



- 8.9 In conclusion we would propose that the demolition of all but the front block of the hospital site will in the long term provide a heritage enhancement in providing at least the most visually prominent heritage building with a long term and sustainable future. It will remain as the front piece to this site in its most prominent position within the wooded gardens and remain as not only a reminder of the sites historical links but also as an example in part at least of this renowned local architectural practice.

9.0 The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

9.1 English Heritage in their assessment of the site (see item 8.4 above) consider the site to be of little architectural or historical significance. Modern interventions have destroyed or substantially altered most of the original buildings in a destructive manner.

9.2 The proposals seek to retain the original front building and demolish the remainder of the buildings on the site to create a new residential site.

9.3 The front elevation of this building remains relatively untouched by modern intervention (with the exception of an inappropriate ramp and entrance steps) and it is only this front elevation alone which truly can be said to remain of the JJ Bradshaw scheme.



9.4 All other buildings have either been previously demolished or had major alterations or interventions which have significantly altered the buildings as planned or viewed. As the development exists now it cannot be said to be any longer an example of a former workhouse or infirmary, but perhaps rather typically an example of twentieth century hospital development and intervention.



New Stair and Entrance to Rear Block



Additional Fire Exits to rear block



View towards rear of front block

Existing views of twentieth century interventions:

9.5 Other than the Italianate front elevation very little of the rear of the front block remains visible, it having been hidden and altered by the many subsequent extensions of the hospital development. What remains of the rear elevation is of a much more basic approach and has none of the ornate approach of the front elevation. There are a number of single storey buildings to the rear of little architectural quality all of which have been altered and in current use by the hospital.

9.6 The remaining rear building similarly displays none of the finesse of the main elevation to the front block and has very little architectural merit. It has had some quite brutal additions and alterations to both main elevations in the form of stair towers and fire escapes.

9.5 The application at this time is for Outline Planning and as such will be subject to reservation on the detail design and proposals. Detail handling of the design will be subject to further applications and proposals of how both the existing building will be adapted and how the remainder of the site will be developed to enhance the elegant front building.

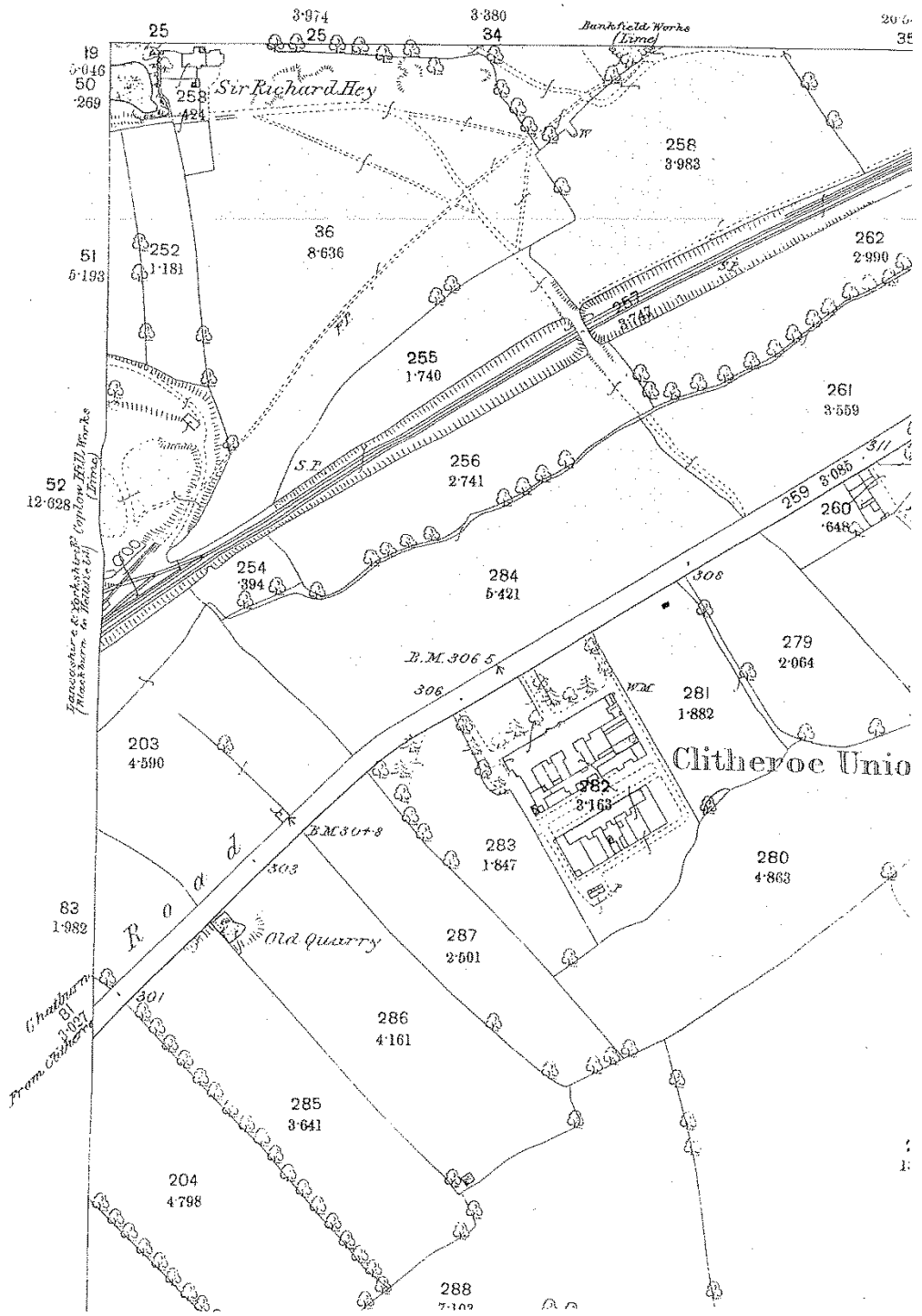
10.00 Conclusion:

10.1 The proposal we believe provides an overall benefit to the long term heritage of the site, given that over the years it has been heavily and sometimes brutally changed or altered. The application seeks to save the more elegant and least changed element of the original workhouse development i.e the front block and in particular its front elevation and importantly give it a long term and sustainable future.

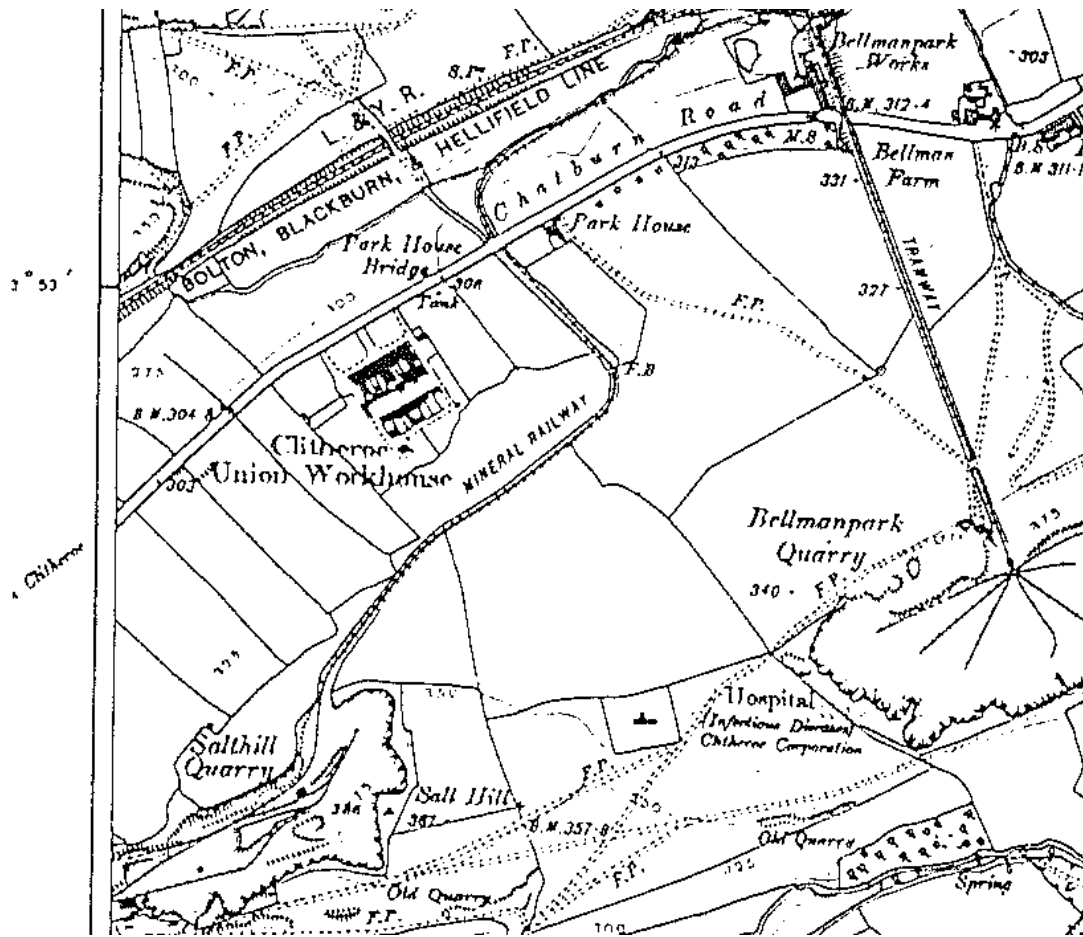
10.2 Little of the remainder of the site retains any of its original design unaffected by twentieth century intrusions or additions.

10.3 The proposals create an opportunity for a controlled development to take place on the site to give it a long term future whilst retaining its historical links but providing a sustainable and ensured usage.

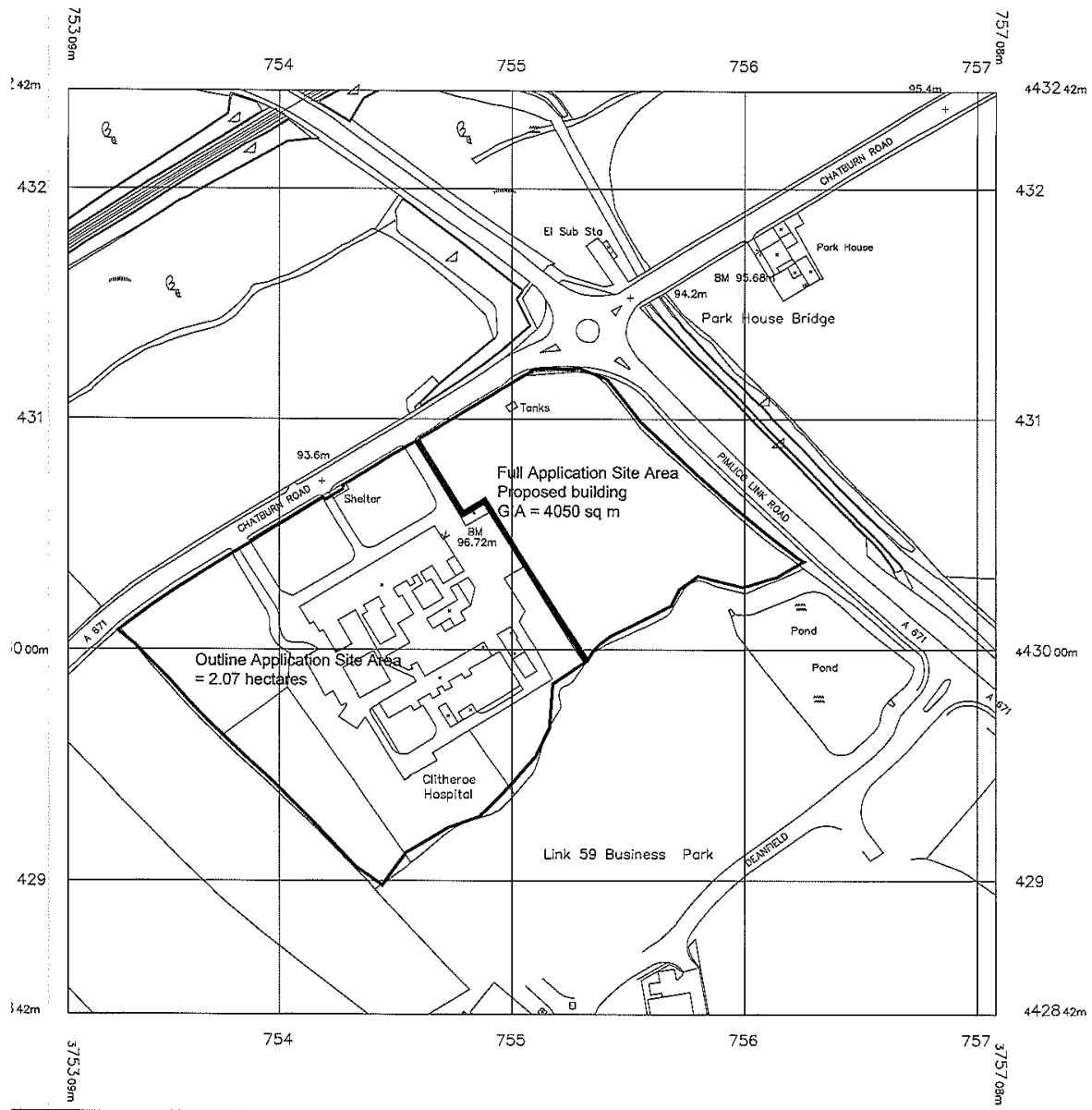
Appendix A: Historic Plans



Site plan for 1886 (NTS)



Plan for 1914. (NTS)



Site plan : Current.(NTS)