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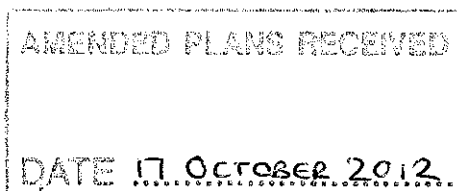
**Historical Merit Statement
(revised)**

For

The Stables

at

Duck Street, Clitheroe, Lancashire



Report Completed By

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1 Introduction

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- 1.1 This Heritage Statement has been written with the aim in to evaluate the development in relation to its location within the heritage and conservation area of Clitheroe, the design of the proposal, and the underlying influences on the submission.
- 1.2 This document should be viewed in conjunction with the drawings submitted with the application.

2 Listed Building

- 2.1 None of this building is listed.

3 Listed Buildings in the area (all full descriptions can be seen in RVBC files)

In this development the main of the external works lie in the alteration of the windows. Other than this the works shall be to clean up the building externally and remove temporary items which were not granted by previous applications but were indeed installed and are still in place ie. Signage to the single storey extension to the front.

- 3.1 Odd numbers 3 to 13 Duck Street: Windows have stone surrounds and are mainly modern.
- 3.2 2 and 4 Duck Street: Windows with stone surrounds and modern shop front.
- 3.3 Even 6 to 12 Duck Street: Stone surrounds to doors which are modern except to nos 6 and 12, which are of 4 panels.
- 3.4 14 and 16 Duck Street: Stone surrounds to windows with no 16 retaining hung sashes with glazing bars. Stone surround to modern door to no 14 and plain door to no 16 and modern fenestration.
- 3.5 26 and 28 stone surrounds with no glazing bars to windows.
- 3.6 30 and 32 hung sash windows with glazing bars and stone surrounds with modern doors.

4 Proposal

- 4.1 To make internal and external alterations to the property to allow change of use from domestic and Industrial to include Offices.

5 Use

- 5.1 The change of use shall allow for the property to be divided into 3 separate units and offered as the uses stated above.
- 5.2 Providing a central office location, a good sized 2 bed house and industrial units.

6 Design

- 6.1 External alterations shall see a vast improvement in the property, reducing the impact of PVC panels and increasing stone and masonry work. The alterations shall create openings which had once been blocked up throughout the history of the building and allow for the space to be utilised to its full potential.
- 6.2 Internally the design shall allow for 3 separate units which all conform with current building regulations for their proposed uses.
- 6.3 All alterations to the external of the property shall be made in the same materials as existing. The alterations are designed to improve the property both internally and externally whilst maintaining its positive features and improving the street scene of Clitheroe.
- 6.4 As can be seen from the listed building descriptions of the surrounding properties each description states modern windows and/or modern doors to the properties. At The Stables we propose to remove the largely PVC clad front to the modern extension and replace with stone walls and PVC windows. This increase in masonry work and reduction in PVC cladding shall allow the building to blend with its surroundings. All the windows shall be PVC once the alterations are complete. This shall cast no shadow upon the building as the current mock bay window to first floor is of no original importance as is the ground floor window. As this building is not listed we feel PVC windows throughout shall be of no detriment to the character of the building. There are listed buildings surrounding the property which have previously made successfully application to install mixtures of or wholly utilise PVC frames.

7 Landscaping

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- 7.1 The single parking space to the South East shall be tarmacked. This space shall be of private use to the staff which is to occupy the office.

8 Access

- 8.1 Access shall be gained to the offices from the existing PVC door to the south east elevation. The house shall be accessed from the existing front door (opposite John Pallisters) or from the proposed new rear door. Access to the industrial unit shall be up the ramp to the rear timber double doors.

9 Appraising the Context

- 9.1 All of the proposed alterations are designed to improve the internal space of the property and allow for the building to be utilised as intended. None of the alterations proposed shall cast a shadow upon existing features or properties in the area.

- 9.2 Externally the alterations shall by all means improve the appearance and character of the building. The proposal shall not cause any great alterations to the street scene of Clitheroe and shall maintain all existing features.
- 9.3 On completion the property shall allow a clearer, more coherent layout for the occupants.

The proposal shall in no way interfere with the street scene at large and shall improve the internal space of the property.

Should the council not agree with any points raised or any parts of the design then we would welcome the opportunity to discuss these areas.

10 Description of the Site

- 10.1 The property is situated between Duck Street and Waterloo Road.
- 10.2 Neighbouring properties include hair dressers, a tattoo shop, John Pallister's Estate Agents and dwellings.
- 10.3 Alterations to the property shall have little bearing upon the street scene of Clitheroe.
- 10.4 Where there are new proposed openings there are no properties for at least 21m.

11 What historical data tells us about the site

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- 11.1 Historical maps and aerial photographs of the site have been consulted and are contained within the appendix of this document. Unfortunately it has not been possible to find any historical photographs of the site, and therefore some assumptions have been made with the information I have to hand. Many of the images are also unfortunately unclear.
- 11.2 As can be seen the map types are not consistent.
- 11.3 It has not been possible to find extensive amounts of detailed maps of the area of Clitheroe. Below is a summary of what the maps found show
- 11.4 1960's – it is clear that the road network has altered greatly in this area but it can be seen from the image that the buildings were once more

densely populated than today. As for the site in question the main building looks as though it was stood as it is currently and the single storey building, though unclear it appears to be in a similar position as today.

- 11.5 Aerial Photograph circa 2012 – The aerial photograph shows the dwelling how it stands today, with the single storey areas to the South East and South west of the main building.

There is very little altered of the main building from its initial records to today.

12 Historical Appraisal of the Scheme

- 12.1 The heart of Clitheroe displays buildings of all designs and eras. However, the listed buildings in the town are maintained in their original condition where possible.
- 12.2 In terms of the proposal and its impact on the town's setting, we have been very careful as to not to touch the existing boundary when planning the site. The materials and massing chosen are sympathetic to the buildings and its surroundings.
- 12.3 We have been careful with the design of the alterations to ensure that its appearance within the town setting is non-intrusive. The proposed alterations are extremely sympathetic to its surroundings and its design shall bear little alterations to the town.

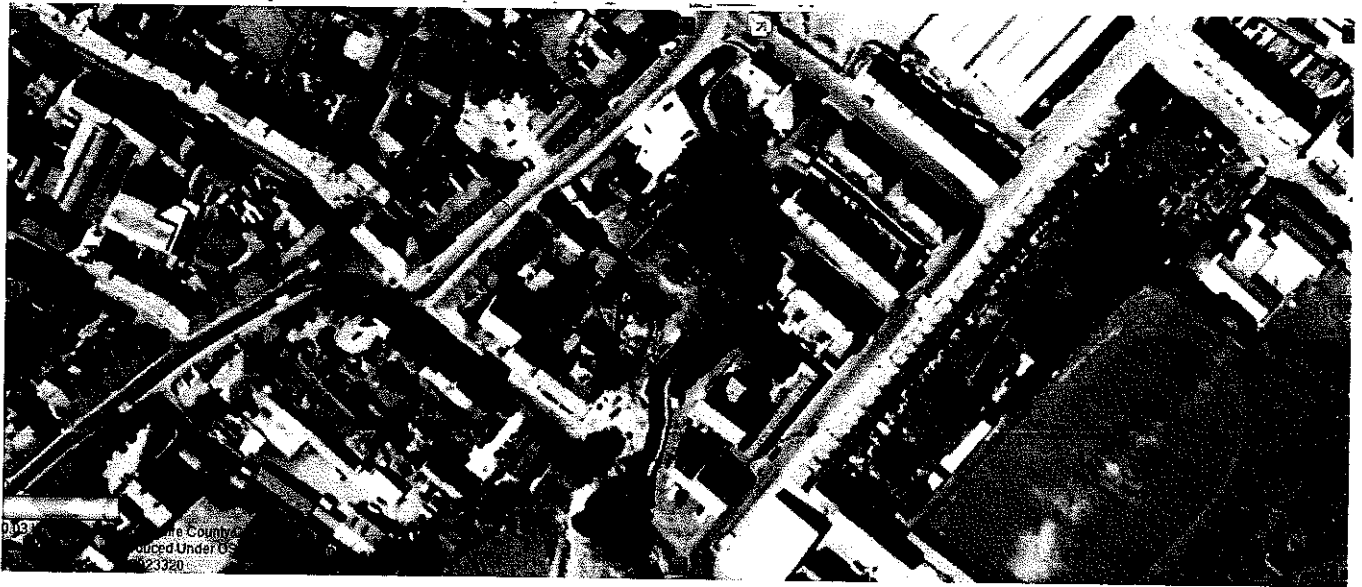
13 Appendix List

- 1) Aerial Photograph 1960's
- 2) Aerial Photograph circa 2012

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Aerial Photograph 1960's



Aerial Photograph 2012

