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ARCHITECTS
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HERITAGE STATEMENT

SUNDERLAND PEACOCK

**ARCHITECTS
SURVEYORS**

PROPOSED CREATION OF 2 NO FIRST FLOOR FLATS AND ASSOCIATED EXTERNAL
ALTERATIONS, 1 MOOR LANE, CLITHEROE



Job Ref: 5085

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INTRODUCTION

This Heritage Statement has been prepared by Sunderland Peacock and Associates Ltd. It has been prepared on behalf of the applicant, Mr and Mrs McLaughlin. It has been prepared as part of an application for planning permission which seeks permission for the creation of 2 no first floor flats at first floor level and associated external alterations. The building is within Character Area 1 (Clitheroe's Historic Core) of the Clitheroe Conservation Area which is classified as a designated heritage asset. 1 Moor Lane is grade II listed; the listed entry reads as follows:-

"Early C19, possibly earlier origins. 2 storeys, rendered, with slate roof and rusticated quoins. 4 windows, painted stone surrounds, band at cills. Moulded surround to blank panel between 2 windows to No 3. 2 modern shop fronts. Nos 1 to 3 form a group with Nos 5 to 11 (odd) which are buildings of local interest only."

The aim of this Heritage Statement is to assess any potential impact that the proposals may have on the property and the Conservation Area (designated heritage asset) in order to ensure that its significance remains intact. It is produced in response to policies set out in Paragraph 128 of the National Planning Policy Framework, 2012 as it states;

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

This document is to be read in conjunction with all planning drawings and any further supporting documentation.

SITE LOCATION

1 Moor Lane, Clitheroe is located within the town of Clitheroe, which is located within the local government district of the Ribble Valley. Clitheroe is approximately 11 miles north of the town of Blackburn and approximately 9 miles west of the town of Colne. 1 Moor Lane is located on the east side of the B6478 Moor Lane.



PL01 showing the location of 1 Moor Lane within Clitheroe Town Centre.

SITE DESCRIPTION

The site to which 1 Moor Lane is located is fairly regular in shape with the property taking up the majority of the site. To the rear of the property a small raised courtyard is present which is accessed via external stone steps from Strang Stee. To the south the adjoining terrace is also Grade II listed and to the north is Clitheroe United Reformed Church.

BUILDING DESCRIPTION

The buildings current use is as a shop with ancillary storage and office accommodation. In terms of construction, 1 Moor Lane is a traditional vernacular building meaning that it would have been constructed from locally sourced materials that were available at that time using traditional construction techniques. 1 Moor Lane is likely to have been constructed from solid stone with an external render finish. The roof structure is likely to be comprised of traditional timber roof construction consisting of timber purlins and rafters and battened out to receive a natural slate roof covering.

HISTORICAL BACKGROUND

1 Moor Lane is an example of an early 19th century end of terrace building, potentially with earlier origins and was built at some point prior to 1844. Its exact date of construction is unknown.



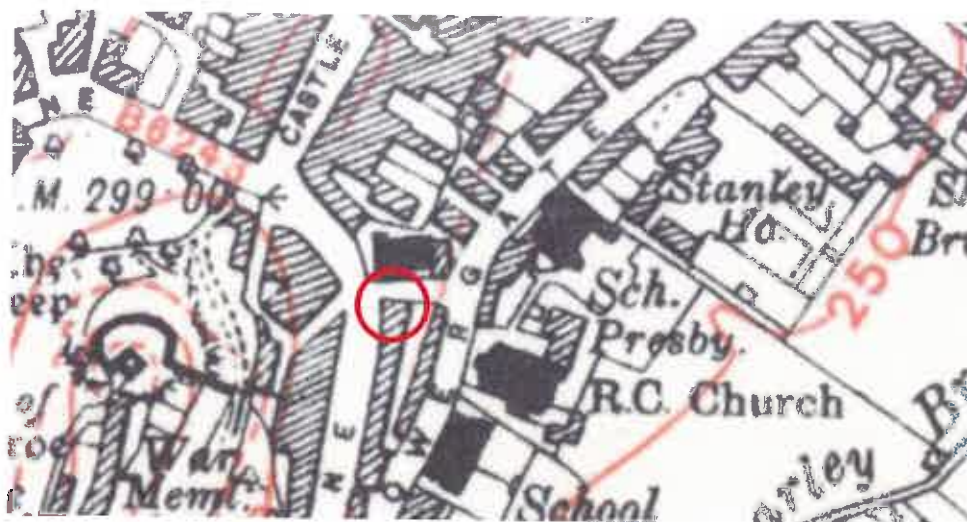
PL00: Historic OS map from 1844 showing the location of 1 Moor Lane.



PL00: Historic OS map from 1910 showing the location of 1 Moor Lane.



PL00: Historic OS map from 1929 showing the location of 1 Moor Lane.



PL00: Historic OS map from 1938 showing the location of 1 Moor Lane.

From an analysis of the historic OS maps, the maps show that throughout the years the rectangular appearance of the building has remained constant. However, it appears as though the length of the building has increased, it is likely that rear extensions have been added to the building over the years.

HERITAGE ASSET DESIGNATIONS

1 Moor Lane is located within Character Area 1 of the Clitheroe Conservation Area which is a designated heritage asset under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Clitheroe Conservation Area was designated in 1973 and extended in 1979 whilst also being provided with Outstanding Conservation Area status.

The Special interest that justifies the designation of the Clitheroe Conservation Area derives from the following:

- Clitheroe Castle, a Scheduled Ancient Monument;
- The relatively intact medieval layout of the original settlement;
- The Castle Grounds which is included on the English Heritage Register of Parks and Gardens;
- The architectural and historic interest of the area's buildings, 88 of which are listed;
- Church Street, the best area of Clitheroe's historic townscape;
- Historic late 19th century townscape along King Street including Police Station (1886), former Post Office (1879) and Victoria Buildings;
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street);
- Good examples of late 19th century terraced houses in Eshton Terrace;

- The prevalent use of local building stone;
- The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;
- Open space beside Mearley Brook at the rear of SS Michael and John's Church;
- The Market Place;
- Traditional 19th century shopfronts;
- Views of Pendle Hill and distant fells to the west;
- Panoramic views from Clitheroe Castle;
- A pleasing historic townscape enhanced by the town's changes of level and curves in the old streets and areas of historic stone floorscape;
- Stone paved pedestrian alleys off Moor Lane and Church Street;
- Individual trees and groups of trees in the area's three significant open spaces.

1 Moor Lane is a Designated Heritage Asset as it is a listed building. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 buildings and other structures of architectural or historic interest are added to the list. Listed Building Consent is needed prior to carrying out works to Listed Buildings to enable the local authority to consider the impact of the proposals on the architectural or historic interest of the building.

PROPOSED WORKS

The proposals in relation to this planning application relate to the following:

- The creation of 2 no flats at first floor level and associated external alterations.

The internal layout of the current shop and ancillary storage will also be re-arranged slightly. Timber studwork will be used to create 2 no WC's and a kitchen area at Basement level complete with new access stair between the ground floor and basement level.

At ground floor level an existing stud wall and masonry wall are to be removed to open up the shop floor area. At first floor level a number of internal walls are to be removed/ added to form the 2 no flats. Externally, an additional door opening is formed to the rear elevation to enable access from the Hall to the proposed external access staircase. It is proposed this external staircase will be constructed from galvanised steel and terminate in the existing rear courtyard area.

PLANNING POLICY

National and local planning policy will be used within the decision making process and the proposals should be seen as being in accordance with the following planning policies.

Local Planning Policy – Ribble Valley Borough Council Adopted Core Strategy

Policy DME4: Protecting Heritage Assets:

10.15. *In considering development proposals the council will make presumption favour of the conservation and enhancement of heritage assets and there settings.*

1. Conservation Areas

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historical character to the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

2. Listed Buildings and Other Buildings of Significant Heritage Interest.

Alterations or extensions to listed buildings or other buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

Local planning policy dictates that any proposed works should conserve and enhance the character and appearance of the conservation area and that any proposed works to designated and non-designated heritage assets should not cause harm to their significance.

In terms of the proposed works, all internal works will have no impact on the character and appearance of the conservation area or the designated heritage asset which is of local interest only.

The external works, which involve the forming of a new door to the rear and installation of a secondary external entrance are relatively minor. The alterations will only be visible from Strang Stee and a limited area on Lowergate, consequently the effect of the external works should be

considered negligible in terms of their effect on the character and appearance of the building and conservation area.

National Planning Policy Framework

17. Conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

131. In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of the new development making a positive contribution to local character and distinctiveness.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of a designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed alterations to the building to create 2 no first floor flats will provide sustainable accommodation within the centre of Clitheroe, whilst also providing the client with an economically viable use for part of the building. The proposed works should be seen "as less than substantial harm" due to the very minimal nature of the works, the works are also to the rear of the property so the impact of the setting of the conservation area and Clitheroe's historic centre are minimised.

HERITAGE VALUES

An assessment of the heritage values associated with the property will be carried out in order to determine its potential significance. It will assess if any of these heritage values and therefore the buildings significance could be affected by the works that are proposed as part of this application for listed buildings consent.

EVIDENTIAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Evidential value derives from the potential of a place to yield evidence about past human activity"

1 Moor Lane is an example of an early 19th century end of terrace building (potentially with earlier origins) and is an example of terraced buildings that were constructed throughout Clitheroe at that time, either for use as residential dwellings or as shops. Further evidential value can be attributed to its assumed vernacular construction and style. However its overall evidential value has been greatly diminished over time due to its changing shop tenants, therefore diminishing the value of the buildings original function. For these reasons it can only be attributed with a low evidential value.

HISTORICAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present"

The historical value of 1 Moor Lane is mainly derived from its position within the historic centre of Clitheroe, in close proximity to the castle and consequently its contribution to the historic character and appearance of the local area. No known associations with past people and events can currently be determined and therefore can only be attributed with marginal historic value.

COMMUNAL VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory"

The communal value of the property will remain unaltered as the majority of the property will continue to be used as a shop and ancillary storage. The formation of the 2 no first floor flats will

however offer virtually no communal value, however overall there will be no reduction in communal value.

AESTHETIC VALUE

The English Heritage Document "Conservation Principles, Policies and Guidance" (2008) states that "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place"

The aesthetic value of the property is derived from its external appearance and what remains of the original building and its associated features. The appearance, style, scale and massing of the building is largely original and the building will remain unaltered, except for the addition of a new door opening to the rear elevation. To the side and rear elevations of the property the proposed new external staircase will also be visible. Although the building is not of significant aesthetic value, its simple vernacular appearance within the conservation area is of aesthetic value. The proposals retain this aesthetic value of 1 Moor Lane.

STATEMENT OF SIGNIFICANCE

From an assessment of the heritage value associated with 1 Moor Lane, it is possible to make an informed statement as to the significance of the building.

1 Moor Lane's heritage value is mainly derived from its position within the historic centre of Clitheroe and its simple vernacular appearance. The external appearance of the building remains largely unaltered which is the strongest value of the building and this provides a positive contribution to the historical and architectural character and appearance of the local area and also the conservation area.

CONCLUSION

An assessment of heritage significance has determined that 1 Moor Lane does possess heritage value and therefore a level of significance. However, this significance relates to the external appearance of the building and its setting within the historic centre, the proposed alterations that affect the external appearance of the building are minimal.

Consequently, the proposed works will be minimally invasive and therefore will have very little impact on the historic asset or the character and appearance of the Conservation area.