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APPLICATION FOR LISTED BUILDING CONSENT AND PLANNING PERMISSION

PROPOSED CHANGE OF USE FROM OFFICES TO TWO DWELLINGS

PLANNING STATEMENT INCORPORATING HERITAGE AND DESIGN AND ACCESS ISSUES

STANLEY HOUSE, LOWERGATE, CLITHEROE, BB7 1AD

1 INTRODUCTION

1.1 Stanley House is currently in use as a suite of offices. It is apparent that it was originally built as a substantial dwelling house and the change to offices occurred in 1984. Immediately prior to this date the ground floor of the building was used as a youth centre and the upper floors as flats. However, both internally and externally the building retains the character of a substantial dwelling and very little alteration to the original form has occurred as a result of the office use although the surrounds of the three doors to be blocked up were all fitted after 1984. In addition a new window was fitted in the south-west elevation.

1.2 Due to market conditions the owners of Stanley House have now decided to restore the original residential use. The size of the building and the internal configuration lends itself to sub-division into two substantial dwellings with the minimum of internal alteration. It is this scheme which forms the basis of the applications.

2 THE SITE CONTEXT AND SURROUNDINGS

2.1 Stanley House is a dominant building on Lowergate which skirts the south-eastern fringe of Clitheroe town centre. The predominant uses in the area are residential including traditional terrace housing and the more modern developments of Candlemakers Court and Bowland Court. These uses are interspersed with a number of commercial uses including Government offices and public houses together with religious and educational uses. Immediately to the north-west is a storage building used by the scouts and this is accessed through the car park in front of Stanley House. This car park is separated from Lowergate by a substantial stone wall and is accessed via Candlemakers Court. To the rear of Stanley House is an open garden which fronts onto Candlemakers Court. There are a number of trees inside the site, four along the Lowergate frontage and two to the rear. These trees are unaffected by this proposal.

2.2 The recent development of the residential area to the east and south of Stanley House has a major impact on the setting of the building and the access to this new development involved changes to the frontage of the building off Lowergate. However its relationship to the historic built form of Lowergate remains largely intact and its importance is noted in the Listed Building description which notes that nos. 33 and 35, Stanley House and nos. 39 and 41 form a group with St Michael's Primary School.

3 HERITAGE ISSUES - THE LISTED BUILDING DESCRIPTION

3.1 The list description was written in May 1950 and states as follows:

"C18. 2 storeys now with pebbledash render. Central doorway with semi-circular head and rusticated long and short jambs and voussairs, semi-circular fanlight and 6-field panelled door. 2 windows in ground storey, 3 in upper storey and 1 window in attic storey in the gable which spans the front of this building. To the right is a 2-storey C19 extension, also spanned by a gable with 1 2-light window per storey. A shield of arms with recarved bearing has crest weathered out of recognition. Eaves cornice with dentils. Some windows have hung sashes with glazing bars."

3.2 It is noted that this list description refers only to external features on the front elevation of the building. There is no mention of other elevations or internal features. However, as evidenced by the photographic record which forms part of this statement, the building is virtually unchanged from the list description of 1950. Furthermore, the changes proposed are minor in nature and none affect the features given in the listing.

4 PLANNING POLICY AND HERITAGE ISSUES RELATING TO THE PROPOSED CHANGES

4.1 An application for planning permission is necessary because it is intended to change the use from Use Class B1 offices to two private dwellings. This change of use is entirely in conformity with Policy G1 of the Ribble Valley Districtwide Local Plan and raises no significant planning policy issues. The site is on the fringe of Clitheroe Town Centre but is not allocated for any specific purpose in the Local Plan or in the Clitheroe Town Centre Master Plan. Surrounding properties are predominantly residential and the proposed change of use will reduce traffic movements and have no adverse environmental effects. Similarly, because traffic volumes are much reduced, there are no highway issues associated with the changes.

4.2 The subdivision of the building into two dwellings involves the separation of the original C18 part of the building from the C19 addition. The car park and garden area are subdivided as shown on the site plan to provide car parking and garden areas to both properties. Access to the scout building through the site is maintained. Externally no alterations to the building are proposed, access being gained through the existing entrance doors.

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4.3 Internally alterations are limited to those necessary to allow the use as two dwellings. In the main this is limited to blocking off the doors on four levels which link the two sides of the building. Other changes are limited to the insertion of minor partitions and internal linking doors as shown on the proposed plans. None of these changes affect the structural integrity of the listed building.

4.4 As required by the application checklist for listed building consent a photographic record is attached to this statement. This record shows the principal elevations of the building, none of which will be altered. Internally the photographs show the doors which are to be blocked up. Essentially this is an exercise in restoring the original C18 house.

5 DESIGN AND ACCESS ISSUES

5.1 This is an application to change the use of the building. With the exception of some minor internal changes to separate the two houses there are no changes to the design of the building. Access by vehicles to the site remains unchanged as does pedestrian access to both the site and into the building. The site is close to the town centre and is on a bus route. As such there are no significant design and access issues associated with this proposal.

6 CONCLUSIONS

6.1 The proposed change of use raises no issues of planning policy and the use as two dwelling houses is compatible with the surrounding area. The reduction in traffic attracted to the site will be a positive gain in environmental and traffic safety terms.

6.2 The alterations to the listed building necessary to separate the building into two dwellings are minimal and involve no alteration to the appearance of the building. There is a real benefit in that the original use of the building is restored. The grounds of the building will be returned to private garden and parking areas which will enhance the quality and character of the listed building.

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PHOTOGRAPHIC RECORD SHOWING EXTERNAL ELEVATIONS AND INTERIOR DETAILS

Photo 1. Front elevation of C18th house.

Photo 2. Front elevation of C19th extension.

Photo 3. Rear elevation of C18th house.

Photo 4. Side elevation of C18 house.

Photo 5. Side and rear elevation of C19th extension.

Photo 6. Rear elevation of C19th extension.

Photo 7. Ground floor internal door to be blocked.

Photo 8. First floor internal door to be blocked

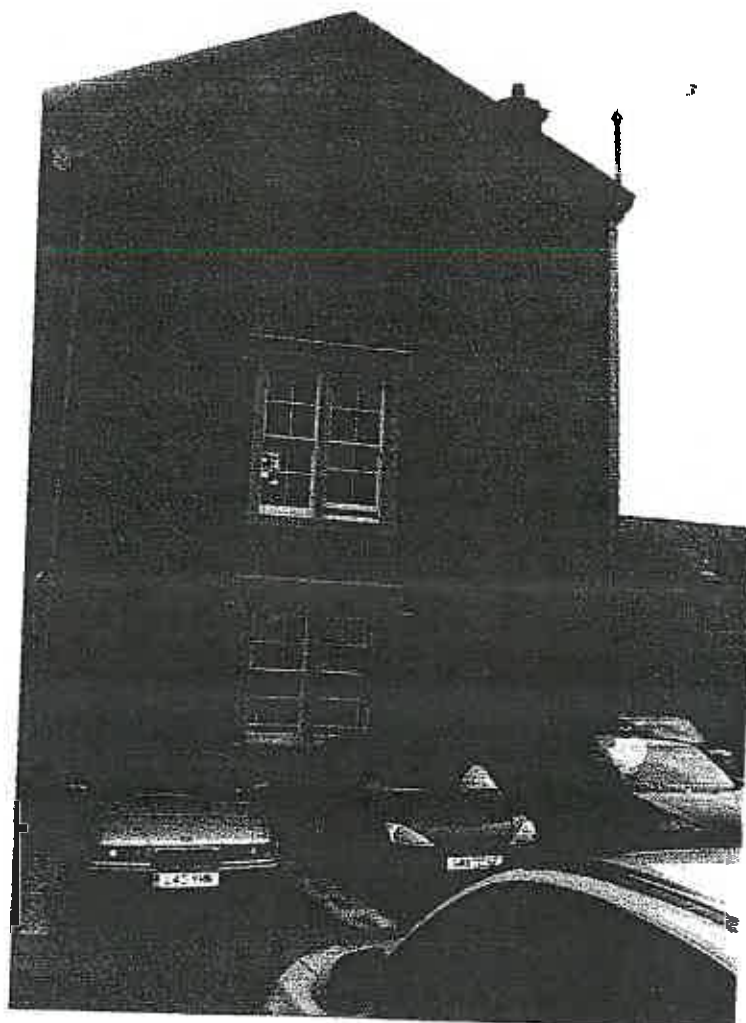
Photo 9. Second floor internal door to be blocked.

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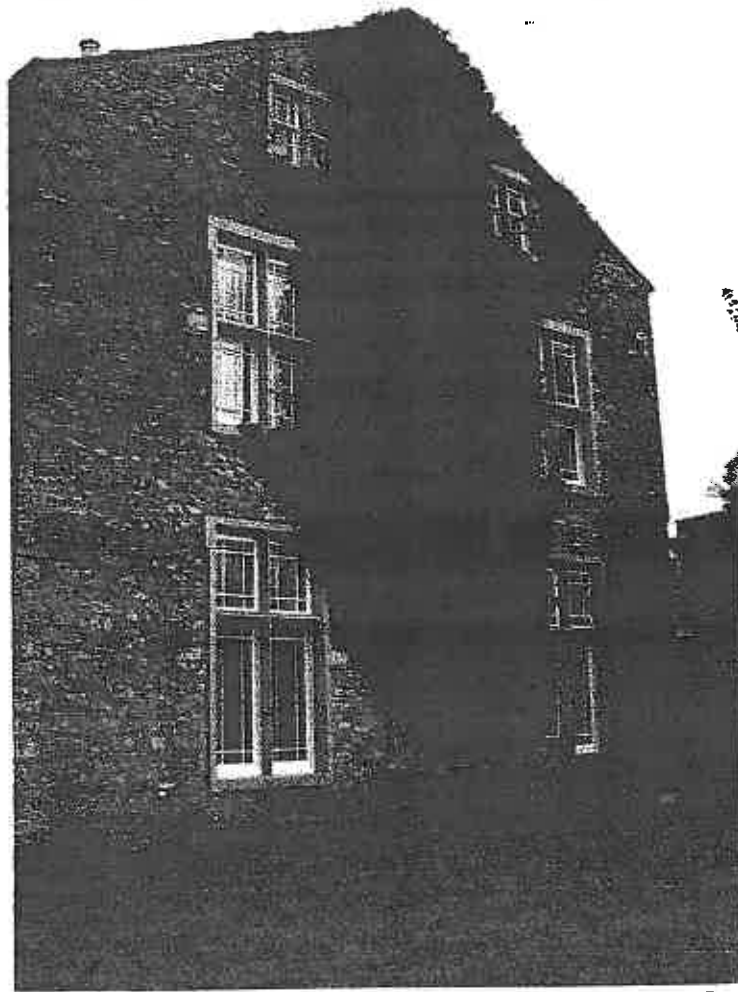


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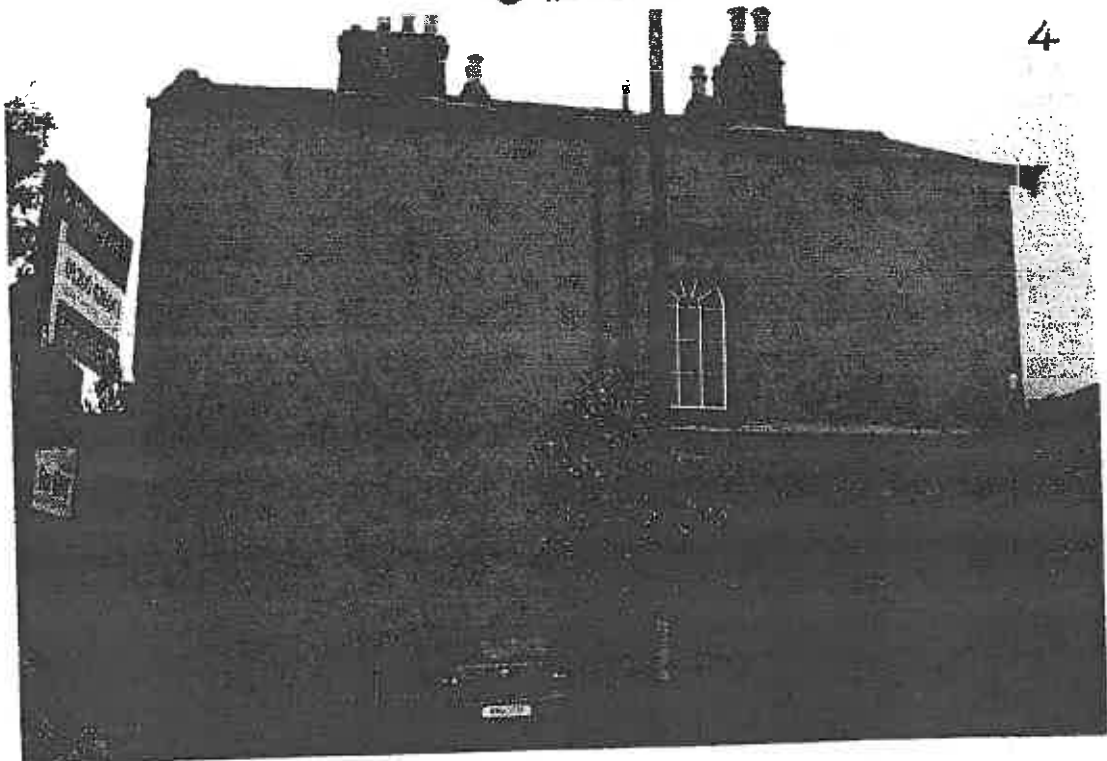


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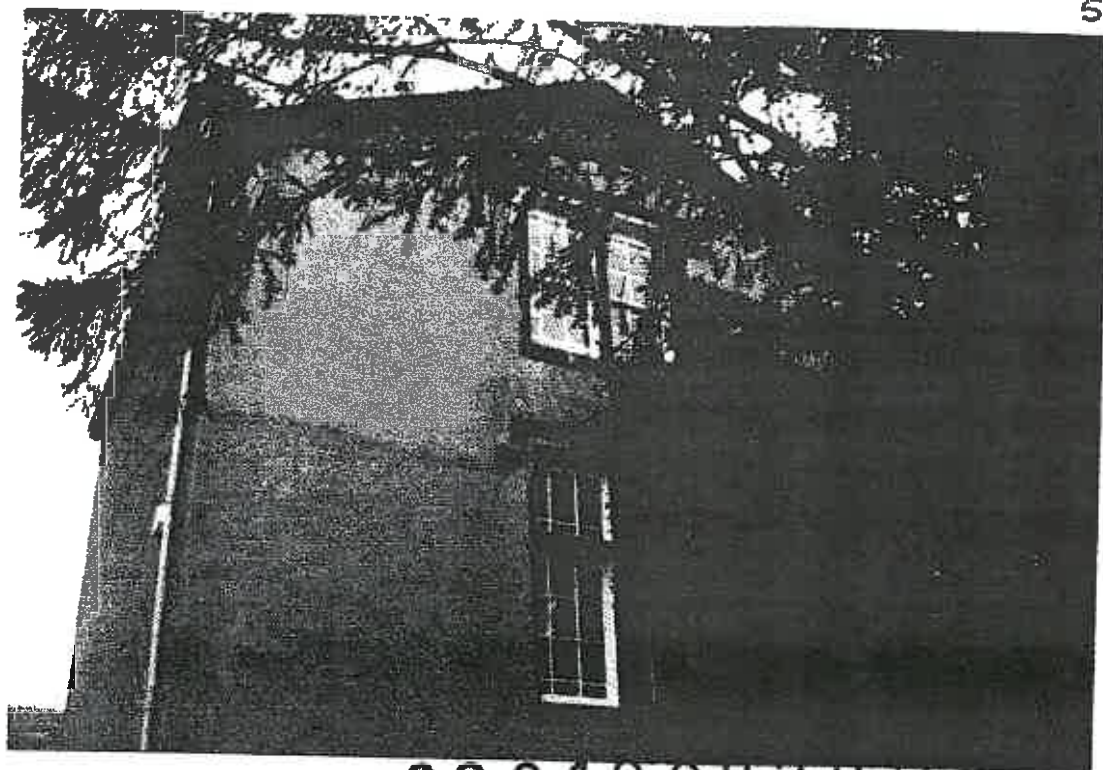


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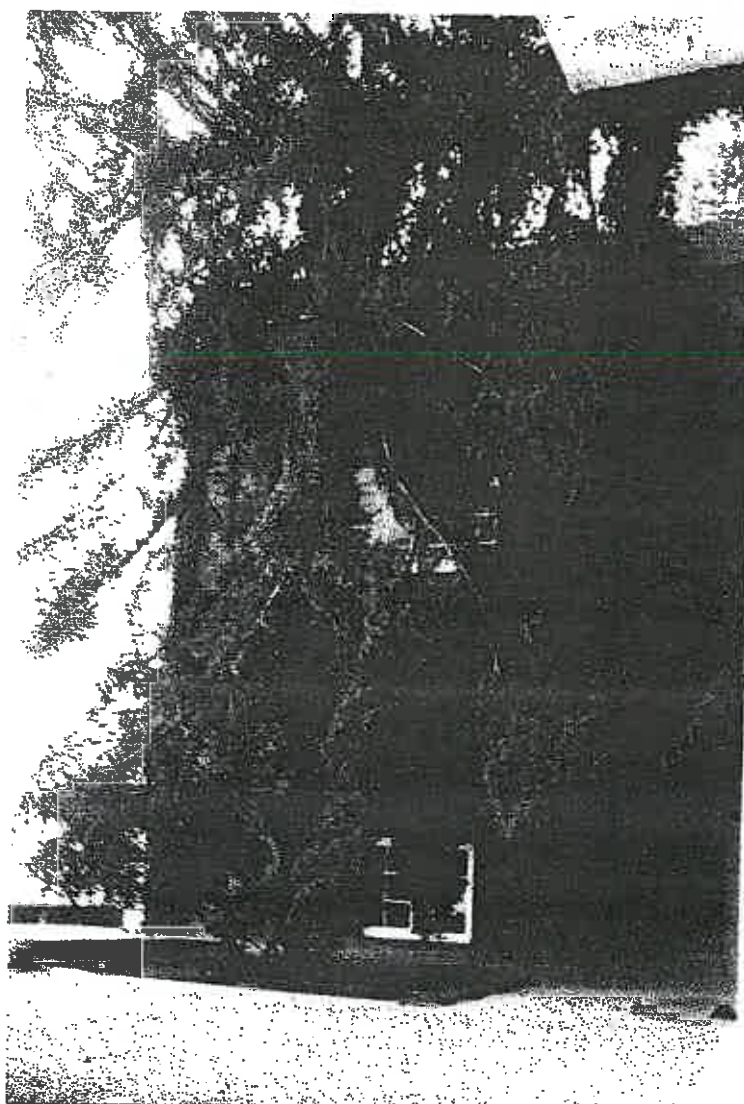


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