



Gary Hoerty Associates

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HERITAGE ASSET STATEMENT

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IN RESPECT OF:

A FULL PLANNING APPLICATION AND AN APPLICATION FOR
LISTED BUILDING CONSENT FOR THE CHANGE OF USE FROM
B1 OFFICE TO CLASS C3 RESIDENTIAL FOR TWO DWELLINGS

AT

STANLEY HOUSE
LOWERGATE
CLITHEROE
BB7 1AD

Prepared by: Paul Fay for and on behalf of Gary Hoerty Associates
Our Ref: Sun/768/2165/PF
Our Client: Mr D Sunderland
Date: 4 October 2016



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. Introduction

- 1.1 Gary Hoerty Associates have been instructed, by Mr D Sunderland, to submit a planning application on their behalf for the change of use of Stanley House, which was last used as office space, into two open market dwellings.
- 1.2 As the subject property has listed building designation any proposed development requires the preparation of a Heritage Asset Statement. This report has been produced in support of an application for the above mentioned development, and will consider the impact of the proposals on the designated heritage asset ¹
- 1.3 This document has been prepared in line with policy guidelines set out in the National Planning Policy Framework (DCLG, 2012) and guidance on the historic environment found in 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). The research and recording work follows English Heritage Guidance 'Understanding Historic Buildings' (2016).

2. Background Information

2.1 Site Location

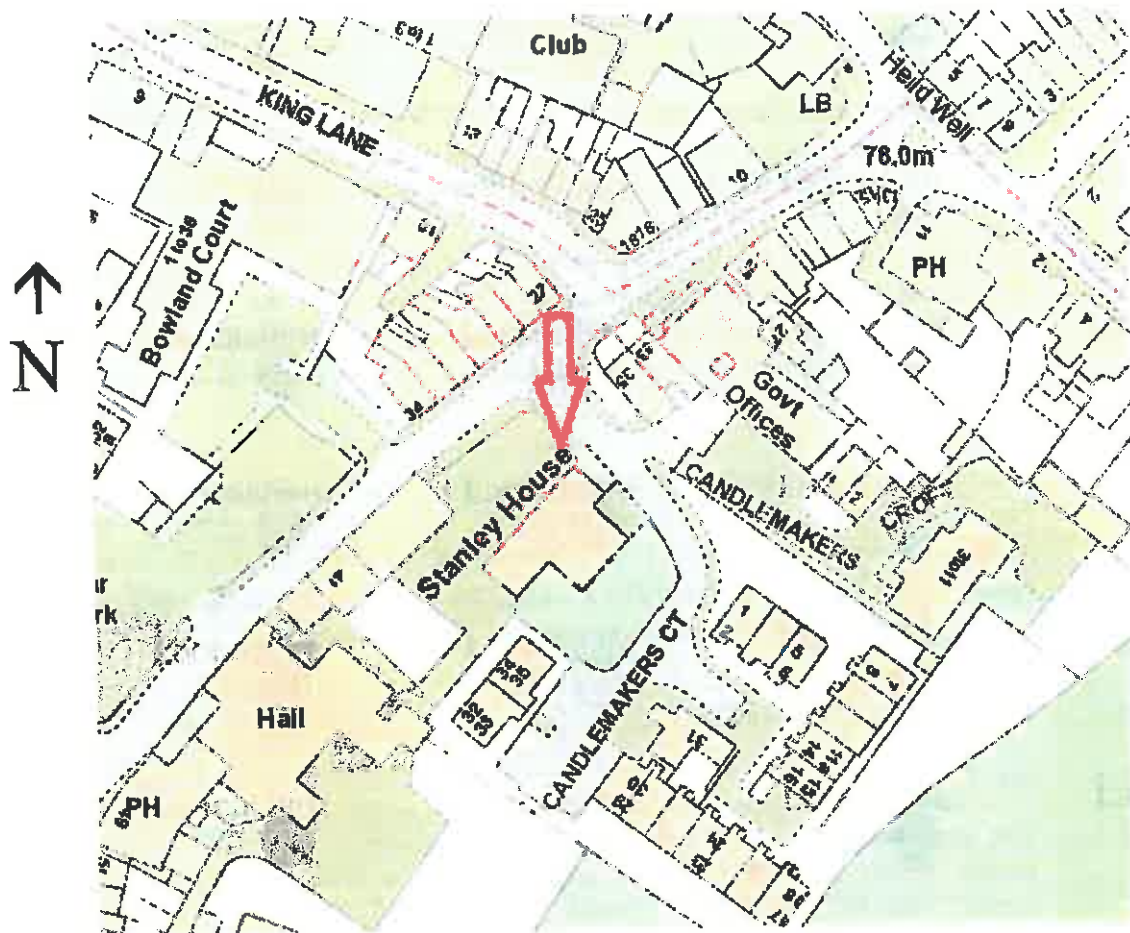
- 2.1.1 The application site is situated in Clitheroe, which is a small town and civil parish which is within the borough of Ribble Valley. The site has an approximate National Grid reference of SD 74462 41777.

2.2 Site Description

- 2.2.1 The application site comprises the property known as Stanley House, which is a detached property with associated car park and garden areas. The property is of four storey construction. The roof of the entire property is clad in natural blue slates and the walls are natural random stone featuring quoin stones to the rear elevation. The front elevation has a pebble dash render finish.
- 2.2.2 Stanley House is situated inside the boundary of the Clitheroe Conservation Area ² (see Appendix A).
- 2.2.3 The Site plan is given below in Image 1;

¹ As required by paragraph 128 of National planning Policy guide (NPPG) 2012

² Clitheroe Conservation Area map



(MarioMap 2016)

Image 1 – Site plan of Stanley House indicating the current layout of the site.

2.3 Building Description.

- 2.3.1 The main building is aligned along a north-east to south-west axis and is four storeys in height, comprising a basement and three upper storeys.
- 2.3.2 Stanley House was listed Grade II on 19th May 1950. The listing description states³:

LOWERGATE 1. 5295(South-East Side) Stanley House SD 7441 1/33 19.5.50. II GV

2. C18. 2 storeys, now with pebbledash render. Central doorway with semi-circular head with rusticated long and short jambs and voussoirs, semi-circular fanlight and 6-field panelled door. 2 windows in ground storey, 3 in the 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.

³ Historic England

Some windows have hung sashes with glazing bars. Nos 33 and 35 Stanley House and Nos 39 and 41 form a group with St Michael's Primary School.

Listing NGR: SD7446241777

2.4 Proposed Works

- 2.4.1 The proposed works considered through this statement is the proposed blocking up of three internal doors to effectively separate the building and create two separate dwellings. This would require minimal disruption to the historic fabric of the building. No external changes or extension of the building are proposed. The proposal is considered in more depth in the accompanying Planning Statement, which should be read in conjunction with this Heritage Statement for understanding and clarity.

3. Assessment of the Heritage Asset

3.1 Historical Background

- 3.1.1 This Heritage Statement contains extracts from historic maps; the maps are from circa.1844 and 1884. In this section historic background information gained from these maps is commented upon below.

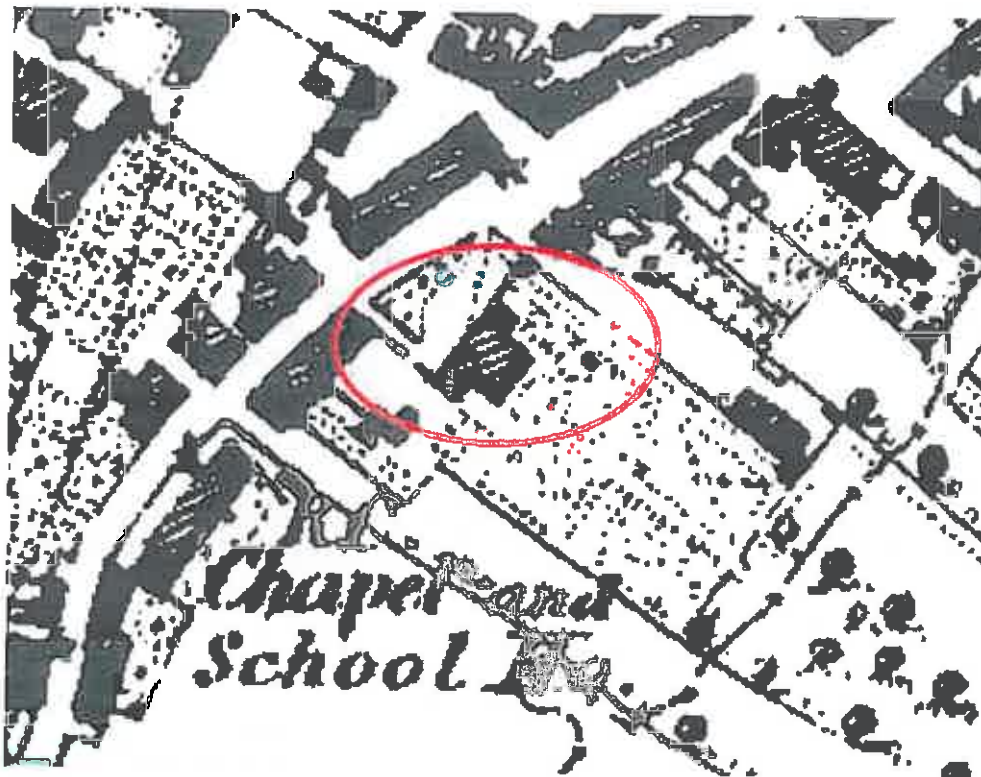


Image 2 – Extract of c.1844-50 OS map showing plan form of Stanley House. Plan form looks to be the same as what currently exists.

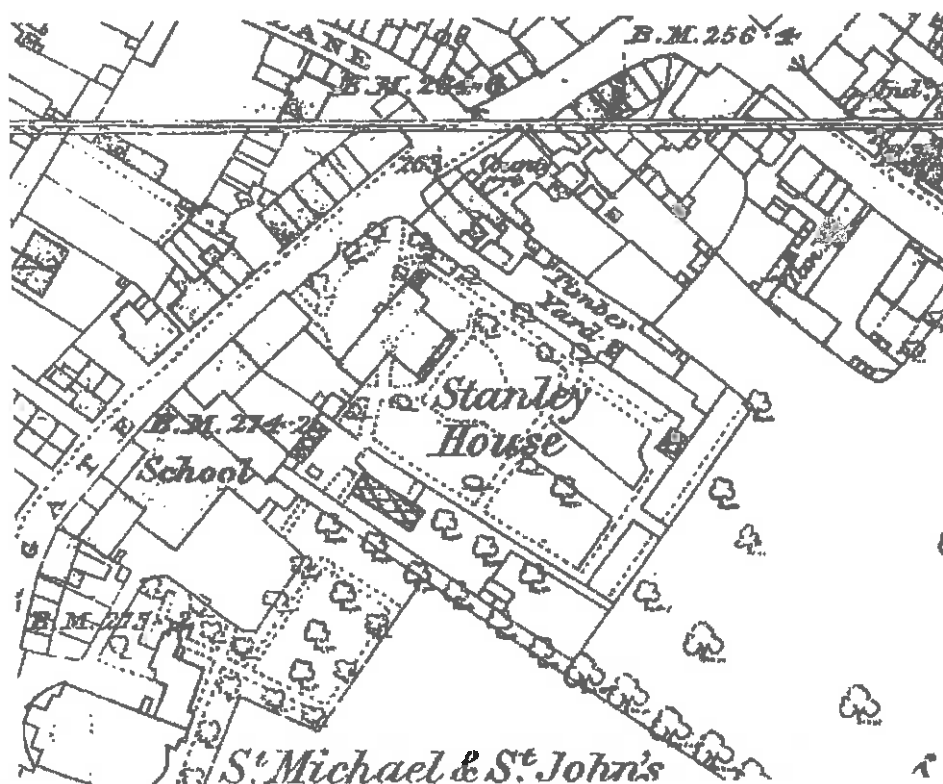


Image 3 -- Extract of c.1884-92 OS map showing plan form of the Stanley House. The plan form matches what exists currently.

- 3.1.2 Stanley House is a dominant building on Lowergate. Built in the 18th century and extended sometime in the early 19th century. It was originally built as a substantial dwelling but, in more recent times, has been used as office accommodation. The building is of stone construction with a pebble dashed render. The entirety of the roof is covered in natural blue slate.
- 3.1.3 The predominant use of the buildings in the immediate vicinity is residential, largely comprising of traditional terraced properties and more modern apartment developments. Given the buildings location in the centre of town there is also a commercial element to the surrounding area, this largely comprises small scale shops and offices.
- 3.1.4 Both historic map images show Stanley House. The plan form of the building is the same as what currently exists indicating the building has not been altered since at least the 1840's. The listing description references the C19th extension to the building so there must be a presumption that the extension predates 1840.
- 3.1.5 The building would have initially been a substantial dwelling. In 1984 the buildings use became office accommodation. Immediately prior to this date the ground floor of the building was used as a youth centre and the upper floors as self-contained flats. Regardless of these different uses, the building, both internally and externally, has retained the character of a substantial dwelling and very little alteration has occurred to the historic fabric of the

building. Of the three openings that are proposed to be blocked up, only the one on the first floor is original, with the other two having been installed after 1984.

3.2 Appraisal of Heritage Value

- 3.2.1 In considering whether Stanley House has significant heritage value this appraisal considers the heritage values outlined in the 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). These values are: evidential, historic, communal and aesthetic values. An appraisal of these values allows a careful consideration of the significance possessed by the heritage asset and the guidance is intended to facilitate change through intelligent management of the historic environment. The values are commented on below;

Evidential Value

'Evidential value derives from the potential of a place to yield evidence about past human activity'

- 3.2.2 The building represents physical evidence of a grand traditional 18th century dwelling house; illustrating local styles and methods of construction that would have been prevalent during the period. The fact that the building has been subsequently extended provides evidential value of the changing requirements of the building. This extension, however, is not harmful to the level of evidential value of the building. The building is largely unchanged from its original state and displays all the period features prevalent at the time of first construction. As it is the evidential value should be regarded as high.

Historical Value

'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative'

- 3.2.3 The primary historical value of the building is in the buildings historical use as a grand dwelling. The Conservation area of Clitheroe, as demonstrated in the Conservation area appraisal, incorporates Lowergate. It is identified as one of the three main streets in the town. Stanley House is a landmark building on Lowergate.
- 3.2.4 Illustrative value of the exterior of the building; the exterior of Stanley House fits with the historic built form in the vicinity of Lowergate, and this importance is noted in the listing description which notes that No's 33 & 35, Stanley House and No's 39 & 41 form a group with St. Michaels Primary School. The vernacular of the building also adds to the illustrative value of Stanley House. The historical value should be regarded as high.

Aesthetic Value

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place'

- 3.2.5 The building is an attractive roadside building. Faced with locally sourced materials. It displays vernacular features congruous to the local historical environment. It is a landmark presence in the town and is identified as such in the Clitheroe conservation area appraisal. Its traditional aesthetic quality has been detracted from slightly by the slightly more recent extension which, although sympathetically constructed, does not possess quite the same heritage value as the original parts of the building. The aesthetic value of the building primarily rests with the roadside elevation, which has a high value. The rest of the building is medium.

Communal Value

'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'

- 3.2.6 Stanley House has communal value as a local landmark building. It is central to the Clitheroe townscape and identified in the conservation area appraisal as an important feature of the town.

4. Impact on the Heritage Asset.

4.1 Heritage Impact Assessment

- 4.1.1 The impact on the sites evidential value will be low as the design has carefully considered the buildings most significant and sensitive elements, and proposes that these remain unaltered. Expert recording through a written scheme of investigation can be required by planning conditions to ensure a good record is retained on the public record of the building in its present state.
- 4.1.2 The impact on the buildings associative historical value will be low, as the change of use would facilitate the building becoming residential again which historically the building would have been. The impact on illustrative historical value will be low as although the proposal would represent a change of use of the building any physical changes would be sympathetic and minimal.
- 4.1.3 The impact on the aesthetic would be low or even positive. The conversion would incorporate minimal internal alterations to features that are very recent in their addition therefore non historic fabric. These alterations would be performed in a sympathetic manner and introduce new work which strongly upholds and enhances the building's aesthetic value by removing inappropriate interventions. The positive impact would be the renovation and repair of a building that is currently on the decline. The building, largely due to being vacant, is showing serious signs of water ingress and damp conditions. Especially in the rooms on the highest storey.

- 4.1.4 The proposed works contained within this statement are concerned with protecting the existing building through finding a sustainable use for it. Policy recognises that the optimum viable use is that which best sustains the heritage asset. Securing the optimum viable use is recognised in the planning practice guide⁴ as a public benefit⁵ which can outweigh 'less than substantial harm' arising from the alterations to achieve a new use. The proposed works have been designed best to uphold the heritage values, with consideration given to the materials or techniques. The proposal will see three internal doors blocked up. This will provide separation for the two proposed dwellings, but is a reversible intervention. The internal finishes will be repaired where necessary with no loss of special interest.
- 4.1.5 There will be no proposed changes to the external façade of the building. There will be some division of outside space but shall be done in a way that respects the communal heritage value.

5. Conclusion

- 5.1 Stanley House is recognised locally as a building of heritage significance. This is primarily on account of its age, history and prominence in the townscape. It is a large traditional dwelling house that has had other uses more recently, primarily office accommodation. It is a detached four storey building with three storey extension to the side. It is built using locally sourced materials in a vernacular style typical at the time of construction. It has designation as a listed building, and is situated in an area designated as Conservation Area.
- 5.2 Since the main businesses using the property ceased operating, the building is presently in use on a limited basis by two tenants. Marketing the property for its existing authorised use has not been successful. As a result of its present limited use by tenants, the building has fallen into disrepair. There are serious signs of water ingress and damp to the top storey, indicating the roof needs urgent inspection and repair. Unfortunately when buildings, especially very old ones, become empty and unused they very quickly slide into disrepair and ultimately dereliction.
- 5.3 The longer this state is perpetuated the worse the damage becomes until they lead to decay and eventual loss. Therefore the findings of this Statement inform proposals which present the Council with the opportunity to grant consent for the change of use of the building from an unsustainable business into two attractive family homes that will not only provide two high quality dwellings but also have very little impact on the overall street scene and the Conservation area as a whole.

⁴ Planning Practice Guide ID: 18a-008-20140306 Para 008 '*Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised*'

⁵ '*Public benefits may include... securing the optimum viable use of a heritage asset in support of its long term conservation*'

- 5.4 The heritage impacts have been assessed overall as low, with some benefits, such as, to the aesthetic value of the building's appearance and the restorative maintenance that the building urgently requires.
- 5.5 There are no proposed changes to the exterior of the building. By minimising physical changes the proposals substantially avoid harm to the historical and evidential value of the asset.
- 5.6 Having also considered the proposals against guidance outlined in the National Planning Policy Framework (see accompanying Planning statement), the nature of the proposals are structured with providing a consistent use for the building but with enhancement and protection of the heritage asset as the primary driver. By examining the significance of this building, and the impact of the proposals, it has been demonstrated that the proposals conform to policy and the associated guidance. The Council is therefore invited to look favourably upon this application for consent.

Signed..........Date.....04.10.2016.....

Paul Fay BSc (Hons) for and on behalf of Gary Hoerty Associates