

15-17 YORK STREET

CLITHEROE, BOROUGH OF RIBBLE VALLEY, LANCASHIRE



HERITAGE ASSESSMENT

GARRY MILLER
HISTORIC BUILDING CONSULTANCY

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1: EXECUTIVE SUMMARY

This report supports proposed development affecting numbers 15 and 17 York Street in the town centre of Clitheroe, principal community of the borough of Ribble Valley. They form part of a Grade II listed terrace on the north side of York Street which is numbered 11–23 and which dates probably from the early 19th century. The application buildings were latterly used as flats but are currently unoccupied.

Applications for planning and listed building consent are being made to Ribble Valley Borough Council to reinstate 15 and 17 to their original function as two separate town houses, along with associated internal and external works. The proposal also includes works to discharge the conditions of an earlier consented application for external and internal alterations (reference 3/2015/0841). The principal heritage issue raised by the proposal is its impact upon the significance (i.e. heritage interest and value) of the listed building. The secondary issue is its impact upon the character and appearance of the Clitheroe Conservation Area, within which it stands. The scope and purpose of this report is to identify the significance of the application buildings along with their contribution to the conservation area and to assess the proposal's impact upon them.

The terrace to which the properties belong was built probably in the early 19th century. The appearance of 15 and 17, with their Regency style doorcases, suggests a likely date of 1820-1840. Map evidence shows the entire terrace existed by 1849. Both houses are of three storeys: 15 is one bay wide while 17 is of two, incorporating a carriage entrance to an enclosed rear yard. The size and appearance of the properties suggests they originally housed families of middle-class status. They were thereafter unsympathetically subdivided into flats probably in the mid-20th century and their present external appearance is largely of this epoch. The windows, originally small-pane vertical sashes, have mostly been replaced by mid-20th century or later casements. Single-storey outriggers exist to the rear of both houses, with that to number 15 extended by the early 1930s and again in the late 20th century.

The proposal seeks to return the two properties to the use for which they were originally built. The associated works, detailed in Section 8 of this report, will result in notable improvements to the exterior of the buildings which will enhance their appearance and significance and the contribution they make to the character and appearance of Clitheroe Town Centre Conservation Area. The interior works aim to restore as far as possible the original configuration of the buildings and to retain the surviving features of historic importance. In providing these enhancements, the proposal is thus compliant with both national and local heritage planning policies, and it is therefore considered that consent for the works should be granted.

2: THE SITE

The application buildings are numbers 15 and 17 York Street in the town centre of Clitheroe, principal community of the borough of Ribble Valley. They form part of a listed terrace on the north side of York Street which is numbered 11–23 and which dates probably from the early 19th century. Both are three stories high, and while 15 is of single-bay width, 17 is of two, incorporating on the ground floor an arched carriage entrance to a large enclosed rear yard. Both have single storey rear outriggers, originally contemporary with the main building but subsequently rebuilt, that of 15 by the early 1930s and 17's in 1996.



Map 1. Location of the application buildings



1. The application buildings (indicated), looking northwest into York Street

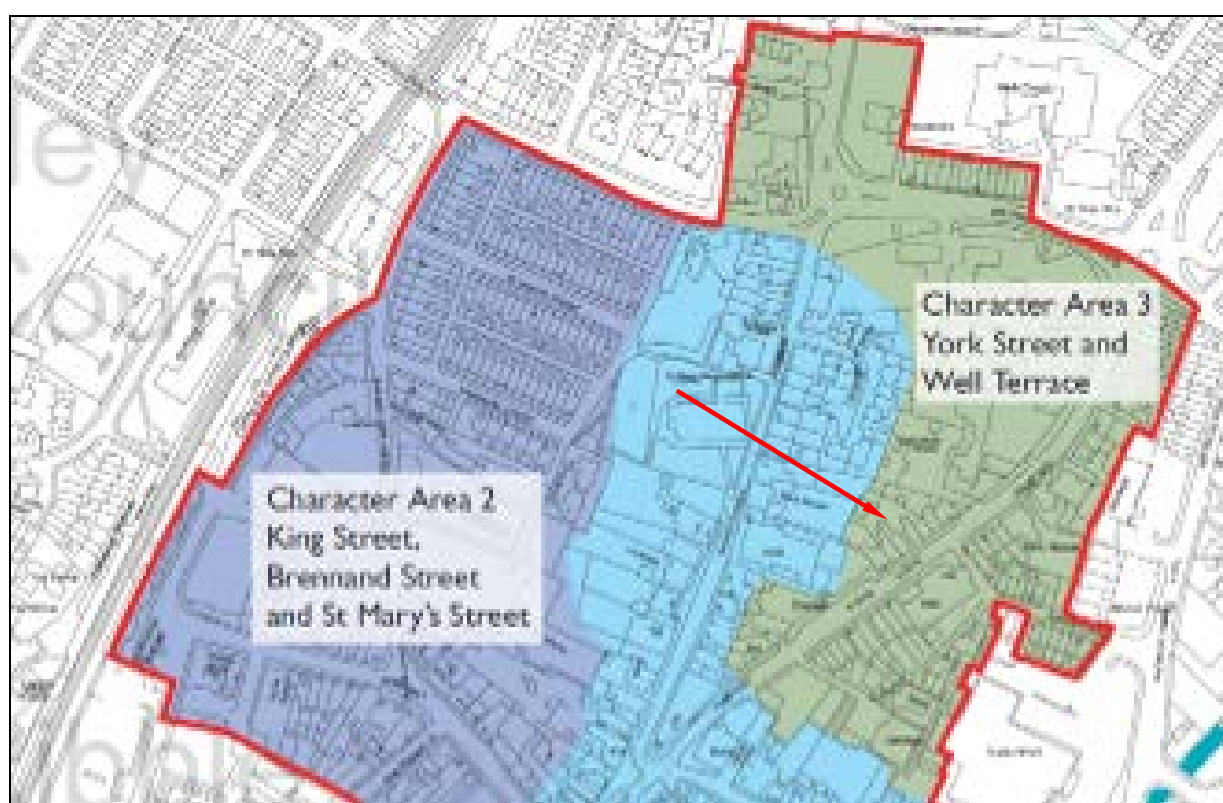


2. The terrace of which the buildings form part, looking northeast along York Street

3: THE PROPOSAL/SCOPE OF THIS REPORT

3.1 Designations

The application buildings are part of the Grade II listed terrace numbered 11-23 York Street. The site lies within the locally-designated Clitheroe Town Centre Conservation Area, specifically Character Area 3 (York Street and Well Terrace).



Map 2. Location of the application buildings with the conservation area

3.2 Present status

The buildings are currently unoccupied, having been subdivided into two/three flats probably in the mid-20th century.

3.3 Relevant planning history

A previous LBC application submitted in September 2015 for external and internal works was approved by Ribble Valley Borough Council (reference 3/2015/0841).

3.4 Current proposal

Applications for planning and listed building consent are being made to Ribble Valley Borough Council to reinstate 15 and 17 to their original function as two separate town houses, along with associated internal and external works. These are detailed in Section 8 of this report. The proposal also includes works to discharge some of the conditions of consented application 3/2015/0841.

3.5 Heritage impact

The principal heritage issue raised by the proposal are its impact upon the significance (i.e. heritage interest and value) of the listed building. The secondary issue is its impact upon the character and appearance of the Clitheroe Conservation Area.

3.6 Scope and purpose of this report

Paragraph 128 of the National Planning Policy Framework states local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. The scope and purpose of this report is therefore to describe the significance of the application buildings and their contribution to the conservation area, and to assess the impact of the proposed works upon this significance. The report is to be read in conjunction with other supporting documentation.

3.7 Report structure

This is as follows:

1. A brief summary of the historical background relating to the site (Section 4)
2. A description of the application buildings (Section 5)
3. A summary of their heritage significance and that of the features affected by the proposal (Section 6)
4. A review of the heritage planning policies against which the application will be assessed (Section 7)
5. An assessment within this policy context of the proposal's impact upon the significance of the listed buildings (Section 8)

4: HISTORICAL CONTEXT

4.1 Date and status

The appearance of the houses, with their Regency-type door surrounds, suggests they date from the early 19th century, most probably 1820-1840. Numbers 15 and 17 are shown existing, along with the rest of the terrace, on the 1849 OS town plan of Clitheroe (Map 3, below). The size and appointment of the properties suggests they housed families of middle-class status.

4.2 Development of the buildings

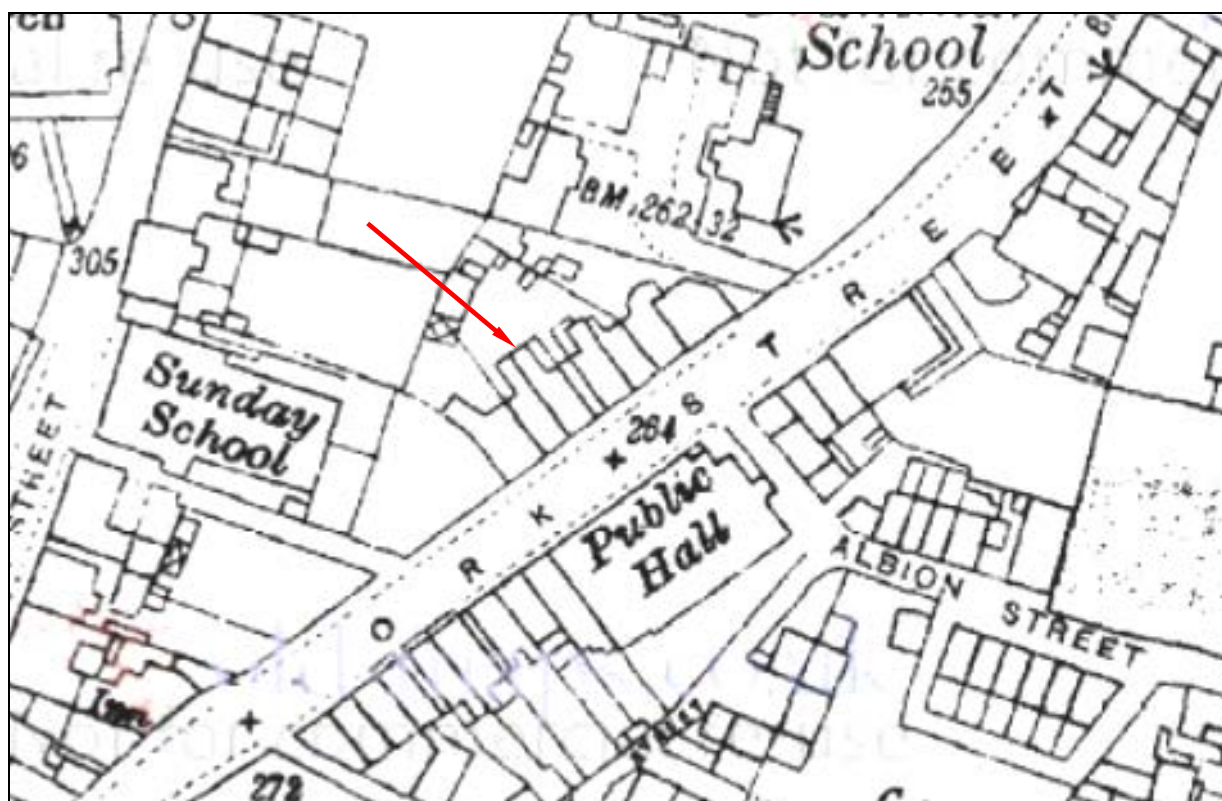
The 1849 mapping shows that the outriggers, which would have contained kitchens, existed at both 15 and 17 by this time and were therefore probably contemporary with the main building. The 1888 edition (Map 4) shows that small extensions, probably privies, had been grafted on to both outriggers. By the early 1930s however the outrigger of 15 had been extended/rebuilt and the privy of 17 removed (Map 5). A further extension of that at 15 has occurred in the late 20th century.



Map 3. The 1849 OS Clitheroe town plan: the outrigger behind 15 is shorter than at present



Map 4. The 1888 edition shows small extensions to both outriggers, probably privies



Map 5. The 1932 25-inch OS shows a further enlargement of the outrigger of 15

5: THE APPLICATION BUILDINGS

5.1 List description

The National Heritage List for England description of the 11-23 York Street terrace was compiled in the 1980s. It is brief, and describes only the front elevation; the rear and interiors are not recorded. The description reads:

C18 and early C19. 3 storeys, rough rendered and rendered. Moulded eaves cornices. Rusticated quoins. No 11 has 3 windows with modern glazing above modern ground floor. Nos 13 and 15 have 1 window each on each storey, most hung sashes with glazing bars. Stone surround to doors of 4 panels and modern, beneath cornice. Rectangular fanlights. No 17 is similar, but with 2 windows to both upper floors. Arched carriage entry to left. String at 1st floor cills. No 19 as No 13, but with hung sashes with glazing bars. No 21 the same, without glazing bars, but with grooved architrave with cornice to 8-fielded door with rectangular fanlight. No 23 has 2 windows to storeys, no glazing bars. Rusticated quoins. Door of 8 fielded panels with plain pilastered doorway with entablature and cornice. Nos 11 to 23 (odd) Stanworth House and Clitheroe Royal Grammar School for Boys form a group.

5.2 Further analysis: exterior

- a. Front elevation.** The doorcases of 15 and 17, with their square overlights and cornices, are Regency in character and suggest a likely date of 1820-1840. The original panelled door of 17 has been replaced by a batten-plank door whose rustic appearance is out of character with the property. The front windows of both buildings have apparently been altered since the listing, which describes them as being mostly hung sashes. All are now modern casements, some with secondary glazing, apart from the second floor windows of 17, which are small vertical sashes. These have two large panes each and therefore are not original to the building, which would have had small-pane sashes when first built.
- b. Carriage entrance/rear.** In the right side wall of the carriage entrance, a doorway has been inserted in the mid-late 20th century to provide independent access to the flat on the first floor of 17. At the rear, most windows have been altered. In 15, a large window of the late 19th century has been inserted in the rear ground floor room, but its central mullion has been removed and the framing is modern. All other windows in both buildings are casements of the mid and later 20th century, except a small sash window on the second floor of 17. The outrigger of 15, which was extended by the early 1930s as demonstrated in Section 4.2, has received a further modern extension under a single-pitch roof. This is probably late 20th century. Number 17's outrigger was rebuilt under an approval granted in 1996.



3. Front elevation of the buildings to York Street



4. Doorcases with cornices in typical Regency style, suggesting a date of circa 1820-1840



5. Sash windows on second floor of 17, large panes indicating they are not original



6. Modern doorway in carriage entrance to first floor of 17



7. Rear of the buildings, viewed from the enclosed yard



8. Example of mid-20th century casement at rear of 15



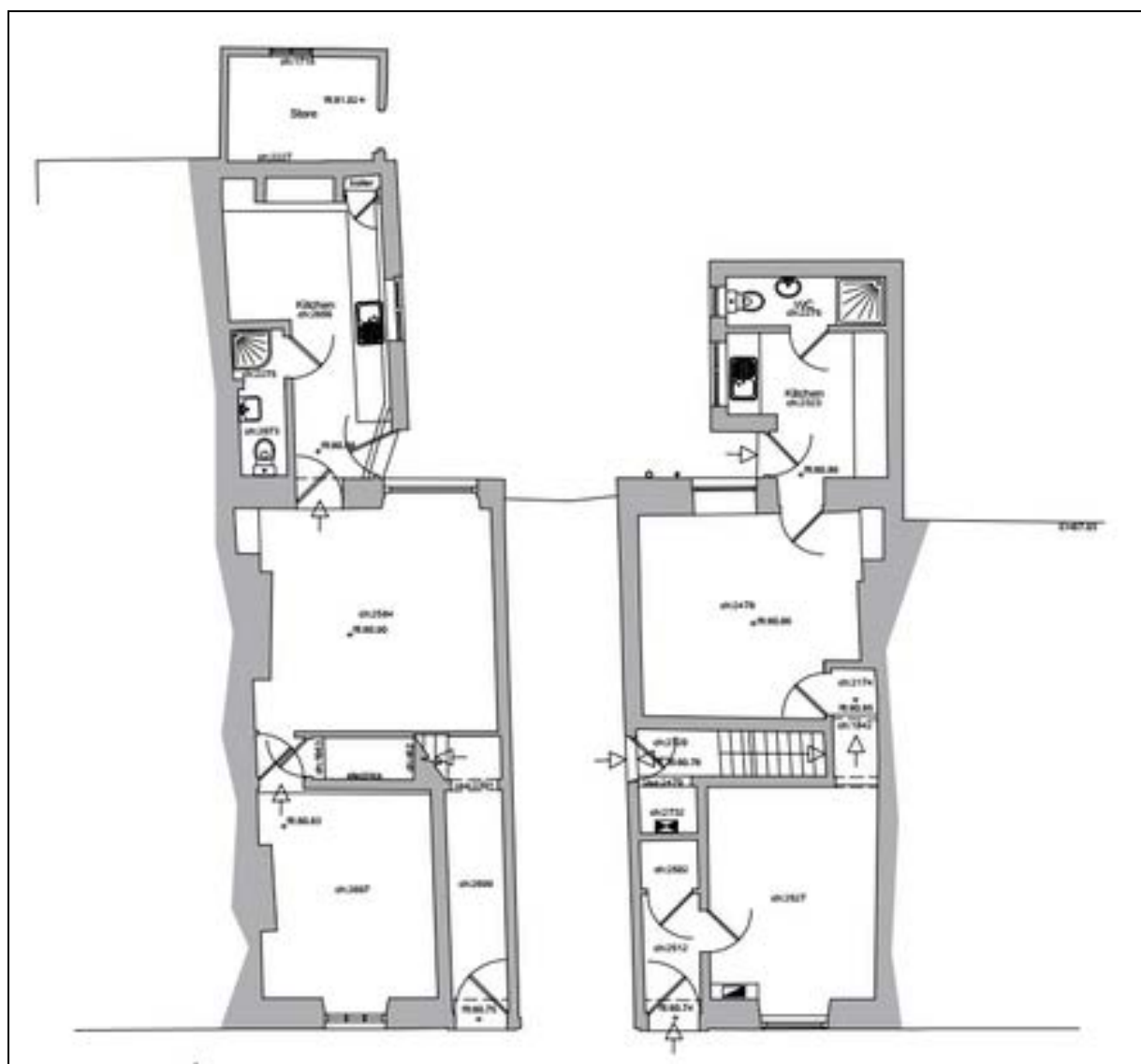
9. Outrigger of 15, rebuilt or extended by 1932 and with a further modern extension under single-pitch roof



10. Outrigger to rear of 17 was rebuilt in 1996

5.3 Further analysis: interior

- a. Original layout.** The original arrangement of the buildings has been compromised by unsympathetic mid-late 20th century alterations associated with their conversion to flats. On the ground floor (Plate 11), both buildings were originally entered by a hallway with a small front parlour and a dining room to the rear, separated by a lateral staircase. The outrigger would have contained a kitchen. On the first and second floor, both shared space above the carriage entrance, where their plans comprised two interlocking L-shapes (Plates 12 and 13). Number 15 contained a large front room and two smaller rear rooms, while 17 contained two front rooms, a rear room and a small room leading off the stair landing.
- b. Alterations.** The interior has experienced considerable change, including connecting the two formerly separate properties at first floor level. In 15, the original entrance to the front ground floor parlour has been blocked. On the first floor, a doorway has been inserted in the crosswall separating the two rear bedrooms, and a doorway introduced to the small room at the end of the stair landing of 17, now a bathroom. In 17, the entrance hall has been blocked to accommodate the staircase to the first floor flat from the carriage entrance. On the first floor the crosswall separating the front rooms has been removed; the rear bedroom subdivided to accommodate a bathroom; and a door punched through to the front room from the small room (now bathroom) at the end of the stair landing. The second floor appears to retain its original configuration, apart from subdivision of the right rear room of 15.
- c. Original/early features.** Few survive: the internal appearance of the building is now governed by its mid-late 20th century alteration. The visible remaining features which are original/early (i.e. early/mid 19th century to circa 1900) are:
 - **Common to both buildings:**
 - Archways in the hallway/stair lobby
 - Staircases
 - Overlights on the second floor landings: that to 15 boarded over
 - **Number 15**
 - Panelled architraves of windows at front and rear ground floor of 15 and first floor front room
 - Architrave to door of first floor front room of 15
 - Batten-plank (probably circa 1900) first floor doors
 - A small cast iron mid-19th century fireplace in first floor rear room
 - **Number 17**
 - Wooden fire surround with Adam-style decoration in first floor front room, presently removed from the chimneybreast
 - Window panelling and window seat in first floor front room
 - Batten-plank second floor doors, probably circa 1900



11. Existing ground floor plans of the buildings: original layout remains legible despite alterations (IWA Architects Ltd)



12. Present first floor plans: shading indicates original extent of each house (IWA Architects Ltd)



13. Second floor plans (IWA Architects Ltd)



14. Entrance hallway to 15: blocked door to front room on left



15. Rear ground floor room of 15, with late 19th century window and panelling



16. Original stair at first floor landing of 15



17. Staircase to second floor of 15 and lath and plaster wall of rear bedroom



18. Mid-19th century fireplace in first floor rear room of 15



19. Door architrave in first floor front room of 15



20. First floor front room of 17, showing removed crosswall



21 Window and window seat in first floor front room of 17



22. Adam-style fire surround in first floor front room of 17



23. First floor stair landing of 17



24. Overlight to stairwell of 17



25. Batten-plank doors to second floor of 17, probably circa 1900



26. First floor front room of 17, showing removed fireplace

6: SIGNIFICANCE ASSESSMENT

6.1 Introduction

Paragraph 129 of the National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

6.2 Significance of the listed buildings

15 and 17 York Street form part of a terrace listed at Grade II for their special architectural and historic interest and therefore are of high importance in the national context. Their significance essentially derives from the buildings' special interest and historic character as examples of mid-status terraced town houses built probably during the period 1820-1840. Given the extent of the interior alteration, this significance is now primarily embodied in the external form and appearance of the buildings, along with their group value with the remainder of the terrace. Its setting along York Street enhances their significance as the listed buildings can be viewed in their historic context in the heart of the town centre. In this regard, the buildings as part of the listed terrace make an important positive contribution to the character and appearance of Character Area 3 of Clitheroe Conservation Area. As regards the interior, the significance and legibility of the original layout has been compromised through unsympathetic mid-late 20th century alteration. Hence the internal appearance of the buildings now speaks overwhelmingly of its flats conversion phase. Surviving interior details are few, and are as highlighted in Section 5.3 of this report. The overwhelming modernisation of these features means their significance is high as the remaining evidence of the original character of the building. Conversely the various modern additions and alterations to the building, which date from its mid-20th century conversion to flats and subsequent alterations, are of negligible significance. These include the various non-original partitions and openings, along with the extension to the outrigger of 15.

7: POLICY CONTEXT

7.1 Statutory duties

Sections 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest. In respect of conservation areas, Section 72 (1) states that LPAs must pay special attention to the desirability of preserving or enhancing the character of that area.

7.2 Relevant policies

The relevant national guidance is established by Section 12 of the National Planning Policy Framework (*Conserving and Enhancing the Historic Environment*, March 2012). Paragraph 131 states that in determining 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 the conservation of heritage assets can make to sustainable communities including their economic vitality, and
- The desirability of new development making a positive contribution to local character and distinctiveness

Paragraph 132 states that ‘*great weight*’ should be given to the conservation of a designated heritage asset, and the more important the asset, the greater that weight should be; that significance can be lost through development within its setting; and that 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 should be exceptional; substantial harm to or loss of designated heritage assets of the highest significance, including Grade II* buildings, wholly exceptional. Paragraph 133 states that where a proposal will lead to substantial harm to, or total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

- The harm or loss is outweighed by the benefits of bringing the site back into use.

The most up-to-date local policy relating to the historic environment is Key Statement EN5 of the Ribble Valley Core Strategy 2008-2028, adopted December 16, 2014. This states:

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:

- Recognising that the best way of ensuring the long term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

8: IMPACT OF THE PROPOSAL

8.1 Summary of the works

The proposal seeks to reinstate the buildings as two townhouses. The associated works are as follows:

- Internal alterations associated with the reinstatement
- A limited number of external works
- Proposed re-roofing, for which a separate listed building consent application has been submitted
- Replacement of all windows by historically-appropriate small-pane vertical sashes, some of which relate to condition discharge of application 3/2015/0841

The impact of the proposals is principally upon the significance of the listed building. The external works also have a bearing upon its contribution to the Clitheroe Conservation Area.

8.2 The principle of the proposal

The proposal seeks to return the properties to two town houses, in other words the purpose for which they were built. The proposal is therefore a more appropriate use for the listed buildings than the present subdivision into flats.

8.3 Internal alterations

This report has demonstrated that the significance of the interior has been compromised by the unsympathetic alterations arising from the subdivision of the building in the mid-late 20th century. The proposal seeks to return the interior layout to a form which is closer to the original than the present arrangement. The principal works affecting the properties are as follows:

- **Number 15**
 - *Reinstatement of the original entrance to the front parlour from hallway.* This will enhance the significance of the listed building by restoring the original means of access to this room.

- *Removal of modern partitions to kitchen.* This will reinstate the original open arrangement of this room; consent for this was granted under the previous application 3/2015/0841.
- *Alterations to first floor layout comprising blocking of door from landing to left bedroom; removal of section of existing partition between this room and right room; and subdivision of right room to create ensuite.* The wall containing the door to be blocked is a non-original (probably mid-20th century) studded partition, and the position of the door itself is also likely to be non-original: a doorway at the left end of the landing, in front of the fireplace, would seem more likely. Similarly, the partition between the two rooms is modern, and therefore no early/original fabric is affected by either of these works. As to the subdivision of the right room, the partition will be reversible and the impact of this intervention is relatively minor in the context of the building as a whole and outweighed by the overall benefit of returning the listed building to a sustainable use in its original role as a single dwelling.
- *Removal of second floor stair landing partition along with modern partitions and fittings to right rear room.* The original form of these spaces will therefore be restored and their significance thus enhanced.
- *Reinstatement of second floor stair landing overlight.* This is presently boarded over and its reinstatement, to match that surviving in 17, will enhance its significance.

- **Number 17**

- *Reinstate original entrance hall arrangement by removing existing lobby/removing side entrance to flats from passage/blocking opening between lobby and front parlour/reinstating original opening to parlour from hall.* The original entrance hall arrangement is currently masked by these modern interventions, and its reinstatement will therefore enhance the significance of the listed building.
- *Creation of store to rear of stair.* This is an appropriate use for this space as it is entirely possible that this was its original function.
- *Replace modern stair balustrade.* This will enhance the significance of the stair by restoring its original appearance.
- *Removal of modern partition between first floor bathroom and kitchen incorporating high-level glazed screen.* As a feature of this type would never have been present in the original building, its removal will enhance its significance.
- *Blocking of modern opening between bathroom and front room of 17.* This opening is modern, as the original entrance to this room was probably from the stair landing. Blocking the opening will therefore enhance the significance of the listed building.

8.4 External alterations

- *Demolition of addition to outrigger of 15.* This is a late 20th century addition of negligible heritage interest. It will reinstate the form of the outrigger as it existed after its early 20th century enlargement.
- *Blocking of side entrance to flats from passage.* As already noted above, this will enhance the significance of the listed building as part of the proposals to reinstate the original entrance hall arrangement.
- *Replace smooth cement render to front elevation of 17 by roughcast lime render.* This will match the remainder of the terrace by applying a treatment that is historically correct and consistent with the conservation of the listed building.
- *New front door to 17.* This is intended to discharge condition 7 of the previous application. The present batten-plank door will be replaced by one of four-panel style to match that of 15 and the remainder of the terrace. The significance and appearance of 17 will be enhanced, along with its contribution to the character and appearance of the conservation area.
- *Three new rooflights to outrigger of 15 and two to that of 17.* These will be of slimline conservation type. As they will not be visible from the public realm (the rear yard is private space) their visual impact upon the listed building, and the conservation area, will be negligible.
- *Repainting of cornice and window and door surrounds.* These are mostly painted white in the remainder of the terrace, and the proposal will therefore enhance the appearance of the listed building and its contribution to the character and appearance of the conservation area.

8.5 Window replacement

- a. **Facade.** The present casements are to be replaced with 16-pane hardwood timber framed doubled glazed sashes, using Histoglass 12mm double glazing units, to discharge conditions 4 and 7 of LBC 3/2015/0841. In addition, the non-original two-pane sashes of the second floor of 17 will be replaced by this type. This will enhance the significance of the listed building by reinstating the form of window which would have existed when the terrace was first built. Its contribution to the character and appearance of the conservation area will also be enhanced.
- b. **Rear elevation.** The proposal seeks to replace the present mid-late 20th century casements and non-original second floor two-pane sash of 17 by two-pane hardwood framed mock sash casements. It is considered this will improve the appearance of this elevation, which is not visible in public views. The significance of the listed building and its contribution to the conservation area will therefore be enhanced.

8.6 Re-roofing

Appropriate repair of the present defective slate roof covering is urgently required and will enhance the significance of the listed building along with its contribution to the character and appearance of the conservation area. The proposed works are detailed in full on the accompanying application drawings, and involve careful removal of the existing roof slates and ridge tiles with salvageable examples stored for re-use. These are to be refixed and supplemented with matching reclaimed examples. As part of the works, the existing rooflight on the rear roof plane of 17 is to be replaced with a slimline framed conservation style rooflight, and a similar rooflight inserted in 15 to match. The visual impact of this will be negligible as this is not a public elevation.

8.7 Conclusion

The proposal seeks to return the properties to the use for which they were originally built. The associated works will result in notable improvements to the exterior of the buildings which will enhance their appearance and significance along with the contribution they make to the character and appearance of Character Area 3 of Clitheroe Town Centre Conservation Area. The interior works aim to restore as far as possible what would have been the original layout of the buildings and retain the surviving features of historic importance. In providing these enhancements, the proposal is thus compliant with national policy as stated in NPPF 131 and 132 and with Key Statement EN5 of the Core Strategy. It is therefore considered that consent for the works should be granted.

APPENDIX: GARRY MILLER HISTORIC BUILDING CONSULTANCY

Garry Miller is an architectural historian who has spent more than 35 years studying buildings of town and countryside, in particular those of North West England. His career as a consultant began in the mid-1980s with the Preston-based Nigel Morgan Historic Building Consultancy, of which he became a partner in 1992 upon its rebranding as Datestone. In 1997 he was commissioned by the Heritage Trust for the North West, a buildings preservation trust based at Barrowford, Lancashire, to produce an in-depth regional study of vernacular houses in southwest Lancashire: the result, *Historic Houses in Lancashire: The Douglas Valley, 1300-1770* was published in 2002. The book was described as ‘*scholarship as its best*’ by *Country Life* (June 2003), and ‘*well analysed and presented*’ in *Transactions of the Ancient Monuments Society* (Vol 48, 2004); and was widely cited in the 2006 *Buildings of England* volume on Liverpool and Southwest Lancashire. Extensive research on the houses of Georgian and Regency Liverpool has also been undertaken, with a view to future publication. Following the success of his Douglas Valley book, Garry Miller established his own consultancy, producing analytical and interpretive reports on historic buildings. His specialism are the heritage assessments required to support planning applications affecting the historic environment, and his area of operation encompasses the North West, Midlands and North Wales and parts of West Yorkshire. Projects range from the £40m Wolstenholme Square development in central Liverpool to the Grade I Barkisland Hall, Ripponden, West Yorkshire, and cottage extensions and barn conversions. Several local authorities have cited his assessments as examples of best practice, and on average reports on more than 100 buildings or sites are produced annually.