

HERITAGE STATEMENT FOR THE FORMER PRIMROSE DAIRY, RAILWAY VIEW ROAD, CLITHEROE

EXECUTIVE SUMMARY

*The proposal replaces a building of **no** heritage merit and a detractor from the enjoyment of the listed building close-by and on the edge of the Conservation Area, with a carefully designed domestic scale building of a form, materials and fenestration sympathetic to the adjacent short terrace and to enhance the local townscape.*

That design solution is an outcome of pre- application advice (please see the location map and Links Architecture's drawings). The design heeds NPPG 12 about 'Conserving and enhancing the historic environment' reminds one weight to be given to impact on a designated heritage asset.

This statement is informed by NPPF paragraph 128 ie to be 'no more than is sufficient to understand the impact on the significance of any heritage assets'.

PREAPPLICATION ADVICE (ref. V/2016/ENQ/00153.)

*A statement is expected with the invited planning application. The existing building in itself has **no** heritage value itself and replacement is opportunity to enhance the Conservation Area by design and make beneficial use of a very sustainable site to provide a modest dwelling.*

So, the Authority's response has directly informed the proposal.

SITE DESCRIPTION AND ENVIRONS

The single storey dairy building of approximately 20m by 5m average width covers the whole wedge shaped site (edged red on location map 16069-01). The building is a simple masonry mono-pitched, corrugated roofed building faced by a stepped parapet (please see the photograph A). It is where the daily 'pintas' were stored loaded for distribution (please see the applicant's statement for more about the business, that addresses Local Plan employment policy).

The exterior has roughcast masonry render, including breeze block and functional openings (please see photograph A). The building abuts no.15 as the end house of a short terrace, that includes a grade II listed building (jointly nos. 11 and 13 Railway View Road as described below under historical context and on Historic England's website extract in Appendix I).

Across the wide road is the 'Clitheroe Interchange' which comprises modern row of bus stop shelters fronting a layby. Behind the premises is the rear wing of the 24 person 'Lowfield House' care home and to the side is a late 20th century single storey health centre faced in masonry (please see the location plan and photograph of the latter).

PROPOSAL

A modest cottage providing 2 bedrooms with yard as amenity space enclosed by wall along with bike and bin stores is portrayed on Links Architecture proposed plans dwg. no. 16069-02B.

Given the fabric and form of the former dairy, the cottage is a replacement building to be fit for purpose and harmonise with the adjacent dwellings, yet still be visually subservient to them. The stone fabric of the adjacent house and the slate roofs of it and the listed building too are harmonised with, by use of stone for the front and end elevations, plus slate cloaking of the roof at a similar pitch. The rear wall is to be roughcast as it would play no role in the street scene. Attention to detailing and to afford character, stone quoining would correspond to its use at the other end of the terrace at no. 11 (Please see dwg. nos. – 13B & - 14B, bearing in mind the taper of the building elevationally).

A central front door feature reflects the character of the adjacent houses and to balance the elevation, as does the framing of the ground storey windows by stone (dwg. no. – 14B).

To keep the roof eaves as low as possible as requested in pre- application advice, the building is to have roof lights for the 2 bedrooms which are the conservation type (there are roof lights on the adjacent house).

All in all, a building of character is crafted to fit this tapering plot close to listed buildings on the edge of the Conservation Area.

The yard is to be enclosed by walls for occupier privacy and security, of roughcast masonry and coping stones (dwg. no. – 14B).

HISTORICAL CONTEXT

The Clitheroe Conservation Area Character Appraisal from 2005 shows the property right on the edge of area 2, which is described as being fully developed after the railway was laid to the mill town in 1850. The adjacent pair of cottages are from that era (listed as UID 1164238 on 30/9/76) which is when a change from the prevailing use of stone was followed by brick (probably ‘imported’ by rail); then stucco and more recently smooth and rough cast render for walls.

Subsequently the property has been visually accompanied by extensive modern development, including the care home and health centre, plus the backdrop of Dawsons DIY store, all also just inside the Conservation Area. The transport interchange is directly within its surroundings too. So there is wide variety of building types and styles within the street scene.

ANALYSIS

The property has ended its life as dairy and the fabric is deteriorating, without viability of the business. The owners with Links Architecture’s expertise have put forward a positive new use of an appropriate scale and design, which has been refined to satisfy the Authority by means of the pre-application advice service.

ASSESSMENT OF HERITAGE SIGNIFICANCE

The premises are of no architectural merit, but the listed building setting, the adjacent one of townscape merit and the Conservation Area all inform the proposed replacement. Also by reference to the Character Appraisal, the location is not in a ‘key view or vista’, nor is the building specified for enhancement, of ‘townscape merit’ or mentioned in the recommendations.

So the property has *no* heritage significance.

HERITAGE IMPACT AND MITIGATION

The nearby listed pair of cottages would have their setting enhanced and the adjacent house of townscape merit would be complemented visually, by compatible use of the site.

Attachments

Photographs and Historic England listing description of 11-13 Railway View Road.

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Cc Mr & Mrs Jackson

Cc Links Architecture Ltd. ref. 16069