

1 TO 3 PIMLICO ROAD, CLITHEROE, BB7 2AG:

**HERITAGE STATEMENT IN SUPPORT OF PROPOSED CONVERSION
FROM STUDIO/SHOP TO ONE DWELLING**

1 Introduction

- 1.1 This heritage statement has been produced to support an application to Ribble Valley Borough Council (RVBC) for planning consent, for the conversion of a former photographer's studio/shop at Pimlico Road to a single dwelling, and has been commissioned by the owner John Nixon, via his agent Avalon Town Planning Ltd.
- 1.2 The site lies within the Clitheroe Conservation Area, and is identified by RVBC as a "building of townscape merit", although it is not statutorily listed as a building of special architectural or historic interest. As such it constitutes a designated heritage asset, and the planning application therefore requires a statement of significance of the asset and its setting, and a statement of impact of the proposed work (in accordance with paragraphs 128 & 129 of the *National Planning Policy Framework*, and the advice given in *Historic Environment Planning Practice Guide*), to enable the planning authority to consider the potential impact of the proposed scheme.
- 1.3 This statement has been produced by Stephen Haigh MA (a buildings archaeologist with 20 years professional experience of investigating and recording historic buildings in the region), following a site visit on 20 April 2017.

2 The existing site

- 2.1 The property proposed for development comprises a two storey building originally and structurally of two units, on the west side of Pimlico Road, facing onto the roundabout at the end of Well Terrace, near the north end of Clitheroe town centre (NGR: SD 74468 42175). The property forms the south end of a short terrace of varied form, which also includes two single-fronted houses and the grade II listed "The Alleys" (no.7) which is a larger, double-fronted house¹, while to the rear (west), it adjoins 2 Waddington Road.
- 2.2 The ground floor of the building has a pair of plate glass shop windows with fluted side pilasters to the front elevation, with a single entrance through the right-hand part. There is a single, four-pane window to the first floor in each part,

¹ National Heritage List for England, ref 1072356

and a blue slate roof, with rendered chimney stacks to the ridge. In the south gable elevation is one ground floor window, as well a smaller window to the first floor near the rear of the property.

3 Development proposals

- 3.1 The owner is seeking consent for the conversion of the two units to form a single dwelling.

4 Historical background and development of the building

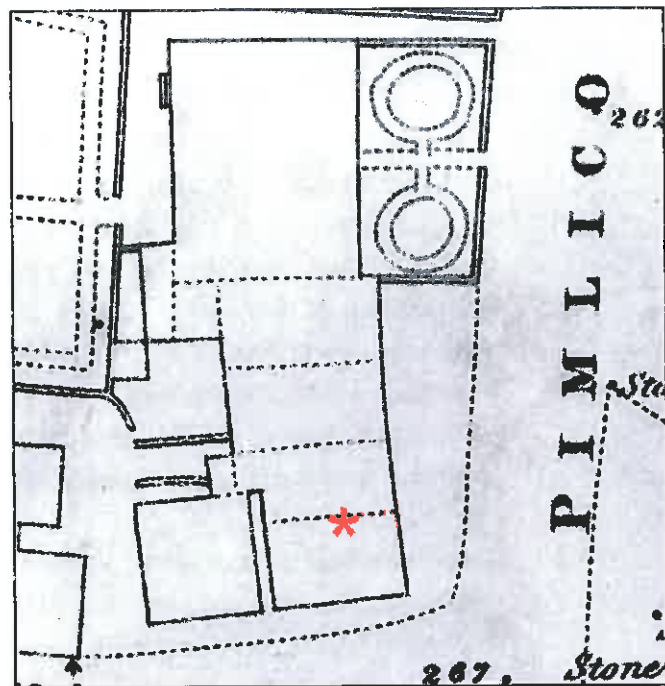


Figure 1: Ordnance Survey 1849 map²

- 4.1 The property appears to have its origins in the early 19th century and was certainly standing by the 1840s, as shown on the Ordnance Survey map of 1849. It is likely that at that time it formed two houses, essentially similar to the two others adjoining to the north (figure 1).
- 4.2 By the late 20th century the building was in commercial use and its ground floor had been fitted with full-width shop windows, although the date at which this shop front was created is not known (though it is thought likely to have been mid 20th century). However two planning consents were granted in 2003 for a new frontage (3/2003/0255 & /0322) and it is believed that the present elevation

² Clitheroe 1:1056 map, sheet 1. Surveyed 1844-6

details, including the top-hung casements and roughcast render, date from around that time.



5 Conservation area legislation

- 5.1 A conservation area is defined in the *Planning (Listed Buildings and Conservation Areas) Act 1990* as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”, and section 72 of the act states that in determining planning applications in a conservation area, “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

- 5.2 The Clitheroe Conservation Area Appraisal³ describes buildings of townscape merit as unlisted buildings “which have been judged as making a positive contribution to the character and appearance of the conservation area”. In Clitheroe these include modest terraces and religious or commercial buildings, which are considered to be relatively unaltered.

6 Statement of heritage significance

- 6.1 Nos 1 to 3 Pimlico Road is considered to have low individual heritage significance, as the historic qualities of its form have been largely eroded. Originally thought to have been two separate cottages, their amalgamation to form a single, commercial property means that their historically distinctive appearance has been lost and the present shop frontage, pebbledash render and top-hung casements (albeit intended to imitate vertical sashes) are all essentially modern in form, and contribute little to the appearance of the conservation area. Aspects of the building which do still contribute positively to the conservation area include its overall footprint as part of a short terrace, and the associated continuous roofline and regular pattern of chimney stacks.

7 Assessment of impact of proposals

- 7.1 It is the impact on the conservation area which needs to be assessed in regard to the proposals, which therefore concerns only the external appearance of the building. The property is considered to be at sufficient distance from, and separated by intervening properties from, the listed building The Alleys, so as not to affect its setting.
- 7.2 The external impact of the conversion to residential use would be confined to the replacement of the modern ground floor shop windows with smaller four-pane windows to match those on the first floor, and the creation of a single entrance within the right-hand unit. This new arrangement would be essentially traditional in style and would restore the domestic appearance throughout the short terrace. As such, it would enhance the appearance of the conservation area. The property has been disused for some time now, in part due to its poor situation for commercial premises, so future residential use would be advantageous.

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24 April 2017

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³ The Conservation Studio, 2005