

Heritage Statement
in connection with
Proposed Demolition of
62 Moor Lane
Clitheroe

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December 2016

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1 INTRODUCTION

Purpose and Format

- 1.1 This Heritage Statement has been prepared to assess proposals to demolish the industrial unit known as 62 Moor Lane. The building is situated within the Clitheroe Conservation Area and adjacent to the grade II listed Holmes Mill, therefore consent for demolition is required. Assessing the impact of the demolition on the significance of the Conservation Area and setting of the listed building is also needed in accordance with heritage planning law and policy.
- 1.2 In essence the Statement assesses heritage significance and guides proposals for change in a manner that conserves this significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 1.3 The Statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990.

The Author

- 1.4 Chris O'Flaherty, the author, is a Chartered Building Surveyor and professional member of the Royal Institution of Chartered Surveyors (MRICS). With a background in the recording, analysis and conservation of historic buildings, the author holds a Master's Degree in Building Heritage and Conservation and specialises in heritage planning matters.

Methods of Research and Investigation

- 1.5 Inspections of the site were carried out in November to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. In accordance with the NPPF, background research has been proportionate to the nature of the proposed works and their likely impact.

2 GENERAL DESCRIPTION

Location

2.1 62 Moor Lane is situated on land between Moor Lane and Woone Lane to the south of Clitheroe town centre (see figure 1).

Outline Description & Historical Background

2.2 The subject building is a detached industrial unit dating from c.1970, as shown in the historic mapping in figure 1. It is of shallow pitch portal frame construction with brick, panel and board cladding. The building is currently used as a vehicle servicing and repairs garage.

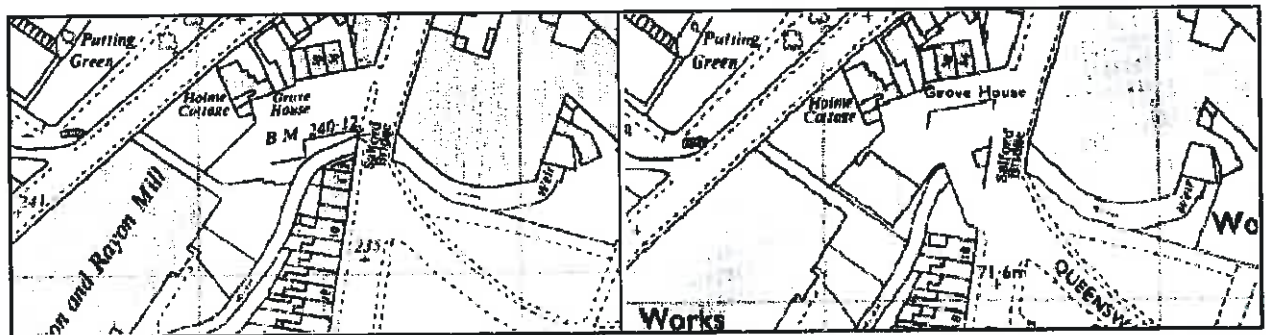


Figure 1) OS maps from c.1960 and c.1970 showing the arrival of the building south of Holmes Cottage and east of the neighbouring Holmes Mill



Figure 2) Front elevation



Figure 3) Rear elevation

Heritage Asset Designations

- 2.3 The building is located within the Clitheroe Conservation Area. It also sits adjacent to the grade II listed Holmes Mill.

3 HERITAGE APPRAISAL

Introduction

- 3.1 The following appraisal adheres to guidance published by English Heritage (2008)ⁱⁱⁱ and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012), given in extract below:
- 3.2 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*
- 3.3 The appraisal begins by identifying and assessing any heritage values which might be affected by the proposals, before evaluating these values and expressing them concisely within a 'Statement of Significance'. The essential purpose of this Statement is to set priorities for conservation of significance and enable an objective assessment on the likely impact of the proposals.

Heritage Values

- 3.4 The heritage values explored below are distilled under the following headings: *evidential value; historic value; communal value; aesthetic value*^{iv}. The exploration focusses specifically on those values deemed of relevance to the proposals, and is therefore not an exhaustive assessment of the relevant heritage assets.

Evidential Value

- 3.5 English Heritage (2008) suggests that "Evidential value derives from the potential of a place to yield evidence about past human activity".
- 3.6 The subject building dates from c1970. It has no evidential value in itself and offers no contributory evidential value to the Conservation Area or neighbouring listed building.

Historical Value

- 3.7 English Heritage (2008) suggests that - "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*".

- 3.8 The subject building dates from c1970. It has no historical value in itself and offers no contributory historical value to the Conservation Area or neighbouring listed building and/or its setting.

Communal Value

- 3.9 English Heritage (2008) suggests that: "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".
- 3.10 The building has no communal value in itself and offers no contributory communal value to the Conservation Area or neighbouring listed building.

Aesthetic Value

- 3.11 English Heritage (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".
- 3.12 The subject building has no aesthetic value in itself. Its appearance currently detracts from the aesthetic value of the Conservation Area. It offers nothing of aesthetic value to the neighbouring mill's setting.

Statement of Significance

- 3.13 Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration to conservation priorities in light of the proposals for change. In this context a statement of significance is given below.
- 3.14 62 Moor Lane was erected c.1970. It is an unattractive portal framed building with a variety of cladding materials. The building is situated within the Clitheroe Conservation Area and adjacent to the grade II listed former Holmes Mill. The building has no intrinsic heritage value and does not make a positive contribution to the heritage values of the Conservation Area and the Mill. Indeed the building imparts a negative impact upon both of these designated heritage assets.

4 ANALYSIS OF THE PROPOSALS

General Principles

- 4.1 General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets. Having done this the design of proposals can better avoid harm to that significance, as assessed below.

Summary of the Proposals

- 4.2 The proposals involve demolition of 62 Moor Lane and the formation of a new entry road to the neighbouring Holmes Mill which is the new home of the Bowland Brewery.

Analysis of the Proposals: National Planning Policy Framework

- 4.3 As discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies the following key drivers in the decision making process:
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - *the desirability of new development making a positive contribution to local character and distinctiveness; and*
 - *opportunities to draw on the contribution made by the historic environment to the character of a place.*
- 4.4 The NPPF unifies the overall approach to planning, in order to ensure that deliberations over decisions relating to heritage assets are made in the full planning context. Securing sustainable development is the primary driver of the NPPF: in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

NPPF Policy 132

- 4.5 Policy 132 of the NPPF states: "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the*

asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. 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, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional"*

- 4.6 In this case the question is whether the proposed demolition and forming the new entry road to the Bowland Brewery site will harm the significances of the Conservation Area and the grade II listed Holmes Mill. Given that the extant building, 62 Moor Lane, imparts a negative impact at present it is abundantly clear that its removal will enhance the aesthetic values of the Conservation Area and the setting of the listed building. No harm will therefore accrue.

5 SUMMARY & CONCLUSION

- 5.1 This heritage statement has confirmed that the proposed demolition of 62 Moor Lane, Clitheroe will have a positive impact upon the aesthetic value of Clitheroe Conservation Area and the setting of the grade II listed former Holmes Mill. The subject building currently imparts a negative impact upon these heritage assets owing to its unattractive appearance and lack of any heritage value.

ⁱ Clarke, K, *Informed Conservation*, Historic England 2003

ⁱⁱ Historic England, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

ⁱⁱⁱ Ibid

^{iv} Ibid