

50 KING STREET, CLITHEROE, LANCASHIRE:

HERITAGE STATEMENT IN SUPPORT OF PROPOSED ALTERATIONS

1 Introduction

- 1.1 This heritage statement has been commissioned by the owners of 50 King Street, via their agent IWA Architects, to support a planning application to RVBC for two areas of alteration. One concerns the rebuilding of stone steps at the rear of the house (as presented in drawing 2326.P.03), and the other the construction of a new roof to a detached rear garage (drawing 2326.P.04). The property lies within the Clitheroe conservation area and is designated as a building of townscape merit, so this statement is required in order to assess the heritage significance of the building and its setting, and the impact of the proposed development, as recommended by the NPPF and the HEPPG *Planning for the Historic Environment*. It has been produced by Stephen Haigh MA, buildings archaeologist, following a site visit on 4 January 2017.

2 Site location and use

- 2.1 50 King Street is a family home which stands on the north side of the street near its western end, on the west side of Clitheroe town centre. The NGR is SD 74231 41994.

3 Relevant heritage assets

- 3.1 The site lies within Character Area 2 of the Clitheroe conservation area, originally designated in 1973, and the house is identified by the local planning authority as a building of townscape merit¹. There is no Article 4 Direction in place and no other relevant heritage assets to consider in this case.
- 3.2 Conservation areas are designated under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”; Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Relevant planning policies within the Ribble Valley Core Strategy include Key Statement EN5 (Heritage Assets) and Policy DME4 (Protecting Heritage Assets).

¹ Conservation Studio 2005 *Clitheroe Conservation Area Appraisal*

4 Recent planning history

- 4.1 In 2011, an application for a replacement front dormer window, the installation of rear rooflights, and the removal of an existing rear chimney stack was refused (application 3/2011/0542/P), though it was then noted by the planning officer that no planning permission was required for the rooflights. A subsequent application for the removal of the chimney stack was approved (3/2012/0887).

5 The site

- 5.1 50 King Street forms one of three adjoining town houses (together with numbers 52 and 54), built between 1886 and 1910 according to the Ordnance Survey, immediately to the west of the then post office, which dates from 1879. Undated plans for this short terrace² show them to have been built for Mr William Smith, with each of the three sharing an identical plan. They are set back from the street behind front gardens, and are fronted with coursed sandstone, with bay windows and ashlar dressings. To the rear, where ground level is lower than to the front, walls are of coursed sandstone rubble, and each house has a projecting wing on its east side, originally containing coal cellar, kitchen and bathroom, on separate floors. At number 50 a flight of stone steps with iron balusters and handrail leads up from a flagged area, to give access to the kitchen door, and there is a separate doorway to the cellar beneath this.
- 5.2 To the rear of the house is a garden which extends to the back street linking Railway View Avenue and Railway View Road. The detached garage is located at the north-east corner of the garden, and forms part of the boundary with the neighbouring Old Post House Hotel. It is brick-built, rendered on its south side, and has a shallow, single-pitched roof of asbestos cement type profile sheets; there is a timber folding door to the north side opening directly to the back street, and windows and door to the south and west sides.

6 Summary of significance

- 6.1 The property at 50 King Street is significant as one of three well-built town houses in this part of the town centre, built around the turn of the twentieth century, which would have been fitting residences for members of the lower professional class or similar. Both front and rear aspects make a visual contribution to the conservation area, though it is the front elevation which accords it the particular value for which it is deemed a building of townscape merit, and this was acknowledged in the planning officer's report for the 2012 planning application at the property: *"the townscape along King Street is described as a principal positive feature being of late 19th century townscape.*

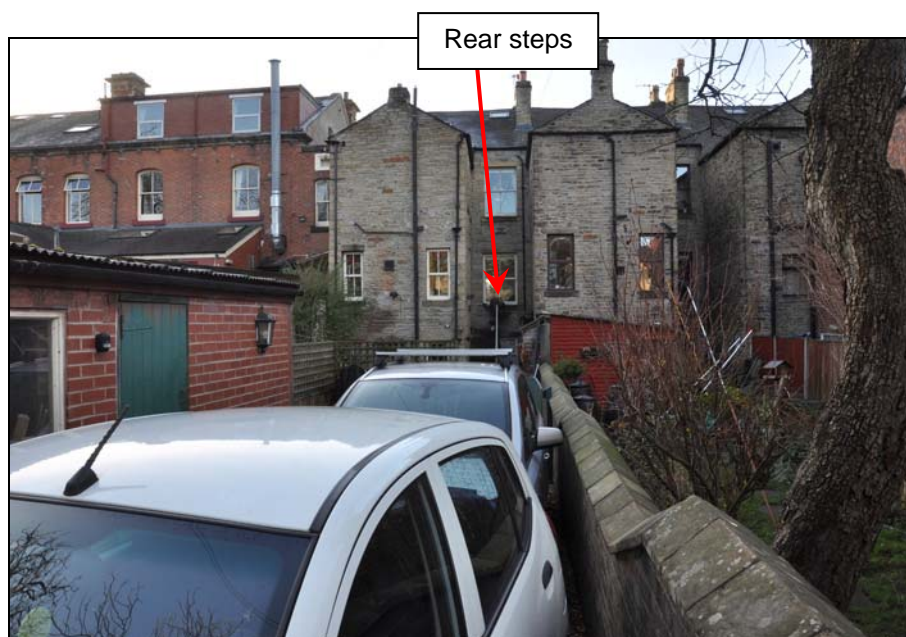
² held by Clitheroe Library

However it should be noted that this description is most likely to relate to the principal elevation of King Street; rather than the rear elevations.” In other words, it is the front elevation of the house which is of townscape merit. It can also be added that as far as the rear elevations are concerned, the public view is limited to that from the back street, which is at some distance from the house itself.

7 Proposed alterations

Rear steps

- 7.1 It is proposed to rebuild the existing steps with a slightly narrower width, approximately 500mm to the north of their present position, and to incorporate a new, larger landing made from glass, which spans across to the rear wing of no. 52. A new wrought iron balustrade to replace the existing (in poor condition) would also be installed, to both steps and landing. These alterations are intended to address structural problems (the steps are subject to settlement/movement), and to improve daylight to the basement window below them.



Rear elevation, from back street

Impact and justification

- 7.2 As it is the Clitheroe conservation area which is the designated asset to be considered in this case, the test for the application must be whether the proposals would result in harm to it, and it is apparent that this is not the case. The house steps form a very minor and inconspicuous element at the rear of the building, and their reconstruction with a slightly different arrangement would have

no significant visual impact on the building or the conservation area. It would therefore be an acceptable development.

Garage

- 7.3 Most of the existing garage would be retained, but the profile sheet roof would be removed and the walls built up by less than 1000mm, to enable a new gabled, slated roof to be built. A new up-and-over door to the north side would be installed and minor changes made to other existing openings.



Existing garage, facing onto back street

Impact and justification

- 7.4 The alterations to the garage would enhance the appearance of the conservation area, by an improvement in its appearance. The present structure, which is next to a public right of way, does not contribute positively to the conservation area. It is of a rather crude form of construction, and its roof is of unsightly modern material. Its replacement with a traditionally pitched slate roof at a similar level is desirable and would be beneficial to the visual appearance of the conservation area, so this also represents acceptable development.

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