

Nicola Gunn

From: planning
Subject: FW: 170811 SB-RM Re Proposed Demolition of Former Clitheroe Union Workhouse and Community Hospital Buildings

From: Steve Burke
Sent: 11 August 2017 12:20

Subject: 170811 SB-RM Re Proposed Demolition of Former Clitheroe Union Workhouse and Community Hospital Buildings

FOA Robert Major

Re: Application 3/2017/0616 Proposed Demolition of existing (*Non Designated Heritage Asset*) buildings and construction of 60 dwellings and associated infrastructure.

Dear Robert

Having considered this latest application to redevelop the above site at Coplow, Clitheroe Civic Society have the following observations to make:

1. Two previous applications to demolish the Clitheroe Union Workhouse have been refused by RVBC, broadly on the grounds that this Non-Designated Heritage Assets (NDHA) is too important to lose by reason of its social, historic and architectural importance. There has been no change in the status of significance of this particular building since the status of NDHA was confirmed and since previous applications were submitted. If anything its significance has increased. This is demonstrated by the public support shown on the CCS's Change.Org Petition which has received 855 'supporters' to date. These came predominantly from local people but there is also regional, national and international support to see this building retained in any future redevelopment of the site. CCS are about to update the information on this on line petition to reflect this latest development.

2. Since the November 2016 application was submitted, CCS have been trying to gain access to the former Workhouse building. This would enable some additional investigation of the internal architectural details which are believed to lie just beneath the surface of the many C20th finishes which have be overlaid above the original Victorian detailing. There are brief glimpses of these in previous Heritage Impact Statements which have accompanied former applications and some significant additional ones have been provided in the statement accompanying this application. I refer specifically to picture No's: 4 (p13); 5 & 6 (p14) and 10 & 11 (p17) of the latest 'Heritage Statement' submitted by the applicants consultants.

These images, and others from earlier photographic records of the interior and exterior, show just some of the high quality details and finishes which are visible. There is little doubt that there will be much more to see internally lying just below the surface and that, before any permission is granted to do anything to this building – even retain it – this must be information which is obtained and submitted with any application, including this latest one.

No such detailed investigative surveys of the interior have been carried out to date to our knowledge. They must be, however in our opinion, and **before** any decision is made on the future of this unique social, historic and architectural asset within the ancient Borough of Clitheroe. To consider its loss, or even radical alteration, without the benefit of such information would be a dereliction of duty by those charged with the duties of protecting such a unique heritage asset. CSS urge RVBC's Planning Authority to ensure that this information is provided either by accredited conservation architects or conservation building surveyors.

3. It is known that there is, currently, a surplus (56 at the latest count) of residential development permissions as required by the approved core strategy. CCS argue that if this number is to be further exceeded then this should only be for development proposals that do not negatively affect Non – Designated Heritage Assets, such as the

Clitheroe Union Workhouse. We understand that the residential housing provision is to be reviewed in September, as a part of the Core Strategy monitoring process. CCS urge RVBC LPA to make no decision on this site, and this building, until this review is complete.

4. Finally CCS repeat that they are **not against the redevelopment** of this site. We have previously supported applications which propose to redevelop the site and retain the former workhouse building. We could do so again should this approach be adopted by NHS Property Services Ltd and their agents. However, in its present form and content, CCS object to this latest application. We request that it be either deferred, pending reconsideration of the demolition of the Non Designated Heritage Assets, or refused - for the reasons set out above, including the LPA's previous recommendations for any redevelopment of this site.

Yours Sincerely

Steve Burke, Conservation Architect, Dip Arch. (Oxf'd)
Acting Chairman
For and on behalf of Clitheroe Civic Society.



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