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# STEPHEN HAIGH

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Stephen Bialecki  
Rosedale  
Back Lane  
Grindleton  
Clitheroe  
BB7 4RZ

15 March 2017

Dear Stephen

**18 PARSON LANE, CLITHEROE**

Please find enclosed my heritage assessment of the above property, for your information. I trust that this will help you find a way forward with a scheme, but should you wish to discuss it further please get in touch.

I will send my invoice to Mrs Bury, as advised.

Yours sincerely



STEPHEN HAIGH

# 18 PARSON LANE, CLITHEROE, LANCASHIRE:

## HERITAGE ASSESSMENT

### 1 Introduction

- 1.1 This heritage statement has been commissioned by the owner of the grade II listed No 18 Parson Lane, Clitheroe, to steer and inform forthcoming planning and listed building consent applications to RVBC, for various works, relating essentially to the refurbishment of living accommodation within the property. This document assesses the heritage significance of the building and its setting, 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 7 March 2017.

### 2 Site location and use

- 2.1 The building stands in Clitheroe town centre on the north side of Parson Lane, between its junctions with Castle Gate and Station Road. The NGR is SD 74241 41798.
- 2.2 The premises comprise a terraced property of three storeys with cellar, and contain a working hairdresser's salon on the ground floor ("Hair Care"). The other floors have been used historically as living accommodation, but have been disused for some years.

### 3 Relevant heritage assets

- 3.1 Together with its next door neighbour to the east (20 Parson Lane), the property has been a grade II listed building of special architectural or historic interest since 1976<sup>1</sup>. It also lies within Character Area 1 of the Clitheroe Conservation Area<sup>2</sup> ("Clitheroe's historic core").
- 3.2 The listed building description for the property reads:  
*Early C19. 3 storeys, rough rendered, with rusticated quoins to the left. 3 windows, stone surrounds. 2 windows to ground floor of No 20, later glazing bars, and door in stone surround with cornice and 3-light rectangular fanlight. Modern door. No 18 has shop front with pilasters, fascia and cornice, centre door, restored glazing bars. Nos 16 to 20 (even), New Inn, Nos 28 to 36 (even) form a group.*

<sup>1</sup> National Heritage List no. 1164191

<sup>2</sup> Conservation Studio 2005 *Clitheroe Conservation Area Appraisal* p29

## 4 Planning background

- 4.1 Applications for planning and listed building consent for various works at the site were refused on 7 November 2016 (reference nos: 3/2016/0831 and /0918), on grounds chiefly relating to heritage conservation. The owner and her agent (S J Bialecki Ltd) are now considering options to achieve an alternative scheme which will be acceptable in this respect.

## 5 History of the site

- 5.1 Parson Lane is an ancient route within Clitheroe, and although the land on its north side appears to have remained still largely undeveloped by 1766<sup>3</sup>, by the 1840s there were a number of houses, shops and inns along it, including the adjoining Numbers 18 and 20 (figure 1). Given map evidence and its architectural form, 18 Parson Lane was probably built in the early part of the 19th century.

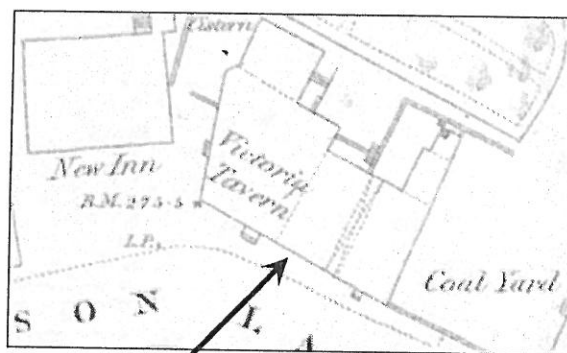


Figure 1: OS 1:1056 map, 1849<sup>4</sup>

- 5.2 The second edition of the Ordnance Survey map, made in the 1880s (figure 2), shows that an extension had been added at the rear of the property, apparently of two parts, but otherwise the building remained unaltered in outline. The rear extension has subsequently been reduced to its present length.
- 5.3 An undated copy of a building control drawing in Clitheroe Library shows the proposed creation of a bathroom on the first floor, by the subdivision of the rear room, and the provision of a new window for it; this is likely to date from around the early to mid 20th century.

<sup>3</sup> Lancashire County Council and Egerton Lea Consultancy, 2006 *Clitheroe Historic Town Assessment Report*, p 17

<sup>4</sup> Ordnance Survey 1:1056 map, Clitheroe Sheet 1, surveyed 1844-6. Not at original scale.

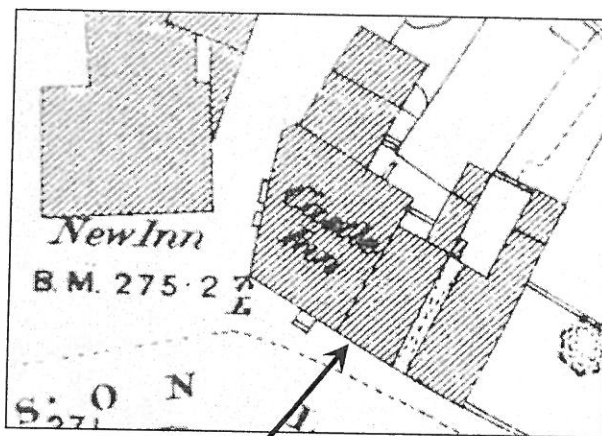


Figure 2: OS 1:1056 map, 1886 map, with rear extensions shown<sup>5</sup>

## 6 Summary description of the building

### Exterior

- 6.1 The building forms the central one of a group of three adjoining properties: to the west is the former Victoria Tavern (so named in 1849), which had become the Castle Inn by the 1880s. These face south directly onto the highway footpath, with ground level sloping down to the west.
- 6.2 The front elevation of number 18 is roughcast, believed to conceal stonework beneath, and is one room wide. The shop front occupying almost its full width is essentially traditional and quite possibly original to the building, though some components, including the door and the glazing bars to the windows, are mid or late 20th century. The first and second floors each have a central window with square-faced, painted stone surround, and horned, four pane sashes, probably early 20th century replacements of smaller paned glazing. The roof is blue slate, re-laid within the last 20 years or so, and there is a stone ridge stack at the west.
- 6.3 The rear elevation has modern cement render with exposed sandstone sills and lintels to windows: originally there was one window per floor, but a bathroom window has been inserted on the first floor. The three original openings have sashes similar to those at the front, but there is a timber casement to the bathroom window.
- 6.4 At the east side of the rear is a small single storey extension, built as a lean-to against the boundary, and with a single pitch, blue slate roof. This too has cement rendered walls, whose thickness suggests they are of brick. There is a modern door and window in the west side of the extension.

<sup>5</sup> Ordnance Survey 1:1056 map, Clitheroe Sheet 1, revised 1884. Not at original scale.

## Interior

- 6.5 The building is divided on each floor into a front and back room, by a central cross-wall of brick, against which are three flights of stairs, which create a centralised access.

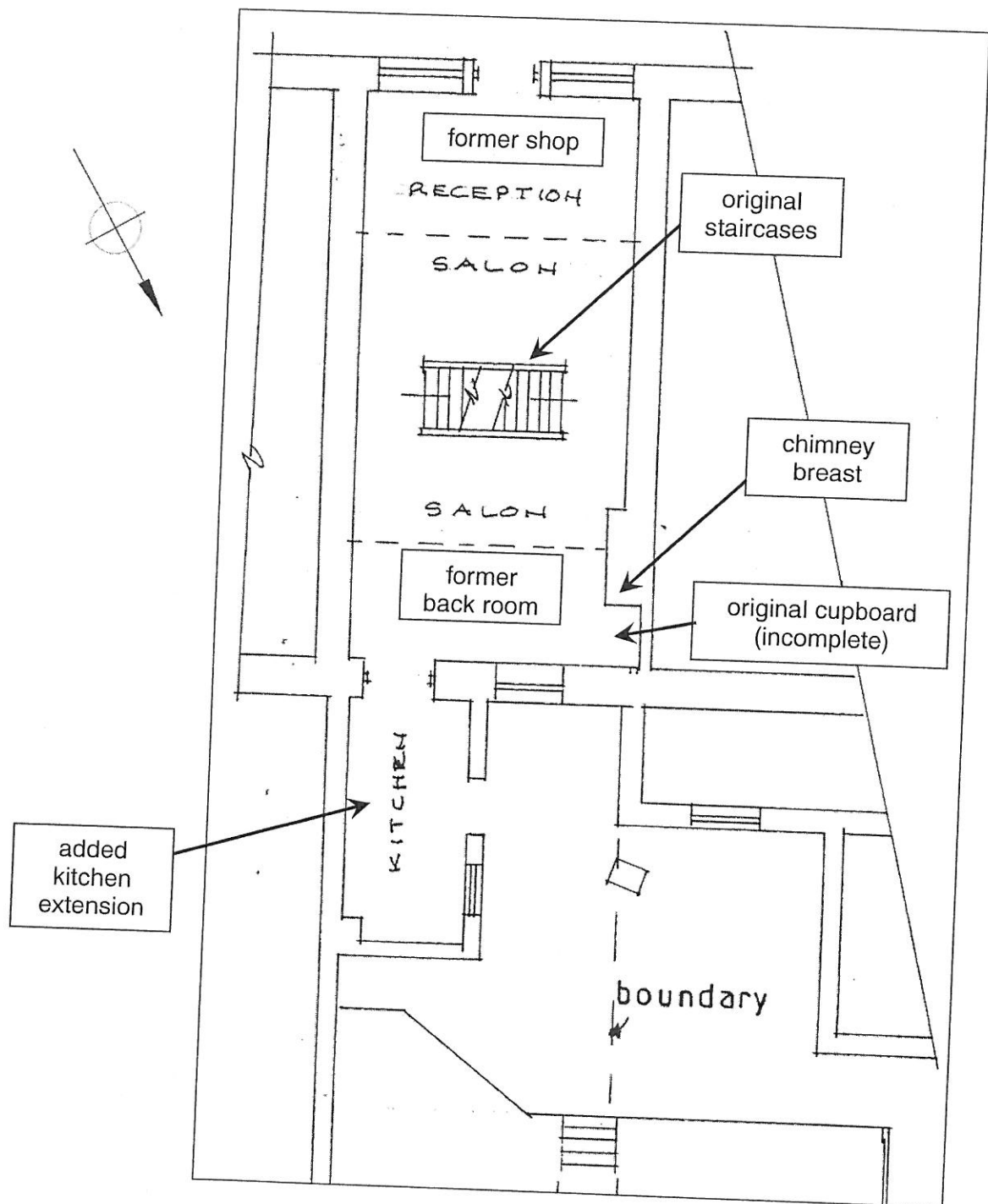


Figure 3: Ground floor plan (SJ Bialecki)

- 6.6 On the ground floor, there have been alterations to create the current, partly open-plan arrangement, in which the staircase is now isolated, by virtue of openings to both east and west of it, but historically there may only have been a

single doorway between the front and back rooms. The front room has no chimney breast and may not have been heated (as might be expected if this room was intended as a shop), but a chimney breast with adjacent alcove exists in the west side of the back room, implying that this was a living room. A fitted cupboard within this alcove appears to be partly original.

- 6.7 The timber staircase to the first floor is located structurally within this back room, has a modern flush door at its foot, and is enclosed by partitioning. The detail of the partitioning can be seen beneath the stairs, where it comprises shallow fielded panels, no doubt original to the building, but for the most part it has been covered over with hardboard or similar. On the stair side is a simple moulded handrail, and although there is a slender, square baluster visible higher up, there is a modern covering over almost all of the balustrade.
- 6.8 A second modern flush door at the west side of the staircase "island" on the ground floor gives access to the stone stairs down to the cellar, directly beneath the others. This lower storey has a full size front room and a small back room: they appear little altered and have a light-well and a grate in the west wall, and flagstone floor.
- 6.9 The staircase to the first floor emerges on a landing with original turned newel post; before the bathroom and passage to it were created in the 20th century, the rear room would have been a single space occupying the full width of the building. A chimney breast in the west side of this room, shown on the earlier plan, has been removed. The front room can also be seen to have had a chimney breast and fireplace, which have also been taken out. The six panel door to this front room appears to be original, but those to the rear part of the first floor are probably 20th century. Where floorboards can be seen, they are wide, also early 19th century.
- 6.10 The staircase to the second floor is built within the front room, and has a cupboard beneath it of plain, vertically boarded panelling, with early 19th century simple plank and batten door.
- 6.11 This top staircase emerges into the front room on the second floor, with plain, original balustrade around it. Neither room on this top storey is heated or retains a chimney breast, and the door between them, and their skirting boards, are modern. They are full height rooms, plain in character, the floorboards hidden beneath carpets.
- 6.12 The small ground floor rear extension appears to have been built as a kitchen or scullery, but has no internal fixtures or features of particular interest.

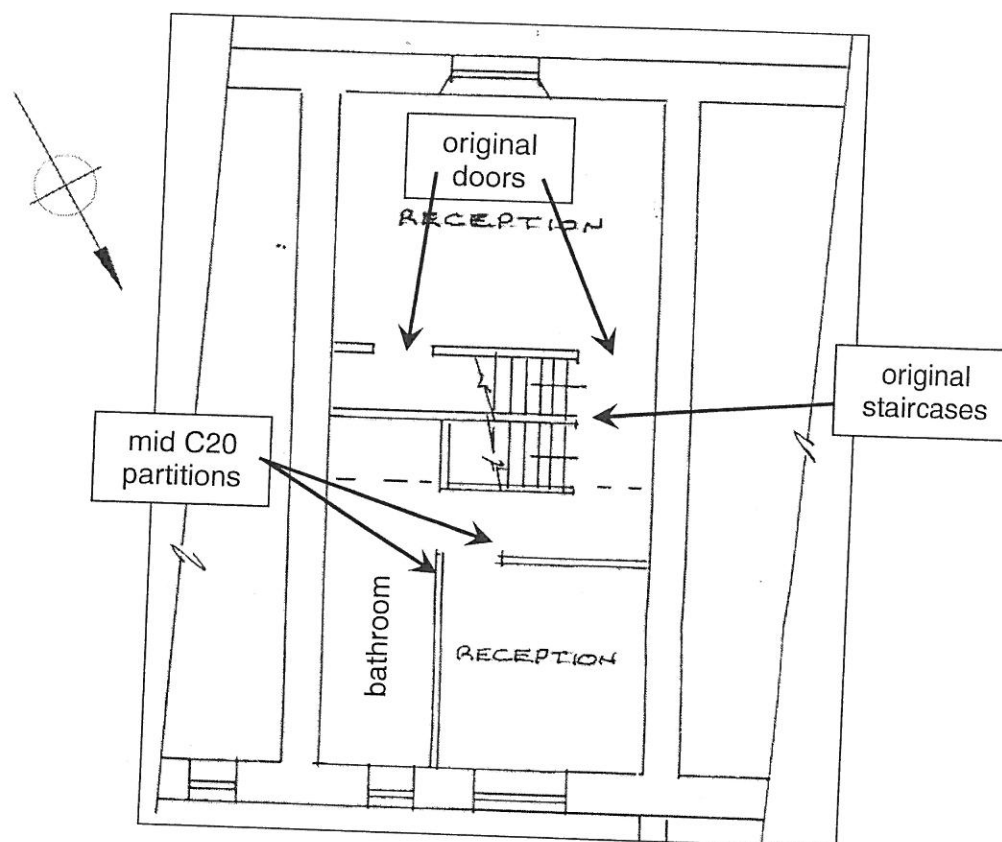


Figure 4: First floor plan (SJ Bialecki)

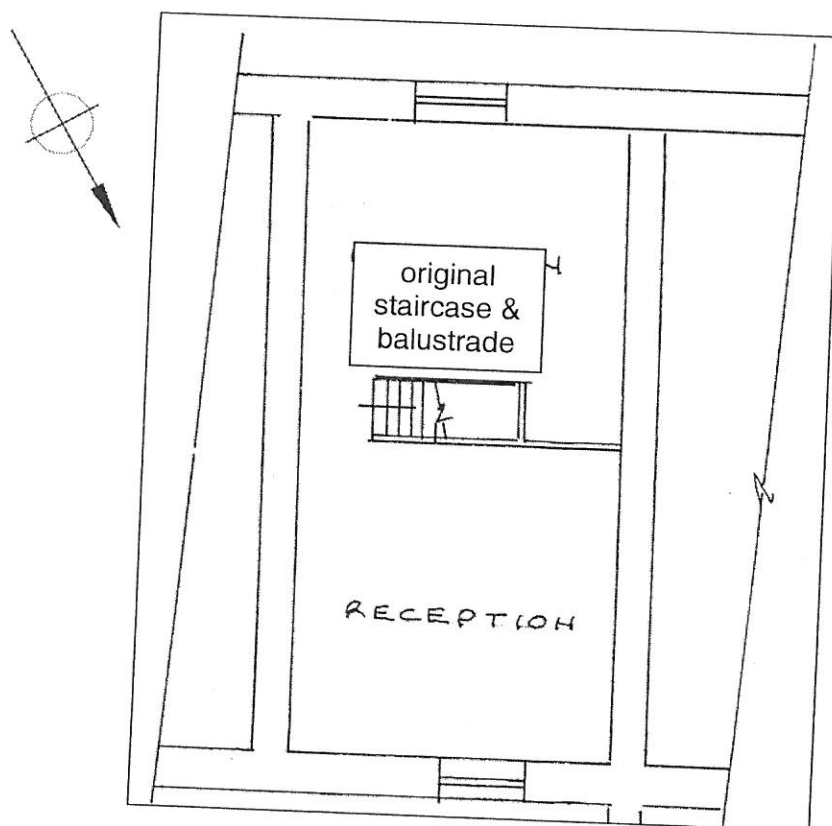


Figure 5: Second floor plan (SJ Bialecki)



## 7 Historical and architectural assessment of significance

- 7.1 No. 18 Parson Lane comprises an early 19th century town centre terraced building, in which the commercial role of a shop was historically combined with living accommodation to the rear and upper floors, a dual function which has been retained in the fabric of the present building, although the majority of it has been disused for some time.
- 7.2 Externally, the front elevation makes a very important contribution to the setting of the listed building and the conservation area, through the traditional shop front, and the original openings to the two upper floors, and although none of the window frames here are original, they are of traditional form. The plain and modest, yet aesthetically pleasing arrangement of openings is important here.
- 7.3 The building's rear elevation is less notable, but nonetheless is a significant aspect of both the individual heritage asset and the conservation area. The simple pattern of vertically aligned window openings has been retained, although the later soil pipes and inserted bathroom window diminish the value of the overall appearance. The small rear kitchen extension is a mid 19th century addition which sits well with the original building.
- 7.4 Internally, the essential plan form of the building has not been altered, despite changes to the ground floor, where a more open-plan arrangement has been adopted, and on the first floor, where 20th century partitions were inserted to create a bathroom.
- 7.5 The essential plan which is present on all three main storeys is a two-roomed arrangement, of front and back rooms, with a continuous brick cross-wall rising through the centre of the building. On each floor, the original staircases are attached to this cross-wall, and contain important original fabric and details (panelling, newel and balustrades), so these are fundamental to the building's historic and architectural significance. Later changes to the plan-form on the first floor result from the provision of an indoor toilet and bathroom, were achieved by modest intervention, and contribute slightly to heritage significance.
- 7.6 While historic plan-form is largely intact, there is not an abundance of historic fixtures and fittings, perhaps because the interior was relatively plain, but significant items include the fitted wall cupboard on the ground floor, two original doors to the front first floor room, and original floorboards in at least some areas. Fixtures relating to 20th century modifications are not of interest.





Photo 1: Front elevation to Parson Lane (No 18 is central building)

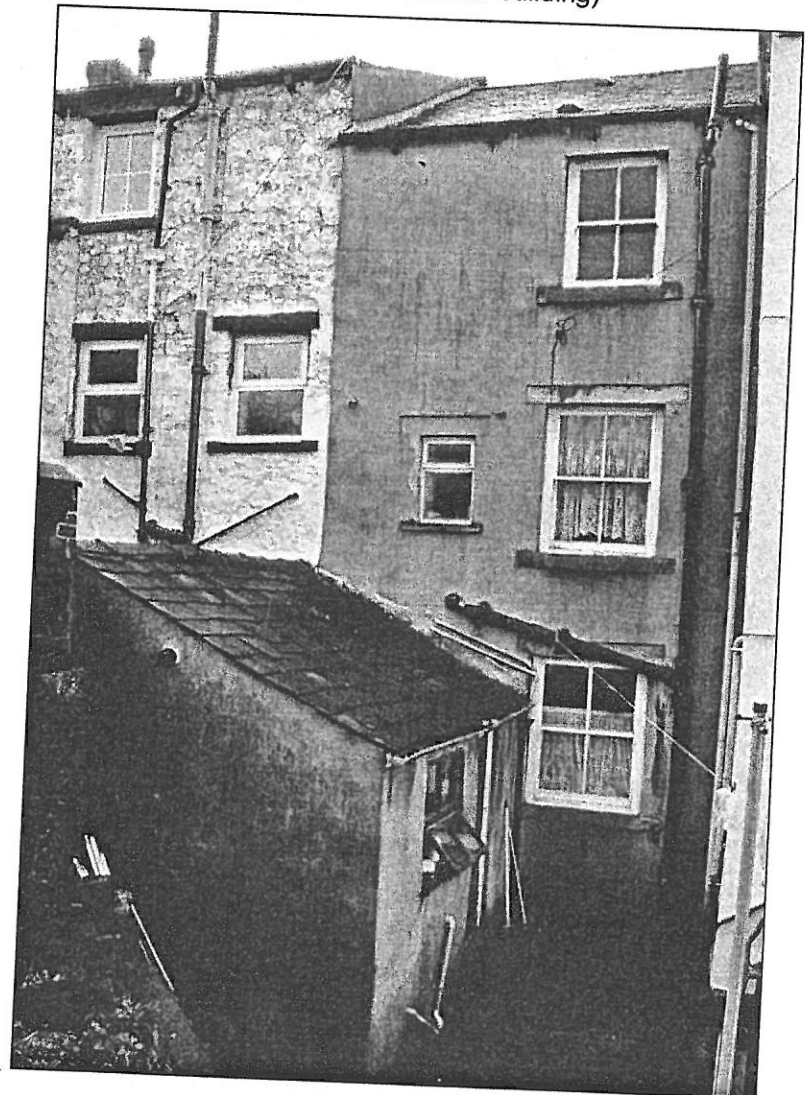


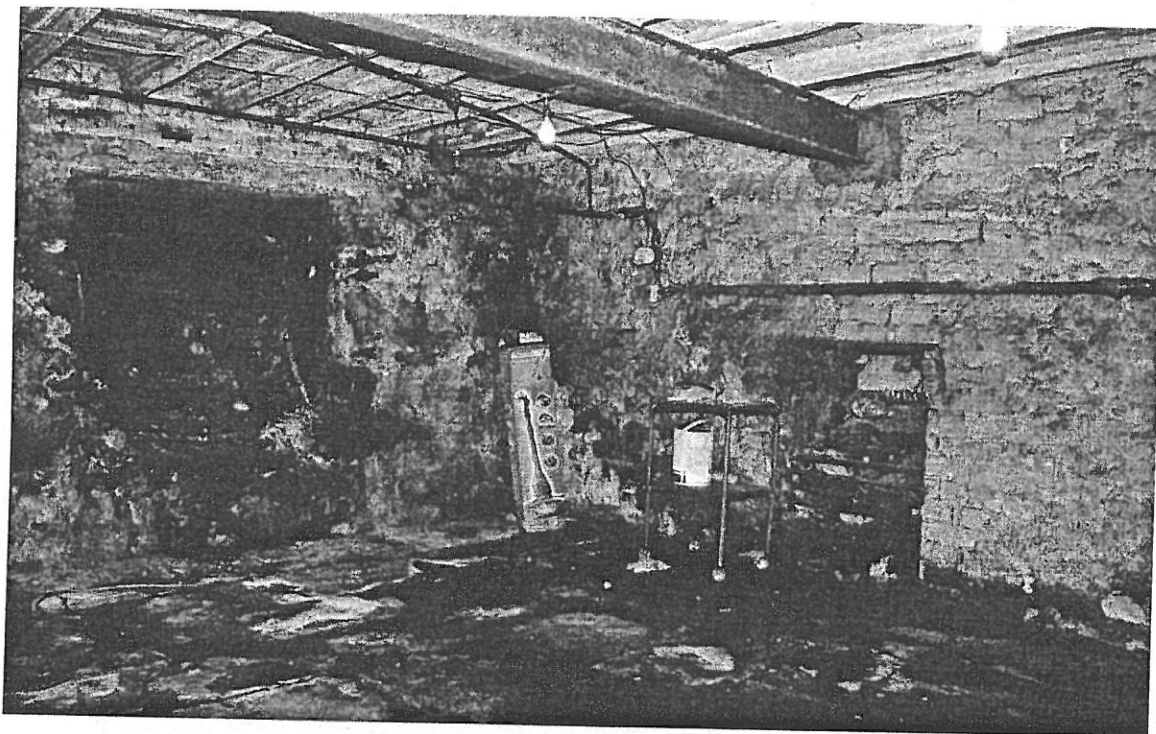
Photo 2: Rear elevation



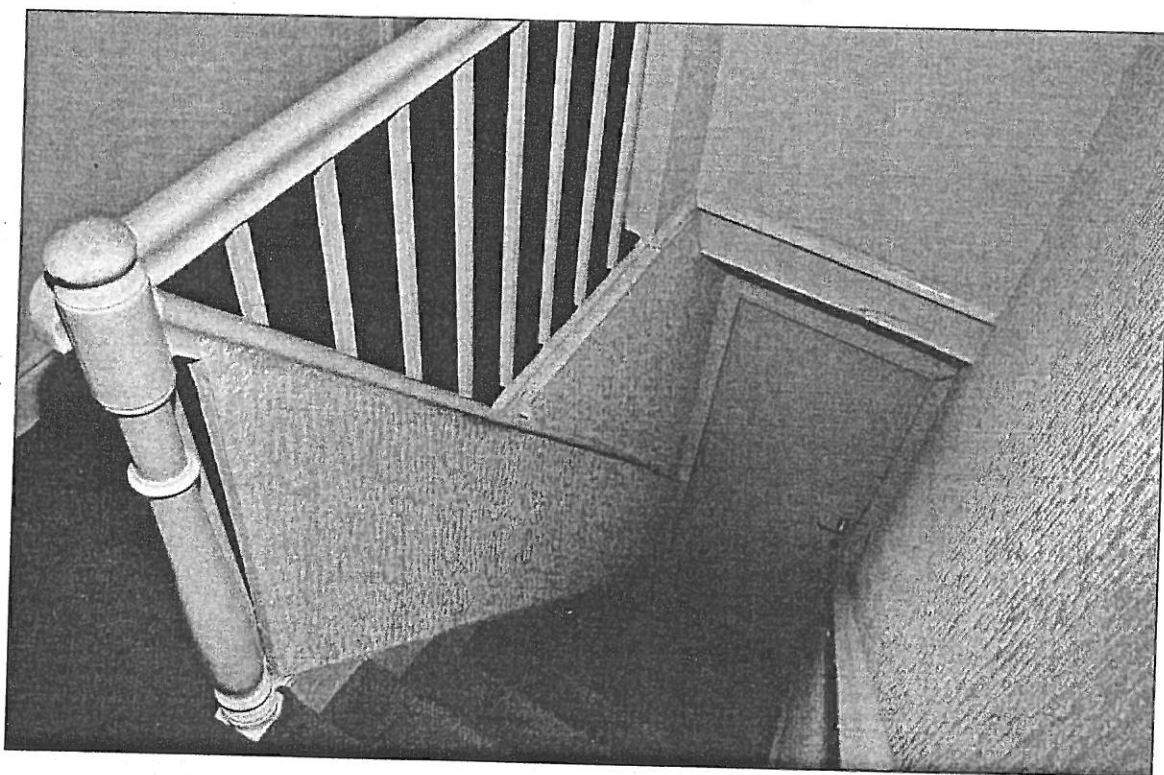
**Photo 3:** Front room on ground floor, with staircase within central portion



**Photo 4:** Back room on ground floor, towards chimney breast and alcove cupboard

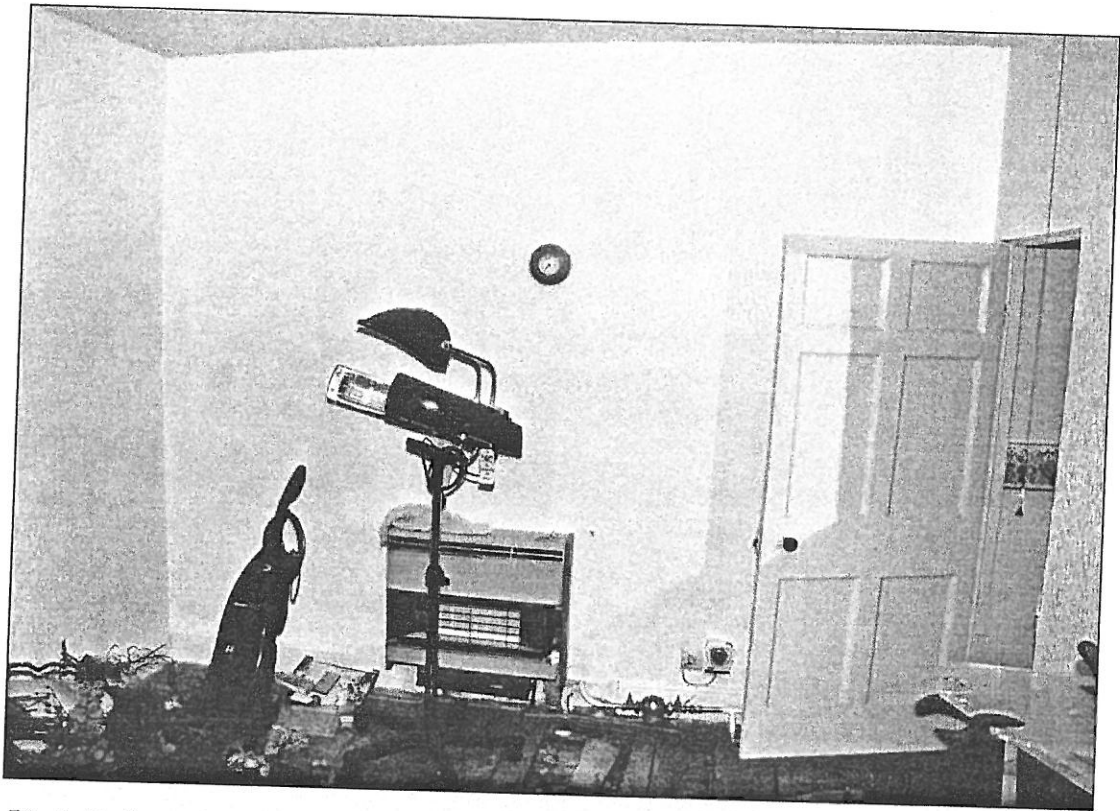


**Photo 5:** Front room in cellar, towards light well and fireplace in west wall

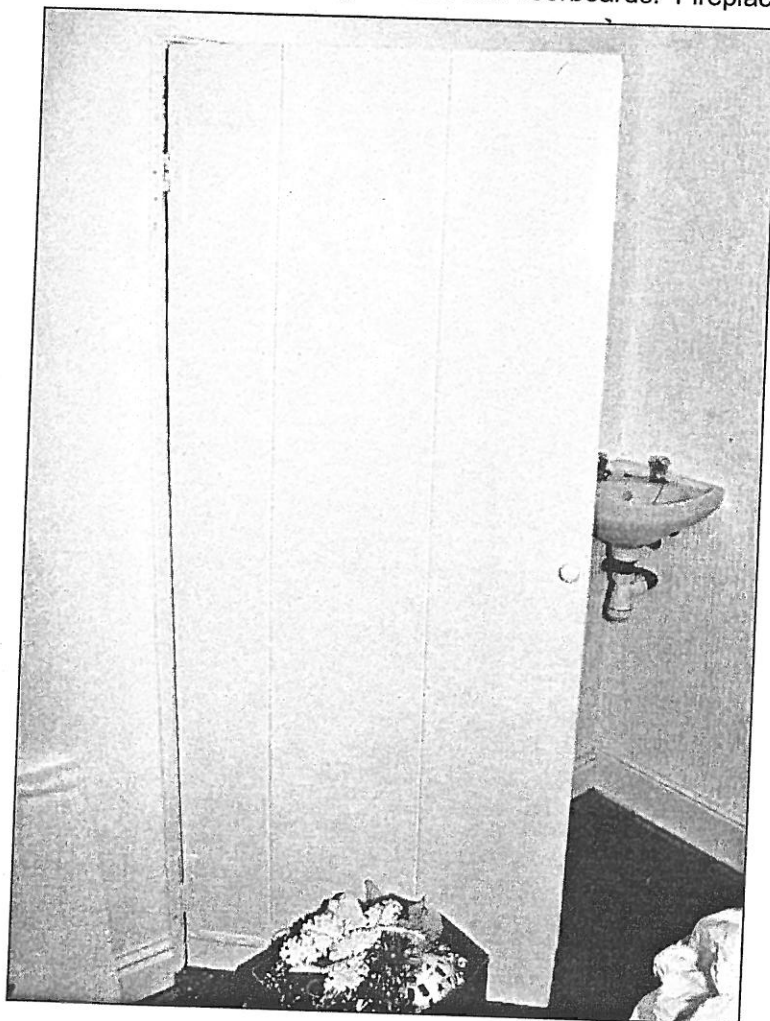


**Photo 6:** View down staircase to ground floor. Original newel post; original balustrade concealed. Date of first floor balustrade unclear.





**Photo 7:** Front, first floor room, with original door and floorboards. Fireplace removed.



**Photo 8:** Original door to understairs cupboard, front, first floor room

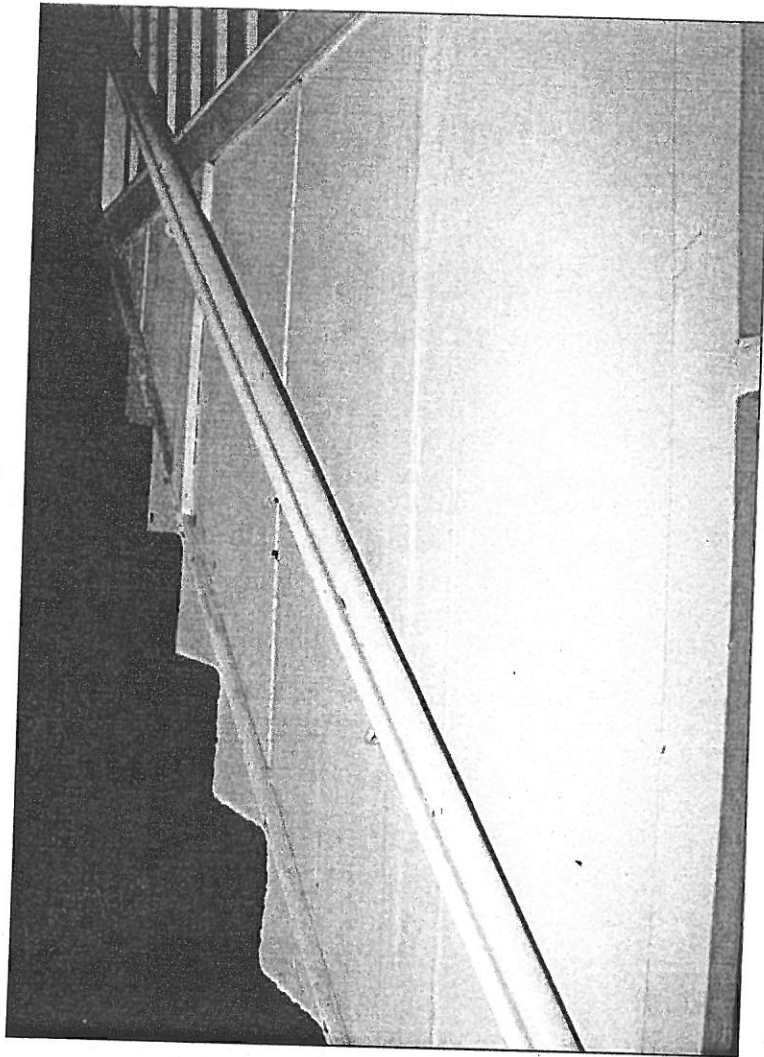


Photo 9: Original boarded partition by stairs to second floor

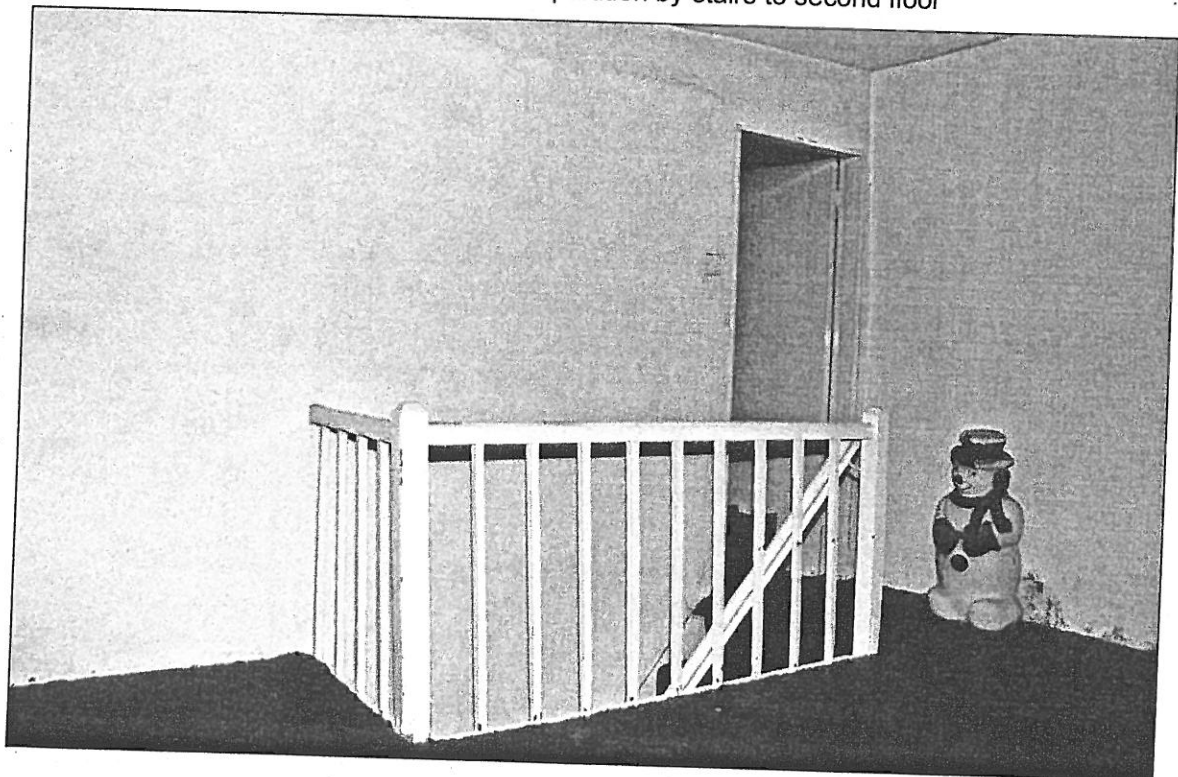


Photo 10: Original balustrade on second floor

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