

**HERITAGE STATEMENT
FOR THE PROPOSED CONVERSION OF
THE OLD POST HOUSE
KING STREET CLITHEROE
TO FORM RETAIL UNIT & 10No APARTMENTS
FOR R E DAWSON LTD**



Date: 6th October 2017
Our Ref. 5282 - HS
Version: 2.01

1 Introduction

This Heritage Statement provides supplementary and explanatory information in support of a planning application relating to "The Conversion of The Old Post House to form a ground floor and basement retail unit and 10no self-contained apartments."

The property lies within Character Area 2 of the Clitheroe Conservation Area and within the Clitheroe Conservation Appraisal it is designated as a "building of townscape merit" being one of the very few brick built structures within the town centre, therefore in accordance with current policy a statement is required in order to assess the heritage significance of the building and its setting.

This Heritage Statement should be read in conjunction with the Design & Access Statement dated: 6th Oct 2017 Ref 5282 – DAS Version: 1.01

2 Site Location

The site address is 44 – 48 King Street Clitheroe, Lancashire BB7 2EU.

3 Principle of The Application

A comprehensive assessment of the existing Hotel and Restaurant business has concluded that it is financial unsustainable, therefore, we have been commissioned by the owner R E Dawson Ltd, to put forward a proposal for change of use of the existing building.

It is proposed that the ground floor and basement storey form retail accommodation to supplement and enhance the existing business of R E Dawson Ltd Department Store, one of the major employers within the Ribble Valley whose main Clitheroe store is located to the west of the application site on the corner of King Street and Railway View Road.

The first and second floors of the main building and the rear out-building would be converted into self-contained apartments.

4 Site Vicinity

The building is situated at the lower end of King Street which is an extension of the town's shopping area and extends from the bank building (1870) and former Victoria Hotel (now Fat Face retail outlet) at the junction with Castle Street to the single-storey former railway station (1870) at the bottom of the street, though a bend in the street prevents views of one from the other. King Street contains a mixture of large imposing buildings namely Barclays Bank, the Police Station the former Victoria Hotel, the Station Hotel and Victoria Buildings which contain a wine shop and former warehouse.

King Street is wider than the town's main shopping street and between Railway View Avenue and the station, the section the application site is situated, there is generally a less commercial atmosphere than the upper part of the street, domestic properties being opposite and directly to the west of the application site.

To the rear of the building is Clitheroe Health Centre constructed circa 1970s in the grounds of Lowfield Residential Care Home.

MAPS OF CLITHEROE INDICATING THE EVOLVEMENT OF KING STREET



1846 Map

The main street through Clitheroe running south to north with the intersection to Black Lane (current intersection of the main street to King Street)



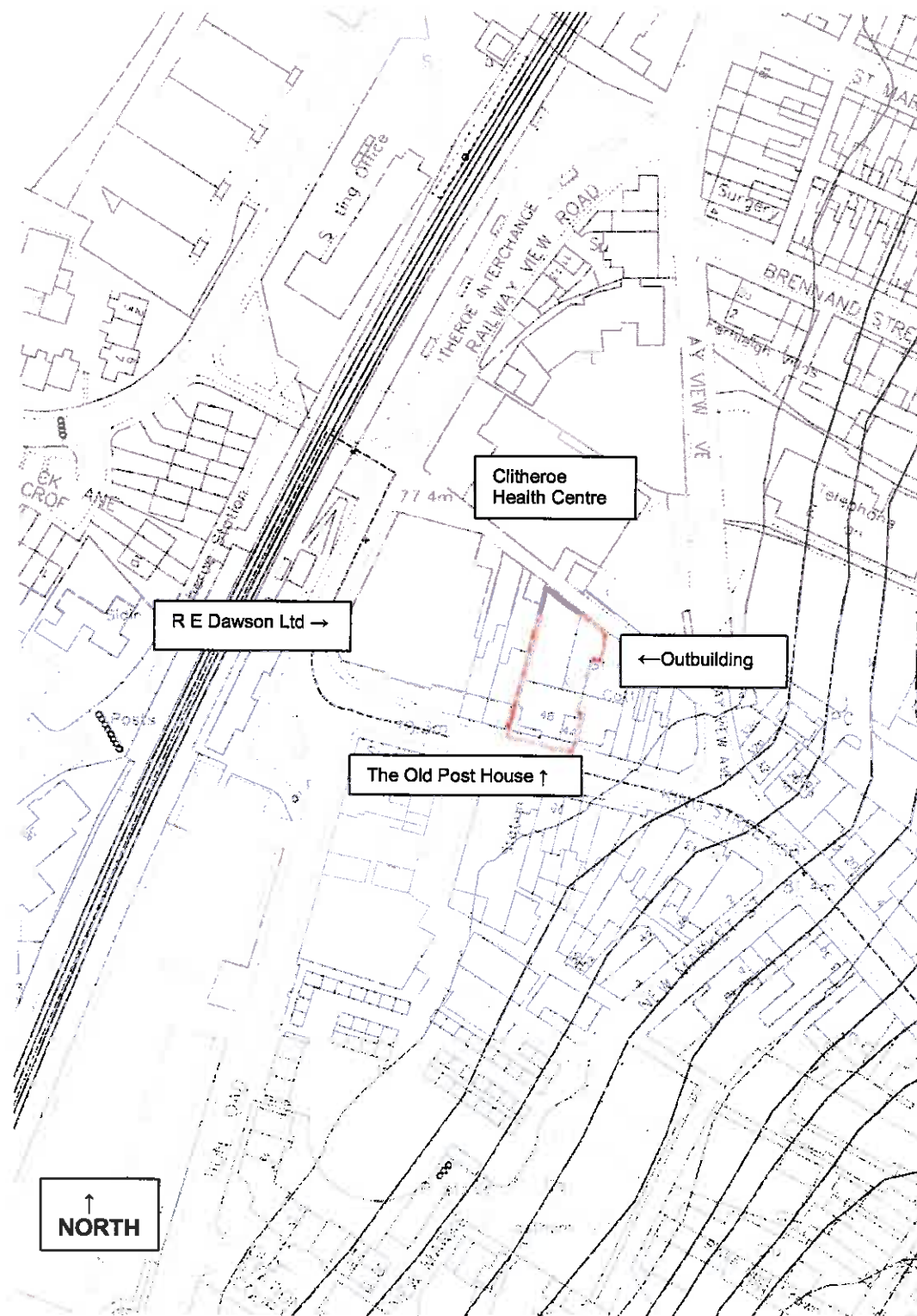
1890 Map

Indicating The Old Post House site. Black Lane as indicated on the 1846 map has now branched to form the western end of what is now King Street. The dwellings directly adjoining the Old Post House, Maxwells / R E Dawson Department Store building and the Station Hotel are yet to be constructed. The old Post House to the north and the Police Station to the South form the western limits of development along King Street.



1914 Map

Much of King Street has by this period been developed.



Present Day Map

5 Building History

The building was constructed in 1879 as a purpose built post office and was in use until 1927 when a new post office and telephone exchange was built further along King Street.

The building's use from its closure as a post office until the 1970s is unsure, but it is thought that it was office and retail until around the early 1970s when part of the building underwent a change of use and was converted into The Fairway House Hotel, later known as The Fairways Hotel, it is known that a section of the ground floor was in use as a Booking Office for Hodder Coaches a well-established (1930s) local company until the late 1980s. In 1989 an application was approved for the change of use into a residential home for the elderly, however it is understood that this was never implemented and in the early 1990s the hotel underwent a change in name to the current Old Post House Hotel. No 42 King Street which forms part of the original post house building retains retail use and does not form part of the application.

6 Building Designation

The Old Post House lies within Character Area 2 of Clitheroe Conservation Area (King Street, Railway Avenue View, St Mary's Street and Brennand Street) and in the Clitheroe Conservation Area Appraisal is designated as a "building of townscape merit". Whilst buildings of townscape merit are considered to be good, relatively unaltered examples, of their type, it should be noted that a brick built dormer has been added to the principle façade on King Street while a brick built dormer and single storey lean-to extension have also been constructed to the rear elevation.

Whilst both the front and rear of the building sit within Character Area 2 of the Conservation Area, it is undoubtedly the principle (King Street) elevation which attracts the "building of townscape merit" designation, other than the roof dormer and external flue the façade is "as built" retaining its principle features of symmetrical design, natural stone dressings and the original brick facing.

The Old Post House is one of the very few brick constructed buildings within the Conservation Area. The original brickwork at some point received a painted render finish, however, this was removed circa 1990s.

7 Building Form & Use

The Old Post House forms part of a detached structure of primarily 2 storeys over a basement with an additional third storey contained within the existing roof void and latter day dormers front and rear. To the rear yard is a single storey outbuilding. The current use of the building consists of a ground floor bedsit, a retail unit (not part of this application or within the ownership of the applicant) and the section to which the application relates, a hotel and restaurant and an outbuilding (former garage) providing ancillary storage accommodation to the hotel.

8 Existing Materials: (Ref Photographs 1 To 6)

8.1 The principle King Street Elevation is of facing brickwork below a natural slate pitched roof. The elevation incorporates a natural stone splayed plinth at low level, dressed stone quoins to external corners, detailed arched natural stone surrounds to the window openings, moulded natural stone gutters with supporting corbels to the eaves and a moulded natural stone verge coping with supporting corbels to the central gable feature, windows and doors are of painted timber.

8.2 The rear elevation of the main original building incorporates a natural slate roof with moulded natural stone gutters and supporting corbels, walls are of facing brick with arched brick window heads and natural stone sills, windows are of painted timber.

8.3 The lean-to single storey extension (constructed under planning approval 3/03/0511/P) is constructed in matching facing brick with brick heads and sills, gutters are of uPVC with windows manufactured in timber.

8.4 The later addition (1970s) dormers to the front and rear are of facing brick construction with flat roofs over, assumed to be of a felt finish and which run into the original roof pitches.

8.5 The outbuilding to the rear yard is constructed with facing brickwork walls below natural slate finished pitched roofs, gutters are of cast metal and uPVC, windows are of painted timber, to the gable forming the boundary with the back street is a vehicular access containing a vertically boarded timber door.



Photograph 1
Pinciple King Street Elevation (south): As Constructed



Photograph 2
Pinciple King Street Elevation (south): Roof dormer and s/s flue are the latter day additions.



Photograph 3
Rear Elevation (North): The single storey lean-to was constructed as part of planning approval Ref 3/03/0511/P



Photograph 4
 West Elevation of the outbuilding, part north elevation of the main building and rear yard



Photograph 5
East Elevation of the outbuilding and part north (rear) elevation of the main building



Photograph 6
North Elevation of the outbuilding. It is proposed to retain the main feature opening.

9 Planning History

9.1 Planning Ref 75/0264/P:

Extensions at second floor level to form additional Bedrooms & extension to Bedrooms. Decision – Approved.

9.2 Planning Ref 77/0121/P:

Formation of first floor Residents Lounge Bar in existing vacant first floor room. Decision – Approved.

9.3 Planning Ref 80/0198/P:

Discharge of condition on Planning Approval 77/0121/P.

9.4 Planning Ref 82/0614P:

Proposed Change of use of ground floor Bedroom to Lounge and first floor Lounge to retail. Decision – Approved.

9.5 Planning Ref 86/0009/P:

Proposed Change of Use of Outbuilding to Hair and Beauty Salon. Decision – Refused.

9.6 Planning Ref 89/0247/P:

Proposed Change of Use of Hotel to Rest Home for The Elderly. Decision – Approved.

9.7 Planning Ref 89/0891/P

Proposed Change of Use of Coach Booking Office (No 46) to Restaurant. Decision – Approved.

9.8 Planning Ref 95/0418/P

Proposed hoarding / Illuminated Sign. Decision – Approved.

9.9 Planning Ref 98/0250/P

Proposed conversion of Garage/ Store to 2no Cottages. Decision – Refused.

9.10 Planning Ref 01/0064/P

Proposed Conversion of Outbuilding into 3no Self Catering Units. Decision – Approved.

9 Planning History cont

9.11 Planning Ref 02/0215/P

Proposed Lift Shaft extension to provide disabled access. Decision -- Approved.

9.12 Planning Ref 3/03/0511/P:

Conversion of Single Storey Out-Building into 2 Storey Holiday Let and Managers Accommodation, Single Storey Kitchen Extension. Decision Approved

9.13 Planning Ref 3/2004/0856

Change of use of residential flat to two hotel bedrooms with en-suites. Decision -- Approved

9.14 Planning Ref 3/2008/0899:

Proposed formation of new external window and door openings in the existing single storey rear outrigger, as part of the internal refurbishment and alterations at the hotel. Decision - Approved

9.15 Planning Ref 3/2009/0562:

Proposed construction of single storey rear extension to provide toilet facilities and accessible entrance. Remodelling of existing basement to provide improved bar and restaurant space as part of the main ground floor refurbishment scheme. Siting of external air conditioning units serving approved function room and basement improvements. Decision – Approved

10 Significance of Planning History

With particular significance to this current application reference should be made to:

Planning Ref 3/03/0511/P:

"Conversion of Single Storey Out-Building into 2 Storey Holiday Let and Managers Accommodation, Single Storey Kitchen Extension"

The single storey Kitchen Extension element of the application was constructed in accordance with the approval and therefore the "Conversion of the Outbuilding into 2 Storey Holiday Let and Managers Accommodation" element is extant.

With consideration to this it should be noted that the current proposal has been designed to be within the physical constraints (heights) of the approved design, but with the 1200mm overhang on the original proposal omitted, the scale of the current proposal is therefore somewhat less than the extant approval permits.

Copies of the extant planning approval and approved plans under application 3/03/0511/P are attached to this statement Ref Pages 16 17 18 19 & 20.

11 Design with Respect to the Designation of “Building of Townscape Merit”.

11.1 It is the principle elevation fronting King Street with the symmetrical design and dressed stone features which arguably merits the property’s designation of being a “building of townscape merit” and therefore no works are proposed to this elevation other than the removal a large dia stainless steel flue to the left recess of the building which runs from the ground level to above the gable verge.

11.2 With regard to the rear elevation of the main building, the proposal does not necessitate any works to the rear elevation other than the removal of the large stainless steel kitchen extract which runs from the ground floor ceiling level to above the rear dormer.

11.3 The extension of the outbuilding has been designed in line with the proposed scale and massing of the extant approval.

However, design has been refined to incorporate a horizontal stone string course to provide a clear definition between the existing and new sections of the building. The overall width of the proposed extension under this application has also been reduced from that on the extant approval by omitting the 1.2M timber clad overhang into the rear yard area (Ref Section 15)

12 Employment

From an employment perspective it is proposed that the retail unit will be staffed by 4 persons – there will therefore be no change to the current staffing levels of the Hotel and this will secure an employment generating use in an important town centre location.

13 Appraisal of the scheme with regard To The Conservation Area & Heritage Assets.

13.1 The significant evolution of King Street was the development between the latter half of the 1800s to the early 1900s, however, as would be expected, King Street has and does continue to evolve to suit modern day social, environment and commercial requirements. There is little of King Street which remains unaltered from when the original buildings were constructed.

Although an artery of the Clitheroe's main shopping high street, King Street has a variety of building designs and styles with a wide variance of uses including retail, office, domestic, wine bar, public house, post office and police station, this application therefore, for change of use to retail and domestic is consistent with current use classes of the immediate area.

13.2 In terms of the proposal and its impact on the setting, as stated previously the designation of the Old Post House as a "building of townscape merit" is undoubtedly formulated from the principle elevation, design style and features and no works are proposed to this elevation. The street scene of King Street will therefore be maintained.

13.3 The works to the rear of the main building are limited to the removal of the stainless steel Kitchen extract, which can only be of benefit from the point of visual amenity.

13.4 The extension and alterations to the outbuilding would be undertaken using materials sympathetic to the area, with a design feature (stone string course) incorporated to clearly distinguish between the old and new structures.

The extended section would be within the constraints, as regard heights, of those already approved (extant approval Planning Ref 3/03/0511/P) with the width being some 1200mm less, therefore the scale and impact of the development as proposed would be less than the extant approval allows.

13.5 In summary: As the proposals are for use classes common to the area, no alterations are proposed to the principle King Street elevation, the alterations to the rear outbuilding are within the scale of an extant approval and do not impact on the principle street scene and setting, it is considered that the proposal will have no detrimental impact to the Conservation Area.

RIBBLE VALLEY BOROUGH COUNCIL

Department of Development

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA

Telephone: 01200 425111

Fax: 01200 414488

Planning Fax: 01200 414487

Town and Country Planning Act 1990

PLANNING PERMISSION

APPLICATION NO: 3/03/0511/P

DECISION DATE: 24 JULY 2003

DATE RECEIVED: 9 JUNE 2003

APPLICANT:

MR & MRS J SPEDDING
THE OLD POST HOUSE HOTEL
KING STREET
CLITHEROE
BB7 3EU

AGENT:

ASHWORTH BURKE PARTNERSHIP
CHARTERED ARCHITECTS
3 CASTLEGATE
CLITHEROE
BB7 1AZ

DEVELOPMENT PROPOSED: CONVERSION OF SINGLE STOREY OUT-BUILDING INTO TWO STOREY HOLIDAY LET AND MANAGER'S RESIDENTIAL ACCOMMODATION, SINGLE STOREY KITCHEN EXTENSION

AT: THE OLD POST HOUSE HOTEL, KING STREET, CLITHEROE

Ribble Valley Borough Council hereby give notice that **permission has been granted** for the carrying out of the above development in accordance with the application plans and documents submitted subject to the following condition(s):

- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.
- 2 Precise specifications or samples of walling and roofing materials and details of any surface materials to be used including their colour and texture shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.
- 3 All doors and windows shall be in timber and retained as such in perpetuity.
- 4 All new and replacement rainwater goods shall be cast iron or aluminium.
- 5 Notwithstanding the details shown upon the approved plans, the proposed Velux roof lights shall be of the Conservation Type, recessed with a flush fitting, details of which shall be further submitted to and approved by the Local Planning Authority before development commences upon the site.
- 6 The window(s) on the east elevation at ground floor and at first floor to flat 1 of the building shall be obscure glazed to the satisfaction of the Local Planning Authority and remain in that manner in perpetuity.
- 7 The additional accommodation hereby approved shall not be used for any purpose independent of the use of the site as a hotel.

The reason(s) for the condition(s) are:

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.
- 3-5 In order to preserve the special architectural and historic interest of the building and to protect the appearance of the area and that of the Conservation Area.

PTO

**RIBBLE VALLEY BOROUGH COUNCIL
PLANNING PERMISSION CONTINUED**

APPLICATION NO. 3/03/0511/P

DECISION DATE: 24 July 2003

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- 6 In order to protect nearby residential amenity.
- 7 The building is located in an area where the Local Planning Authority would not normally be minded to grant the use of buildings for permanent residential accommodation.

Note(s)

- 1 For rights of appeal in respect of any condition(s)/or reason(s) attached to the permission see the attached notes.
- 2 The applicant is advised that should there be any deviation from the approved plan the Local Planning Authority must be informed. It is therefore vital that any future Building Regulation application must comply with the approved planning application.


**STEWART BAILEY
CHIEF PLANNING OFFICER**

