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HERITAGE ASSET STATEMENT

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IN RESPECT OF:

A FULL PLANNING APPLICATION AND AN APPLICATION FOR
LISTED BUILDING CONSENT FOR A DOMESTIC EXTENSION
OVER AN EXISTING GARAGE TO PROVIDE BEDROOM
ACCOMMODATION

AT

23 CHURCH STREET
CLITHEROE
BB7 2DD

Prepared by: Paul Fay for and on behalf of Gary Hoerty Associates
Our Ref: Sta/441/2295/PF
Our Client: Mr N Starkie & Ms I Chenery
Date: 20 October 2017



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. Introduction

- 1.1 Gary Hoerty Associates have been instructed, by Mr N Starkie & Ms I Chenery, to submit a planning and Listed Building Consent application on their behalf for the first storey extension of 23 Church Street, Clitheroe.
- 1.2 As the subject property has listed building designation any proposed development requires the preparation of a Heritage Asset Statement. This report has been produced in support of an application for the above mentioned development, and will consider the impact of the proposals on the designated heritage asset ¹
- 1.3 This document has been prepared in line with policy guidelines set out in the National Planning Policy Framework (DCLG, 2012) and guidance on the historic environment found in 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). The research and recording work follows English Heritage Guidance 'Understanding Historic Buildings' (2016).

2. Background Information

2.1 Site Location

- 2.1.1 The application site is situated in Clitheroe, which is a small town and civil parish which is within the borough of Ribble Valley. 23 Church Street is situated as part of a group of buildings with Listed Building designation and is sited in a designated conservation area. The site has an approximate National Grid reference of SD 74462 41777.

2.2 Site Description

- 2.2.1 The application site comprises the property known as 23 Church Street, which is an attached property with associated car park and garden areas. The property is of two storey construction with an attached single storey garage building. The roof of the entire property is clad in natural blue slates and the walls are of natural stone construction with a rough cast render finish. The windows are Timber sliding sash units set in stone surrounds. The main door is a Timber unit set in a stone surround with frieze.
- 2.2.2 The property is situated inside the boundary designated as Character Area 1 – Clitheroe historic core of the Clitheroe Conservation Area ² (see Appendix A).
- 2.2.3 The Site plan is given below in Image 1;

¹ As required by paragraph 128 of National planning Policy guide (NPPG) 2012

² Clitheroe Conservation Area map

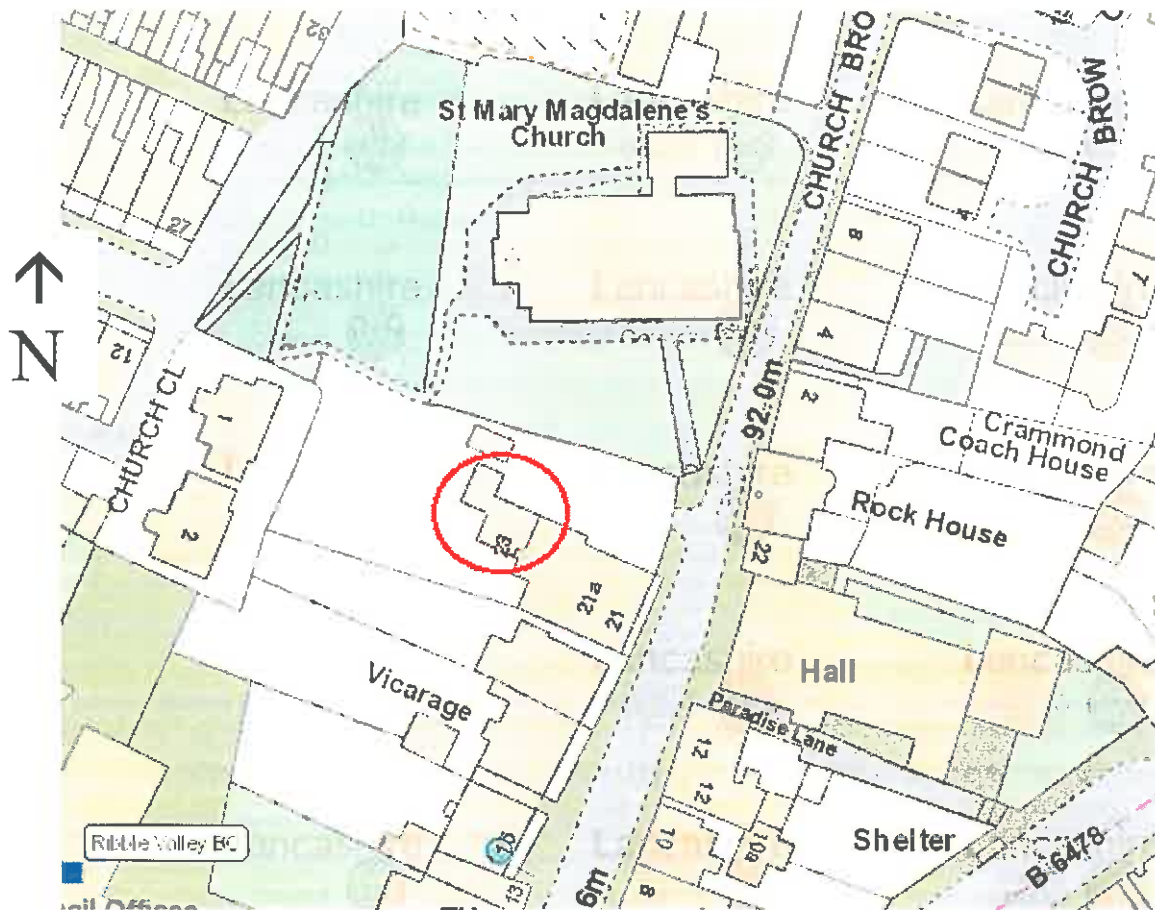


Image 1 – Site plan of 23 Church Street indicating the current layout of the site. (MarioMap 2017)

2.3 Building Description.

2.3.1 The building is aligned along a north to south axis and is two storeys in height, comprising a ground floor and one upper storey. The property was built at a later date than the attached building and was most likely an extension forming the rear wing of No.21, which is currently in commercial use as a Solicitor's office. A further extension has been built to the rear, at some point in the past, along with a detached garage.

2.3.2 23 Church Street was listed Grade II on 19th May 1950. The listing description states³:

SD 7442 2/136 CHURCH STREET (West Side) No 23. - 19.5.50. - GV II

The rear wing of No 21 (qv). 2 storeys in stone, rough rendered, with 3 windows, moulded stone surrounds, hung sashes with glazing bars. Ground floor altered, but has re-used moulded C17 doorway with cornice and chamfered jambs. Window of 4 lights. A rainwater head to angle with No 21 bears initials P (over) IM and date 1757. Nos 1 to 23 (odd) form a group with

³ Historic England

the Parish Church of St Mary Magdalene, Nos 7 to 13 being buildings of local interest only.

Listing NGR: SD7440942040

2.4 Proposed Works

2.4.1 The planned work considered through this statement is the proposed addition of a first floor extension above an existing garage to provide an additional bedroom for the property. The proposal is considered in more depth in the accompanying Planning Statement, which should be read in conjunction with this Heritage Statement for understanding and clarity. The proposals are illustrated on plans submitted with this application, reference: Sta/441/2295/01 & Sta/441/2295/02.

3. Assessment of the Heritage Asset

3.1 Historical Background

3.1.1 This Heritage Statement contains extracts from historic maps; the maps are from circa.1844 and 1930. In this section historic background information gained from these maps is commented upon below.



Image 2 – Extract of c.1844 OS map.

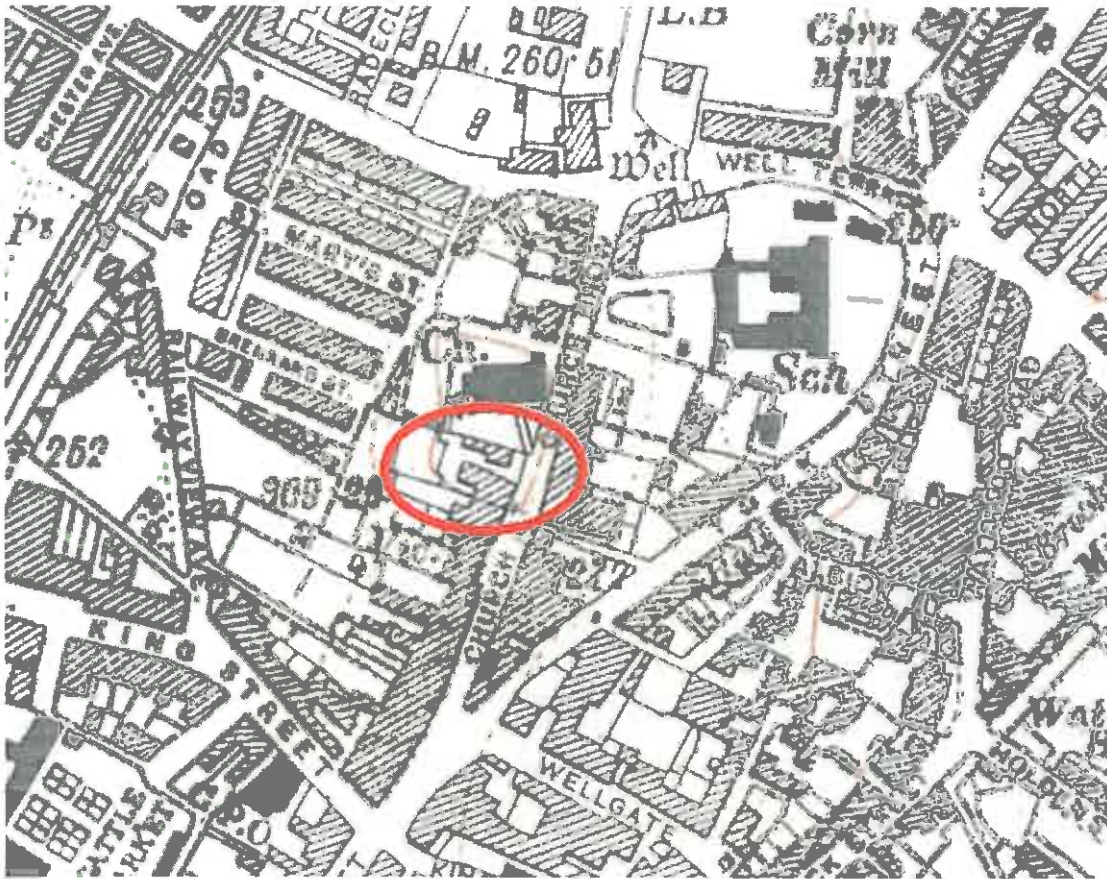


Image 3 – Extract of c.1930 OS map.

- 3.1.2 The image from the 1844 extract (image 2) shows the block to which No 21 is attached. There are buildings shown to the rear but not in the position that No. 23 now occupies. This would indicate that the rear part of No.23 has a later construction date than 1844.
- 3.1.3 The image from the 1930 extract (image 3) shows a different plan form than the earlier image. This image seems to show a plan form more similar to what currently exists but without the more recent part of No 23. This would again indicate a construction date after 1930. There also appears to be some built form to the north of the site. There is nothing there currently and no indication on site of any historic structure.
- 3.1.4 Given the buildings location in the centre of town the use of the buildings in the immediate vicinity is largely commercial, that are operated out of buildings that would have historically been in residential use. There are also a small number of residential properties.

3.2 Appraisal of Heritage Value

- 3.2.1 In considering whether 23 Church Street has significant heritage value this appraisal considers the heritage values outlined in the 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). These values are:

evidential, historic, communal and aesthetic values. An appraisal of these values allows a careful consideration of the significance possessed by the heritage asset and the guidance is intended to facilitate change through intelligent management of the historic environment. The values are commented on below;

Evidential Value

'Evidential value derives from the potential of a place to yield evidence about past human activity'

- 3.2.2 The building represents physical evidence of a traditional 18th century dwelling house; illustrating local styles and methods of construction that would have been prevalent during the period. The building displays all the period features prevalent at the time of first construction. As it is the evidential value should be regarded as high.

Historical Value

'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'

- 3.2.3 The primary historical value of the building is in the buildings historical use as a dwelling. The Conservation area of Clitheroe, as demonstrated in the Conservation area appraisal, identified Church Street as one of the three main streets in the town. No, 21 especially is a landmark building on Church Street.
- 3.2.4 Illustrative value of the exterior of the building; the exterior of the property fits with the historic built form in the vicinity of Church Street, and this importance is noted in the listing description which notes that No's 1 - 23, form a group with the parish church of St. Marys. The vernacular of the building also adds to the illustrative value. The historical value should be regarded as high.

Aesthetic Value

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place'

- 3.2.5 The building is faced with locally sourced materials. It displays vernacular features congruous to the local historical environment. It is a landmark presence in the town on a historically important thoroughfare and is identified as such in the Clitheroe conservation area appraisal. Its traditional aesthetic quality has been detracted from slightly by the slightly more recent extension which, although sympathetically constructed, does not possess quite the same heritage value as the original parts of the building.

Communal Value

'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'

- 3.2.6 No.23 has communal value through its attachment to a local landmark building, namely No.21. It is central to the Clitheroe townscape and its prominence of Church Street, which itself is identified as one of the main historic thoroughfares in central Clitheroe, this is identified in the conservation area appraisal as an important feature of the town.

4. Impact on the Heritage Asset.

4.1 Heritage Impact Assessment

- 4.1.1 The impact on the sites evidential value will be low as the design has carefully considered the buildings most significant and sensitive elements, and proposes that these remain unaltered. Expert recording through a written scheme of investigation can be required by planning conditions to ensure a good record is retained on the public record of the building in its present state.
- 4.1.2 The impact on the buildings associative historical value will be low, as the buildings use will not change from residential which historically the building would have been. The impact on illustrative historical value will be low as any physical changes would be sympathetic and minimal.
- 4.1.3 The impact on the aesthetic would be low or even positive. The extension would incorporate minimal internal alterations to features that are more recent in their addition therefore less important historical fabric. These alterations would be performed in a sympathetic manner and introduce new work which strongly upholds and enhances the building's aesthetic value.
- 4.1.4 The proposed works contained within this statement are concerned with protecting the existing building through ensuring its sustainable use. Policy recognises that the optimum viable use is that which best sustains the heritage asset. Securing the optimum viable use is recognised in the planning practice guide⁴ as a public benefit⁵ which can outweigh 'less than substantial harm' arising from the alterations to achieve a new use. The proposed works have been designed best to uphold the heritage values, with consideration given to the materials or techniques.

⁴ Planning Practice Guide ID: 18a-008-20140306 Para 008 *'Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised'*

⁵ *'Public benefits may include... securing the optimum viable use of a heritage asset in support of its long term conservation'*

5. Conclusion

- 5.1 No 23 Church Street is recognised locally as a building of heritage significance. This is primarily on account of its age, history and prominence in the townscape. It is a large traditional dwelling house. It is an attached two storey building with two storey extension to the rear. It is built using locally sourced materials in a vernacular style typical at the time of construction. It has designation as a listed building, and is situated in an area designated as Conservation Area.
- 5.2 The findings of this Statement are that the proposed works present the Council with the opportunity to grant consent for the extension of a building into an individually designed, attractive family home that will not only provide the applicant with a dwelling that suits their domestic requirements but also has very little impact on the overall street scene and the Conservation Area.
- 5.3 The heritage impacts have been assessed overall as low. There are changes to the exterior of the building but these will be done in a sympathetic manner that will not only provide a high quality dwelling but also have very little impact on the overall street scene and the Conservation area as a whole.
- 5.4 Having also considered the proposals against guidance outlined in the National Planning Policy Framework (see accompanying Planning statement), the nature of the proposals are structured with providing a consistent use for the building but with enhancement and protection of the heritage asset as the primary driver. By examining the significance of this building, and the impact of the proposals, it has been demonstrated that the proposals conform to policy and the associated guidance. The Council is therefore invited to look favourably upon this application for consent.

Signed..........Date.....26.10.2017.....

Paul Fay BSc (Hons) for and on behalf of Gary Hoerty Associates