

Clitheroe Health Centre

Railway View Road, Clitheroe, Lancs, BB7 2JG

Proposed Bin Store

Heritage Statement

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by

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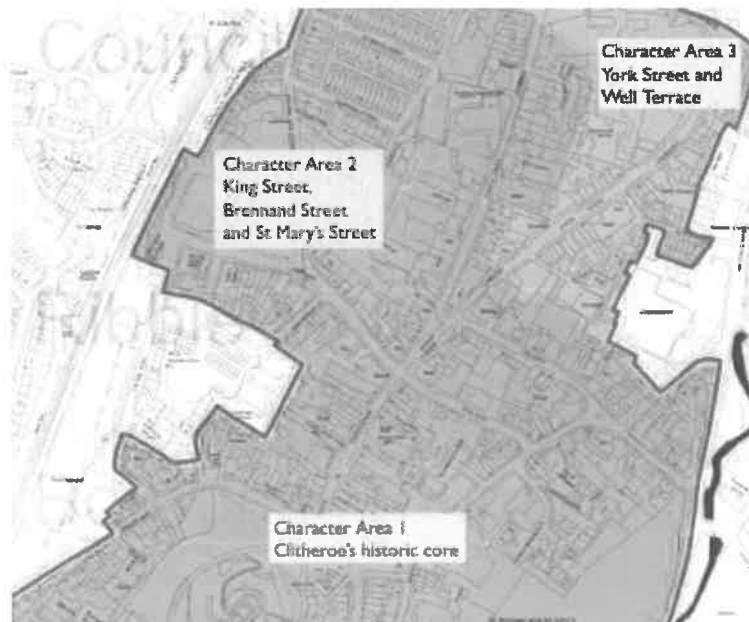
Introduction to Clitheroe

The market town of Clitheroe was established as a borough in the 12th century, when its principal thoroughfare linked castle and church on a south – north alignment (the present Castle Street, Market Place and Church Street), with burgage plots being distributed along it, and also to a lesser extent along Lowergate and Wellgate, to the east of this route.

Something of a building boom took place in the 1870s, spurred on by the opening of the railway station in 1871, and King Street, which formed the corridor to it from the town centre, underwent a transformation during this decade, seeing not only new shops being built but also civic buildings such as the new police station and post office (now believed to be a hotel).

The Subject Site

Clitheroe Health Centre sits on the North West edge of, but within Character Area 2 of the Clitheroe Conservation Area which was designated in 1993.



Clitheroe Conservation Area

The property was constructed as a purpose-built health centre in 1975.

It is not identified as a building of townscape merit, on the Clitheroe Townscape Appraisal Map, which relates to the Conservation Area Appraisal.

It is not listed as a building of special architectural or historic interest, and we are not aware of any other statutorily listed buildings lying in the immediate vicinity.

The Site and Its Surroundings

As existing, the 0.24 hectare site is used as a Health Centre with staff and visitor parking areas. Vehicle and pedestrian access to the site is gained from the East via Railway View Road.

The Health Centre (when originally constructed) was a single storey building with “buff” coloured brickwork external walls, aluminium windows and flat roof.

Several “matching style” extensions have since been added being built to provide a new first floor. These extensions have buff brick external walls, aluminium windows and tiled pitched roofs.

The surrounding hardstandings are a combination of macadam parking areas, PCC paved footways and planted embankments with a variety of mature trees and shrubs.

Random laid stone walls built to approximately 1m high surround the site.

The building is “at odds” with the surrounding buildings and offers no architectural or historical benefit to the Conservation Area.

Proposals

The Health Centre is required to relocate the waste bins from their current location due to a fire risk.

Following discussions on site with the landlord (NHS Property Services) and tenants (Castle Medical Group & Pendleside Medical Practice) the location of the proposed bin store was positioned in a discrete area of the car park where parking would not be reduced and the store not visible from the highway.

On all other NHS sites, the landlord insists on Steel mesh type fencing to bin stores. On this occasion we have explained to the landlord that the proposal would fair better with Planners if a softer, more sustainable material is used – such as naturally finished timber.

It was therefore decided to clad the proposed bin store in naturally finished timber, which would hopefully blend into the tree lined background.

The height of the store is kept to a minimum to prevent unauthorized access. The height increases adjacent the stone wall as this is a vulnerable location.

Stainless steel bollards are proposed as these are used elsewhere by the NHS as they offer good visibility however if required, these could be changed to black heritage style bollards, more in keeping with the conservation area street furniture. Please advise?

Materials

Bin Store	Treated timber hit and miss fence panels in natural finish Treated timber hit and miss double gates in natural finish
Surfacing	Existing macadam
Bollards	1.0m high stainless steel bollards.
Lamp	Wall mounted LED low energy light on dusk til dawn sensor

