

312021/0602

GENERAL HERITAGE & DESIGN STATEMENT

PROPOSED ALTERATIONS AND EXTENSION AND CHANGE OF USE

HARGREAVES

WOONE LANE

CLITHEROE

LANCS

BB7 1BG

for

MR N STONES

JUNE 2021

PD Construction Consultants

7 Beech Street, Clitheroe, Lancs., BB7 2LL

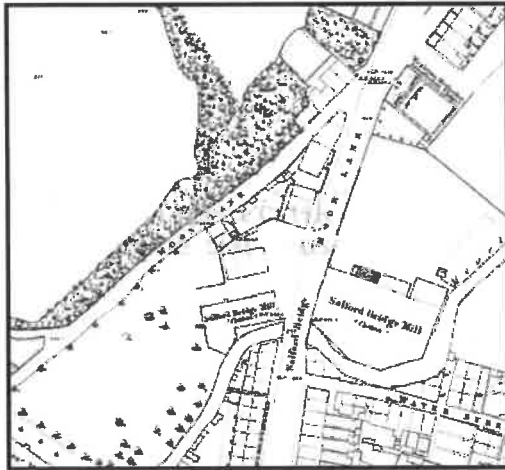
0511 Derbyshire Dip.Surv.



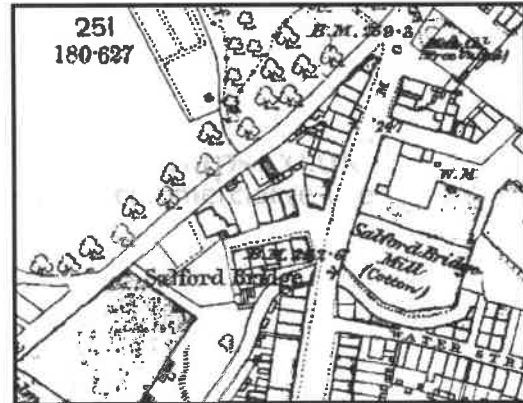
HERITAGE INFORMATION

This statement relates to proposed works to the former A.E. Hargreaves retail unit located on Woone Lane. The building is unlisted, but is situated at the northern end of Woone Lane, Clitheroe in the south-eastern corner of the extended Clitheroe Town Centre conservation area.

The plot was originally part of a larger parcel of land containing a building as noted on the earliest available Ordnance Survey map of 1849. These buildings were still evident on the 1886 Ordnance Survey map.

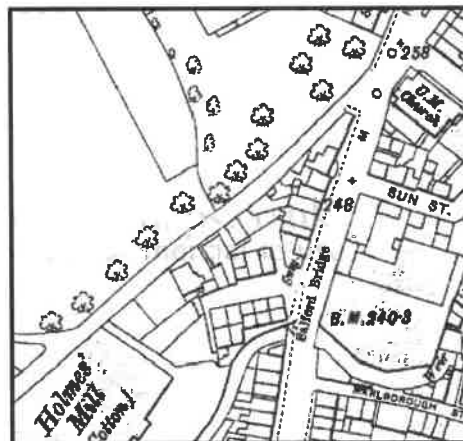


Extract from 1849 OS map.



Extract from 1886 OS map.

The next available Ordnance Survey map is dated 1912, and it shows that the original building on Woone Lane has been demolished and the land divided into the individual parcels that are present today.



Extract from 1912 OS map.

The property currently has no postal address and is referred to in Land Registry documents as "Land at 50 Moor Lane, Clitheroe", although it is a separate plot from 50 Moor Lane as noted on Land Registry documents.

The two properties at Woone Lane and 50 Moor Lane were operated as retail units in single ownership as 'A.E. Hargreaves' dating back to the 1970's. Woone Lane selling bicycles, and 50 Moor Lane selling televisions and electrical goods. The two properties were connected by a doorway at the abutment of the two buildings. Both retail units were in use until 2018.

In 2019 the premises were bought by the current owners and the two sections of the building were divided into individual units. 50 Moor Lane is now an estate agents and the Woone Lane section of the premises is currently vacant.

There have been several planning applications for the premises, although they relate directly to the shopfront of 50 Moor Lane. These are detailed below.

3/2002/0577	Installation of aluminium shutter (listed building consent)	13/09/2002
3/2002/0390	Installation of aluminium shutter	12/07/2002
3/2001/0832	Non-illuminated shop sign	02/01/2002
3/2001/0833	Removal and installation of shopfront (listed building consent)	03/01/2002
3/1992/0374	Installation of satellite dish (listed building consent)	03/01/2002

The building frontage to Woone Lane comprises a painted, smooth rendered wall with large, timber shop windows and timber access doorway. The building is single storey with a low pitched, mono-pitch, fibre cement roof. The building is located between a single storey garage to the north and a two storey garage and offices to the south. The elevation has no distinctive architectural features. The buildings within the grouping on Woone Lane form a disjointed terrace of varying heights, material finishes and mixed use classes.

PLANNING POLICY CONSIDERATIONS

In preparing the proposed designs reference is made to the Ribble Valley Borough Council – Core Strategy 2008 – 2028 document, policy DMG1, with regards to design, access and amenity and policy DME4, protecting heritage assets.

Reference has also been made to recent previously approved applications for similar projects within the Clitheroe Conservation Area:

35 Moor Lane	3/2017/0640 – Change of use from A1 to A4	Approved 19.09.2017
22-24 King Street	3/2020/0653 – Change of use from A1 to A4	Approved 21.10.2020
36 King Street	3/2020/0714 – Change of use from A1 to A4	Approved 28.10.2020
Maxwells	3/2018/0623 – First floor extension of A4	Approved 10.09.2018

PROPOSED WORKS

Please refer to the drawings numbers listed below:

- 1238 – 01 Existing Ground Floor Plan.
- 1238 – 02 Existing Elevation.
- 1238 – 03 Proposed Ground Floor Plan.
- 1238 – 04 Proposed First Floor Plan.
- 1238 – 05 Proposed Elevation.
- 1238 – 06 Streetscape Views.

It is proposed to extend the front section of the premises from a single storey to a two storey structure. This will result in the height being raised by 2.100m from 3.925m to 6.025m. This height is below the eaves height of the adjacent two storey building to the south of the site. The height of the proposal is designed to reflect the height of the eaves of the Spencer House building on the opposite side of the two storey garage / offices and minimise the impact on the existing streetscape.

The walls are to be a cream coloured render finish, with a black painted rendered plinth at ground level. The roof is to be a flat roof with a parapet detailed with artificial stone string course and coping. The windows are to be bi-folding aluminium with a white powder-coated finish and provided with a Juliet balcony style balustrade. The ground floor balustrades are to be metal railings with detailing. The first floor balustrades are to be glass panels.

In addition to the building work it is proposed to change the use class of the building from A1 Shop to A4 Drinking Establishment. For interpretation, the use class references are from The Town and Country Planning (Use Classes) Order 1987 (as amended), which are effective until 31st July 2021.

SUMMARY

The proposals are a simple, modernist design, to reflect the basic, existing single storey structure. The design, scale and colours of the proposals do not adversely impact on the streetscene of the other mixed use premises on Woone Lane.

The development brings back into use a vacant, commercial property on the fringe of the town centre. It is within walking distance of several established hospitality venues and would enhance the leisure opportunities of the immediate vicinity, for locals and visitors alike.

Signed:



Paul Derbyshire *Dip.Surv.*

Dated: 4th June 2021