



**HERITAGE STATEMENT**

**OF**

**13 YORK STREET**

**CLITHEROE**

**LANCASHIRE**

**BB7 2DH**



**05<sup>th</sup> February 2021**

**Job Reference Number: BS 1141**

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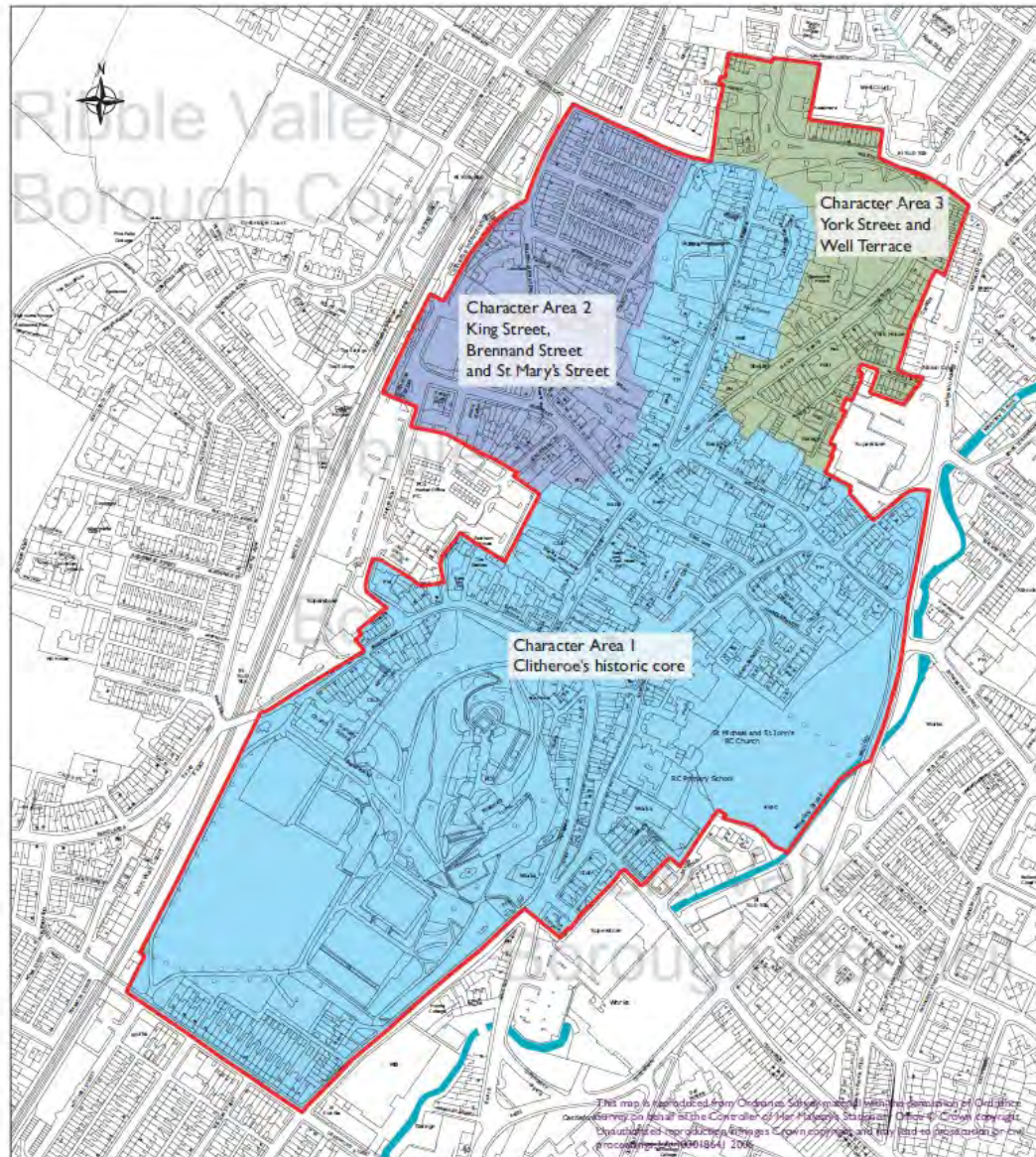
## 1.0 INTRODUCTION

- 1.1 This heritage statement is regarding 13 York Street, Clitheroe, Lancashire, BB7 2DH a mid-terrace dwelling forming part of a block numbered 11-23. The statement has been prepared by Nicholas White of Glovers Project Services Ltd. on the instructions of Mr. A. Atkinson of Branleigh Homes.
- 1.2 I am the senior building surveyor at Glovers Project Services Ltd. with a degree in Building Surveying from Salford University. I have experience in historic buildings, listed buildings with respect to repairs and conversion.
- 1.3 13 York Street is a grade II Listed Building therefore any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings & Conservation Areas) Act 1990. This statement assesses the proposals to carry out repairs and alterations with the property currently in a dilapidated condition. Any impact is assessed in relation to the special architectural and historic interest of the building. This statement is in support of a planning and listed building consent application submitted to Ribble Valley Borough Council.
- 1.4 In order to inform this statement I made a number of site visits and undertaken desktop study.



## 2.0 SITE DESCRIPTION

- 2.1 13 York Street is just beyond the centre of Clitheroe directly opposite the Grand Theatre.
- 2.2 The property in question is part of a Grade II listed terrace on the northern side of York Street which is Character Area 3 of the Clitheroe Town Centre Conservation Area.



- 2.3 Based upon the listing description and historical maps the property is believed to date from the early part of the 19<sup>th</sup> Century, certainly before 1840.
- 2.4 The property is a good example of a Georgian town house with a door to the side of the front elevation with fan light and cornice above with a row of aligned windows which become smaller towards the top.
- 2.5 At the moment the property is empty with the previous owner having resided here for a considerable period of time. The property does not appear to have been refurbished or maintained much in the last fifty years.

- 2.6 This Heritage Statement is in support of a planning and listed building application to carry out repairs and minor alterations to the dwelling in order to make it watertight, structurally sound and habitable with respect to modern expectations.

### **3.0 THE PROPOSAL**

- 3.1 The dwelling effectively comprises of two parts; the three-storey main building and the single storey rear outrigger.
- 3.2 Based upon its appearance and the historical maps the terrace is believed to date from the end of the Regency period i.e. 1820.
- 3.3 The property is of stone construction with rough rendered front elevation and moulded eaves cornice under a pitched slate covered roof. At the front are a single row of sash windows with glazing bars and stone surrounds. The main entrance door, positioned to the side of the front elevation has a rectangular fan light, plain pilastered doorway with entablature and cornice.
- 3.4 A right of access exists to the rear of the property via the arched coach entrance between numbers 15 & 17 York Street
- 3.5 Originally the main part of the dwelling appears to have been built with an outrigger although based upon its construction, the original structure was demolished and a larger outrigger constructed in the early part of the 20<sup>th</sup> century.
- 3.6 The outrigger is of brickwork cavity construction with a duo pitched cut timber slate covered roof which is shared with the neighbouring property, number 15 York Street.
- 3.7 The details of the proposed alterations are assessed in more detail in section 6 'Summary of Works & Assessment of Impact'. In essence, the proposal seeks to carry out repairs and refurbishment with some alterations to the layout. The outrigger is a much later addition and the aim is to carry out some modernisation and minor alterations to the external appearance which is considered to be achievable without harm to the heritage asset.

#### 4.0 THE HISTORY & DEVELOPMENT OF 13 YORK STREET

- 4.1 11-23 York Street became designated as a listed building in 1976.

##### Details of Listing Entry

YORK STREET 1. 5295 (West Side) Nos 11 to 23 (odd) SD 7442 2/20 II GV 2. C18 and early C19. 3 storeys, rough rendered and rendered. Moulded eaves cornices. Rusticated quoins. No 11 has 3 windows with modern glazing above modern ground floor. Nos 13 and 15 have 1 window each on each storey, most hung sashes with glazing bars. Stone surround to doors of 4 panels and modern, beneath cornice. Rectangular fanlights. No 17 is similar, but with 2 windows to both upper floors. Arched carriage entry to left. String at 1st floor cills. No 19 as No 13, but with hung sashes with glazing bars. No 21 the same, without glazing bars, but with grooved architrave with cornice to 8-fielded door with rectangular fanlight. No 23 has 2 windows to storeys, no glazing bars. Rusticated quoins. Door of 8 fielded panels with plain pilastered doorway with entablature and cornice. Nos 11 to 23 (odd) Stanworth House and Clitheroe Royal Grammar School for Boys form a group.

Listing NGR: SD7451542019



13 York Street – Front Elevation





13 York Street – Rear Elevation



13 York Street – Rear outrigger



- 4.2 The earliest historical map available dates from c.1840 where 13 York Street is clearly indicated, Appendix 1, Figures 1 and 2 taken from MARIO Lancashire's website are extracts from this map. Reference to the transparency overlay to the modern OS plan tends to indicate that the main structure was originally built with a smaller rear addition.
- 4.3 Within Appendix 1, Figures 3 & 4 are also taken from MARIO Lancashire's website is at a smaller scale and understood to be a later map, dating from 1890. Which clearly shows that the rear outrigger was originally smaller than as existing. There is also a smaller structure indicated upon the plan, similar in size to the existing coal shed which was probably an outside WC.
- 4.4 Based upon the ground floor reception rooms being unaltered the rear outrigger has probably always been a kitchen.
- 4.5 At the rear of the main building there are windows aligning to each floor other than the second floor where there is an additional window which serves the existing bathroom. Based upon the internal appearance and also the rear of the terrace as a whole it is considered likely that the additional window was added when the bathroom was created on the second floor. It was noted that this window has no glazing bars whereas the other remaining window at first floor level does which tends to suggest it is a later addition.
- 4.6 The rear reception room has a more modern sash window than the first floor and it is considered likely that when the outrigger was rebuilt at the turn of the 20<sup>th</sup> century that the windows were replaced at that time to this room.
- 4.7 Internally the original features such as fire places, stone flooring, window panelling, staircase and internal joinery are all retained however certain essential aspects associated with a basic standard of living are missing such as central heating and insulation and the electrical installation is antiquated, inadequate and likely to be dangerous.

## 5.0 RELEVANT NATIONAL & LOCAL POLICIES

- 5.1 In contemplating any planning application for development affecting 13 York Street, Ribble Valley Borough Council will be mindful of the policy framework set out by government guidance.

### National Planning Policy Framework

- 5.2 12 Conserving and enhancing the historic environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment

### Planning Policy Statement 5

- 5.3 Policy HE1: Heritage assets and climate change section 25 Improving energy performance states that *“where the ongoing energy performance of a building is unsatisfactory, there will almost always be some scope for suitable adaptations to be made without harm to the asset’s significance. This will involve careful consideration of the most appropriate options for insulation, power use and power generation”* and goes on to state *“Local planning authorities are encouraged to support homeowners and developers to find solutions that minimise or avoid harm to an asset’s significance while delivering improved energy performance or generation”*

### Core Strategy 2008-2028 ‘A Local Plan for Ribble Valley’

- 5.4 Key Statement EN5: *“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character and sense of place, and to wider social, cultural and environmental benefits.”*

- 5.5 Policy DME4: Protecting Heritage Assets:  
2. *Listed Buildings and other buildings of significant heritage interest*

*“Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their settings which cause harm to the significance of the heritage asset will not be supported.*

*Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist”*

## **6.0 SUMMARY OF WORKS & ASSESSMENT OF IMPACT**

- 6.1 This section of the report assesses individual elements of the proposal in relation to the impact upon the special architectural and historic interest of Ashgrove House as a listed building. The assessment will explain how the impact has been addressed and where necessary provides a justification for the proposal in reference to the relative significance of the historic building and its component parts.

### **General Internal Repairs**

- 6.2 Due to the age of the existing electrical installation there are insufficient electrical power sockets in comparison to modern requirements. Where there are plug sockets, they are sometimes fitted to the skirting boards. The installation is deemed to be inadequate and on account of the age of the wiring potentially dangerous, not meeting current regulations. All of the existing wiring will need to be removed and the property re-wired. Certain alterations will be required to comply with building regulations for example, mains wired smoke detectors.
- 6.3 The roof to the main part of the building was leaking for some considerable time. As such the access to the roof void was deemed to be unsafe. Additionally, there is rotten timber and decayed plaster through the building below the leak with the damage becoming less severe towards ground level. A degree of stripping back of the decayed and detached lime plaster will be required in order to fully assess the extent of decay to the timber.
- 6.4 Other than damage caused by the leak there are also areas of defective plaster to the ceilings and walls on account of the age of the plaster and the general lack of upkeep through time. The general ethos will be to retain all of the existing plaster wherever possible, and to patch repair on a like -for like basis only where essential.
- 6.5 In some of the rooms there is evidence of structural movement with cracking to the plaster suggesting that the bonding of the party walls to the main front and rear elevations is at fault. Where cracking has been noted it is proposed to fit restraint straps to tie the party walls to the external walls to stabilise the structure. These will be fitted internally and not be visible externally.
- 6.6 The previous occupant was a heavy smoker and all of the internal surfaces to the ground floor are heavily stained with nicotine. All of the surfaces currently painted will require suitable preparation and full redecoration i.e. ceilings, walls, internal joinery and fireplaces.
- 6.7 The existing stone flags to the entrance corridor and rear reception room will be left untouched.

### **Ground Floor**

#### **Repairs to Front Room**

- 6.8 Several of the existing timber floor joists are rotten at the bearing end to the internal loadbearing wall. Elsewhere in the room the original floorboards have been replaced with narrower modern softwood floorboards which suggests that some repairs are likely to have been carried out at some point in the past relatively recently. It is considered likely that the joists have become rotten as there is no apparent means of ventilation to the floor void. It is proposed to maintain the existing joists which will be doubled up with new timber supported on steel hangers. No changes will be made to the existing floor levels.

### **Alterations to kitchen**

- 6.9 As existing the kitchen is not particularly well constructed, and does not form part of the original building, having been added approximately 100 years later. It has no special historic value or architectural merit and is subject to extensive dampness. As such alterations to the structure of the fabric are not considered to be harmful to the listed building as a whole. The work is necessary to bring the property back to a habitable standard and the size and form are being maintained. The intention with the work to the kitchen is to improve natural light levels and introduce insulation.
- 6.10 The existing outrigger is of cavity brickwork with a cut timber rafter and purlin roof with the ridge beam being shared with the neighbouring property, the floor is constructed with mastic asphalt, presumably over a concrete slab.
- 6.11 The proposal is to strip out the badly decayed lath and plaster ceiling and discard. The existing ceiling joists and rafters will be removed with the exiting ridge beam and purlin being retained. The slate roof coverings will be carefully stripped off and set aside for re-use. The roofing battens will be removed and discarded.
- 6.12 A new warm roof will be created maintain the ridge height, pitch and eaves as existing. Breathable roofing underlay will be fitted over new timber rafters and roofing battens with the existing slates being re-fixed. The roof will be insulated with PIR rigid insulation boards between the rafters and insulated plasterboard and skim coat finish to the underside of the rafters. Three Velux Conservation roof windows will be trimmed out and incorporated within the new roof as per the neighbouring property to the shared roof.



Proposed conservation roof windows to same size and spacing as exists to adjoining half of outrigger

- 6.13 The existing brickwork chimney breast and timber cupboards either side will be taken down and discarded.



- 6.14 The existing asphalt floor will be broken out and the ground level excavated in order to construct a new ground bearing concrete floor slab. The new floor will comprise of well compacted hardcore, sand blinding, damp proof membrane, PIR rigid insulation boards, concrete floor slab and cement screed to finish. The new floor level will maintain the existing internal ground floor level.
- 6.15 The existing external door and frame with fan light will be removed and replaced with new upon a like for like basis. Some rebuilding of the brickwork will be required as the short return length is only half a brick thick and not structurally secure.
- 6.16 The existing window is proposed to be replaced with new upon a like for like basis.
- 6.16 The kitchen walls are proposed to be metal framed drylining with insulated plasterboard and skim coat finish.
- 6.17 A new gas-powered boiler will be fitted in the kitchen as part of a central heating installation with a core being drilled through the wall for a boiler flue.
- 6.18 A new kitchen will be installed once the new floor and drylining is complete.

## **Second Floor**

### **Alterations to Rear Bedroom & Bathroom**

- 6.19 Originally there were two bedrooms at second floor level. At some point in the past, probably early in the 20<sup>th</sup> century the door to the rear bedroom was removed and a partition wall fitted to form a small bedroom. A corridor was formed to the new smaller bedroom with a timber studs lined on one side with modern tongue and groove timber cladding with a bathroom occupying the remainder of the space.
- 6.20 The bathroom is proposed to be removed from the second floor and the room to revert to a bedroom together with the formation of an en-suite in the corner of the room utilising the cupboard space over the stairs. The existing bath is planned on being retained although it will need to be removed from site and re-enamelled in order to achieve this.
- 6.21 To facilitate the change in layout the partition wall added early in the 20<sup>th</sup> century will be taken down as will the timber cladding and framework. The existing doors for the bedroom and bathroom are to be retained with the bedroom door being moved to the top of the stairs and the bathroom door to become the en-suite.
- 6.22 A new hole will need to be formed in the rear elevation wall for the new foul drainage pipework serving the en-suite.
- 6.23 It is appreciated that the plan form of the property can, in some instances, contribute towards the historic and architectural importance of the building however there must also be a balance between that and also safeguarding for posterity. The property needs to be fully refurbished having been neglected for decades. As such, the changing needs of owners and occupants through time must also be considered with a dwelling achieving an end result that is practical for daily use for many years to come. Unsuitable buildings layouts especially of basic or poor construction should not be set in stone and precluded from evolution forever starting from the listing date.

The alterations proposed to the plan form are non-structural and only involve removing a non-original partition which is in a dilapidated condition and an inadequate non original timber clad partition. This will remove a small, cramped corridor at the top of the stairs and allow the proposed first floor bathroom to be of a size better suited to a family. The space created on the second floor will become a larger bedroom reverting to the original Georgian design.

The alterations to the plan form are low impact and are reversible.

The alterations proposed have no impact upon the structure of the building involve no changes to the external appearance and are beneficial to the building.

The partition walls to be removed have no decorative or ornate plasterwork or timber and are in poor condition and have no special historic or architectural value.



Partiton wall proposed to be removed between bedroom and bathroom



Timber clad partition wall proposed to be removed between bathroom and corridor

### **First Floor**

#### **Alterations to rear bedroom to become bathroom**

- 6.24 The existing rear bedroom is proposed to become the family bathroom which will improve the flow of the house as occupants will no longer have to go up two flights of stairs each time they need to use the WC. The bath will be re-fitted once re-enamelled and new shower enclosure and sanitaryware fitted.
- 6.25 A new hole will need to be formed in the rear elevation wall for the new foul drainage pipework serving the bathroom.
- 6.26 All other drainage will be positioned above floor level and hidden with low level pipe boxing so as to avoid cutting through the original floor joist or floorboards.
- 6.27 The existing fireplace will remain as existing.

### **External Repairs**

#### **Main Roof**

- 6.28 The main roof has been leaking for some time and the full extent of any rotten or decayed timber is unknown until further inspection can be carried out safely within the roof void. There does not appear to be any existing provision for ventilation of the roof void. As a minimum some rotten ceiling joists are anticipated based upon the visible damage to the second-floor ceiling.
- 6.29 Currently the roof has an unsuitable bitumen sarking felt fitted above the rafters, presumably with a small amount of mineral wool insulation laid between the ceiling joists. The proposal is to carefully remove the existing slates and set aside for re-use. The existing roof window to allow daylight into the stairwell is to be removed. The existing roofing battens and unsuitable sarking felt will be stripped off and discarded.
- 6.30 A modern breathable roofing underlay will be fitted above the existing rafters with new roofing battens and eaves roll to allow for cross flow ventilation and mineral wool insulation above the ceiling to comply with building regulations. A new conservation roof window to suit the existing trimmed opening will be installed to maintain daylight to the stairwell.
- 6.31 The gutters to both the front and rear elevations are lead lined and intended to have new leadwork fitted on a like for like basis.

### **Front Elevation**

- 6.32 The existing render finish is to be maintained. There are clearly several small areas where the render is deteriorated and will be patched up on a like for like basis. The wall is to be decorated to match the neighbouring property, number 15.
- 6.33 The existing sash windows are in poor decorative condition but remain serviceable. It is intended to fully overhaul the windows as follows :freeing jammed casements or sashes and removing build-ups of paint which interfere with their effective operation, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery and replacing missing or broken items, easing sticking sashes and casements, adjusting/packing hinges, replacing

missing or worn beads, preparation and redecoration of previously painted surfaces (5-8 year cycle).

- 6.34 The existing painted timber front door is to be redecorated.

#### **Rear Elevation**

- 6.35 The existing unsuitable cement render / pointing is heavily smeared over the surface of the stone and is intended on being carefully removed followed by re-pointing using lime mortar as necessary. The ivy growth is also proposed to be carefully removed.
- 6.36 The soil pipe that serves the existing second floor bathroom is a mixture of uPVC and painted cast iron and currently penetrates the kitchen roof and is embedded in the wall of the kitchen. It is proposed to replace this with a new painted cast iron soil pipe to the right-hand side of the wall which will receive the foul drainage from the new en-suite and bathroom. A new connection will be required to the existing drainage installation below ground.
- 6.37 The existing sash windows are in poor decorative condition but remain serviceable. It is intended to fully overhaul the windows as follows :freeing jammed casements or sashes and removing build-ups of paint which interfere with their effective operation, replacing broken sash cords, lubricating pulleys and hinges, replacing broken glass and defective putties, cleaning and repairing ironmongery and replacing missing or broken items, easing sticking sashes and casements, adjusting/packing hinges, replacing missing or worn beads, preparation and redecoration of previously painted surfaces (5-8 year cycle).

#### **Outrigger**

- 6.38 The existing rainwater fittings are a mixture of uPVC and painted cast iron and it is proposed to replace these with new painted cast iron fittings.

#### **External Alterations to Outrigger**

- 6.39 The external door and frame with fan light over is to be replaced upon a like for like basis.
- 6.40 The existing window is to be removed and a new window timber sliding sash window fitted upon a like for like basis.
- 6.41 Currently the gable wall of the outrigger is rendered and the side wall is brickwork the side elevation is proposed to be rendered and painted so as to match the adjoining outrigger of the neighbouring property.
- 6.42 The dilapidated brick/stone coal shed with asbestos roof is proposed to taken down to create an area for the storage of refuse.



## 7.0 CONCLUSION

- 7.1 13 York Street is a good example of a Georgian townhouse and has architectural and historic value individually due to its originality and collectively with the other similar properties on the terrace.
- 7.2 No alterations are proposed to the front of the building and so its appearance and that of the conservation area will remain unchanged other than being repaired on a like for like basis and redecorated.
- 7.3 No alterations are proposed to the rear of the main building other than repositioning the soil pipe which is currently embedded within the kitchen wall which is not ideal.
- 7.4 The external alterations proposed to the outrigger do not affect its size or layout. The outrigger is not part of the original building having likely been added in the early part of the 20<sup>th</sup> century. As such the alterations proposed to increase light levels via conservation roof windows are not deemed to result in the loss of historically valuable or architecturally important fabric. The alterations will bring the standard of the property in line with the neighbouring adjoining outrigger and are deemed to be essential on account of the dilapidated condition and lack of upkeep through time.
- 7.5 Part of the internal alterations are essentially to move the family bathroom from the second floor to the first floor. When the property was built originally it would have had four bedrooms and not had a dedicated bathroom. The bathroom was believed to be added early in the 20<sup>th</sup> century, perhaps at the same time as the outrigger was rebuilt. The bathroom is not well constructed and in a dilapidated state there is no fabric here with any special historic or architectural value which supports the decision to carry out the alterations.
- 7.6 The remainder of the internal alterations are pertaining to the refurbishment of the kitchen to make it warm and dry for the occupants, in line with modern expectations. The kitchen is currently damp and in dilapidated state. As this part of the building is a much later addition, and the refurbishment and improvements detailed within the application are of high quality, they will improve the building as a whole safeguarding it for the future.
- 7.7 General repairs and refurbishment are required throughout the entire interior of the property as it has not been touched for decades and the previous occupant was a very heavy smoker. The main aim of the project is to maintain the character of interior whilst bringing the property back into a habitable condition and safeguarding it for the future.
- 7.8 The approach adopted within the application is considered to be sympathetic with no change to the originality of the building. Where alterations are proposed they are to the parts of the dwelling which are much later additions and will add to the property being necessary due to its current condition. As such the scheme overall accords with both National and Regional policy.

## **APPENDIX 1 – HISTORICAL MAPS**



FIGURE 1. - OS First Epoch First State Map 1:10,560 c. mid 1840's [taken from Mario Lancashire website]  
<http://mario.lancashire.gov.uk/agsmario/default.aspx>

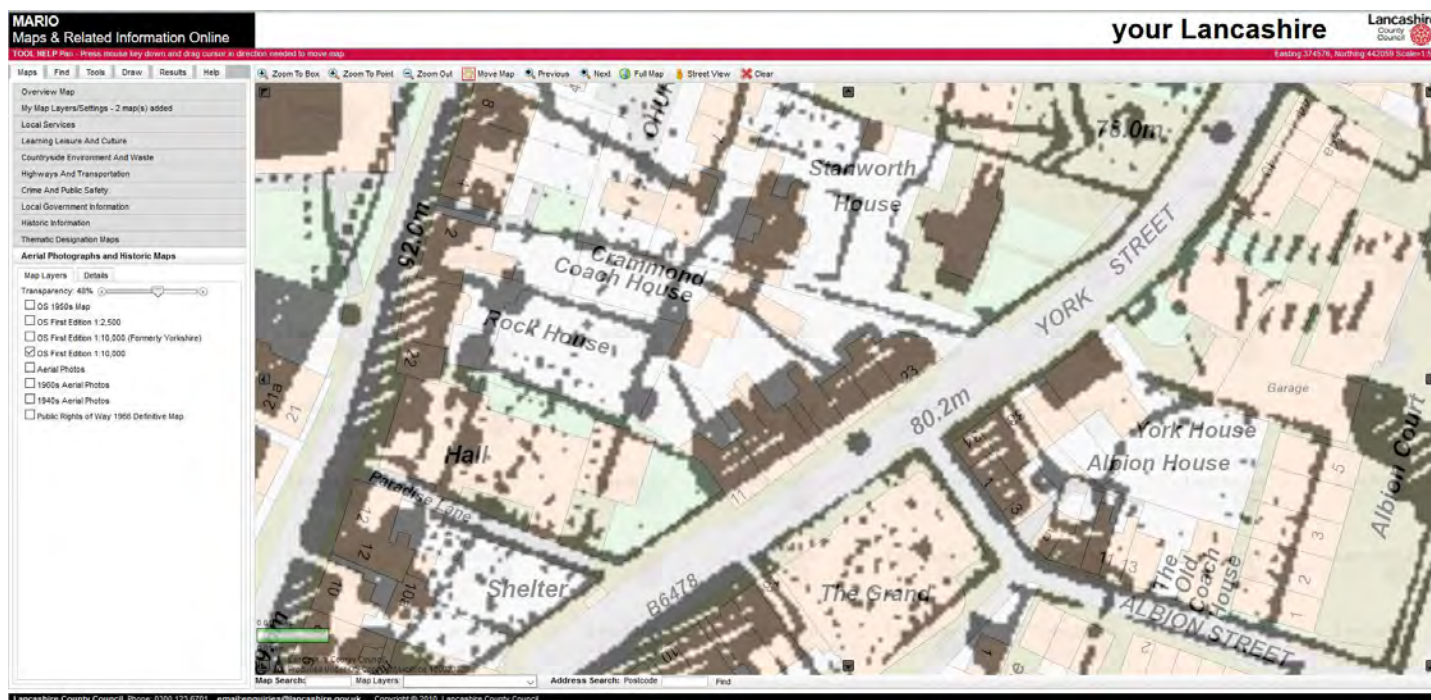


FIGURE 2. - OS First Epoch First State Map 1:10,560 c. mid 1840's [taken from Mario Lancashire website with transparency to modern OS plan]  
<http://mario.lancashire.gov.uk/agsmario/default.aspx>



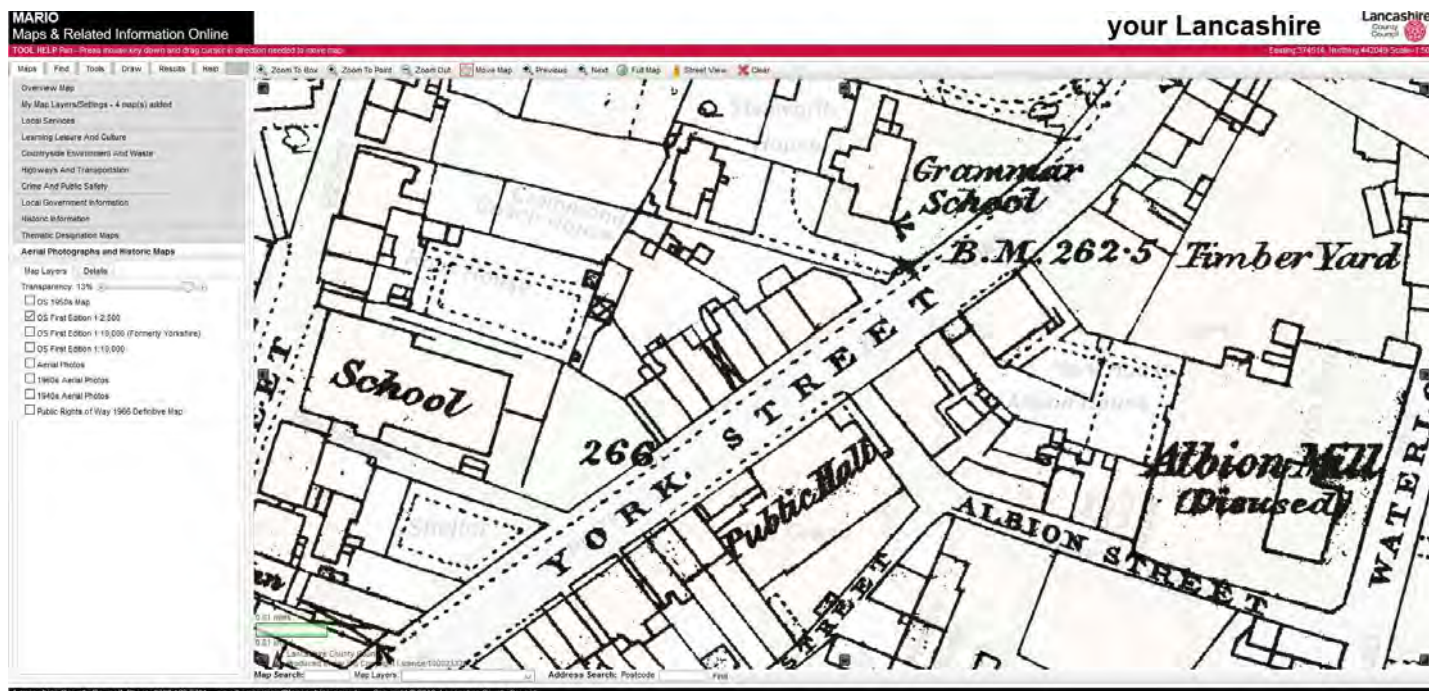


FIGURE 3. - OS First Edition Map 1:2,00 c. 1890 [taken from Mario Lancashire website]

<http://mario.lancashire.gov.uk/agsmario/default.aspx>

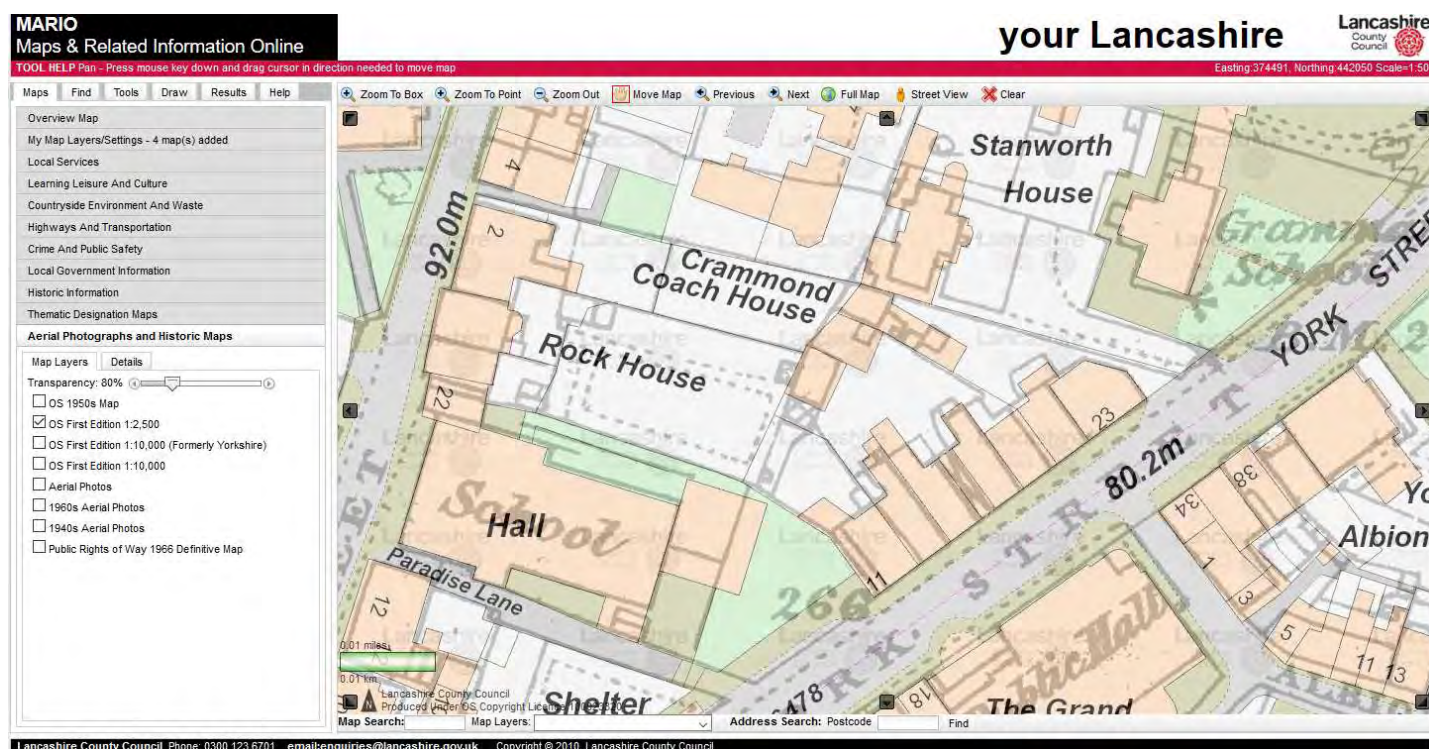


FIGURE 4. - OS First Edition Map 1:2,00 c. 1890 [taken from Mario Lancashire website with transparency to modern OS plan]

<http://mario.lancashire.gov.uk/agsmario/default.aspx>



## **APPENDIX 2 – PHOTOGRAPHIC RECORD**



Entrance Hall



Entrance Hall



Staircase ground to 1<sup>st</sup>



Staircase ground to 1<sup>st</sup>





Front Room



Front Room





Front Room



Front Room – Rotten floor joists





Rear Room



Rear Room





Rear Room



Rear Room





Kitchen



Kitchen





Landing



Landing





Landing



Staircase 1<sup>st</sup> – 2<sup>nd</sup>





Bedroom 1 – First Floor (front)



Bedroom 1 – First Floor (front)



Bedroom 2 – First Floor (rear)



Bedroom 2 – First Floor (rear)





Bedroom 2 – First Floor(rear)



Bedroom 3 – Second Floor (front)





Bedroom 3 – Second Floor (front)



Landing





Landing



Landing





Landing



Landing



Bathroom



Bathroom





Bedroom 4 Second Floor (Rear)



Bedroom 4 Second Floor (Rear)





Cupboard to Bedroom 4 Second Floor (Rear)



Cupboard to Bedroom 4 Second Floor (Rear)





Front Elevation



Front Door



Sash window to front



Rear Elevation





Outrigger



Rear Door





Outrigger



Outbuilding