

## HERITAGE STATEMENT IN SUPPORT OF LISTED BUILDING APPLICATION TO RIBBLE VALLEY BOROUGH COUNCIL



**SITE AT : 76 WHALLEY ROAD, CLITHEROE. BB7 1EE**

**Our Ref : VE /01**

**Date : November 2021.**

## 1. Introduction

This heritage statement is produced to support a planning application made to Ribble valley Borough Council for the removal of cement render to the south western gable of the building. The Gable is then to be stone cleaned and repointing with lime mortar.

The site is a detached, three storey building in use as a restaurant/public house. It is a Grade II Listed Building, a designated heritage asset.

Section 16 of the NPPF, "*Conserving and Enhancing the Historic Environment*", sets out national planning policy regarding heritage assets. This document satisfies the requirements of paragraph 194, under which local authorities should "*require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*"

In summary, this statement finds that the development has no impact to the character and appearance of the area or to the Listed Building, so no negative impact to the historic environment would result from the development.

## 2. Location

The site is located to the south of Clitheroe Town Centre on the west side of Whalley Road, opposite its junction with St James Street. The properties adjacent to this site to the south at nos. 78-88 and 90-110 Whalley Road are also Listed Buildings. The NGR is SD 374173 441205.

## 3. Planning Background

There have been applications made for various alterations to the building in or around 2008. These were mostly for alterations to the rear.

## 4. Proposed Development

The application is for the removal of the existing cement render to the south western elevation of the building. In this regard, the application is in part retrospective as the render has already been removed (see photograph below). It is not proposed that the render be replaced or that the gable be re-rendered. It is proposed that the gable be left with the stonework exposed and that it be cleaned and repointed with a suitable lime mortar. There are no alterations proposed to the windows or fenestration of the gable which will remain in the form it is in now.

Photograph of the southwestern gable with cement render removed.



**5. Heritage asset – listed buildings**

The application site is a Grade II Listed Building. The Listing describes the building as originating in the early to mid C19th. On historical maps, the building is shown to existing on the first edition 1:10000 map, circa 1840-50. This ties in with the Listing description.

1<sup>st</sup> edition 1:1000 os map circa 1840-50.



The listing, which has the building first listed in September 1976, describes the building as being of *...roughcast stone with slate roof...* Whilst it mentions other features of the building, it does not mention any rendering to the walls.

The nearby listed buildings along Whalley Road seem to date from around the same time as the application building, being present on the 1840/50 OS map. They are 3 storey terraces with stone and render finishes to the street elevations.

## **6. Heritage assets – the building proposed for alteration**

The application building was 'listed' in 1976, when it was known as the Commercial Hotel. The Grade of the listing is II. The following is the 'listed description' :

*' WHALLEY ROAD 1. 5295 (West Side) The Commercial Hotel (including stable block to rear) SD 7441 3/41 II GV 2. Early to mid C19. 3 storeys, roughcast stone with stone slate roof with coped gable ends with kneelers. 3 windows, those to top floor reaching moulded cornice. 2 windows to ground floor of 2 lights. Doorway in heavy Gibbsian rustication with moulded cornice and modern door beneath rectangular fanlight. Plinth. Curtilage includes 2-storey stable block in coursed stone to rear. Nos 60 to 164 (even) form a group, all except Nos 76 to 110 being buildings of local interest only.*

Notable, the description does not mention that the building has a rendered finish but rather refers to it as being roughcast stone. Otherwise the features of the building mentioned in the listing description remain.

## **7. Statement of Significance**

The building is a Grade II listed building, so has national significance as a building of special architectural interest.

The building's significance can be attributed to its origins in the early to mid C19th. It is likely to have been initially constructed as a villa residence but has been a hotel use for the most part of the C20th to date. The form of the building to Whalley Road largely remain intact. This elevation has the most ornate detailing in the form of stone quoins, stone window surrounds, a moulded cornice and a heavy stone surround doorway entrance, also with a moulded cornice. The remaining elevations are plain with stone surround windows. The building has significance with its position next to the listed row of building to the south on Whalley Road and is very much seen as part of that group.

## **8. Assessment of Impact**

The loss of the cement render to the south western gable does not harm to the building's heritage significance. That is because the render that has been removed was a modern

cement render not appropriate to the stone construction of this building. The cement render was causing damp problems with this gable wall and the reason for this is well documented when a cement render is used.

Leaving the gable wall exposed as stonework will not affect the architectural form of the building, which it appears from the listing description to not have been rendered originally in any event. The gable is separated from the form wall render by stone quoins and with that separation, architectural integrity of the building is not compromised. A lime mortar for jointing will ensure the gable retains its historic presence. This matches in with the already exposed stonework on the rear of the building.

The other buildings the application is grouped with along Whalley Road present a frontage onto Whalley Road of a mix of stone or render. Leaving this gable wall as exposed stonework will therefore have no effect on those heritage properties.

## **9. Conclusions**

There would be no harm to heritage assets resulting from the proposed development.