

**For the Application for consent to erect a single storey extension at 2 Market Place,
Clitheroe, BB7 2BD**

Job num: 6142 Ref: 1.00

HERITAGE APPRAISAL

1.0 Introduction

This Heritage Appraisal has been prepared by Sunderland Peacock and Associates Ltd on behalf of our client, as part of a planning application to erect a single storey extension at no. 2 Market Place, Clitheroe.

2.0 Site Description

The site is located on the corner of the junction between Market Place and King Lane. The building was originally a Yorkshire bank, built on the former site of the Brownlow Arms. The Brownlow Arms is shown on 25 inch OS map as far back as 1886, and possibly a 6 inch map from 1847, which is a larger building. The Brownlow Arms served closed 1920 and was then demolished in order for the Yorkshire Bank to be built sometime before 1932. The former Yorkshire bank was de-listed on the 7th September 2016 due to the building no longer complying with selection criteria and no longer considered significant enough to maintain grade 2 listed status. The building is sited within the Clitheroe Conservation Area.

3.0 Building Description

The former bank is a two storey building, constructed from stone with a plinth between the ground and first floor. The main entrance to the building is on the corner between Market Place and King Lane. There are aluminium windows to the ground floor with timber sash to the first floor. It was formally used as a shop by 'Oasis' to which this used is continued by a different occupier.

4.0 Impact

The size and scale of the proposal have been taken into consideration; it has been designed in order to be proportional to the existing dwelling to ensure that it is subservient. The proposed extension does not have any impact or negative effect on the neighbouring properties or their amenity space.

The design has taken reference from the surrounding context and material selection to create a proposal that is in keeping with the existing property and area. Planning policy guidance has been adhered to with the integration of the extension to match the existing property and ensure the general form and shape of the original dwelling is respected and reflected in the extension to ensure the character of the property is maintained. This provides a positive visual impact and

ensuring a positive relationship between the original building and extension when viewed from the street scene.

A limited palette of quality materials such as natural random stone walls, with cut stone window and door surrounds. The design is integrated with simple and quality details to enhance the positive visual impact of the design.

Please refer to drawings referenced: 6142 – P03 Proposed Plans and Elevations.

5.0 Conclusion

The proposals for this planning application will have very little impact to the character of no. 2 Market Place and the surrounding buildings which continues to the town centre use. The extension has been designed in order to maintain the character of the building and so as not to impact the look of Market Place, King Lane or Clitheroe Conservation Area. It will ensure a town centre building will be maintained as a shop use which benefits the town.