

HERITAGE STATEMENT

OF

11 YORK STREET

CLITHEROE

LANCASHIRE

BB7 2DH



25th July 2022

Job Reference Number: BS 1197

Glovers Project Services Ltd
The Old Tannery, Eastgate, Accrington,
Lancashire, BB5 6PW
Tel: 01254 398426
www.gloverspsl.com

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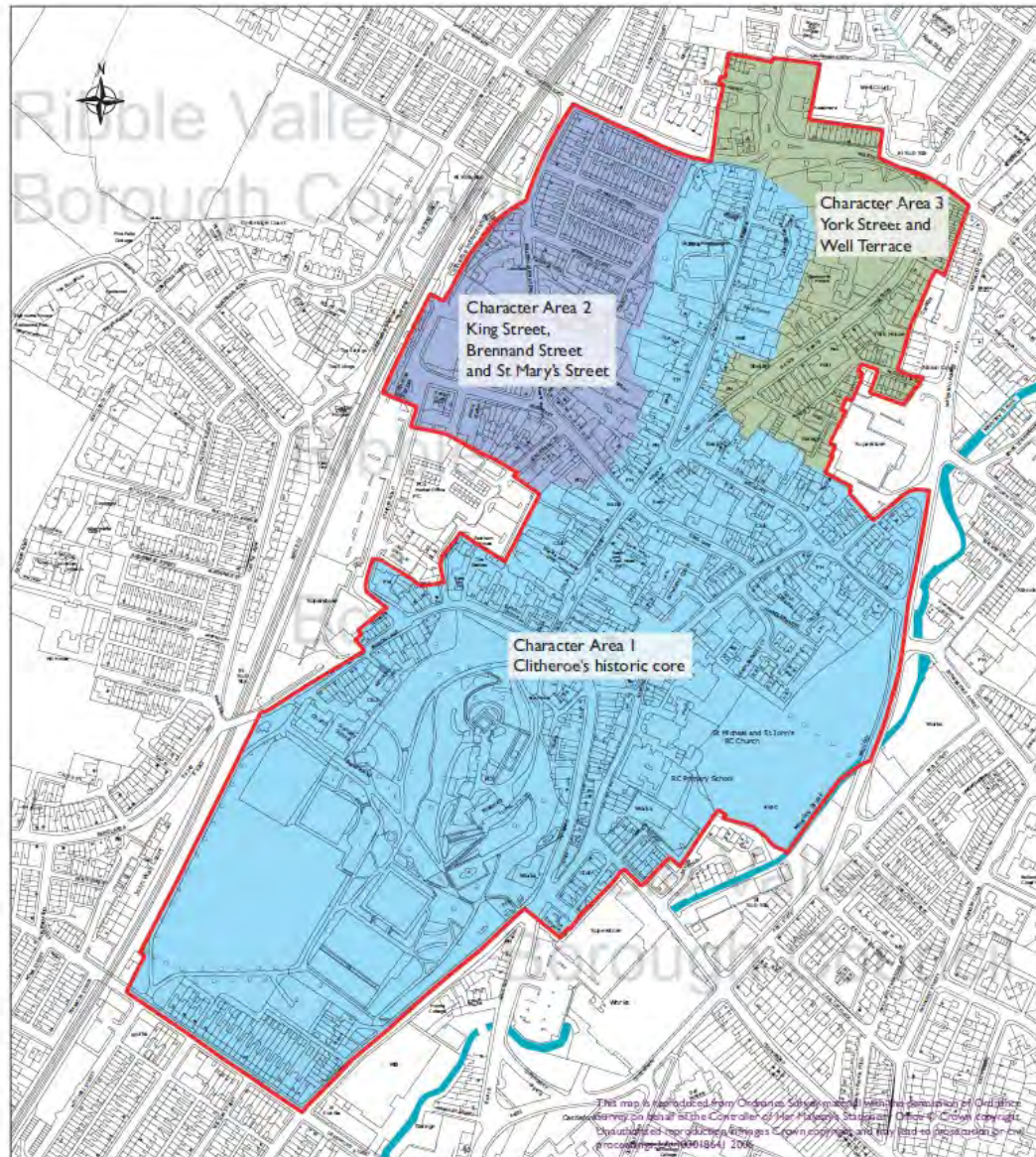
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1.0 INTRODUCTION

- 1.1 This heritage statement is regarding 11 York Street, Clitheroe, Lancashire, BB7 2DH an end-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 the applicant.
- 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 11 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 proposal to carry out like for like external repairs. 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 the site has been visited and a desktop study undertaken.

2.0 SITE DESCRIPTION

- 2.1 11 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 19th Century, certainly before 1840.
- 2.4 The property is a Georgian town house with a door to the side of the front elevation with fan light and cornice above with aligned windows.
- 2.5 At the moment the property is occupied but requires essential external repairs.
- 2.6 This Heritage Statement is in support of a listed building application to carry out external repairs to the dwelling.

3.0 THE PROPOSAL

- 3.1 The dwelling effectively comprises of two parts: the three-storey main building with part cellar and the single storey rear addition.
- 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 and rear elevations with mock ashlar stone effect render finish to the gable elevation all under a duo pitched slate covered roof. The windows are generally modern sliding sashes with 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. At the rear the door to the main building is to the cellar
- 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 which appears to have been demolished, with a larger addition constructed in the 20th century in a different position.
- 3.6 The outrigger is of brickwork cavity construction with a duo pitched cut timber slate covered roof.
- 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 external repairs to the main building. The outrigger is a later addition and no repairs are currently required to this part of the building.

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



11 York Street – Front Elevation



11 York Street – Side Elevation



11 York Street – Rear Elevation

- 4.2 The earliest historical map available dates from c.1840 where 11 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 and in a different position than existing.

5.0 RELEVANT NATIONAL & LOCAL POLICIES

- 5.1 In contemplating any planning application for development affecting 11 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.

External Repairs

Main Roof

- 6.2 The main roof has been leaking and is no longer weathertight. The proposal is to carefully remove the existing slates and set aside for re-use. Any new slates fitted to the roof will be using matching reclaimed natural slate.
- 6.3 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.
- 6.4 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.
- 6.5 The cement flashing topping the chimney stack will be replaced and chimney pots re bedded. The leadwork flashing to the chimney will be replaced using new code 4 lead.

Front Elevation

- 6.6 The existing render finish is to be carefully removed and new roughcast render finish applied to match the front elevations of the adjoining properties. The wall is to be decorated to match the neighbouring property, number 13.
- 6.7 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).
- 6.8 The existing painted timber front door is to be fully prepared and redecorated.

Side Elevation

- 6.9 The extensive ivy growth is to be cut back and removed. The existing ashlar stone effect render finish is to be carefully removed and new roughcast render finish applied to match the front elevations of the adjoining properties. The wall is to be decorated to match the neighbouring property, number 13.

Rear Elevation

- 6.10 The existing cement render is proposed to be carefully removed followed by re-pointing of the natural stone using lime mortar to match the neighbouring property, number 13.
- 6.11 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).
- 6.12 The existing door to the main building is a modern, part glazed, painted timber back door which is proposed to be removed and replaced with a new door painted timber door. The door is hidden from view being below yard level and underneath the rear addition.



Rear door at cellar level

7.0 CONCLUSION

- 7.1 11 York Street is a Georgian townhouse which has architectural and historic value individually and collectively with the other similar properties on the terrace.
- 7.2 No work is required internally, and no alterations are being made to the property.
- 7.3 The external repairs are required on account of the condition and weathertightness of the building and will result in no significant changes to the visual appearance of the property or the terrace as a whole.
- 7.4 The repairs required aim to achieve a finish to match numbers 13-18 which have been refurbished in the last few years.
- 7.5 The approach adopted within the application is considered to be sympathetic and in keeping with no significant changes to the appearance of the building. 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>

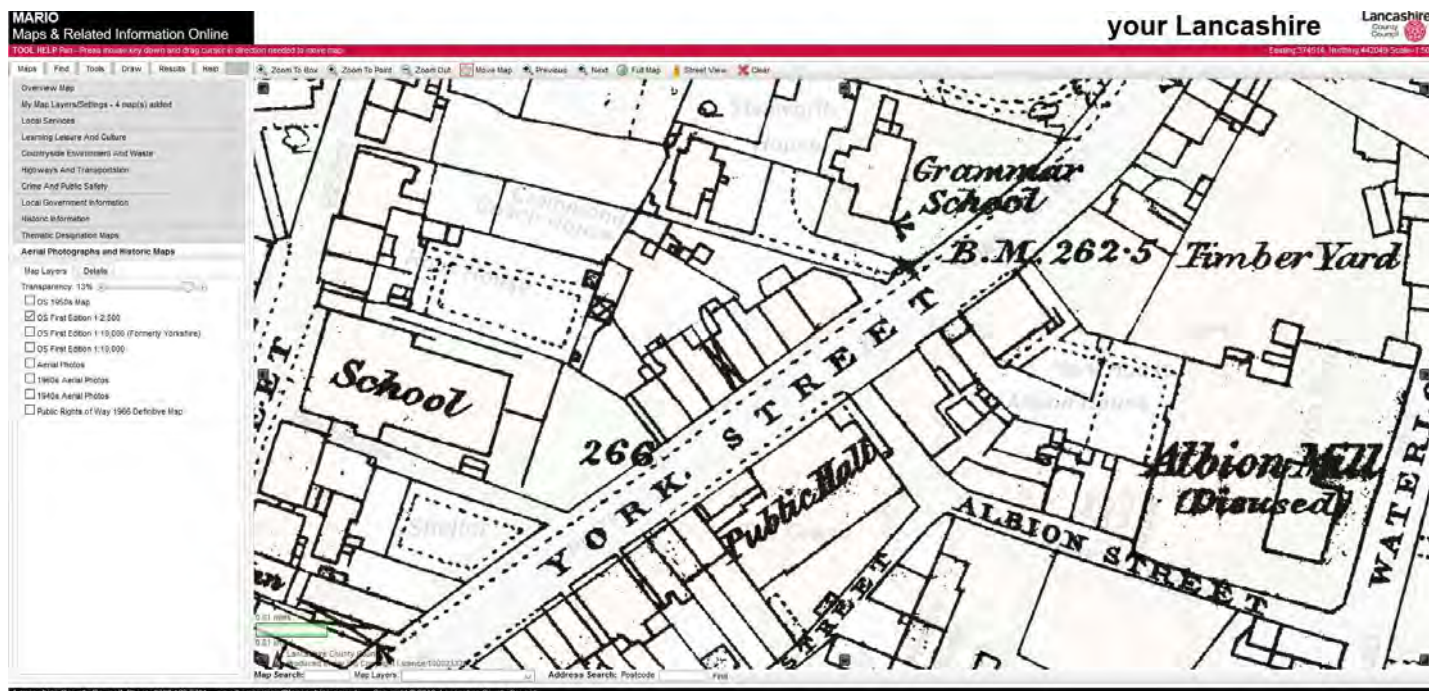


FIGURE 3. - OS First Edition Map 1:2,00 c. 1890 [taken from Mario Lancashire website]

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

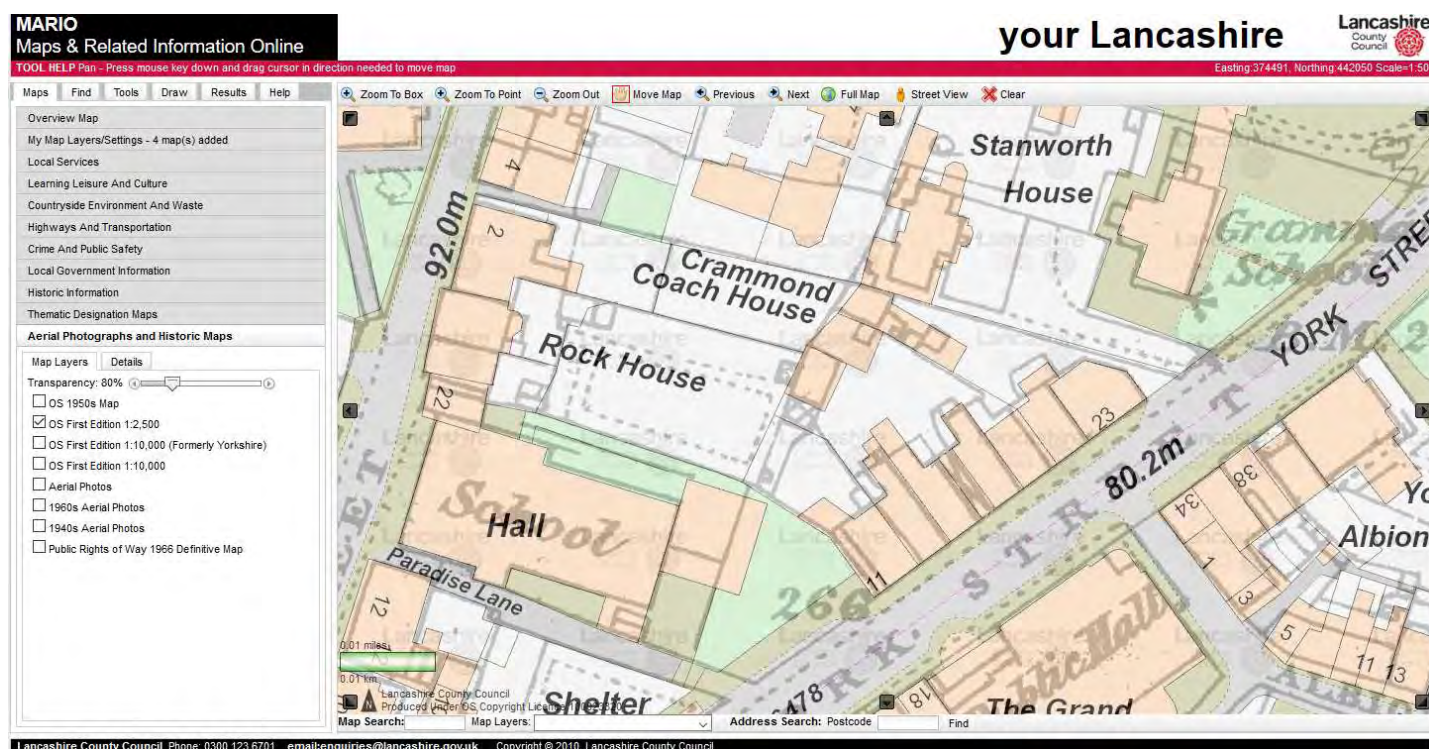


FIGURE 4. - OS First Edition Map 1:2,00 c. 1890 [taken from Mario Lancashire website with transparency to modern OS plan]

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