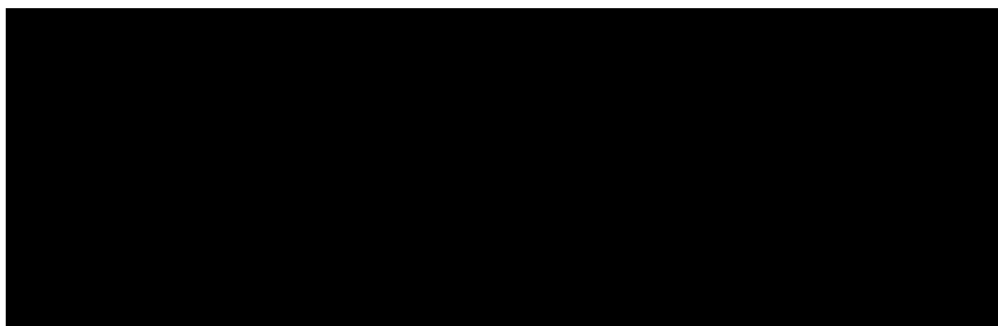


Heritage statement  
to support planning application  
for the conversion of former printworks to apartments  
at Back York Street, Clitheroe

February 2024



## 1 Introduction

- 1.1 This heritage statement has been produced to support a planning application to Ribble Valley Borough Council, for the conversion (including partial demolition) of the redundant former Castle View/Jenny Press printworks, at Back York Street, within Clitheroe town centre and conservation area. It has been written by [REDACTED] on the instruction of the applicant's agent [REDACTED]. A site visit (exterior only) was made by the writer on 5 February 2024.

## 2 Relevant heritage assets

- 2.1 The property lies within the Clitheroe conservation area<sup>1</sup>, a designated heritage asset within the terms of the NPPF, and falls within what the council's adopted appraisal terms Character Area 3, "York Street and Well Terrace". The appraisal notes one negative feature of this character area to be "vacant properties in Back York Street" while the *Townscape Appraisal Map* identifies the application site as a "building of townscape merit".
- 2.2 There are a number of listed buildings along the south-east side of the nearby York Street (all even-numbered properties from 2 to 18, as well as "The Grand"). Although these stand in the vicinity, and indeed number 8 is physically linked to the application site, their rear elevations are not of particular significance and it is considered that the present development would not have any material effect on any of their settings.

## 3 The existing building

- 3.1 The proposed development site comprises a two- and three-storey building which faces south-west onto Back York Street (NGR: SD 74497 41960) (photo 1, below). It appears always to have been in industrial or warehousing use.
- 3.2 The larger, west part is of three storeys, and dates from the early nineteenth century (see 1849 map<sup>2</sup> - figure 1). It is primarily built from random limestone rubble with sandstone dressings, and has a blue slate roof with gable stack at the north-west end; the ridge runs along the short axis, with another gable facing the back street. This south-west front is rendered (photo 2), and has two bays of different widths on each floor, with a variety of openings within them, but most if not all appear originally to have been loading doors for goods, and there is a swinging crane fixed to the top storey, operated by a chain from the interior.

<sup>1</sup> Designated in 1973; extended in 1979. See: The Conservation Studio 2005/6 *Clitheroe Conservation Area Appraisal*

<sup>2</sup> Clitheroe, sheet 1, surveyed 1844 (not at original scale)

There is also a modern flue here. The other three sides of this early nineteenth century block have exposed stonework, with two windows to each of the three floors in the south-east side, and one to the two lower floors in the north-east side (photos 3 & 4). The north-west side is blind (photo 5) and faces onto back yards behind the York Street properties, although the north corner is linked to number 8 by a single-storey outbuilding belonging to the latter. There is an open yard to the east of the building. All the window and door joinery in this block is modern.

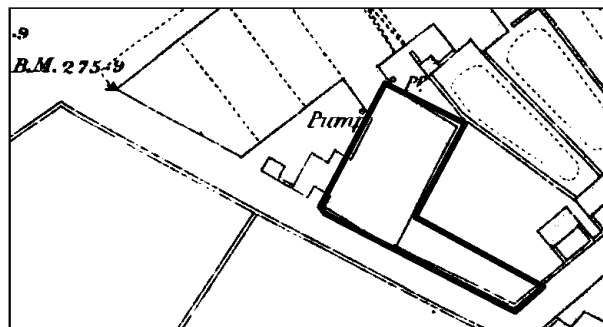


Figure 1: OS 1:1056 map, 1850

- 3.3 The building was extended to the south-east between 1844 and 1884 (see figure 2<sup>3</sup>) by a narrow wing of brick, mostly of two storeys but partly three (photo 6). Its south-east end incorporates some earlier sandstone quoins and the end of a former boundary stone wall, and its roof forms a valley where it joins the earlier structure. It has its own entrance in the south-west side as well as a number of large windows beneath steel lintels, though the two other sides are blind. Window frames and doors all appear to be secondary.

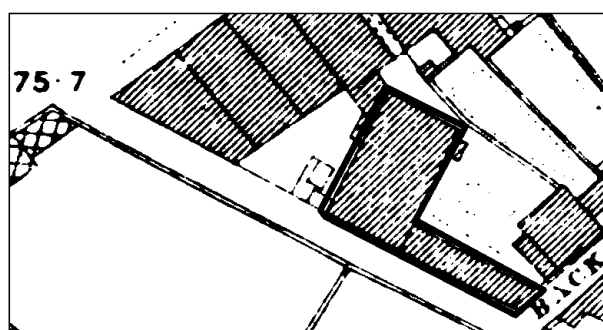


Figure 2: OS 1:1056 map, 1886

## 4 Statement of heritage significance

- 4.1 The building has a low level of significance, and makes a small positive contribution to the conservation area, as a nineteenth century industrial or commercial property in a back street location within the town centre. The earlier,

<sup>3</sup> Clitheroe, sheet 1, revised 1884 (not at original scale)

stone-built part is externally little altered, and the form and pattern of its openings, together with the crane, contribute to significance by illustrating its industrial or commercial origins. The later brick wing confers little architectural or historic interest, although it does add visual variety and illustrates expansion and possibly a change of use, so makes a rather smaller contribution to significance.

- 4.2 Although the application building is physically linked to one of the properties facing York Street itself, it is not believed that there was any functional or ownership connection between the two.

## **5 Proposal**

- 5.1 The proposed conversion would create three two-bedroom apartments, one on each floor, with a shared entrance at the west corner and single-storey bin store at the south-east end.
- 5.2 The scheme would retain the earlier, stone-built majority of the building very largely in its original form, albeit with some alterations to the openings on Back York Street, and the existing render would be replaced. Replacement windows and doors would be fitted, in a simple style appropriate to the building's utilitarian appearance, and two new conservation roof-lights are proposed for the rear pitch where they would be almost completely hidden from public view.
- 5.3 The later wing would be demolished and rebuilt to three storeys, with a shorter length than at present. Its elevations would be mostly rendered, though the existing stone quoins at the south corner would be re-incorporated, and the new windows in the south-west side would have exposed brick jambs, to ensure contrast with the earlier stone structure.

## **6 Impact of proposal**

- 6.1 The building has become redundant for its most recent function, and its conversion to apartments would permit its optimum viable use, and prevent it from falling vacant and becoming a negative feature of the conservation area.
- 6.2 The scheme would retain the most significant, stone-built, early nineteenth century part of the building very largely in its present form, so that its origins as a warehouse or similar, with plain utilitarian exterior of local stone, would still be very obvious. The minor alterations to its openings and roof would have no meaningful impact on significance, so overall these changes would have a neutral impact on the building and conservation area and would not result in harm.

- 6.3 The demolition of the late nineteenth century brick wing and its replacement by a rendered wing of slightly different proportions would also have a neutral impact, as the existing brick wing is a plain structure of industrial brick with no local or positive distinctiveness.

## **7 Conclusion**

- 7.1 Given the above, it is considered that the scheme would preserve the character and appearance of the conservation area, and is entirely acceptable in terms of its impact on the building of townscape merit, the settings of nearby listed buildings, and the wider historic environment.



12 February 2024



Photo 1: View down Back York Street, from junction with York Street



Photo 2: Front, south-west elevation



Photo 3: East side of stone building in its setting



Photo 4: South-east elevation of stone building



Photo 5: North-west side of building, facing rear of York Street properties





Photo 6: Late nineteenth century brick wing proposed for demolition

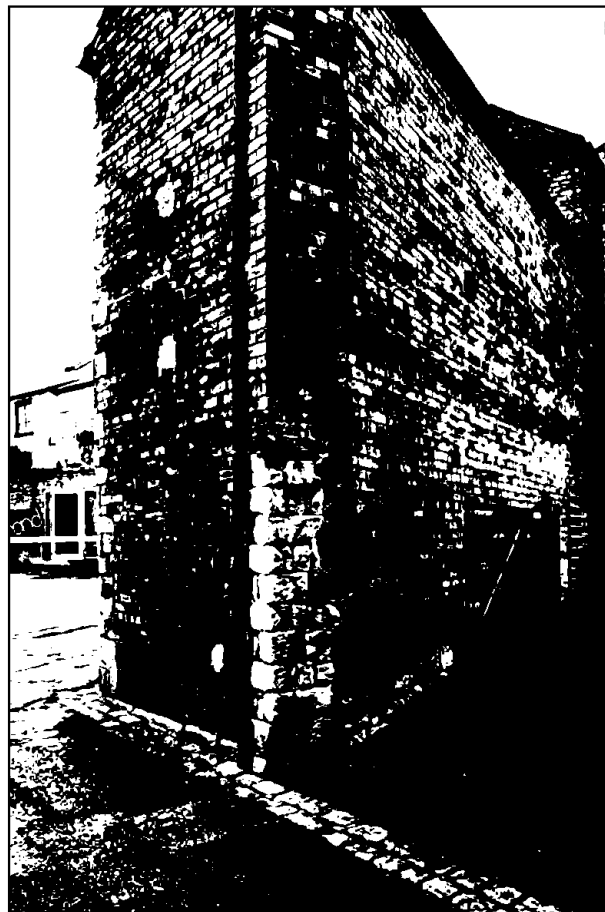


Photo 7: End and rear of brick wing to be demolished