

Heritage Statement for proposed changes to 45 Moor Lane, Clitheroe. BB7 1BE.

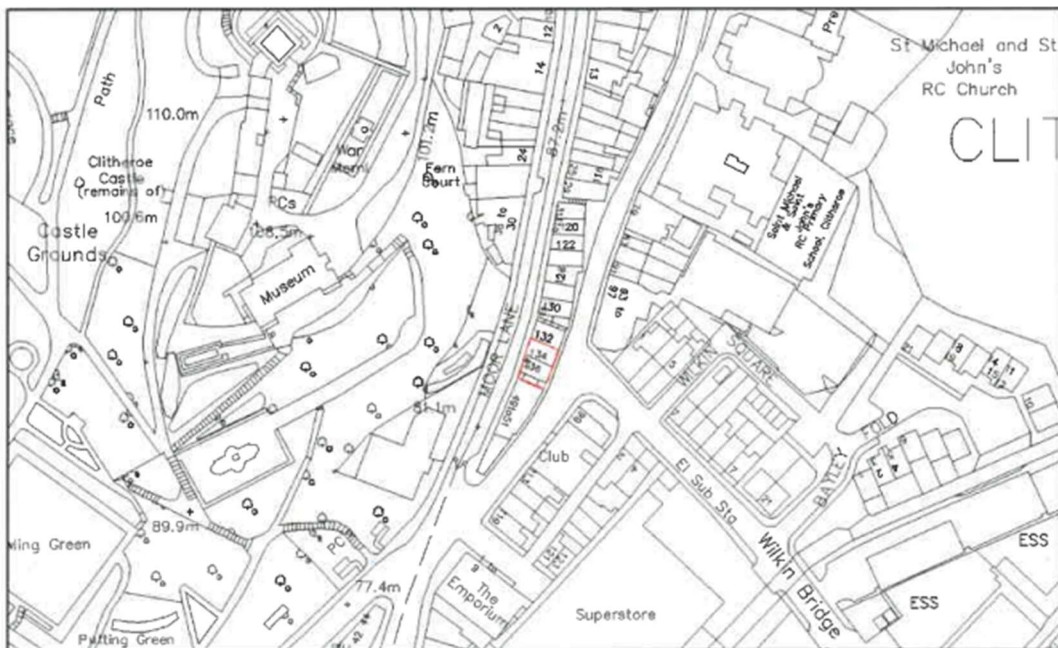
The information provided in this heritage statement is in support of an application for planning approval for the proposed changes of use to 45 Moor Lane, Clitheroe as outlined below:

- An additional use of the property in addition to the existing approval of retail space.
- This additional use to be that the rear portion of the property be used for the private tuition of students individually and in small groups (maximum of 6).
- An extension of the trading hours from 9-6pm (current) to 9-8pm Monday to Friday.
- This change of use will simply involve the addition of a table and chairs to the rear portion of the property and signage of the trading name of Northern Sky Education Ltd.

The building is located within Character Area 1 of the Clitheroe Conservation Area which is a designated Heritage Asset. The building is not statutorily listed but is identified as a 'Building of Townscape Merit' within the Clitheroe Conservation Area.

Understanding the site:

No 45 Moor Lane is located to the south end of Moor Lane, close to the intersection with Lowergate. The front elevation of the building faces northwest onto Moor Lane.



PL01: Location Plan showing location of 45 – 47 Moor Lane.

Current use:

The building has recently been occupied as a retail space for Hedgehog and Pear children's clothing store which is also owned by the owner of Northern Sky Education Ltd.

Heritage Asset Designations:

45 Moor Lane is sited within the defined boundary of Clitheroe Conservation Area which is a designated Heritage Asset. The special interest of the area is defined from the following:

- Clitheroe Castle, a Scheduled Ancient Monument
- The relatively intact medieval layout of the original settlement
- The Castle Grounds which are included on the English Heritage Register of Parks and Gardens.
- The architecture and historic interest of the area's buildings, 88 of which are listed.
- Church Street the best area of Clitheroe's historic townscape.
- Historic late 19th Century townscape, along King Street, including Police Station (1886), former Post Office (1879) and Victoria Buildings
- Planned grid pattern of typical late 19th century terraced housing (Railway Terrace, Waddington Road, St Mary's Street and Brennand Street)
- Good examples of late 19th Century terraced housing in Eshton Terrace.
- The prevalent use of local building stone
- The distinctive skyline, especially when viewed from the Bashall Eaves area of the Borough.
- Open space besides Mearley Brook at the rear of St Michael's St John's Church
- The Market Place
- Traditional 19th Century shopfronts
- Views of Pendle Hill and distant fells to the west
- Panoramic views from Clitheroe Castle
- A pleasing historic townscape enhanced by the town's changes of level and curves in the old streets and areas of historic stone floorscape.
- Stone paved pedestrian alleys off Moor Lane and Church Street
- Individual trees and groups of trees in the areas three significant open spaces.

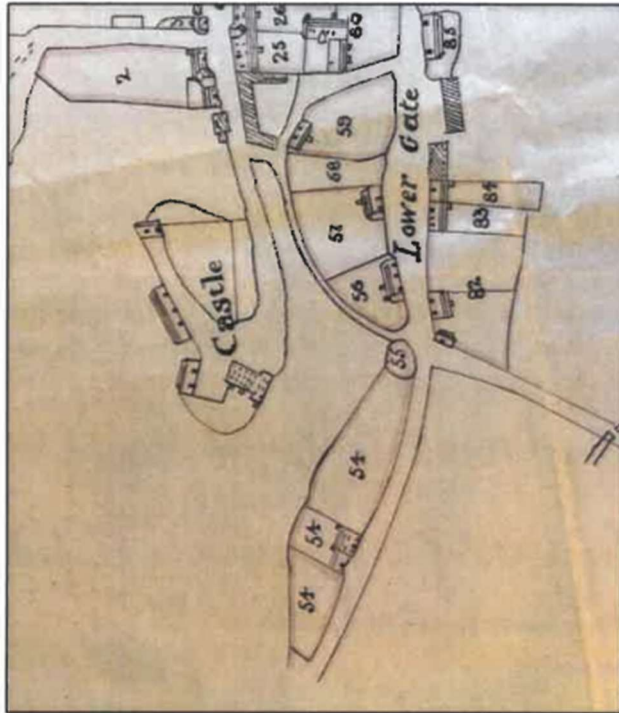
Historic Environment Record Consultation:

An enquiry was issued by the landlord on the 18th of January 2021 to the Lancashire County Council Archaeology Department, in their capacity as the local archaeology consultee regarding any entry present within the Lancashire Historic Environment Record. A response was received on the 21st of January 2021 stating that no entry was present for this building within the Lancashire Historic Environment Record.

The building is identified as 'a Building of Townscape Merit'.

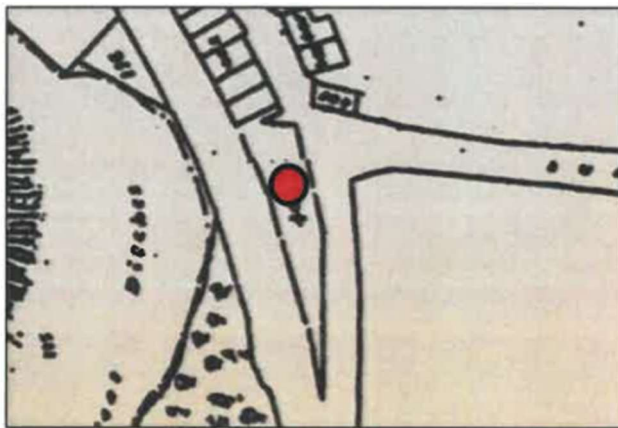
Historical and Archaeological Context:

Moor Lane forms the south means of entry into the town centre via Whalley Road. Moor Lane was first established as part of a series of turnpike road improvements and was provided as a means of constructing the new toll road, Whalley Road, to Castle Street within the town centre. Construction of the road began in 1806 and required the demolition of a non-burgage house called 'Pinders'. The road was opened in 1809. The following map from 1766 shows the layout of what is now Moor Lane forty years prior to its construction. The land was largely undeveloped and the previously existing road in flanked by individual owned burgage plots which formed part of the layout of the medieval core of the town.



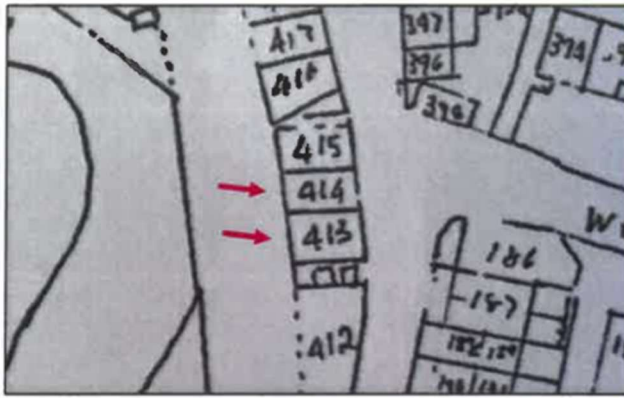
PL08: An extract of Lang's Map of 1766⁹

The following map of 1822 is the first map that shows the road that now exists as Moor Lane and runs parallel to Lowergate before curving away eastwards to the direction of Castle Street. The site occupied by the buildings at 45 Moor Lane is currently undeveloped with the buildings having not yet been built.

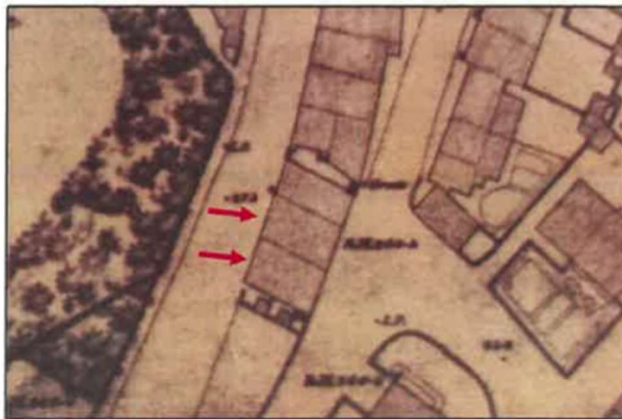


PL09 an extract of Bowden and Alexander's map of 1822 (red symbol denotes approximate location of 45 Moor Lane)

The following tithe map from 1842 shows the buildings at 45 Moor Lane and now indicates that the buildings were built between the twenty-year period between 1822 and 1842 and are referenced as 414.

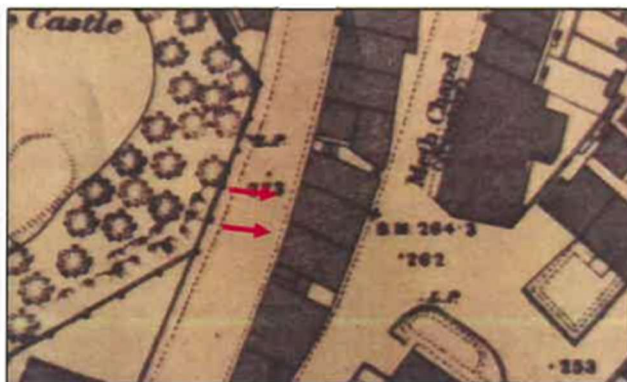


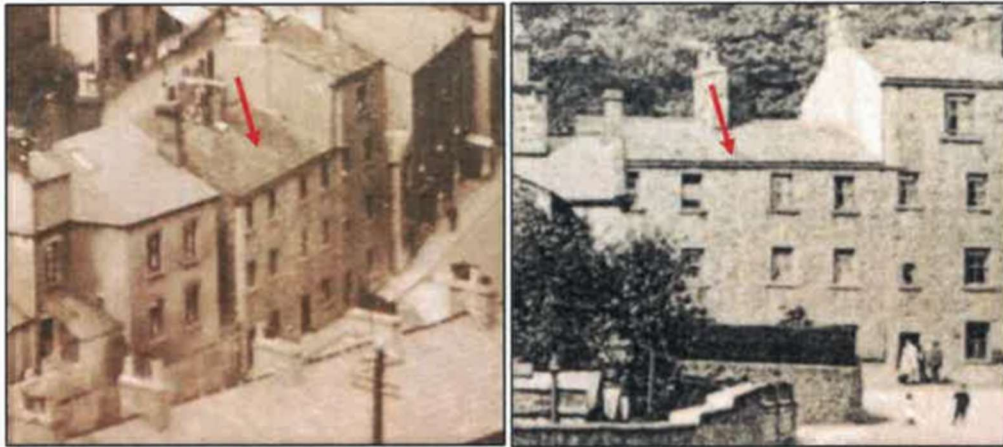
PL10: An extract from a tracing of the 1842 Tithe Map for Clitheroe¹⁰



PL11: Extract from the OS 1:1056 map of 1849¹¹

The general plan form of the buildings does not appear to change between 1886 with the exception of the construction of the existing lean to structure present to the south elevation of no 47.





PL13: Historic photographs showing the rear Lowergate Elevation of 45 – 47 Moor Lane.

Assessment of significance:

Archaeological interest:

The Historic England guidance document 'Statement of Heritage Significance: Analysing Significance in Heritage Assets' (2019) states that *'There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.'*

The building forms part of a row of early to mid-19th C town centre buildings along the main thoroughfare of Moor Lane. No 45 is likely to have been constructed as a dwelling with number 47 having likely been a commercial property, with a dwelling over a first-floor level.

The archaeological interest of the building's interior is not commensurate with its exterior, which itself is limited, because of incremental changes that have occurred throughout the life of the building. However, a fireplace has been retained. The building is essentially a masonry shell with few historic features of interest internally.

Architectural and artistic interest:

The Historic England guidance document 'Statement of Heritage Significance: Analysing Significance in Heritage Assets' (2019) states that *'these are interests in the design and general aesthetics of a place. They can arise from a conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.'*

The building is a product of vernacular building tradition and possesses little in the way of 'conscious' design value, with the focus of its construction being on function and performance of the building. This being said, externally the building retains and displays its 19th Century origins, evident in the form, pattern and appearance of the existing fenestration to the front and rear of the elevations.

The property has recently been refurbished by the landlord and the internal and external appearance of the property has been much improved, after a long period of decline. The tenant has furnished

and decorated the inside of the property to a high and aesthetically pleasing standard in keeping with the history of the property and its proposed use.

Historic interest:

The Historic Interest guidance document 'Statement of Heritage Significance: Analysing Significance in Heritage Assets' (2019) states that *'an interest in past lives and events (including pre-historic) Heritage assets can illustrate or be associated with them. Heritage assets with a historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'*

The building will undoubtedly have connection with past owners and occupants of the building, thus having associated historic value. The associative historic value of the building does not appear to be physically manifested within the historic building fabric and as such is likely to remain unharmed by the proposed works. No known notable people or events can be found to have any possible relationship with the building.

In terms of illustrative historical value, the building provides a limited insight into the 19th Century commercial development of Moor Lane as part of the first major expansion of Clitheroe in connection with the town's first textile mills and the new turnpike road improvements.

In isolation, the building makes a minor contribution to this historic illustrative value, however, this increases when the illustrative historical value is viewed in the broader sense of the development of Moor Lane overall.

Statement of Significance:

45 Moor Lane is not a statutorily significant building which suggests the limited level of significance that it possesses. This assessment has demonstrated that the building possesses a limited intrinsic interest and that this interest is sufficient to be able to establish the buildings as being of national importance, therefore it is not of a standard suitable for statutory listing and must only be considered to be of local interest as part of the local commercial streetscape of Moor Lane.

The significance of the building is derived from its contribution of physical evidence of the commercial development of Moor Lane as part of the towns major expansion and its modest appearance which still retains its 19th Century character. The building itself is not a particularly strong example of this building type, with a number of better examples present Moor Lane, a number of which are listed buildings, and is denoted by its lack of design quality, low quality of building execution and lack of innovation.

The building has been subject to several incremental changes, most of which are internal alternations which has resulted in the loss of the 19th Century fabric and features of interest therefore reducing its significance.

Development proposals

The building currently has planning permission for retail space following the landlord's renovations of the property. The proposed use is to be a mixture of retails space (at the front of the premises of 45 Moor Lane) and private tuition space in the rear section of the space. This extra purpose does not require any alterations to the property bar the inclusion of a table and chairs.

The current planning permission is for retail between the hours of 9am and 6pm on weekdays. Due to the nature of the after-school tuition business, we would seek an extension until 8pm. Several adjacent businesses on Moor Lane, including hairdressers, takeaways and bars open beyond the hours proposed and therefore, there would be no significant change to the environment – indeed, local premises may benefit from extra trade from parents waiting for their children.

Lessons will have a maximum of 6 students per hour.

Appearance

There will be no change to the appearance of the property. A full renovation has already been completed by the landlord and other than one sign above the door, no changes to the external or internal appearance are necessary for the change in use.

Layout

The layout will remain the same – the only amendment will be that the rear of the space will be used as a tuition area rather than retail space with a table and chairs in situ rather than clothes rails.

Landscaping

No new landscaping is proposed as part of this application.

Highways and access.

The existing highways and access will remain unaffected with no obstruction of access for emergency services.

Flood Risk

The application is located within Flood Zone 1 and therefore has a low probability of flooding and as a result a flood risk assessment is not required as part of this application for planning permission. The site is also not at risk from surface water flooding or flooding from reservoirs. The nature of the proposals will not exacerbate the risk of flooding elsewhere. Policy DME6 (water management) should therefore be considered as satisfied.

Trees and Hedges

No existing trees or hedges require removal as part of the proposed changes of use.

Planning policy context.

Statutory Legislation:

The duty at section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 states:

‘In the exercise, with respect to any buildings or other land in a conservation area... special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.’

National Planning Policies

The relevant national planning policies in relation to heritage matters are contained within the National Planning Policy Framework (2019) and are comprised of paragraph 189 through paragraph 199.

Local Planning Policies

The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

- Key Statement DS1 – Developmental Strategy
- Key Statement DS2 – Sustainable Development
- Key Statement DS3 – Transport Considerations
- Key Statement EC1 – Business and Employment Development
- Key Statement EN5 – Heritage Assets
- Key Statement DS1 – Developmental Strategy
- Policy DMG1 – General Considerations
- Policy DMG2 – Strategic Considerations
- Policy DMG3 – Transport and Mobility
- Policy DME2 – Landscape and Town Protection
- Policy DME4 – Protecting Heritage Assets
- Policy DMB1 – Supporting Business Growth and the Local Economy
- Policy DMR1 – Retail Development in Clitheroe

Heritage Impact Assessment and Mitigation

Impact on the existing building

The development proposals will not change the appearance of the existing building but will enhance its function. The challenges of the current retail climate mean that businesses are increasingly needing to diversify their offers in order to succeed. The addition of the tuition space will increase revenue for the business holder and provide a valuable service for the town.

The building has been significantly enhanced by the redevelopment of the landlord and furthermore by the interior design of the leaseholder. A pleasant and welcoming space has been created to ensure a positive learning and retail environment sympathetic to the existing building and surrounding area.

Impact on the Clitheroe Conservation Area as a Designated Heritage Asset

As the property has already been refurbished by the landlord to create a retail space with a traditional shop frontage and signage approved, the additional use of the space will not have a significant impact on the street scene of Moor Lane.

Proposed Public Benefits

The proposed social, economic and environmental public benefits that would arise from the implementation of the development proposals would include:

- Viable development of use of an existing historic building
- Contribution to the vitality and viability of Clitheroe Town Centre, through the introduction of an additional business unit to the already well-established commercial area of Clitheroe.
- Employment of local citizens to work as tutors in the business.
- Specialist services for parents and students of the town to increase attainment.
- Lifetime education opportunities for adults e.g., adult literature appreciation classes

- Links with local education and cultural providers such as the current link with Longitude Gallery and Clitheroe Contemporary Arts Festival to promote the cultural life of the town and area.