

GENERAL HERITAGE & DESIGN STATEMENT

PROPOSED ALTERATIONS

3 & 5 HIGHFIELD ROAD

CLITHEROE

LANCS

BB7 1AQ

for

MR P. ROSTHORN

AUGUST 2023

PD Construction Consultants

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INTRODUCTION

3 & 5 Highfield Road are located on the north side, at the north-western end of Highfield Road, between Lowergate and Wilkin Square. They are part of a terrace of 3no houses.

The existing properties are in planning use class C3 (dwelling house).

The proposed works relate to the creating a single dwelling from 2no dwellings, demolition of the rear single storey extension and construction of a new single storey rear extension. All the proposed work falls within planning permitted development as defined in Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2021).

Please refer to the drawings numbers listed below:

1488 – 01	Existing Ground Floor Plan.
1488 – 02	Existing First Floor Plan.
1488 – 03	Existing Elevations.
1488 – 04	Proposed Ground Floor Plan.
1488 – 05	Proposed First Floor Plan.
1488 – 06	Proposed Elevations.

HERITAGE INFORMATION

The properties are within the boundaries of the Clitheroe Conservation Area, located in Character Area 1. The buildings are not listed but are identified as “Buildings of Townscape Merit”.

Historical information has been provided by John Lambert, of Clitheroe Civic Society, details of which are included in Appendix A of this document.

The first evidence of a building on the site is on a town map dated 1766.

The buildings are later shown on a Tithe map dated 1842-47, with the footprint of the terrace as it is now.

Detailed plans of the first floor of 3 & 5 Highfield Road dated 10th December 1868, approved by the Local Board of Health show the building used as the “Providence Independent Meeting Room”.

Detailed plans and elevations, dated 1880, show that the use of the building changed. No.1 became a painters shop, and nos. 3 & 5 were a single, 4-bedroom dwelling, with access at ground floor to the shop.

Detailed architectural plans and sections, dated 1894, show the terrace being divided into 3no individual 2-bedroom cottages, each with an outside privy in the rear yard. This arrangement is the current layout of the properties.

PLANNING HISTORY

There are no historical planning records for nos. 3 & 5 Highfield Road.

The only planning history available for Wilkin Cottages is for no.1 Highfield Road.

3/1933/0561 Change of use from domestic to offices for Lancashire County Council Social Services.
3/2012/0152 Change of use from offices to dwelling house (Use class C3).

RELEVANT PLANNING POLICY

In preparing the design reference is made to Ribble Valley Borough Council – Core Strategy 2008 – 2028 document.

The following Key Statement policies are considered to be applicable to the property:

EN5	Heritage Assets
DMG1	General Considerations
DMG2	Strategic Considerations
DME4	Protecting Heritage Assets
DMH5	Residential and Curtilage Extensions

PROPOSED WORKS

It is proposed to create a single dwelling from the existing 2no dwellings.

The existing single storey extensions to the rear of the premises are to be demolished and replaced with a single storey extension. The extension will be a lean-to construction with a natural slate roof and self coloured silicone based, rendered walls.

The porch to the front of the premises is to be increased in size, finished with self coloured silicone based render, natural slate roof and dark grey u.p.v.c. windows to match the existing.

The existing mismatched and cracked, external render to the rear and gable walls is to be removed and replaced with a self coloured silicone based render system. New windows to no.5 are to be dark grey u.p.v.c. to match the existing windows at no.3.

The mismatched render and false quoins to the front elevation are to be removed and the random natural limestone wall is to be pointed with a lime based mortar with recessed brushed pointed joints. New windows to no.5 are to be dark grey u.p.v.c. to match the existing windows at no.3.

The chimney stacks are to be re-pointed with lime based mortar.

Internally there will be a single staircase to access the first floor. The current party wall between nos. 3 & 5 is to be provided with openings to join the two properties into one.

SUMMARY

All the proposed work falls within planning permitted development as defined in Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended 2021).

The external proposals, including the retention of the boundary walls and gateways, are designed to have minimal impact in the overall visual appearance of the existing historic building grouping and buildings in the immediate vicinity, on Highfield Road, Lowergate and Wilkin Square.

The proposed design is complimentary to the Clitheroe Conservation Area and is sympathetic to the designation of the terrace as Buildings of Townscape Merit.

The proposals are returning the use of nos. 3 & 5 back to 1880 (143 years ago) when the property was a single dwelling.

Signed:

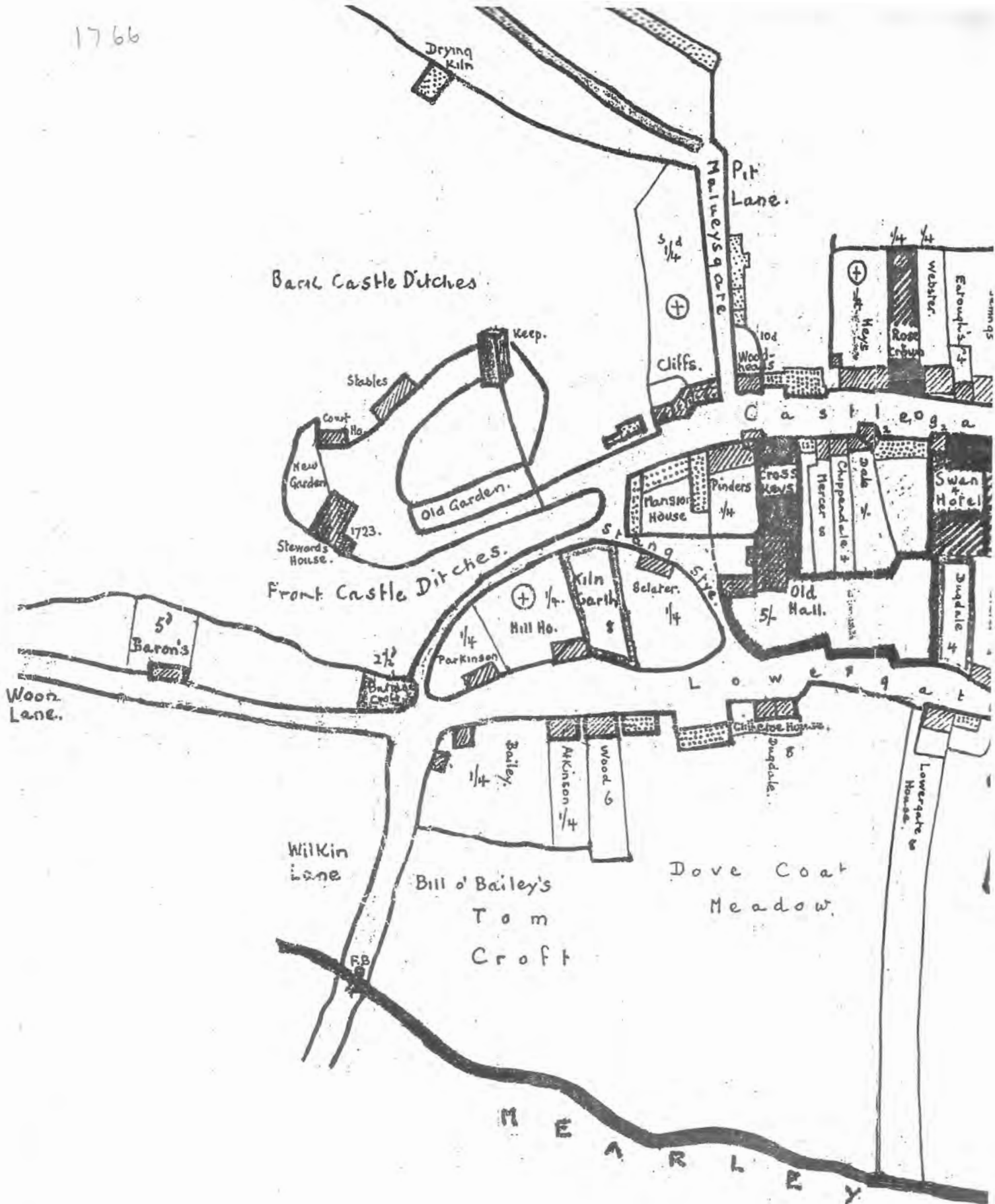
A handwritten signature in black ink, appearing to read 'Paul Derbyshire', written in a cursive style.

Paul Derbyshire *Dip.Surv.*

Dated: 23rd August 2023

APPENDIX A – HISTORICAL INFORMATION

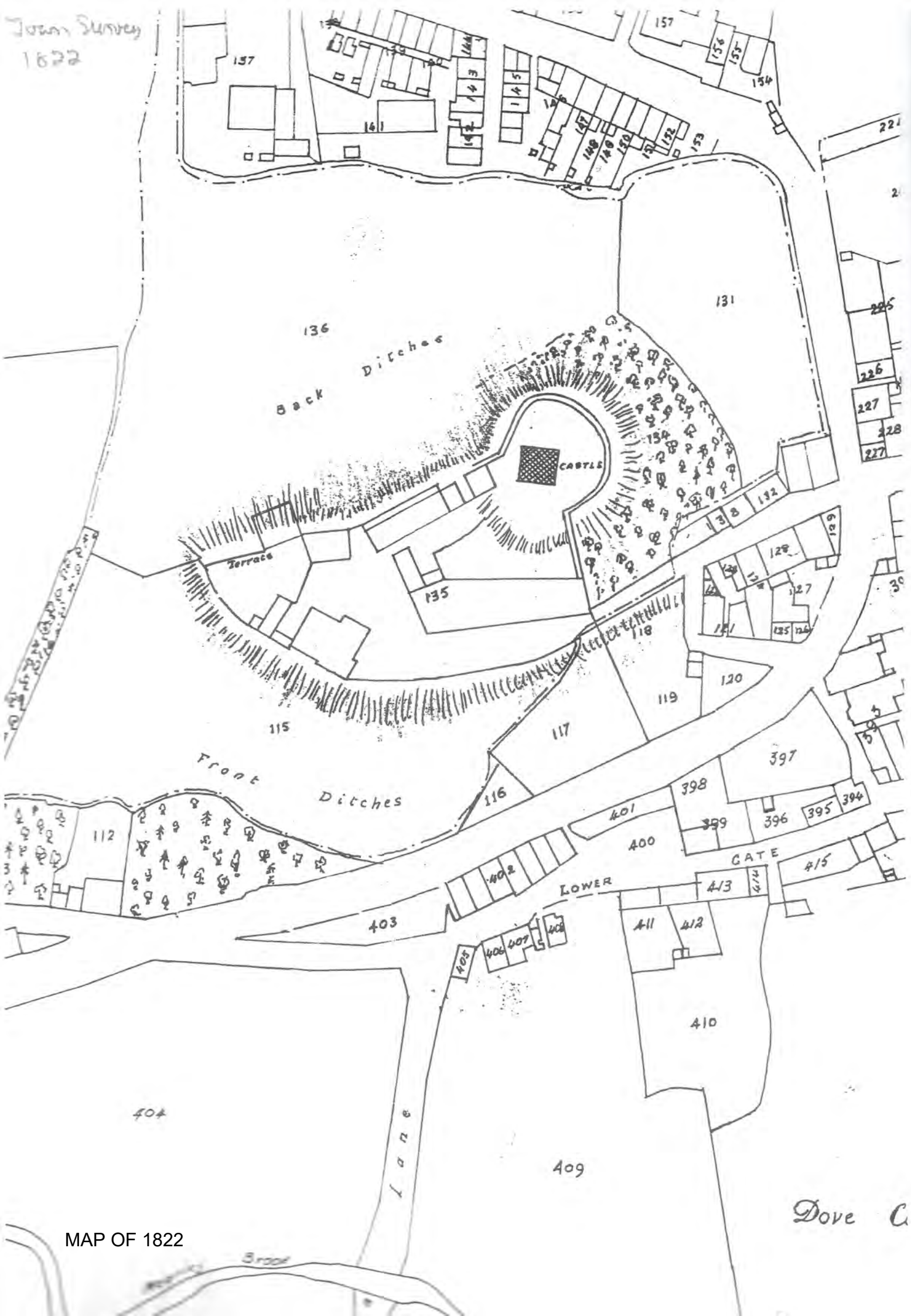
1766



MAP OF 1766

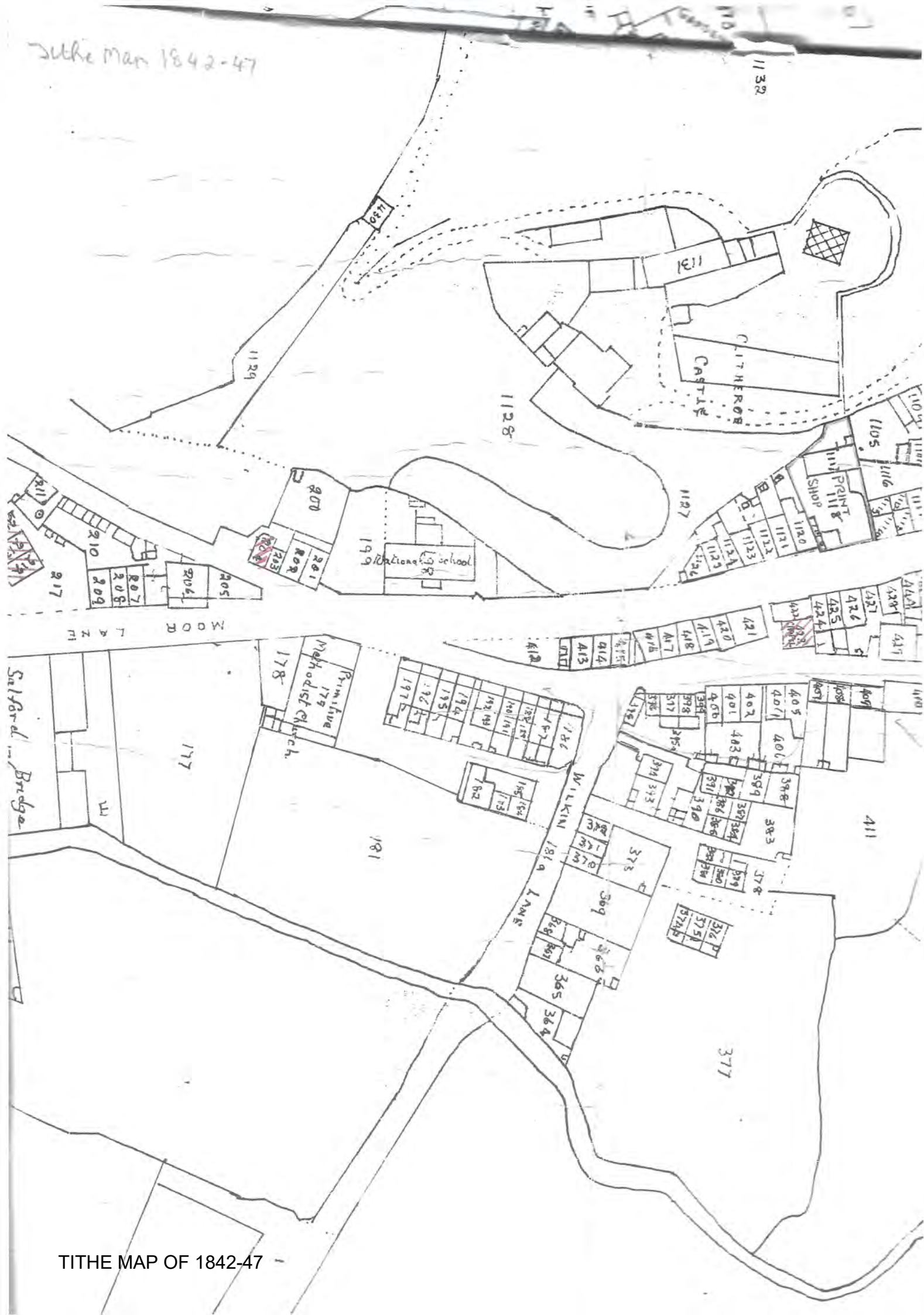


Town Survey
1822



MAP OF 1822

TITHE MAP OF 1842-47





PROVIDENCE INDEPENDENT

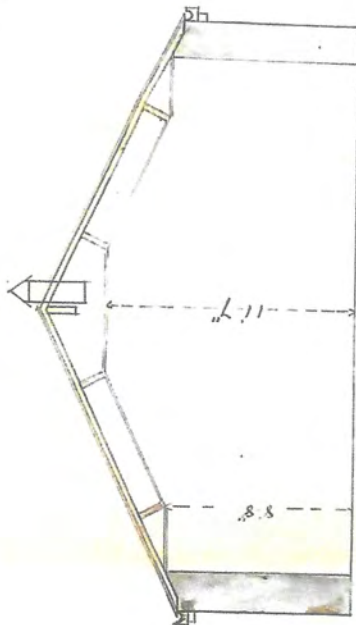
MEETING ROOM

CLITHEROE

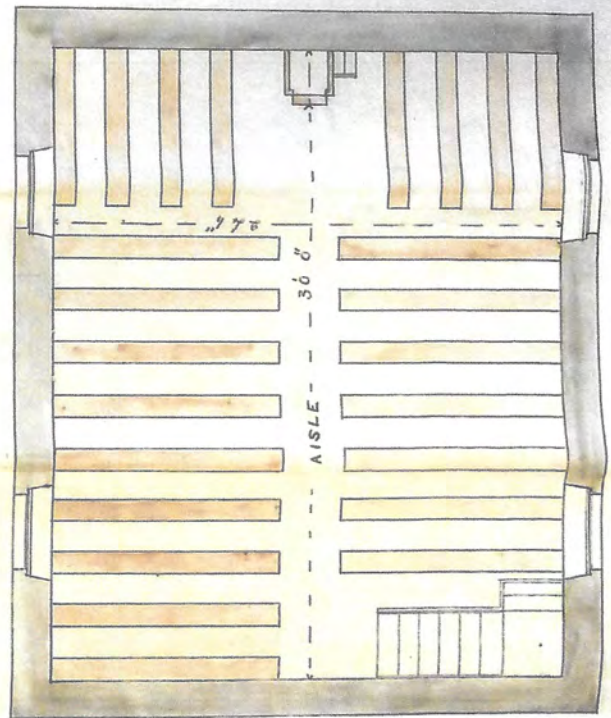
SCALE 1/4 INCH TO 1 FOOT

Approved by the Local Board of Health for the
purpose of holding the 1000 Convention, 1868

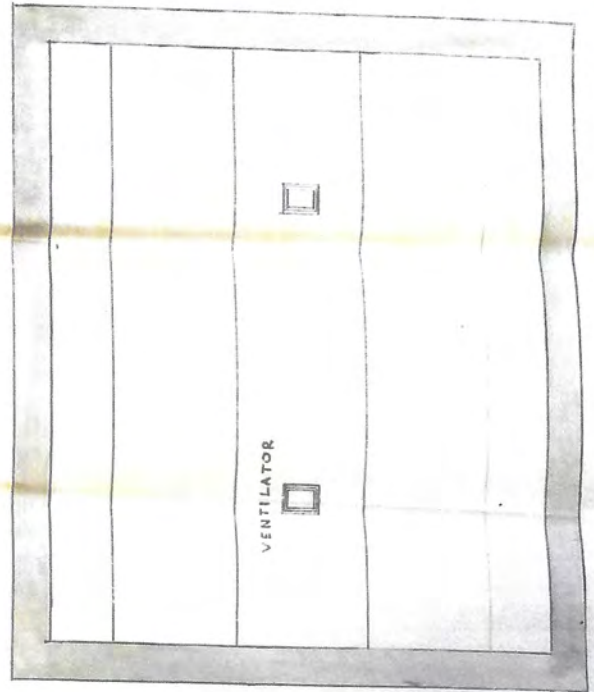
John L. Latham
Clerk to the Board



SECTION



PLAN OF MEETING ROOM



PLAN OF CEILING

Meeting room on the site
of 1, 3, 5, Wilkin St. 1868

48

Front Elevation

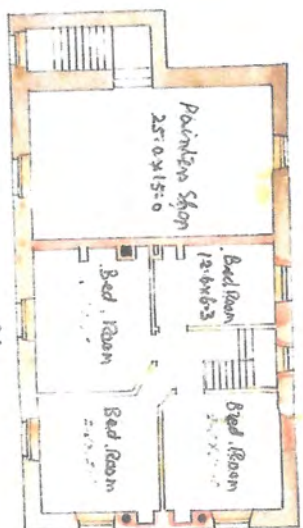


Back yard
48.0 x 22.6

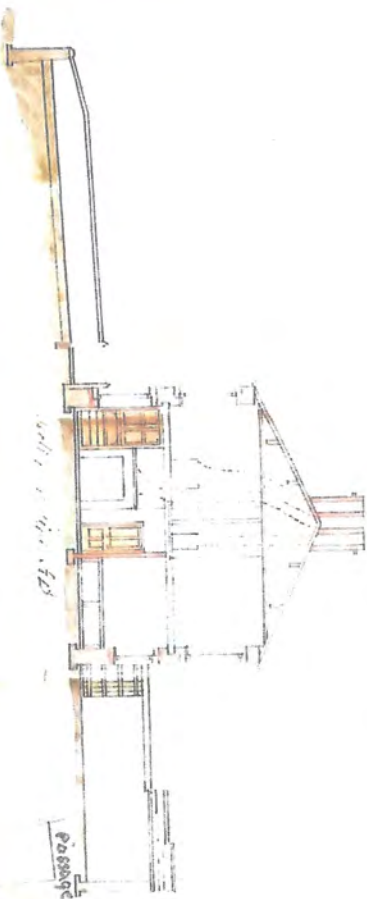
Front Plan



Chamber Plan



Plan of House & workshop proposed
Building lately known as the Providence
the property of Mr George Townson
to be supplied with gas & water pipes
Main & the



Block Plan

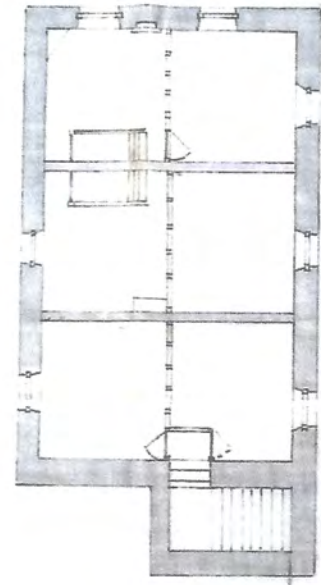


ALTERATIONS TO WILKIN COTTAGE CLITHROE

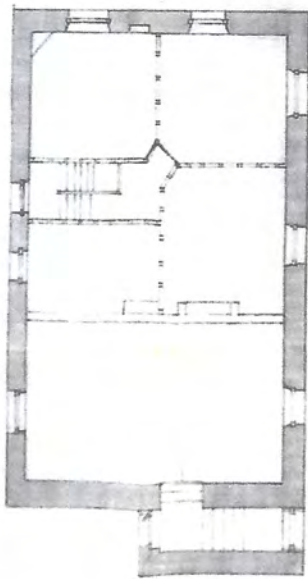
for
THE NEWBOLD TRUST

Scarcely any alterations
to section 4 of appendix

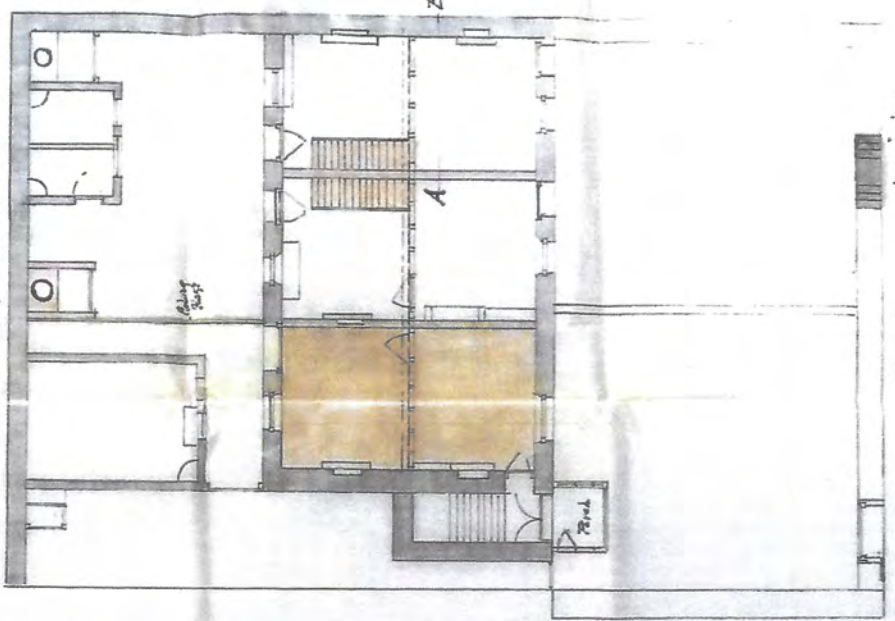
Plans showing Old Work



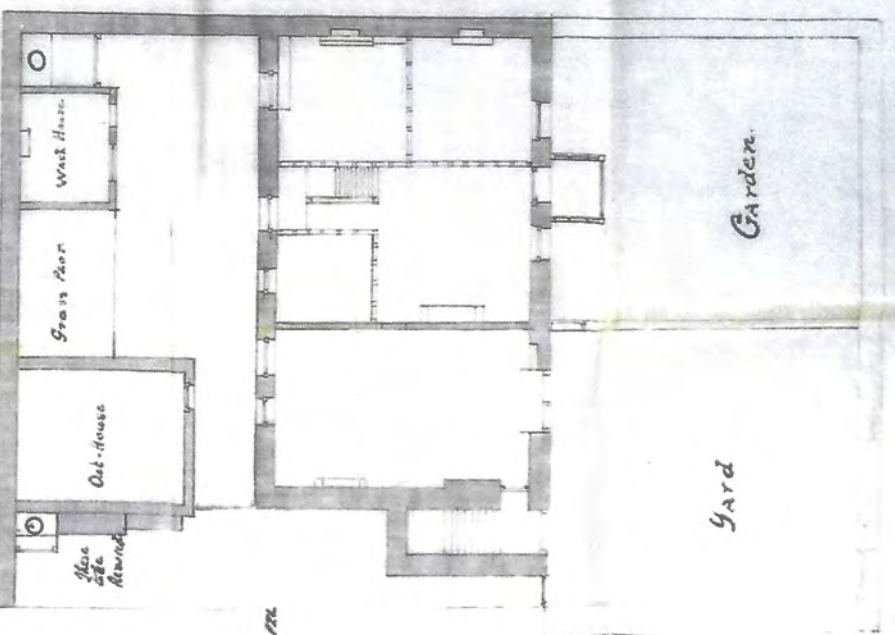
Present Chamber Room



Present Chamber Room

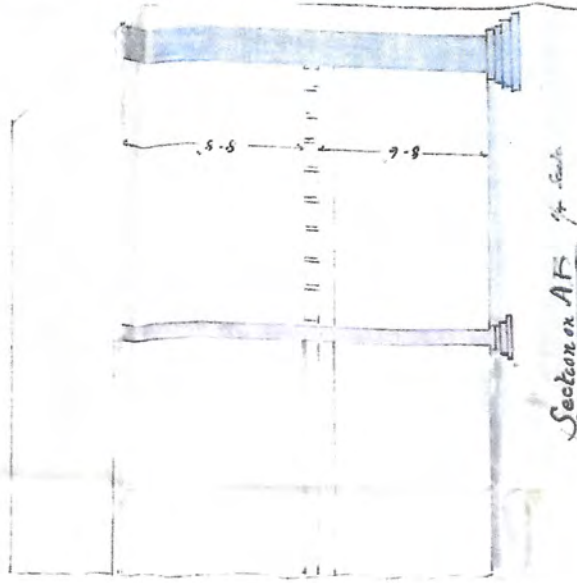


Proposed alterations
Main Room
Pond



Garden

Proposed
Alterations



Section A-F for scale

Nos. 1,3,5. Highfield Road (Wilkin Street)

Plans

1868

Proposed plan for a meeting room for the Providence Independent Chapel.

1880

Proposed plan for the conversion of the meeting room to one house and workshop for Mr. George Townson, Plumber, Painter, Decorator.

1894

Proposed plan to convert house and workshop to three cottages for The Misses Townson.

Maps & Schedules

1766

Bailey's cottage on Lowergate and a barn on Wilkin Lane.

1770

As 1766

1822 Town Survey

<u>Ref.</u>	<u>Description</u>	<u>Owner</u>	<u>Tenant</u>
405	Barn, Stable, Coal Yard	Thomas Brennand	Himself
406	Two cottages and a garden	"	Robert Wilkinson
407	One cottage & Buildings	"	James Clarkson
408	One cottage & ground adjoining	"	John Bracegirdle

1842 – 47 Tithe survey

<u>Ref.</u>	<u>Description</u>	<u>Owner</u>	<u>Tenant</u>
393	One cottage	Exors of the Lt. John Robinson	Mr. Waring
394	One cottage	" " "	Wm. Anderson
396	One cottage	Joeeph Brennand	Robert Smithies

1886 O.S. Map

No schedule

John Lambert
2023