

**DESIGN, ACCESS AND HERITAGE STATEMENT**  
FOR  
PROPOSED RESIDENTIAL CONVERSION OF FORMER CHILDRENS NURSERY  
AT  
ROSSENDALE  
YORK STREET  
CLITHEROE  
LANCASHIRE  
BB7 2BX





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## 1.0 INTRODUCTION

### 1.1 OVERVIEW

- 1.1.1 This Design, Access and Heritage Statement has been produced in support of an application for planning approval for the proposed change of use and conversion of the existing nursery at Rossendale York Street, Clitheroe, to create 8no. residential apartments. The building is located within Character Area 3 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.

### 1.2 PURPOSE

- 1.2.1 ALH Design Services has been commissioned to prepare this document in support of an application for planning approval for the proposed change of use and conversion of the existing Nursery at Rossendale, Yorke Street, Clitheroe, to create 8no. residential apartments.
- 1.2.2 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected Heritage Assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the interest of the buildings.
- 1.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 1.2.4 This document is produced in accordance with recently published Historic England guidance document 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' published on the 21<sup>st</sup> October 2019 and considered to be current best practice. <sup>2</sup>

### 1.3 METHODOLOGY

1.3.1 This document has been produced in accordance with a series of documents all of which are considered to be current best practice guidance and consist of the following;

- Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment. <sup>3</sup>
- Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.<sup>4</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures. <sup>5</sup>
- Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment. <sup>6</sup>
- Historic England (2018) Rural Landscapes: Register of Parks and Gardens Selection Guides. <sup>7</sup>

1.3.2. A search of the following databases and archives has been carried out as part of this investigation in order to identify published and unpublished sources of documentary evidence which contributes to an understanding of the site;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library Catalogue

1.3.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the buildings.

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<sup>1</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework. Page 55. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

<sup>1</sup> Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets (online) Available at <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag1279-statements-heritage-significance/> (Accessed on the 24 January 2020)

<sup>3</sup> Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Online) Available at <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> (Accessed on 31st March 2020)

Historic England (2019) Statement of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12 (Online) Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag1279-statements-heritage-significance/> (Accessed on 31st March 2020)

<sup>5</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for the Archaeological Investigation and recording of Standing Buildings or Structures (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings\\_2.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GBuildings_2.pdf) (Accessed on 31st March 2020)

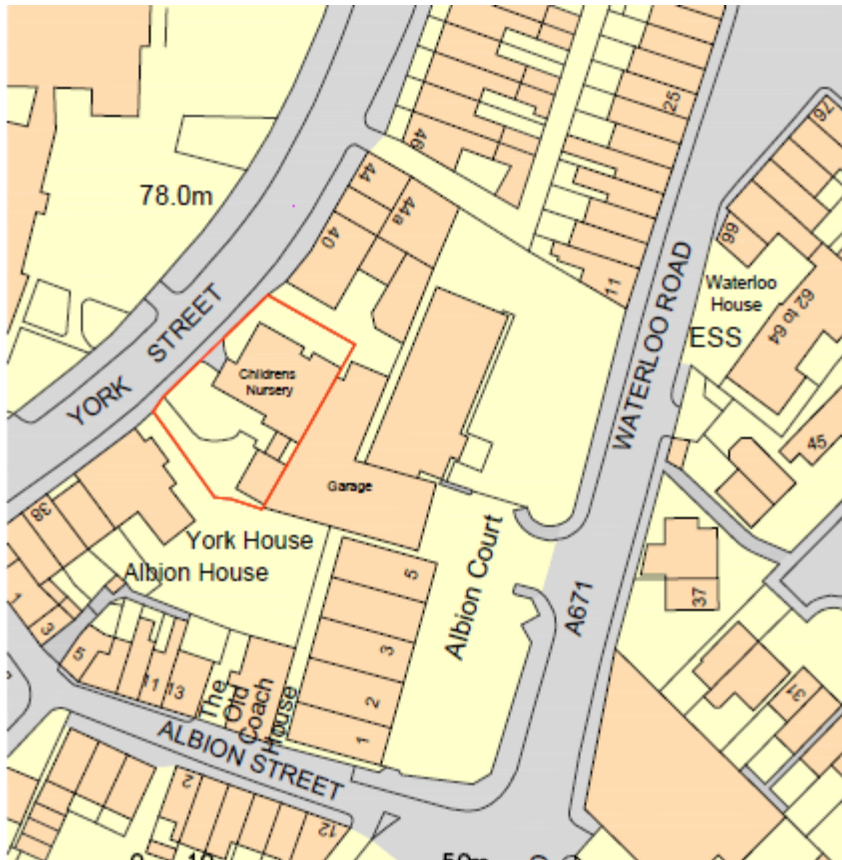
<sup>6</sup> Chartered Institute for Archaeologists (2014) Standard and Guidance for Historic Environment Desk Based Assessment (Online) Available at: [https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf) (Accessed on 31st March 2020)

<sup>1</sup> Historic England (2018) Rural Landscapes: Register of Parks and Gardens Selection Guides (Online) Available at: <https://historicengland.org.uk/images-books/publications/rpgsg-rural-landscapes/heag092-rural-landscapes-rpgsg/> (Accessed on 13th November 2018)

## 2.0 UNDERSTANDING THE SITE

### 2.1 SITE LOCATION

- 2.1.1 Rossendale, York Street is located within the Northern edge Town Centre of Clitheroe in the Ribble Valley Borough of Lancashire. It is located towards to the North end of York Street, on the east side of the street.



2.1.2

PLO1: Location Plan showing location of Rossendale York Street

### 2.2 CURRENT USE

- 2.3.1 The complete building including lower ground, ground floor and first and second floors are currently vacant and have been since July 2023.

## 3.0 BUILDING DESCRIPTION

### 3.1 EXTERNAL DESCRIPTION

- 3.1.1 The external appearance of the front elevation is a coarsed stone of limestone (grey) with sanstone window and door surrounds and a slate roof, along with features stone quoins and corbelscommercial in nature, with a painted (grey) timber shopfront present at ground floor level. Each window with stone jambs, heads and cills and a late 19<sup>th</sup> century painted timber window. The roof is of traditional gable form with a covering of natural slate. A stone-built gable chimney stack is present to the north end of the building.

- 3.1.2 The sides of the building has further window and door openings that are from around the same period, one of the side elevation has been rendered as you approach it from York Street shows evidence of three former window openings, likely to have been very similar to the existing front windows. This elevation has a cement render wall finish with various mechanical and electrical fittings fixed to the wall. A large flat roof extension is present to the rear of the building incorporating a basement and ground floor.



*PL02: View of the existing front to Rossendale York Street*

### **3.2 INTERNAL DESCRIPTION**

- 3.2.1 The interior of the building has been much altered likely as a result of incremental changes in order to suit uses over time. The basement currently serves as a storage area for the nursery as well as the plant room for the boilers etc, with the ground floor and first floor serving as the main nursery space. The first-floor and second floor level appears to have been used as offices at some point in the past, however historically, this area would have served as dwellings as suggested by the extant fireplaces. The interior of the building no longer possesses any historic fabric or features of any great merit.

## **4.0 HERITAGE ASSET DESIGNATIONS**

### **4.1 DESIGNATIONS**

- 4.1.1 Rossendale York Street is sited within the defined boundary of the Clitheroe Town Centre Conservation Area which is a designated heritage asset. The special interest of the area is derived from the following;
- Clitheroe Castle, a Scheduled Ancient Monument;
  - The relatively intact medieval layout of the original settlement;
  - The Castle Grounds which is included on the English Heritage Register of Parks and Gardens;
  - The architectural 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 houses in Eshton Terrace;
- The prevalent use of local building stone;
- The distinctive skyline, especially as viewed from the Bashall Eaves area of the Borough;
- Open space beside Mearley Brook at the rear of SS Michael and 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 area's three significant open spaces.

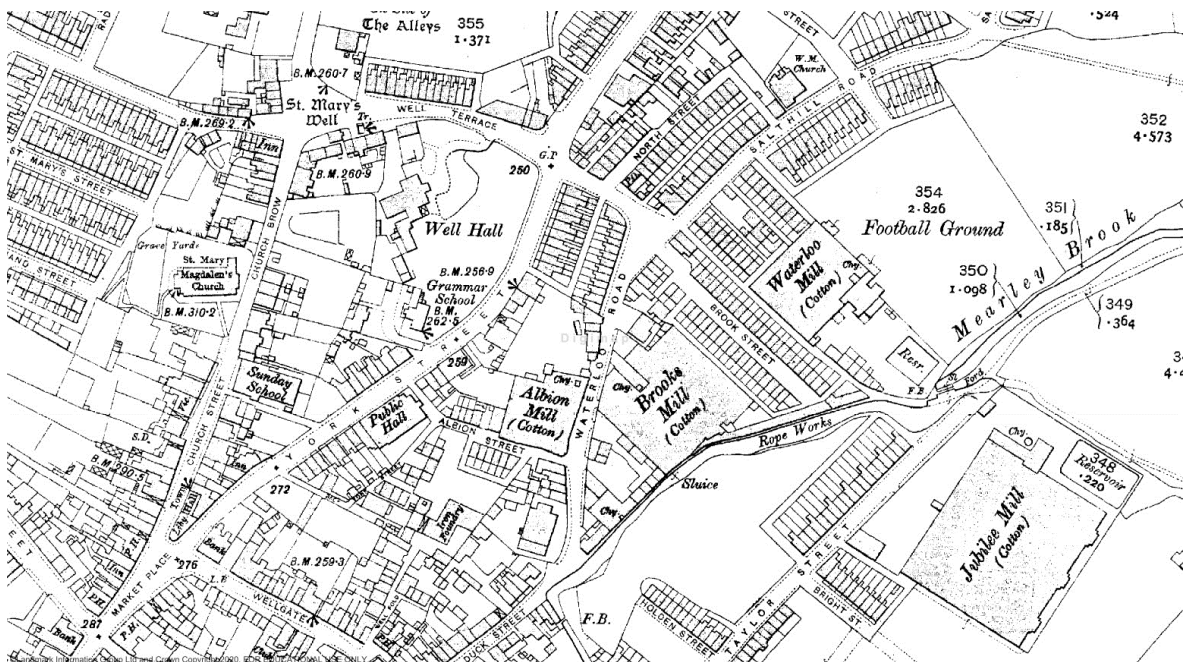
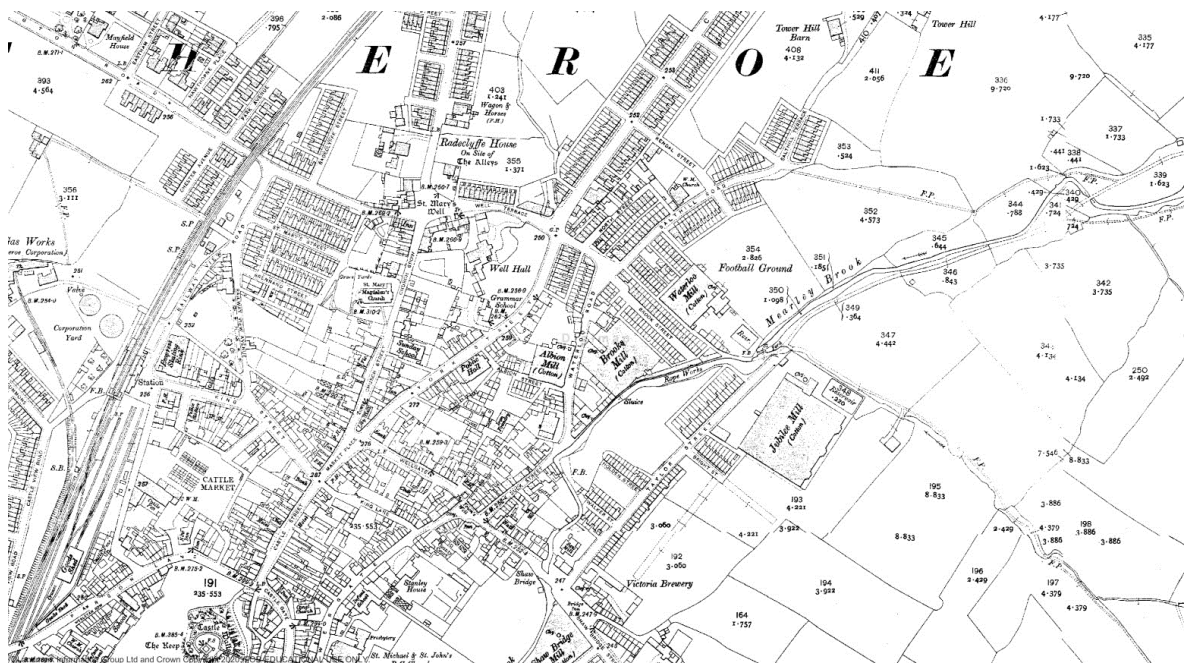
## 4.2 HISTORIC ENVIRONMENT RECORD CONSULTATION

- 4.2.1 An enquiry was issued on the 8<sup>th</sup> December 2020 to the Lancashire County Council Archaeology Department, in their capacity as the local archaeological consultee, regarding any entry present within the Lancashire Historic Environment Record. A response was received on the 9<sup>th</sup> December 2020 stating that no entry was present for the building within the Lancashire Historic Environment Record.

## 5.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT

### 5.1 HISTORICAL BACKGROUND

- 5.1.1 York Street is at the North of the Clitheroe Conservation Area and is also the core of the town's 12<sup>th</sup> century settlement which remains very legible, with the castle to the south and the parish church to the west. The present street frontages are 18<sup>th</sup> century in character, with some 19<sup>th</sup> century rebuilding, as is the case with Rossendale York Street.
- 5.1.2 Rossendale in York Street is not shown on the 1886 mapping, and is seen as open land was built in 1861, replacing an earlier structure, however the nature of any earlier structure is unknown. The extant building would have served as two separate commercial buildings with a dwelling present at first floor level. The building appears to have remained as separate buildings up until the mid 20<sup>th</sup> century, where the two buildings were amalgamated to form one large commercial building. It is at this time that t



Map of 1910, indicating the building.

- 5.1.1 The map of 1886 still denotes the site as vacant . In the late 19<sup>th</sup> century, many buildings in the centre of Clitheroe had been demolished and replaced or substantially altered and rebuilt / re-faced, with the last remaining thatched buildings having been demolished by this time, the last of which was in the Market Place.
- 5.1.2 The building, as it is shown in the map of 1910, shows two buildings on the site by a passageway. This passageway is no longer existing however its entrance is still present to the front of the building having now been infilled for use as a window within the existing property. This passageway would have provided quick access to the rear of the buildings as opposed to having to travel round in order to access the rear of the site. The buildings are of rectangular plan form and occupy the extents of the buildings that occupied the site prior to rebuilding. Small extensions are present to the rear of both buildings by **1886**. A boundary also appears to have been introduced in order to divide off the rear of the site.
- 5.1.3 The maps of 1912 and 1932 shows further changes to the rear of the buildings, likely in the form of extensions with no other obvious discernable changes noted between these two particular maps.

## **6.0 ASSESSMENT OF SIGNIFICANCE**

### **6.1 ARCHAEOLOGICAL INTEREST**

6.1.1 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."*<sup>15</sup>

6.1.2 The evidential value of the building is derived from the buildings extant historic fabric, which is limited mainly to its exterior as much of the historic internal plan form has been removed, along with internal features, with only internal chimney breasts and fireplaces remaining. The original front to the building have not been replaced.

### **6.2 ARCHITECTURAL AND ARTISTIC INTEREST**

6.2.1 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 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."*<sup>16</sup>

6.2.2 The existing building frontage is neat yet plain in its overall appearance with the frontage being of little individual architectural merit. Nonetheless, the building remains in keeping with the surrounding buildings and provides a positive contribution to the character of York Street. The rear of the building is of little architectural merit and is largely utilitarian in appearance. This has resulted in various unsympathetic alterations which detract from the character and appearance of the building and conservation area.

### **6.3 HISTORIC INTEREST**

6.3.1 The Historic England 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 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."*<sup>17</sup>

6.3.1 In terms of associative historic value, the building will forever be associated with those that have lived, worked and visited the building, however these associations are not manifested in the physical fabric of the building and as such these associations will not be harmed.

6.3.3 In terms of illustrative historic value, the building is a late 19<sup>th</sup> century example of a building with dual functions of both commercial to the ground floor and residential to the first floor. However there are more significant and complete examples of this building type within Clitheroe Town Centre. The building provides little, if any, unique evidence of the past given the alterations that have occurred to the building. There is no particular uniqueness in relation to its design or construction.

## **6.5 STATEMENT OF SIGNIFICANCE**

6.5.1 The fact that the building is not formerly designated as a listed building, suggests the limited level of significance that the building possesses. This assessment has demonstrated that the building possesses limited intrinsic interest and that this interest is insufficient to be able to establish the buildings as being of national importance, therefore the building is not of a standard suitable for statutory listing and must only be considered to be of local interest/merit as part of the local commercial streetscape of York Street.

6.5.2 The significance of the building is derived from being an example of its respective building type, although a poor example due to the harm to the buildings significance. This has been harmed through the loss of some amount of historic fabric, in the internal plan. The unsympathetic alterations to the sides of the building, have also impacted on its significance.

## **7.0 DEVELOPMENT PROPOSALS**

### **7.1 USE**

7.1.1 This application proposes the change of use and conversion of the lower ground, ground floor, first floor and second floor of the existing building to form 8no. residential apartments (use class C3).

### **7.2 APPEARANCE**

7.2.1 The appearance of the front and side elevations of the building is to remain unchanged

7.2.2 The existing car/garaging area will have the garage door opening removed and inserted with stone walling as well as a glazed screen and door to allow access to it separately.

7.2.3 Generally the property has been re-designed in order to utilize the existing window and door openings, in order to cause little if any significant controversy.

### **7.3 LAYOUT**

7.3.1 Access to the ground, first and second floor is to be provided by way of the existing staircase within the dwellings, whilst access to the lower ground floor units is via their own entrance, however these are all accessible from York Street.

- 7.3.2 The proposed apartments to the property will contain all the required residential amenity expected of a modern dwelling including, living room, kitchen, dining, bathroom, storage and bedroom. The second floor to proposed apartment 02 includes two bedrooms, bathroom, en-suite and dressing room. The apartments have been designed in accordance with minimum space standards and it is considered that the proposed apartments will provide an adequate and acceptable level of residential amenity for future occupants.

## **7.4 LANDSCAPING**

- 7.4.1 An area of lawn and hedgerow is already provided to the ground floor area at the sides of the main entrance to the.

## **7.5 HIGHWAYS AND ACCESS**

- 7.5.1 The proposed apartments will be easily accessible from the existing entrance to the York Street facade, which will lead to the existing hall and internal staircase(s) access to the first and second floors of the building.
- 7.5.2 Given the location of the building within the town centre there is no requirement for private off street car parking. The site is in close proximity to public transport links i.e., bus stops and the train station as well as public car parking being available nearby at Salthill Road and Lowergate.
- 7.5.3 The proposals will not result in any undue impact on the existing highways network to Clitheroe Town Centre and as such will be very accessible by emergency services whilst also not hindering the accessibility of the emergency services to other nearby locations.

## **8.0 PLANNING POLICY CONTEXT**

### **7.1 STATUTORY LEGISLATION**

- 8.1.1 The duty at Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

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

### **8.2 NATIONAL PLANNING POLICIES**

- 8.2.1 The relevant national planning policies in relation to heritage matters are contained within the National Planning Policy Framework (2019)<sup>18</sup> and are comprised of paragraph 189 through to paragraph 199.
- 8.2.2 Paragraph 85 is also relevant in this context in terms of the role that residential development plays in ensuring the vitality of town centres and that the provision of town centre dwellings in appropriate locations is encouraged by the NPPF.

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<sup>18</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework. Page 55, Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 11th October 2020)

### **8.3 LOCAL PLANNING POLICIES**

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

- Key Statement DSI - Development Strategy
- Key Statement DS2 - Sustainable Development
- Key Statement DM 12 - Transport Considerations
- Key Statement ENS - Heritage Assets
- Policy DMG1 - General Considerations
- Policy DMG2 - Strategic Considerations
- Policy DMG3 - Transport and Mobility
- Policy DME4 - Protecting Heritage Assets

## **9.0 HERITAGE IMPACT ASSESMENT AND MITIGATION**

### **9.1 IMPACT ON THE EXISTING BUILDING**

- 9.1.1 The existing frontage is an original frontage with earlier shopfronts having been replaced around the middle of the 20<sup>th</sup> century when 22 and 24 were merged to form a single commercial building. As a result, the shop frontage is considered to be of little significance and the changes to the existing fenestration of the shop frontage will not result in the loss of any significant historic fabric to the shop frontage. The design of the required intervention will be complimentary to the existing shop frontage so as to reduce the impact on the character of the building and its shop frontage.
- 9.1.2 The historic plan form of the building, as well as internal fabric and fixtures / fittings, has been lost due to the incremental changes that have occurred to the interior of the building. As a result, there will be little harm to the interior of the building as its historic character and fabric is now largely limited to its external appearance and now exists as an historic 'shell'.
- 9.1.3 The extant fireplaces at first floor level still remain and provide some indication as to the plan form of the formerly residential areas of the building. The fireplace locations are to be retained as part of the development proposals.
- 9.1.4 The building will be enhanced through the implementation of a new optimum viable use to what is currently a redundant area of the building, caused due to the lack of sufficient access. The introduction of sliding sash windows will also serve as an enhancement to the rear of the building, although this particular enhancement will only be experienced from inside apartment 03 and when using the external decking area, but is an enhancement nonetheless and will help to minimize the utilitarian appearance of this elevation.

### **9.2 IMPACT THE CLITHEROE CONSERVATION AREA AS A DESIGNATED HERITAGE ASSET**

- 9.2.1 The proposed alteration to the existing shop frontage is required in order to provide new access leading to the first floor of the building. There is presently no internal access to the first floor of the building this is only currently achieved through the use of an external access ladder and walking along the existing flat roof and entering the building at first floor level from the rear. The proposed door opening is not



considered to be unduly harmful to the character and appearance of the street scene. The door way will be recessed so as to provide a covered area and will match the character, style and appearance of the existing shop front age and doors therefore having minimal impact on the commercial character of the streetscape and the appearance and character of the conservation area.

- 9.2.2** The alterations to the rear elevation of the building, by virtue of their location and orientation of the first and second floor, will not be afforded any level of visibility from the public realm nor will they be afforded any level of visibility from nearby and adjacent buildings. **As a** result, it is considered that these proposals will not cause any undue harm to the character and appearance of the conservation area.

### **9.3 PROPOSED PUBLIC BENEFITS**

- 9.3.1** The harm caused is expected to be less than substantial and this must be weighed against the proposed public benefits of the development proposals in accordance with paragraph 196 of the national planning policy framework.

- 9.3.2** The proposed social, economic and environmental public benefits that would arise from the implementation of the development proposals include;

- Sustainable development - introduction of a new optimum viable use to redundant areas of an existing historic building and a use that will be consistent with the conservation of the building.
- Contribution to the vitality and viability of the Clitheroe Town Centre, through the introduction of additional dwellings to York Street.
- The location would offer high levels of sustainability for future occupants, due to the close proximity of local services and facilities that can be accessible by foot and public transport.
- Employment of Building Contractor to undertake the works.