

8-10 Shawbridge Street, Clitheroe

Heritage, Design and Access Statement



TABLE OF CONTENTS

1.0 INTRODUCTION.....	1
2.0 SITE DESCRIPTION	2
3.0 DEVELOPMENT PROPOSALS	3
4.0 ASSESSMENT OF SIGNIFICANCE	6
5.0 IMPACT OF PROPOSED DEVELOPMENT	7
6.0 DESIGN AND ACCESS STATEMENT	9
7.0 CONCLUSION.....	11

1.0 INTRODUCTION

- 1.1 This Heritage, Design and Access Statement accompanies the Planning and Listed Building Consent application submission for No's 8-10 Shawbridge Street, Clitheroe. The works involve the internal alterations and re-configuration of the existing layouts of the properties to include their full renovation and associated external works. The number of dwellings at the site will remain as two.
- 1.2 No's 8-10 Shawbridge Street are Grade II Listed and situated within the Clitheroe Conservation Area. The properties form a group of listed buildings with those numbered 2 to 10 Shawbridge Street. This statement examines the heritage and design impacts pertaining to the proposed development, concluding that the proposals are fully justified and essential to the continued use of No's 8-10 Shawbridge Street as two functional residential properties, that are an asset to the Clitheroe Conservation Area.
- 1.3 The applications are accompanied by the following documents:
- Heritage Design and Access Statement
 - Heritage Statement - 8-10 Shawbridge Street Clitheroe
 - BOW17.1491 Shawbridge Street, Clitheroe Bat Report
 - 23 ENQ 00020 Response
-
- C+A EX01 - LOCATION PLAN
 - C+A EX02 - EX SITE PLAN
 - C+A EX03 - EX SITE PLAN
 - C+A EX04 - EX PLANS
 - C+A EX05 - EX ELEVATIONS
 - C+A EX06 - EX ELEVATIONS
 - C+A EX07 - EX OUTBUILDING 01_02
 - C+A EX08 - EX OUTBUILDING 03
-
- C+A PR01 - PR SITE PLAN
 - C+A PR02 - PR PLANS
 - C+A PR03 - PR ELEVATIONS
 - C+A PR04 - PR ELEVATIONS
 - C+A PR05 - PR STREET ELEVATION

2.0 SITE DESCRIPTION

- 2.1 The application site comprises of two existing dwellings on Shawbridge Street in the town and civil parish of Clitheroe, within the Borough of the Ribble Valley, Lancashire. The town of Clitheroe is approximately 34 miles north west of Manchester.
- 2.2 No's 8-10 Shawbridge Street were listed in September 1976. A number of other properties on the road (No's 2, 4, 5, 6, 7, 9, 11, 13, 15) are also listed. Clitheroe Conservation Area, in which the application site is located, was designated in October 1973 and contains a large number of listed heritage assets (88 no. in total). The surrounding area predominantly comprises of residential dwellings alongside a range of supporting facilities and services.

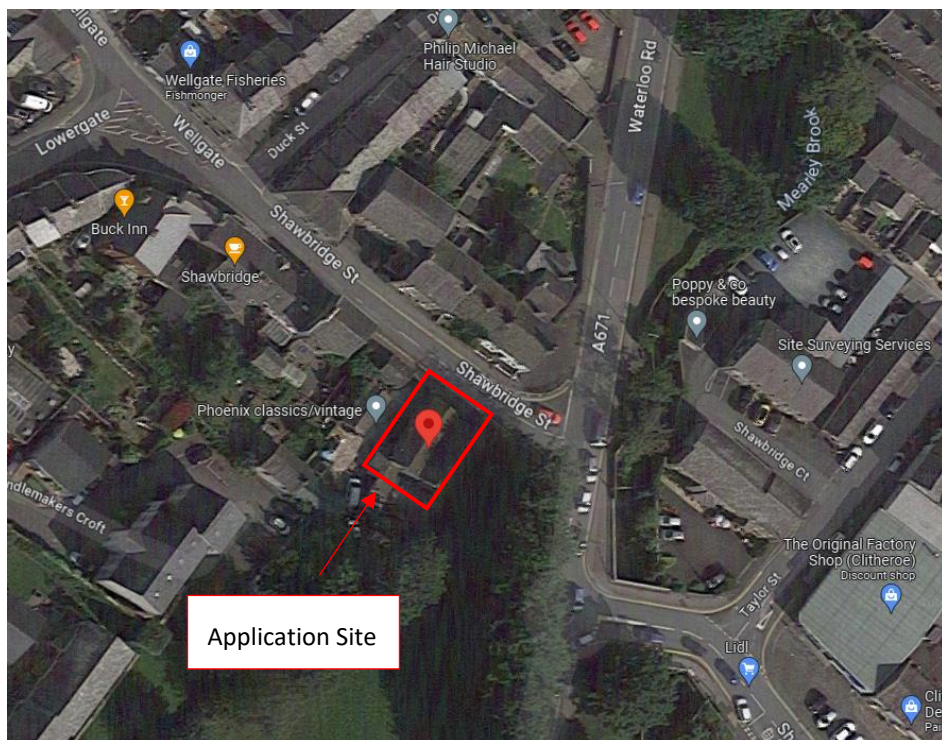


Figure 1. Site Location [Source: Google Maps]

- 2.3 Within the application site sits the two properties with ancillary outbuildings comprising a garage, stores and a lean-to.
- 2.4 The site is situated immediately south-west of the junction between Waterloo Road and Shawbridge Street. Existing vehicular and pedestrian access to the site is taken from Shawbridge Street.

3.0 DEVELOPMENT PROPOSALS

3.1 The proposals at No. 8-10 Shawbridge Street, Clitheroe involves the full renovation of the existing properties, with the subdivision to be down the existing North/South dividing wall line, including the associated internal layout alterations and external works.

3.2 For clarity a full breakdown of the development and associated works is listed below:

- All site boundary treatments are to remain as existing and unaltered with the existing railings to be reintroduced to the front boundary wall.
- Both the vehicle and pedestrian access to the site will remain as existing and unaltered.
- The adjacent yard and out buildings will remain in their current use as store buildings and workshops. The buildings will undergo general repair work and maintenance to maintain their usability and increase their longevity.
- The small store buildings and external W.C attached to the property and within its curtilage will be removed, equating to a 39m³ loss.
- Internal alterations to both no.8 & no.10 for the subdivision to be reorientated down the existing North/South dividing wall line. Incorporating the removal of internal partition walls and rear staircase which were a later addition to the properties and the blocking up of existing openings.
- Introduction of a new staircase and partition walls to create the new floor layout plans, including patio doors to the Southern rear elevation.
- New boundary wall to subdivide the rear curtilage.
- Removal of one first floor window and reinstating the existing side access door to the Western side elevation which were a later addition to the properties.
- All existing windows to be replaced with double glazed sliding sash and mock sliding sash top openers to match those of the original property style, seen on the Eastern side elevation.
- The existing 'pebble dash' render is to be retained and painted white.
- The existing concrete roof tiles are to be removed and replaced with a natural grey slate and repair work undertaken to existing roof timbers, along with the introduction of 6no. Conservation Velux Roof Lights GGL H Centre Pivot 1180mm x 780mm or Similar to be Approved.

- Existing fascia's, guttering and downpipes to be restored or replaced where needed to match those of the existing.

3.3 From the 1970's onwards the existing properties have undergone a number of alterations and interventions such as the roof tiles, pebble dash rendering, rear extension and internal partitions which have all had a detrimental impact on the properties historic character in Clitheroe but also contributed to their current poor state of repair and damp issues. The proposal will look to restore the properties to their former beauty, protecting the local character and increasing the longevity of the properties as usable dwellings for many more years.

3.4 The proposed works are clearly indicated on the submitted drawings.

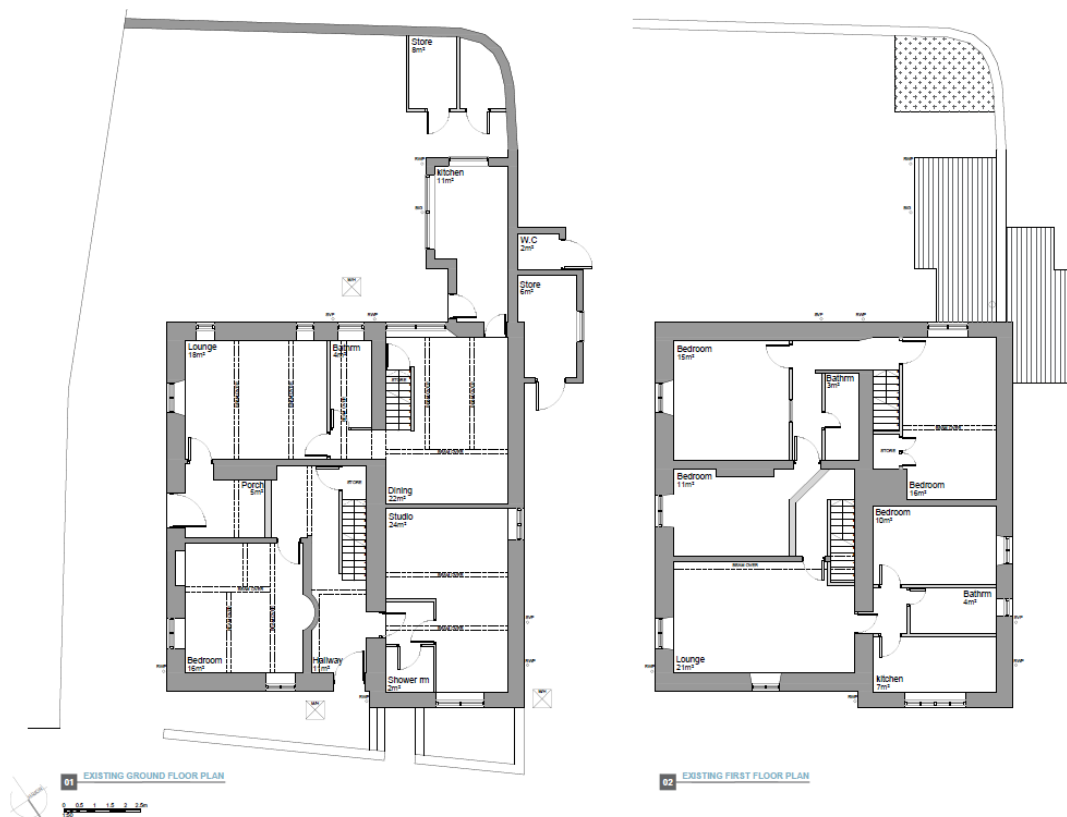


Figure 1. Existing Floor Plans



Figure 2. Proposed Floor Plans

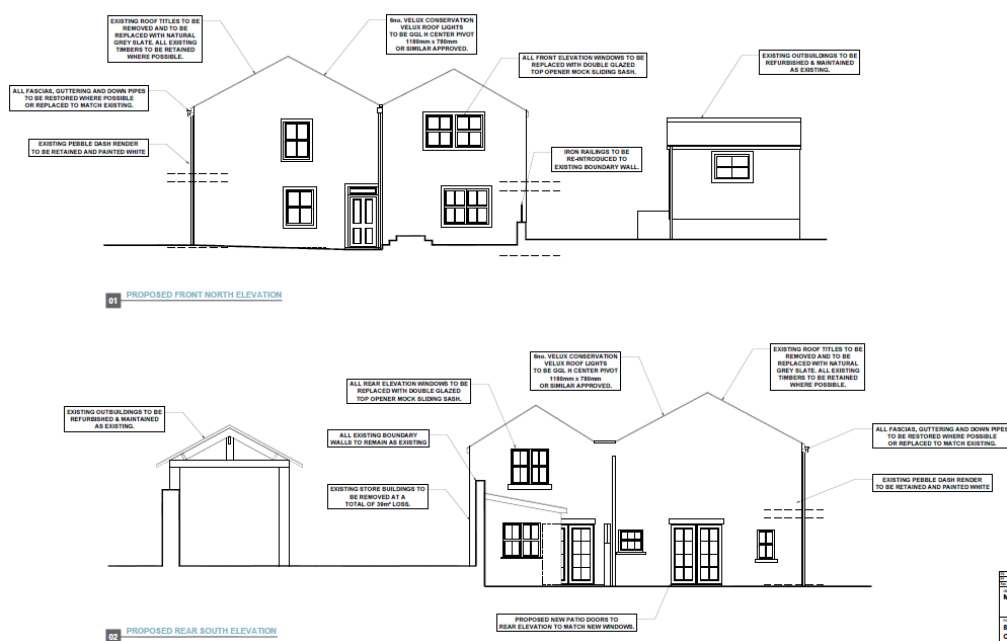


Figure 3. Proposed Elevations

4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 Growth Lancashire Ltd were commissioned to provide a Heritage Impact Assessment for No. 8-10 Shawbridge Street in respect of a previous proposal to convert the properties into one dwelling. Whilst the proposals have altered since this time their assessment does provide a full and robust analysis of the Heritage Asset and the Historic Context of the Conservation Area which remains relevant. As such, this assessment is included as part of this application. This document allows for an understanding of the asset and its key features and characteristics along with a detailed background of the Clitheroe Conservation Area. Additionally, it breaks down the Legislation, National Guidance and Planning Policy associated to the project submission and an assessment of the significance of the existing assets.
- 4.2 Since the preparation of this report the proposals have evolved to include the works set out in the proceeding chapter. The summary of significance of No's 8-10 Shawbridge Street lies largely in its Historic and Communal Values relating to the development of Clitheroe in the 18th century and to the Evidential and Aesthetic Values embodied in the building form, layout and polite architecture. It is representative of Clitheroe's post-medieval expansion and has largely retained its exterior form since the 18th century. While the internal changes that occurred make it difficult to fully interpret the building and have compromised its special interest, its traditional form and style contribute to its overall significance, which is regarded as **High**.

5.0 IMPACT OF PROPOSED DEVELOPMENT

- 5.1 In assessing the impact of the proposal, which entails the impact on a Grade II Listed Heritage Asset, the accompanying Heritage Impact Assessment draws on the 2011 ICOMOS published guidance and suggests that the impacts or changes caused by a proposal on its significance can be judged on the direct and indirect effects and whether they are permanent and/or reversible in nature. They can be evaluated having regard to the significance/value of the particular asset or feature as being neutral/no change, negligible, minor, moderate or major change. This could comprise a positive as well as a negative change.
- 5.2 In terms of the significance of No's 8-10 Shawbridge Street, the internal alterations involve changing the subdivision of the two properties along the existing North/South dividing wall line which aligns the internal layouts back to their original plan form prior to the previous works taking place. To do this, the partition walls are to be removed which are considered to be of no significance and are not part of the historic fabric or layout of the building as they are relatively modern insertions, similar to that of the window proposed to be removed and the reinstatement of the side access door on the Western Elevation.
- 5.3 Regarding the associated external works, this involves required maintenance and putting right the poor interventions that have occurred over the property's lifespan. These key aspects include the removal of the concrete roof tiles and their replacement with natural grey slate, painting of the 'pebble dash' render and the replacement of all windows. Both the roof tiles and 'pebble dash' render have had a detrimental impact on the properties appearance, character and the local area, whereas the proposed changes will restore the original features. Currently there are three distinctively different types of single glazed timber windows on the property. This has occurred as windows have been partially replaced over numerous years with the replacements being of an inferior standard and have no similarity to those of the original. The replacement of all windows to double glazed sliding sash and mock sliding sash top hung will reinstate the uniformity of the property and also a key historic characteristic. The reason for double glazing is to increase the longevity and to future proof the properties by increasing the comfort, usability and efficiency for its occupants.
- 5.4 The only new intervention introduced to the property is the 6 no. Conservation Velux roof lights which are located on the inner valley of the roof pitch. These are the GGL H Centre Pivot 1180mm x 780mm conservation style with a central glazing bar. These are a known standard which have been widely used on historic buildings and within conservation areas around the country. They allow light and ventilation down into key rooms of the property without requiring the introduction of new windows to the

elevations which would have an increased detrimental impact on the property's appearance. The position of the rooflights is such that they cannot be seen from any key street views and thus have no impact on the appearance of the property.

- 5.5 As such, taking into consideration the above points, the proposed alterations to No's 8-10 Shawbridge Street would have a **Moderate Positive Impact Change** on the significance of the Heritage Asset.
- 5.6 No's 8-10 Shawbridge Street lie adjacent to a number of Grade II Listed Buildings as all of the buildings along the street are designated Heritage Assets. The proposal would only enhance the setting of any other designated Heritage Assets and as such, the works would have a **Minor Positive Impact Change** on the setting of the application properties.
- 5.7 No's 8-10 Shawbridge Street lie within the Clitheroe Conservation Area. As above the proposal will restore key characteristics of the properties that can be seen throughout Clitheroe and enhance the Conservation Area and as such, would have a **Minor Positive Impact Change** on the Clitheroe Conservation Area.
- 5.8 In conclusion, the proposed internal and external alterations to No's 8-10 Shawbridge Street will have a Moderate Positive Impact Change on the Grade II Listed Heritage Asset and a Minor Positive Impact Change to both the Setting and Clitheroe Conservation Area, affirming the Communal, Aesthetic, Historic and Evidential Significance and Value as **High**.

6.0 DESIGN AND ACCESS STATEMENT

- 6.1 Planning regulations require any listed building consent application to include a design and access statement. In order to accord with these requirements, the following section sets out in brief the design and access issues relating to the proposed internal and external alterations at No's 8-10 Shawbridge Street, Clitheroe.

AMOUNT AND USE

- 6.2 The use of the site as 2 no. residential dwellings and adjacent storage yard areas will be maintained as existing. The subdivision of the existing building will be reorientated down the existing North/South dividing wall line into two dwellings with no loss or gain of residential units. The proposal involves the loss of 1 no. existing window and reinstatement of an existing pedestrian access door to the Western side elevation and introduction of 6 no. Conservation Velux roof lights.

SCALE

- 6.3 There will be a minor reduction in scale and mass of the existing property with the removal of the small external store building & W.C attached to the property and within its curtilage, equating to a 39m³ loss. No extensions are proposed and all other outbuildings are to remain as existing and maintained.

LAYOUT

- 6.4 The existing layout of the site will remain unaltered. The proposed works involve the internal alterations to reorientate the subdivision down the existing North/South dividing wall line. This will involve the removal of existing partitions as described above and introduction of new partition walls.

APPEARANCE

- 6.5 Regarding the external works, the proposal involves the removal of the existing concrete roof tiles and replacement with natural grey slate, repainting of the 'pebble dash' render in white. The existing fascia, guttering and downpipes will be restored where possible or replaced to match the existing. All existing windows will be replaced with a double-glazed sliding sash and mock sliding sash top hung windows to match those of the original style and design to increase the longevity, comfort and efficiency for the occupants. As outlined above these changes will have a positive impact on the Heritage Asset and surrounding Clitheroe Conservation Area.

LANDSCAPING

- 6.6 Proposed hard landscaping will be proposed to the rear curtilage of both no's 8 & 10 including the introduction of a dividing boundary wall to separate the properties curtilage. No alterations are proposed to the site boundaries with the reintroduction of the existing railings to the front boundary wall.

ACCESS

- 6.7 All existing pedestrian and vehicle access points and conditions to the site will remain as existing and unaltered. Existing access points to the property will remain unaltered with the reinstatement of one existing pedestrian access door to the Western side elevation. The Western vehicle access point to the site for the adjacent yard area will be a shared access point to allow an allocated parking area for the occupants of no. 8.

7.0 CONCLUSION

- 7.1 The assessment undertaken during the preparation of this statement demonstrates that there will be a Moderate Positive Impact Change to the Heritage Asset with a Minor Positive Impact Change to both the properties Setting and Clitheroe Conservation Area.
- 7.2 For these reasons it is considered that there are no heritage and/or other planning related issues to preclude Planning and Listed Building Consent being granted.

Cassidy+Ashton

C+A

Lancashire Office:

7 East Cliff, Preston,
Lancashire, PR1 3JE

T: +44(0)1772 258 356

E: preston@cassidyashton.co.uk

Cheshire Office:

10 Hunters Walk, Canal Street,
Chester, CH1 4EB

T: +44(0)1244 402 900

E: chester@cassidyashton.co.uk

North Wales Office:

St Andrews Business Centre, St
Andrews Park, Mold, CH7 1XB

T: +44(0)1352 706 246

E: mold@cassidyashton.co.uk

South East Office:

First Floor, 189-193 Earls Court
Road, Earls Court, London, SW5
9AN

T: +44(0)2079 534 052

E: london@cassidyashton.co.uk

Email us:

architecture@cassidyashton.co.uk

surveying@cassidyashton.co.uk

planning@cassidyashton.co.uk



www.cassidyashton.co.uk

Architecture + Building Surveying + Town Planning

Cassidy and Ashton is a trading style of Cassidy and Ashton Group Limited
Registered in England and Wales No. 2510645 - 7 East Cliff, Preston, PR1 3JE

RIBA RICS RTPI

