



HERITAGE STATEMENT

8-10 SHAWBRIDGE STREET, CLITHEROE



Prepared by:

Growth Lancashire Ltd

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Growth Lancashire Ltd

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1. INTRODUCTION

- 1.1 This Heritage Statement follows the guidelines laid down by Historic England. The examination has been made from material available in historic sources and from a visual inspection of the building, site and surroundings. This Heritage Statement fulfils the requirements of national and local planning policy by referencing the relevant national and local planning policy context, identifying the significance of the heritage assets and assessing impact of the proposed development against these policies and the significance of the assets.
- 1.2 This Heritage Statement is in line with the requirements of Paragraph 194 of the NPPF, takes the following approach:

A review of existing published literature/information relating to the building including previous applications and associated documents;

Assessment of the current context of the proposals in respect of the existing building;

Assessment of the impact of the works/development upon the identified significance of the building.
- 1.3 This statement is intended to provide an understanding of the significance of the existing buildings at 8-10 Shawbridge Street and their value within the wider context of Clitheroe and to assist in the determination of a planning proposal for alteration of the property back as a single dwelling.
- 1.4 The report has been carried out in support of the planning proposal prepared by Cassidy+Ashton to convert the property from two dwellings back into one single house.
- 1.5 The report has been prepared by Nilgün Öz as part of Growth Lancashire's Heritage and Conservation team led by Ian Bond MRTPI IHBC who is a qualified Heritage Specialist with over 35 years' experience working in the public and private sectors.

2.0 UNDERSTANDING THE HERITAGE ASSET

2.1 Location

No.8-10 Shawbridge Street is located in Clitheroe, a town in eastern Lancashire, north of A59 and to the northeast of Preston (18 miles) and Blackburn (11 miles).

2.2 The subject building, 8-10 Shawbridge Street, Clitheroe date to the 18th century. Consisting of two storeys, the masonry building is rendered with pebbledash and covered with a double-pitch roof. Set within a stone boundary walled garden, the building is situated on the southern side of Shawbridge Street (continuation of Wellgate) where the street meets Waterloo Road (A671) (Figure 1). The building is Grade II listed (1976). A copy of the Listed Building entry for 8-10 Shawbridge Street is attached as Appendix 1 to this report (List entry number 1072363).

2.3 The property is accessed via Shawbridge Street with entrances from the road and to the side (southeast) of the building. The area forms part of the historic centre of Clitheroe with Clitheroe Castle at its core, which is to the southeast of 8-10 Shawbridge Street. The property is within Clitheroe Conservation Area (designated in 1973, extended and given Outstanding Conservation Area status in 1979).

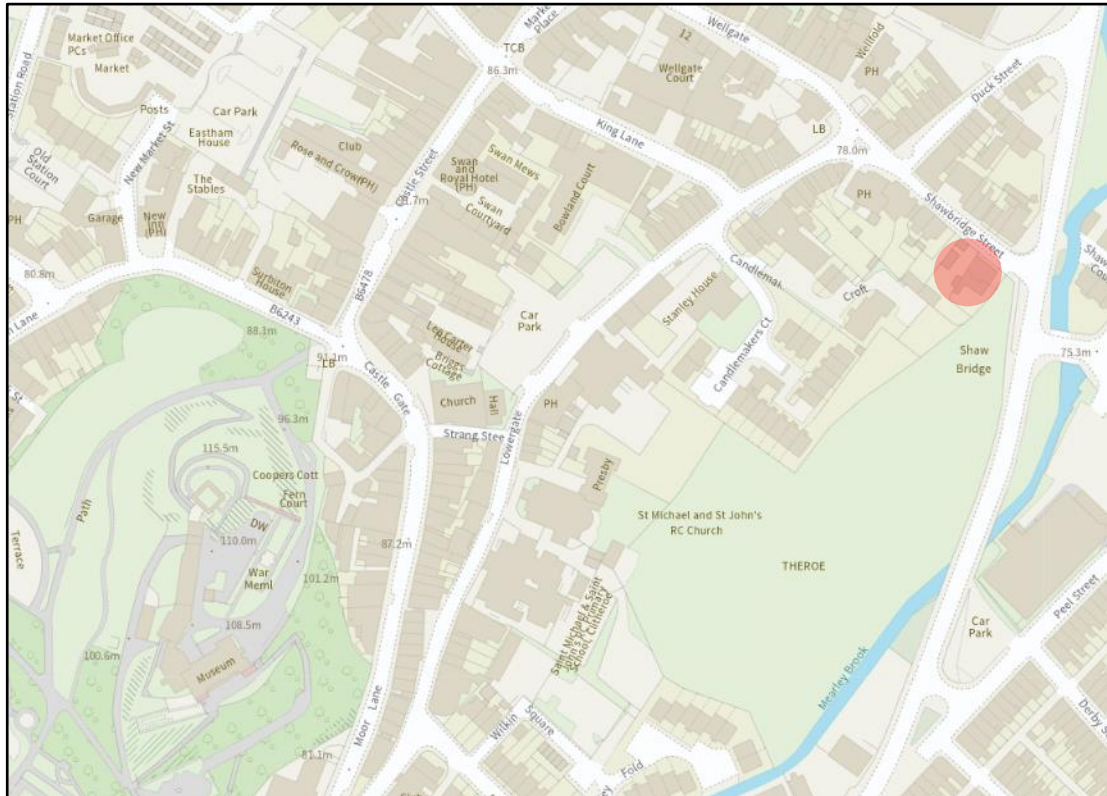


Figure 1 – Map extract showing the location of 8-10 Shawbridge Street, Clitheroe

2.4 Historic context – Clitheroe

Situated between the River Ribble to the west and Mearley Brook to the east, Clitheroe developed around its castle, which is known to have existed since the early 12th century¹. Built on a limestone knoll for the de Lacy family, Clitheroe Castle had

¹ For further information about the origins of the castle see Adams, P, 2006 Clitheroe Castle, The Castle Studies Group Journal and Best, D, 1990 Clitheroe Castle: A guide, Lancaster.

defensive purposes as well as serving as the administrative centre for the Honour of Clitheroe.² In addition to a chapel (St Michael), the motte and bailey castle consisted of stables, a courthouse and a dwelling house. The administrative centre continued to be the castle until a town hall was built in Church Street in 1820.^{3 4}

- 2.5 Clitheroe remained a market town of a variety of trades until the end of the 18th century with agriculture and weaving as its main forms of employment, the latter having gained prominence from the late 17th century onwards. In 1782-84, Clitheroe had its first Mill at Low Moor followed by the spinning mill at Primrose (1787), heralding the beginning of textile work at an industrial scale. Lime extraction also gained prominence in the 18th century with quarries north of Clitheroe at Salt Hill, Horrocksford and Pimlico. Limestone, on which much of Clitheroe was built on, had been quarried from the mid-17th century onwards.⁵
- 2.6 In the 19th century, the industry in Clitheroe largely revolved around textiles, resulting in an urban fabric burgeoning with mills for calico printing, spinning and weaving. By the mid-19th century Clitheroe boasted nine textile mills. Cotton spinning in particular was the primary focus with earlier mills, such as the Old Shaw Bridge Mill on Mearley Brook, being converted to cotton spinning in the early 19th century and the construction of new mills specifically for this purpose, such as Salford Bridge Mill (1827) and Holmes Mill (c.1830) as well as factories built as spinning mills such as Waterloo Mill (1858) and Shaw Bridge Mill (1860). The growing interest in the textile industry also resulted in various other businesses changing direction such as the construction of a cotton mill (Albion Mill) by a timber merchant and bobbin maker who was running a saw mill east of York Street.
- 2.7 Another growing industry in this period was quarrying and lime burning, which is evidenced by the existence of eight limeburners in 1828-29. Late 1870s saw the introduction of cement making, which continues to be an important industry in Clitheroe. Among other more small-scale industries in the 19th century were breweries, located mainly in the locality of Shawbridge Street, including the Shaw Bridge Brewery, converted from the Old Shaw Bridge Mill (carding and jenny mill), as well as Waterloo Brewery further north, and Victoria Brewery (1861), built immediately to the east of Shaw Bridge. In addition to a saw mill, an iron foundry, and paper mill, there were tan yards, one of which was located on Shawbridge Street, an area known to have been used for tanning since the 17th century.^{6 7}
- 2.8 These developments increased the population and the need for housing in Clitheroe. Until the 19th century, the settlement had remained largely confined within the historic core and its vicinity, including during the town's post-medieval expansion, but industrial development resulted in urban changes that spread the settlement towards the south-west (Whalley Road and Moor Lane) and north-east (York Street and King Street) (Figure 2). By the late 19th century, many of the older buildings (16th and 17th century) in Clitheroe were renovated and rebuilt while the town also saw purpose-built civic and

² 2009. *The Buildings of England Lancashire: North*.

³ 2005. *Clitheroe Conservation Area Appraisal*.

⁴ 2006. *Clitheroe Historic Town Assessment Report*.

⁵ 1989. *The Treasures of Lancashire*.

⁶ 2006. *Clitheroe Historic Town Assessment Report*.

⁷ 2006. *Clitheroe Historic Town Assessment Report*.

commercial buildings including but not limited with a court house, a bank, police stations and a concert hall.⁸



Figure 2 - OS Map 1844 (published 1847) showing Clitheroe Castle at the centre, the railway line to the west, and the town's expansion towards the north and south (red area shows the location of 8-10 Shawbridge Street)

- 2.9 The introduction of the railway (Liverpool and Manchester Railway) in 1850 (the train station was built much later in 1871 to the northeast of the castle) impacted on new housing development as well as the growth of industrial facilities as new lime kilns were built and new quarries were opened along the railway line to the northwest of Clitheroe, where there were valuable limestone supplies. Development later in the century also continued along Woone Lane to the south, Shawbridge Street to the east and Chatburn Road and Waterloo to the north.
- 2.10 In the early 20th century, there were 13 mills in Clitheroe but the cotton industry gradually declined.⁹ Farming retains its prominence and cement works continue to be a noteworthy form of employment. Despite these industries, Clitheroe largely remains a rural market town.
- 2.11 Clitheroe initially developed along Castle Street, the town's main axis, which led to Market Place and Church Street further north. The secondary axis was Lowergate to the east. Both originated from the castle and are roughly parallel to one another. They

⁸ 2006. *Clitheroe Historic Town Assessment Report*.

⁹ 2009. *The Buildings of England Lancashire: North*.

were joined by Wellgate on the north, a street named after one of three public wells (Town's Well) in Clitheroe that continued to provide water to the town until the mid-19th century. Shawbridge Street (also written as Shaw Bridge Street in many other sources) developed as the continuation of Wellgate towards the east and initially did not have a separate name. At the end of the road, there was a bridge that crossed Mearley Brook, which was where the urban extent of the settlement ended.

- 2.12 In the earliest known map of Clitheroe, which dates to c. 1740 and is a rough but considerably detailed representation of the town, these main streets are easily recognizable (Figure 3). It may be possible that the square building (marked on the map below with a red circle) is the current building at 8-10 Shawbridge Street. East of this building, shown with dotted lines is Mearley Brook, beyond which the map shows a widening of the road / field marks. In the medieval period, main roads broadened into green areas where the built environment ended. These green areas still existed in the post-medieval period at Alleys Green on Pimlico Road, Parson Brow and Wellgate.¹⁰ The building associated with 8-10 Shawbridge Street appears to be at the edge of town in this period, opening to open green areas.

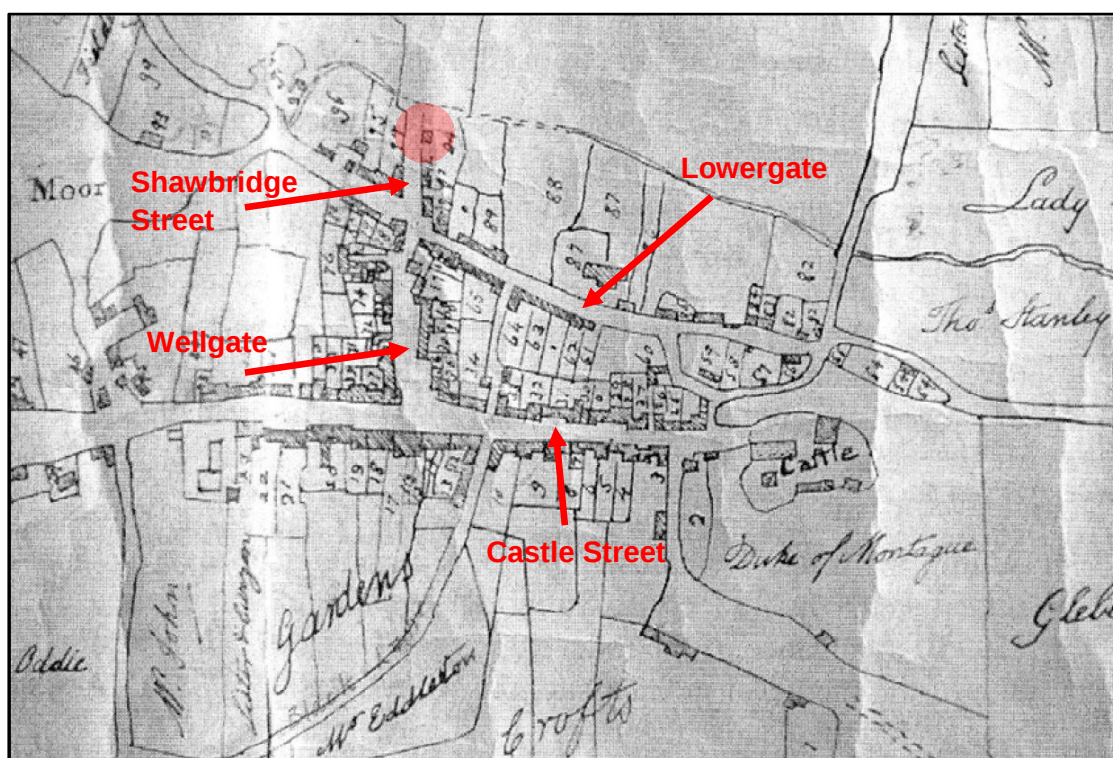


Figure 3 - Location of 8-10 Shawbridge Street on a sketch map of Clitheroe (c.1740)

(2005. Clitheroe Conservation Area Appraisal, p.10)

- 2.13 The 1766 map of Clitheroe shows largely the same layout as the earlier map with Shawbridge Street known as Wellgate at the time (Figure 4). Buildings in this map are depicted schematically showing the existing buildings in elevation. Again, it is possible that the structure depicted at the end of this street (marked on the map below with a red circle) corresponds to 8-10 Shawbridge Street.

¹⁰ 2006. Clitheroe Historic Town Assessment Report.



Figure 4 – Location of 8-10 Shawbridge Street on Lang's map (1766)

(2005. Clitheroe Conservation Area Appraisal, p.10)

- 2.14 The OS maps published in 1849 and 1886 largely show a similar layout within a boundary wall (Figure 5, Figure 6). In the former map, the area to the east of the main building is noted as a "Timber Yard". The maps show that in the late 19th century, the main building was enclosed with a boundary wall on the south, to which a sizeable outbuilding was attached. In both maps, there appears a porch-like extension on the north-western wall. The rear garden is shown to have steps in both maps although their positions and designs are different. In the earlier map, to the southeast of the building is what looks like a landscaped garden set behind a boundary wall that continues along Shawbridge Street and curves south. The latter map shows this area without these features and subsequent historic aerial photographs evidence that this land remained a green area with several trees along the road.

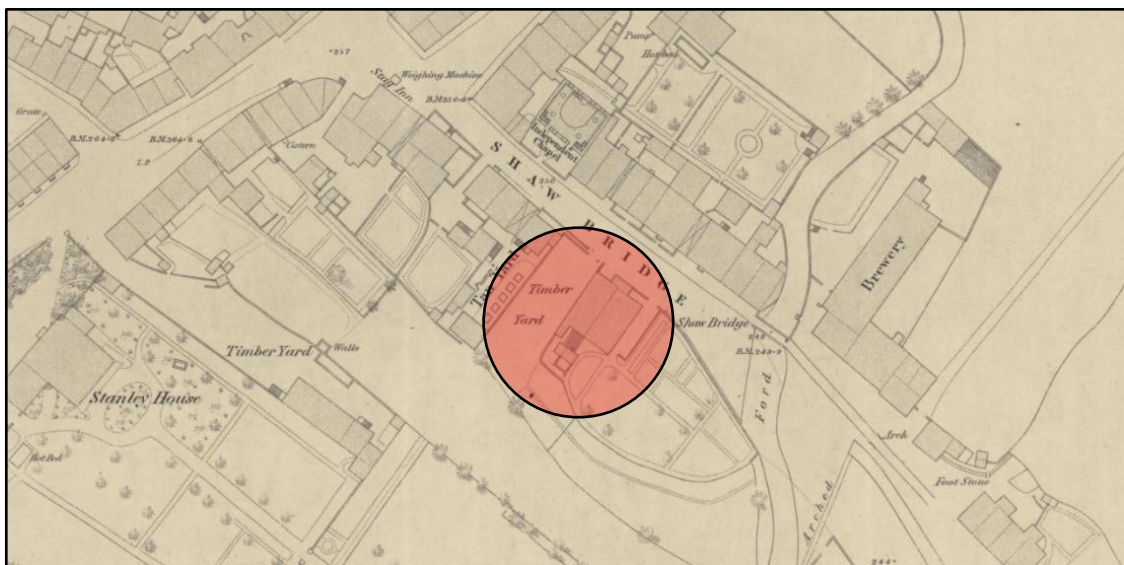


Figure 5 – Extract from the 1844 OS Map (Revised: 1850 for the railway, Published: 1849)



Figure 6 - Extract from the 1844-46 OS Map (Revised: 1884, Published: 1886)

- 2.15 Subsequent OS Maps published in the 1930s and 1940s show that the building and its immediate vicinity remained unchanged until recent times when Waterloo Road was constructed, which resulted in the loss of a major chunk of the green area to the east of 8-10 Shawbridge Street. Other than 11-15 Shawbridge Street, which was already listed in 1950, the rest of the buildings on either side of the street were listed in 1976 after the construction of the road. The building remained in the same ownership from 1958 until recently during which time parts of the property were used as Edward Davies & Sons Plasterers.
- 2.16 No.8-10 Shawbridge Street is within Clitheroe Conservation Area, immediately to the west of Waterloo Road, which forms its eastern edge. The conservation area was designated in 1973, extended and given Outstanding Conservation Area status in 1979.
- 2.17 The conservation area has 88 listed buildings (in 2005) and is divided into three character areas according to their similarity of history, use or architectural character. No.8-10 Shawbridge Street is in Character Area 1 (Clitheroe's historic core), which largely corresponds to the medieval and post-medieval period of the town and includes the Castle as well as buildings along the main thoroughfares.
- 2.18 *Description of the Heritage Asset - 8-10 Shawbridge Street*

The main building is built of rubble and rendered with pebbledash (Figure 7), consisting of two storeys with a double-span pitched roof. The building consists of two rectangular portions. The right-hand portion when looked at from Shawbridge Street (the western part) is narrower and has a lower gable while the left-hand portion is wider and has a slightly higher ridge-line. The former slightly protrudes towards Shawbridge Street and is somewhat at an angle. Architectural features include a door with pedimented hood on carved brackets, mullioned window, moulded eave with brackets, timber beams and internally, a semi-circular niche, which projects into the ground floor living room.



Figure 7 – The building seen from Shawbridge Street

- 2.19 The two portions of the building were most likely built separately with the right-hand one preceding the other¹¹. There may originally have been a timber-frame structure in the place of the left-hand portion. Based on the historic maps presented above, the assumption is that the right-hand portion was extended quite early on towards the east that resulted in the square plan form and outline that is seen today.
- 2.20 To the west of this main building are four outbuildings (Figure 8) of various builds, two of which lean against the existing boundary wall. In the western corner is a small single storey, pitched roof, building which was a former office for the owner's business and behind this is an open sided ladder shed). Behind this against the wall on the south is a brick garage and store building. Attached to the south-western corner of the principle building is a single storey lean-to store/shed. The former office was built on rubble stone and has brick walls. The shed's timber roof is supported by two brick piers and reinforced with an inserted modern metal prop. The large garage outbuilding at the rear is of brick (stretcher bond), partially rendered, with a timber mezzanine floor on the right, timber large double-door on the left, and is covered with a pitch roof. Historic photos suggest that there used to be a shed leaning to the eastern (left hand side) wall of the garage and store building, the traces of which can be observed on the eastern exterior wall. The shed that leans to the main building is of stone rendered with pebbledash.
- 2.21 The main building has windows of varying sizes and proportions. Their tool finish stone surrounds are painted in black on the north and east elevations but left bare on the west elevation. The windows on the rear (south) elevation have altered proportions and are devoid of stone surrounds.
- 2.22 The front (north) elevation, facing Shawbridge Street, has a four-panelled door (provides access to No. 8) with a rectangular fanlight within a stone surround. The 4-light ground floor window on the right is square in shape and appears to have been enlarged. Above this is a mullion window with timber mock sash frames. On the left are a pair of single windows with timber mock sashes. The front and eastern elevations have rendered plinths, which do not continue onto the other elevations.

¹¹ The building description will



Figure 8 – Outbuildings

- 2.23 The eastern elevation (Figure 9) is more uniform or ordered in style and has a central doorway with a pedimented hood on carved brackets and stone surrounds (Figure 10). The square windows (two on the ground floor on either side of the door, and three on the upper floor) are two-over-two timber sash windows, with horns.



Figure 9 – Eastern elevation (entrance to 10 Shawbridge Street)



Figure 10 – Doorway with hood (left), detail of tool finish on stone surround (right)

- 2.24 The western elevation (Figure 11) has two mock-sash windows (two-over-two) of different sizes on the first floor, and the only window on the ground floor, which has a timber two-over-two sash frame. This ground floor window was originally a door, which was converted into a window when the front part of this portion of the building was converted into a bedsit.



Figure 11 – Western elevation (door converted to window on ground floor)

- 2.25 The rear elevation is considerably altered with a mix of window styles (Figure 12). The ground floor has four windows while there is one window on the upper floor. The most distinct unifying feature is their rendered hoods. There is a single-storey extension on the western end, which is currently used as a kitchen and a small outdoor store beyond which are bounded by an existing stone wall (Figure 13).



Figure 12 – Rear elevation



Figure 13 – Lean to extension

- 2.26 The chimney stacks no longer exist but two aerial photos of the town centre of Clitheroe dating to 1925 and 1938 (Historic England, Aerial Photo EPW013099 and EPW058412) shows two (possibly three) ridge chimneys above the left-hand building and two considerably taller ones on the western wall of the right-hand building. Due to previous re-roofing works, it is now not possible to see any exterior traces.
- 2.27 The building is enclosed with two boundary walls made of stone (Figure 14). The inner boundary wall has a curved south-western corner that has been an identifiable feature of this property since the 19th century. An opening, leading to the green area to the east of the property is blocked. The exterior wall is less visible on the south, being

largely covered with vegetation. There is a lower wall running parallel to the wall along Shawbridge Street.

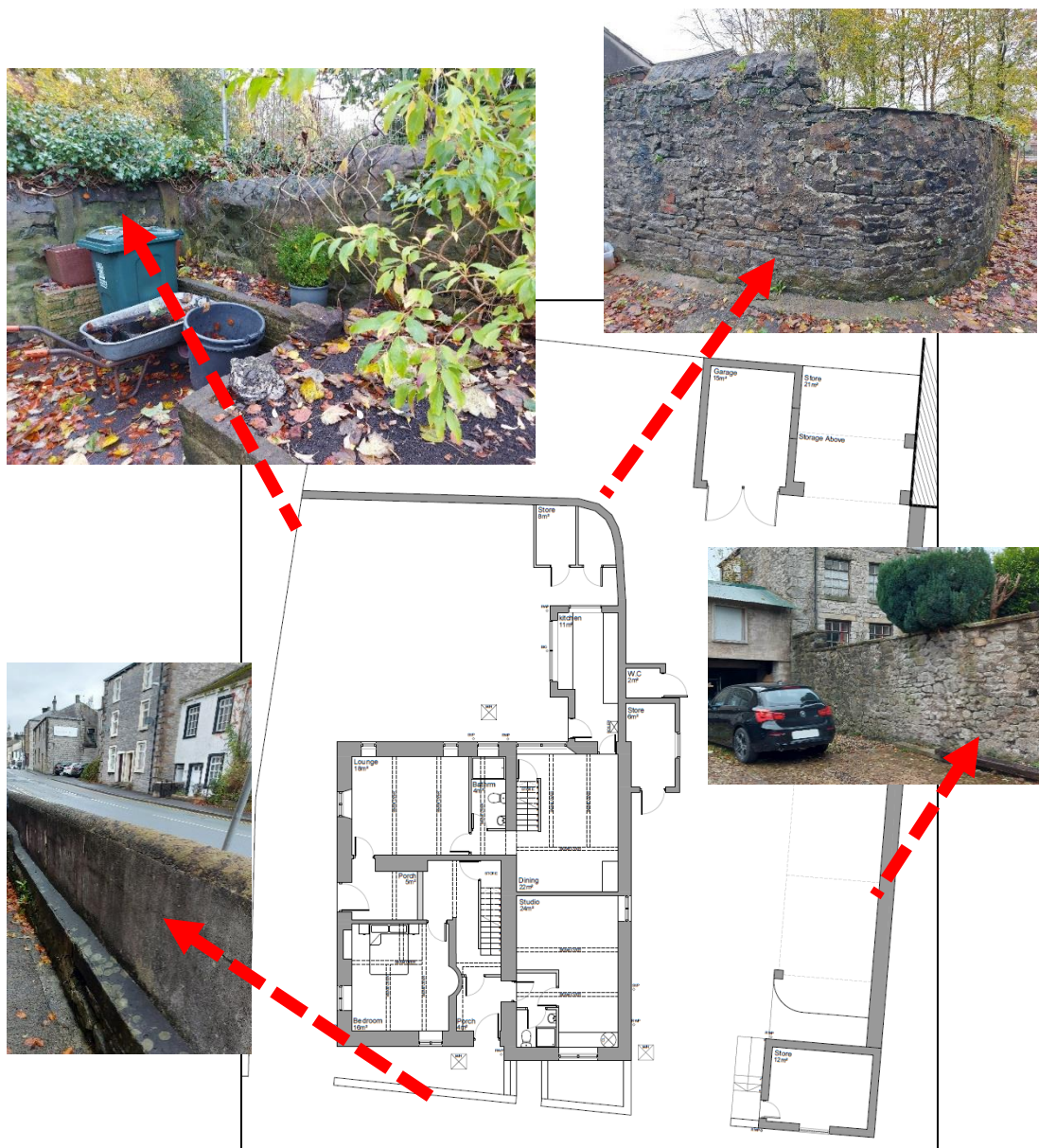


Figure 14 – Site plan / ground floor plan

- 2.28 There are two entrances to the building, one from Shawbridge Street leading to 8 Shawbridge Street and one the eastern elevation, which allows access to 10 Shawbridge Street.
- 2.29 The current building is divided vertically (Figure 16). On the plan layout, the division does not correspond to the two portions of the building but rather in a way that separates the 'front' rooms facing Shawbridge Street from the rooms at the rear. On the ground floor, this was achieved by adding a wall opposite the entrance of 10 Shawbridge Street, and on the first floor an angled wall was added to the side of the staircase. Subsequent to this division, in the early 1990s, the ground-floor room facing the street on the right-hand portion was converted into a small bedsit/self-contained flat (PA 3/1990/0057). The new bedsit (No. 8A) shared the same entrance with 8

Shawbridge Street, the door facing the street, but a new partition wall and door were added to separate the flat from the rest of the house. It was also during this conversion that the doorway on the western elevation was removed and converted into a window. Prior to the conversion, this part of the house was the kitchen of No.8 and was later used as a storeroom. The room above the bedsit was divided and converted into a kitchen, bedroom and bathroom for No. 8.

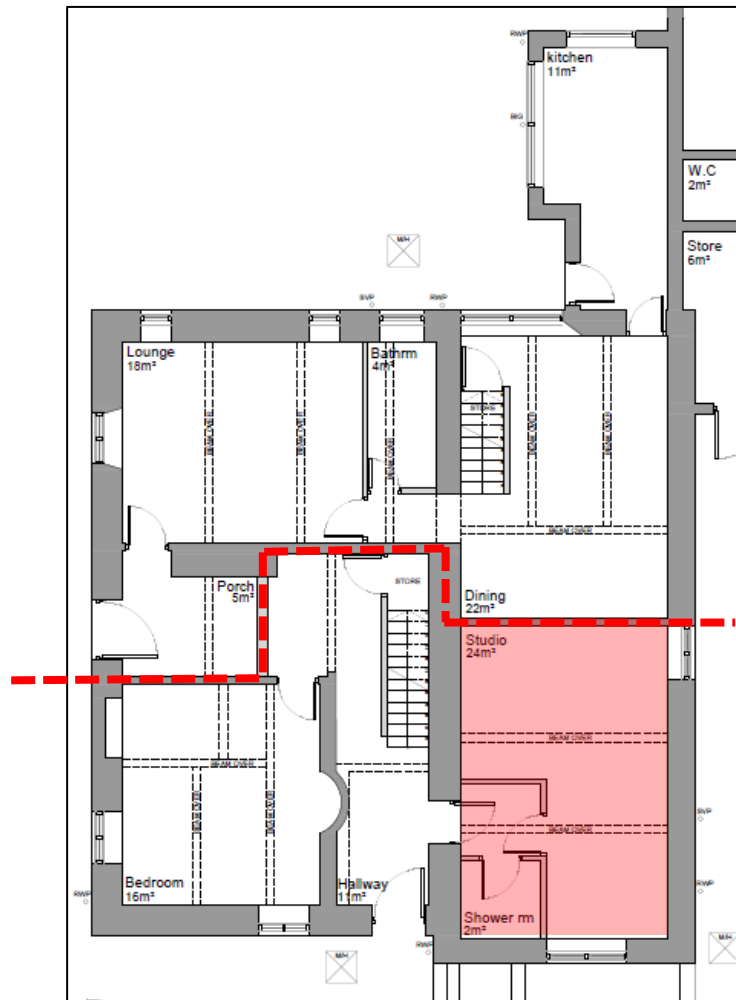


Figure 15 – Ground floor plan of 8-10 Shawbridge Street (red dotted lines show the division between No. 8 and 10; red shaded area was the bedsit)

- 2.30 Following the bedsit conversion, 8 Shawbridge Street, accessed from the door facing the street and functioned as a two-bedroom house with one bedroom on the ground floor and one bedroom, lounge, kitchen and bathroom on the first floor. The staircase is opposite the entrance (Figure 17). The most striking architectural feature in the hall space is a semi-circular niche decorated with a moulded segmental arch flanked by pilasters. This is an unusual feature for a building of this type and may reflect the stylistic tastes of an aspiring class and economic standing of the occupiers. The timber beams and another niche on the eastern wall of this room are also worth noting (Figure 18). The former bedsit has boxed beams with stone pads (Figure 19).
- 2.31 No.10 Shawbridge Street, accessed from the eastern side of the building, consists of a lounge, bathroom, dining room and kitchen on the ground floor and three bedrooms and a bathroom on the first floor. A staircase in the dining room, at the rear, provides access to the first floor (Figure 17). This is a modern timber staircase of little interest,

which was most likely inserted by removing timber beams and added when the building was divided into two properties. There is no evidence externally of an external rear doorway or entrance hall having existed.

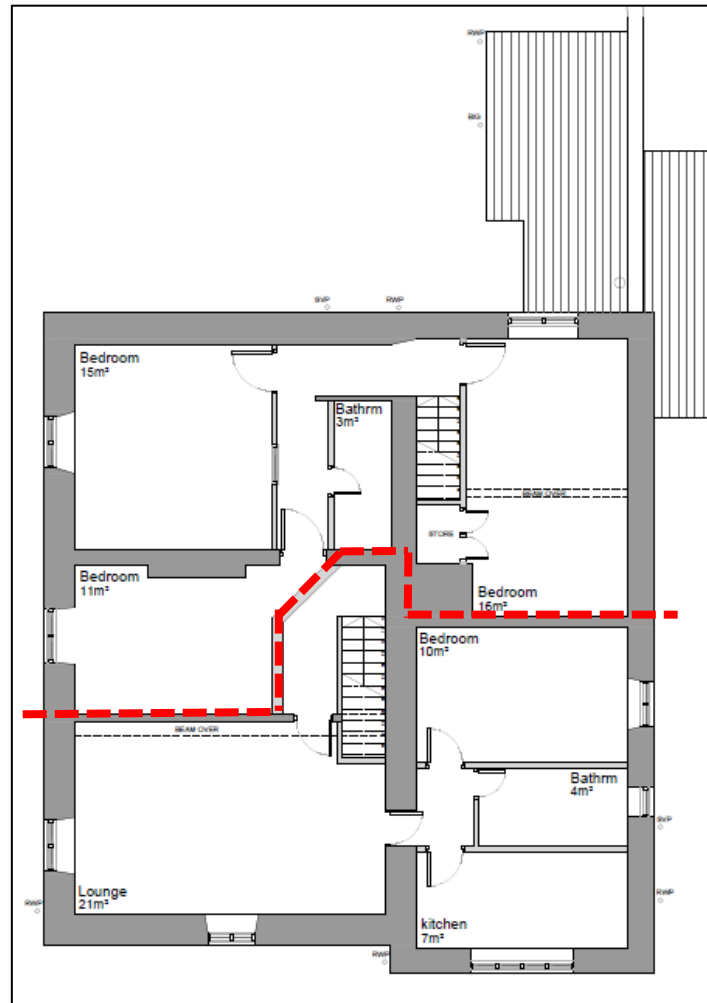


Figure 16 - First floor plan of 8-10 Shawbridge Street (red dotted lines show the division between No. 8 and 10)

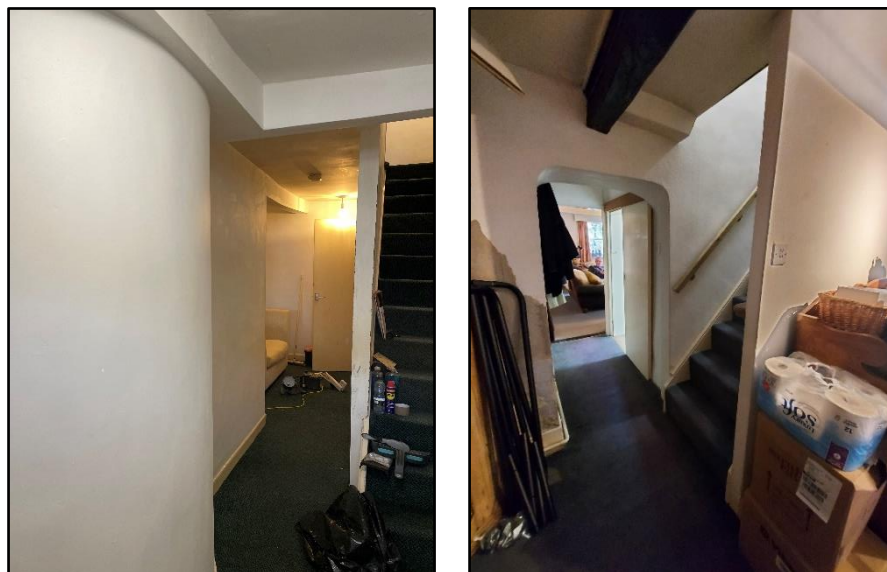


Figure 17 – Staircase at 8 Shawbridge Street with the rear of the semi-circular niche (left); Staircase going up to the first floor at 10 Shawbridge Street (right)



Figure 18 – Architectural features in the ground floor (bed)room of 8 Shawbridge Street



Figure 19 – Stone pads on the ground floor of 8 Shawbridge Street



Figure 20 – Timber beams in the (dining) room overlooking the rear garden at 10 Shawbridge Street

3.0 LEGISLATION, NATIONAL GUIDANCE AND PLANNING POLICY

- 3.1 The principle statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authority's should in coming to decisions consider the principle Act, which states the following;

Listed Buildings Section 66(1) - In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest, which it possesses.

Conservation areas Section 72(1) - In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

- 3.2 The National Planning Policy Framework (NPPF – July 2021) states that when determining planning applications Local Planning Authority's should take account of;
- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c. The desirability of new development making a positive contribution to local character and distinctiveness.
- 3.3 NPPF - P.194 requires applicants to describe the significance of heritage assets and that the level of detail should be proportionate to the asset's importance. P.195 states that the evidence available should be used to consider the impact of a proposal on an asset(s)
- 3.4 NPPF - P.199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied to its conservation.
- 3.5 Policy EN5 (Heritage Assets) of the Ribble Valley Borough Council Core Strategy 2008 – 2028 states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The historic environment and its heritage assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 *Assessment criteria*

It is understood that the sustainable management of heritage assets depends on a proper understanding of the value or significance of the historic environment. Understanding significance, whilst subjective in nature and open to scrutiny is therefore key in managing change to buildings and places, which form part of our heritage.

- 4.2 The NPPF (National Planning Policy Framework, 2021) states that a key objective of the Governments planning policy is the desirability of sustaining and enhancing the significance of heritage assets. The NPPF advises that the more significant the heritage asset the greater weight should be given to its conservation.

- 4.3 The NPPF (Annex 2: Glossary) defines significance as *“the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.”*
- 4.4 English Heritage (now Historic England) issued its Conservation Principles: Policies and Guidance in 2008, which set out the practice of recognising heritage value so that informed decisions can be taken, helping to manage changes to the historic environment in a coherent and sustainable way. The Conservation Principles sets out the four main aspects of significance (or values) to be: evidential, historical, aesthetic and communal. Historic England’s guidance *Statements of Heritage Significance*, published in 2019 sets down a methodology for understanding the different levels of significance. The purpose of identifying these values allows a proper consideration of the impacts of any work or proposals on them. Assessments of significance however depend on experience and judgement.
- 4.5 The accepted levels of significance can be classified as being;
- *Exceptional*: Heritage values having special interest and national or international importance reflected in statutory designations (Grade 1 Listed Buildings and Scheduled monuments).
 - *High*: Heritage values having national importance, demonstrating more than special interest. Other statutory designations.
 - *Medium*: Heritage values having regional importance, demonstrating special interest including important group interest.
 - *Low*: Heritage values that make a positive contribution to the understanding of the asset, area, group or setting in the local context.
 - *Neutral*: Historically unimportant, making little or no contribution to the special interest of the asset.

These ratings are intended to address the heritage values outlined below. The following Statement of Significance addresses these tangible values and aims to provide an evidenced whole view on the building/sites significance.

4.6 *No.8-10 Shawbridge Street*

Evidential value – or archaeological interest

Evidential value is described by Historic England (p.35-38 EH – CPPG 2008) as being “physical remains of past human activity” which derives value from the “ability to understand and interpret the evidence”.

The property has been in residential use since the 18th century. Map regression exercise shows that 8-10 Shawbridge Street has largely retained its original form and boundary wall since this period. According to the earliest OS Map of Clitheroe, the property is known to have a timber yard associated with it in the 19th century. In terms of the outbuildings, the larger outbuilding to the southwest and the smaller attached to the western wall of the building appear to have been built in the late 19th century. The alignment of the boundary wall and the outbuildings remain unchanged. Particularly the round southern corner of the boundary wall is very recognizable in maps of Clitheroe. Although the green area to the south was lost to the construction of Waterloo Road, the garden to the south has also been a continuous feature. For the most part

of the 20th century, parts of the property are known to have been used for the owner's plastering trade parts of the property. I would consider the ability to interpret the building, its development and evidential value in this respect to have **medium/high** significance.

4.7 *Historic value*

The historic value is the significance of a building, which is derived from the ways in which past people and events, can be connected to a building or place. Historic value can be illustrative or associative. Illustrative value derives from how a building can be seen to represent an important event or phase in history whereas associative value relates to the connections a building or place may have to important events or people.

- 4.8 No.8-10 Shawbridge Street sits within the core of Clitheroe's post-medieval expansion, which covers an area from the eastern side of Lowergate going south as far as Moor Lane and north as far as the northern end of Duck Street, and Shawbridge Street until it meets the current Waterloo Road as well as Shaw Cottage and Ashgrove House further east. The area is characterised by 18th and 19th century buildings of varying styles and heights largely built of stone with some being rendered. The majority of the buildings are listed including shops and houses, the early 19th century warehouse at No. 6 Shawbridge Street and the independent chapel at No.5 Shawbridge Street. The buildings on either side of Shawbridge Street (No. 5-15 Shawbridge Street and No. 2-10 Shawbridge Street) were listed for their group value.

- 4.9 No.8-10 Shawbridge Street illustrates the eastward post-medieval expansion of Clitheroe and contributes to the special interest of Clitheroe Conservation Area. As such, I would regard the illustrative historic significance of the building as **high**.

4.10 *Aesthetic value – or architectural interest*

According to Historic England aesthetic value derives “from the ways in which people draw sensory and intellectual stimulation from a place” (p.46 EH – CPPG 2008). The significance can be attributed to either planned conscious design and/or can be also involve the fortuitous evolution of a building or place.

- 4.11 The building has an aesthetic appeal due to its simple and unassuming style. Contrary to the 18th-century movement in Clitheroe that distanced itself from traditional vernacular architecture and encouraged a more *polite*¹² form of architecture that promoted classical detailing¹³, 8-10 Shawbridge Street continues to have a more traditional feel. The building shows architectural and stylistic similarities with the buildings at 11-15 Shawbridge Street, which also date to the 18th century and may be later than 8-10 Shawbridge Street (they are not depicted in the earliest maps of Clitheroe dating to c.1740 and 1766).
- 4.12 The building has been through a phase of alteration in the 19th and 20th centuries and there are a number of interventions that were to the detriment of the artistic and architectural values of the building - including the application of a thick layer of *pebble dash* render. Over time, this has darkened in colour in some areas and prevents the proper interpretation of the building fabric.

¹² *Polite* being a term used to describe the use of non-local or vernacular architecture for aesthetic or decorative reasons

¹³ 2005. *Clitheroe Conservation Area Appraisal*.

4.13 The interior is altered and of lower significance and whilst the original floor beams are evident in the principle rooms the floor plan and flow of the building has been affected by the way the property is sub-divided and the modern inserted walls.

4.14 However, there are noteworthy exterior and interior features such as its double-pitch roof, fenestration, tool finish stone dressings and window surrounds, and the decorative semi-circular niche on the ground floor. As such, I would regard its aesthetic/architectural significance to of **moderate** importance.

4.15 *Communal value*

Historic England describes communal value as coming from “the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory” (p.54 EH – CPPG 2008). Communal values are commonly closely related with significance attributed to associative historical and aesthetic values. Communal value can be commemorative and symbolic or social and have a significance, which is bound up in memories and how a building continues to contribute to the character and appearance of its surrounding area.

4.16 The property lies within Clitheroe Conservation Area and contributes positively to the streetscene and the areas character and appearance.

4.17 The property dates from the 18th century and is situated on one of the earlier streets of Clitheroe among buildings that have largely retained their historic form and character. I would regard 8-10 Shawbridge Street as have a **moderate/high** communal significance, identified as making a positive contribution to the understanding of the area, group or setting in the local context.

4.18 *Summary Statement of Significance*

The significance of 8-10 Shawbridge Street lies largely in its historic and communal values relating to the development of Clitheroe in the C18 and to the evidential and aesthetic values embodied in the buildings 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 I would regard as being **high**.

5.0 THE PROPOSED WORKS

5.1 The client’s proposal is to turn 8-10 Shawbridge Street into one dwelling through the undertaking of minimal internal alterations.

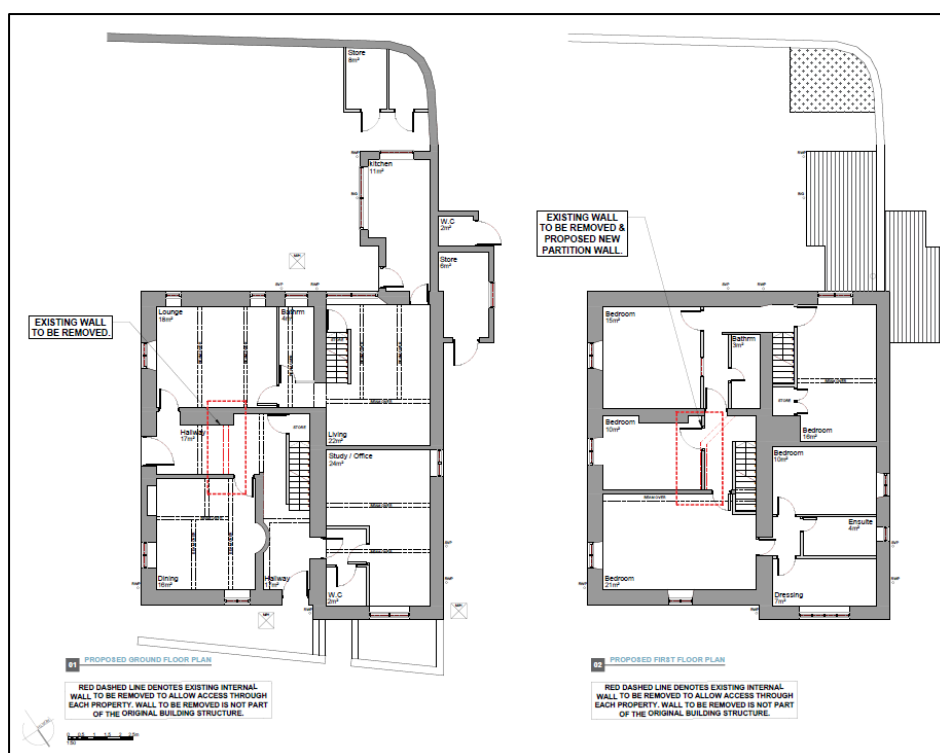


Figure 21 – Proposed plans

5.2 The interventions involve the removal of one internal wall on the ground floor to improve circulation and re-open the hallway from the side entrance and one the removal of the modern angled wall which cuts across the landing. This wall being removed will re-open access to the rear portion of the house from the first floor landing. A new partition wall be erected to re-align the entrance into a first floor bedroom (see figure 21 above).

5.3 No other alterations are proposed to the interior and there is no impact or alterations required to the exterior, because of the work.

6 HERITAGE IMPACT ASESSMENT

6.1 This Heritage Impact Assessment (HIA) relies on the understanding of the heritage asset and its significance. This impact assessment is a subjective judgment on the impacts of the proposed works. It provides a reasoned professional view on the overall level of impact and how this might be interpreted under current legislation and national planning guidance.

6.2 In assessing the impact of a proposal which entails the impact on a heritage asset, this assessment draws on a number of key guiding documents where applicable. These include the English Heritage Conservation Principles, 2008 and Historic England Guidance Good Practice Advice in Planning Notes 2 and 3 (*Managing Significance in Decision Taking in the Historic Environment and The Setting of Heritage Assets - 2nd edition*). I have also considered the impact of the proposal upon the heritage assets by relating directly to the National Planning Policy Framework (NPPF) and the adopted Ribble Valley Core Strategy Local Plan policies.

6.3 The 2011 ICOMOS published guidance on Heritage Impact Assessments (albeit for Cultural World Heritage properties) suggests that the impacts or changes caused by proposals on the significance of heritage can be judged taking into account their direct and indirect effects and whether they are permanent and reversible or not. They can be evaluated, having regard to the significance/value of the particular asset or feature as being neutral/no change, causing negligible change, minor change, moderate change or major change. Impacts can be positive as well as negative.

6.4 The impact assessment below provides a qualified judgement on the likely impacts of the proposals on the significance of the relevant heritage assets, including their setting.

6.5 *Impacts on the significance of 8-10 Shawbridge Street*

The two interior walls that the proposal seeks to remove on both ground and first floors are relatively modern insertions. Both the sections of walls are of no intrinsic significance and are not part of the historic layout of the building. They were erected in order to create two separate properties. The removal of the ground floor wall is beneficial in that it will restore the connection to the entrance hallway from the eastern entrance. The removal of the dividing wall across the first floor landing and re-alignment of the first floor bedroom wall, post removal, will have no consequence. Both interventions will restore circulation around the building and create a layout more aligned to the original plan form of the building

As such, I would regard the proposal as having a **slight positive impact** (benefit) on the significance of the 8-10 Shawbridge Street.

6.6 *Impacts on Clitheroe Conservation Area*

The proposal only involves minor interior works that would not have any impact on the character or appearance of the conservation area and as such would have a **neutral impact**.

6.7 *Impacts on the setting of other designated heritage assets*

Historic England's advice on setting is contained in its Planning Note 3 (second edition) entitled *The Setting of Heritage Assets (2017)*, describes the setting as being the surrounding's in which a heritage asset is experienced and explains that this may be more extensive than its immediate curtilage and need not be confined to areas which have public access. Whilst setting is often expressed by reference to visual considerations, it is also influenced by the historic relationships between buildings and places and how views allow the significance of the asset to be appreciated.

6.8 8-10 Shawbridge Street is neighbour to a number of Grade II listed buildings as all of the buildings along the street are designated heritage assets. As the proposal involves only minor internal alteration, there would be no impact on the setting of any other designated heritage assets and as such, should be regarded, as having a **neutral impact**.

6.9 *Conclusions - summary of the impacts on significance*

In determining applications affecting Listed Buildings and Conservation Areas, Local Planning authorities have to have due regard for the 1990 Planning (Listed Buildings and Conservation Areas) Act and the duty to preserve heritage assets. Chapter 16 of the NPPF (paragraphs 189 - 208) reinforces the need to conserve heritage. The NPPF emphasises the need to balance use, viability and conservation, and places a need for

local planning authorities to consider the positive contribution heritage plays to sustaining local areas in its decision-making. Paragraph 197 of the Framework states that local planning authorities should take account of;

1. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
2. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
3. The desirability of new development making a positive contribution to local character and distinctiveness.

6.10 This report provides an appropriate level of assessment for considering the impact of the proposal on the significance of the designated heritage assets and wider conservation area. The NPPF advises that when considering the impact of a proposal *'great weight should be given to the asset's conservation'* and that more weight should be given to features and elements of high significance than those of lower importance.

6.11 In summary, the above Heritage Impact Assessment identifies that whilst 8-10 Shawbridge Street is of high significance the proposed changes to the interior are of a minor nature and have no impact on its stated significance. The proposed works do not result in any loss or harm of any historic fabric and the internal changes do not result in any alteration or impact on the appearance of the building. Indeed, the proposed work will have a slight positive benefit to the layout of the existing building.

6.12 The proposed work has no impact on the character or appearance of the Clitheroe Conservation Area or to the setting of other designated assets with lie close by.

7.0 CONCLUSIONS

7.1 This Heritage Impact Assessment has shown that the proposed work will cause no harm to the significance of any designated heritage assets and as such, would meet with the statutory duty *to preserve* required under the Planning (Listed Buildings and Conservation Areas) Act 1990 and the objectives of Chapter 16 of the Policy Framework.

7.2 Overall, the proposal conforms to the planning guidance contained in Chapter 16 of the NPPF and accords with the provisions of Policy EN5 of the Ribble Valley Borough Council Core Strategy 2008 – 2028.

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APPENDIX 1

Official List Entry

<https://historicengland.org.uk/listing/the-list/list-entry/1072363>

SHAW BRIDGE STREET 1. 5295 (South-Vest Side) Nos 8 and 10 SD 7441 1/31 II GV2.

C18. 2 storeys in rubble and pebbledash. Double span roof. Right hand window has 2-light window with some glazing bars, above window with modern glazing. Left hand has 1 window to both floors and doorway with stone surround, C19 door. No 10 has 3 windows to 1st floor, stone surrounds. Brackets at moulded eaves. 2 windows to ground floor and rendered plinth. Stone surround to door with pedimented hood on carved brackets, modern door. Nos 2 to 10 (even) form a group.

Listing NGR: SD7457441791