



**HERITAGE STATEMENT**

**OF**

**OUTBUILDING**

**ROCK HOUSE**

**CHURCH STREET**

**CLITHEROE**

**LANCASHIRE**

**BB7 2DG**



**29<sup>th</sup> September 2023**

**Job Reference Number: BS 1235**

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## **CONTENTS**

- 1.0 INTRODUCTION**
- 2.0 SITE DESCRIPTION**
- 3.0 THE PROPOSAL**
- 4.0 HISTORY & DEVELOPMENT**
- 5.0 RELEVANT NATIONAL & LOCAL POLICIES**
- 6.0 SUMMARY OF WORKS & ASSESSMENT OF IMPACT**
- 7.0 CONCLUSION**

**APPENDIX 1 HISTORICAL MAPS**

**APPENDIX 2 PHOTOGRAPHIC RECORD**

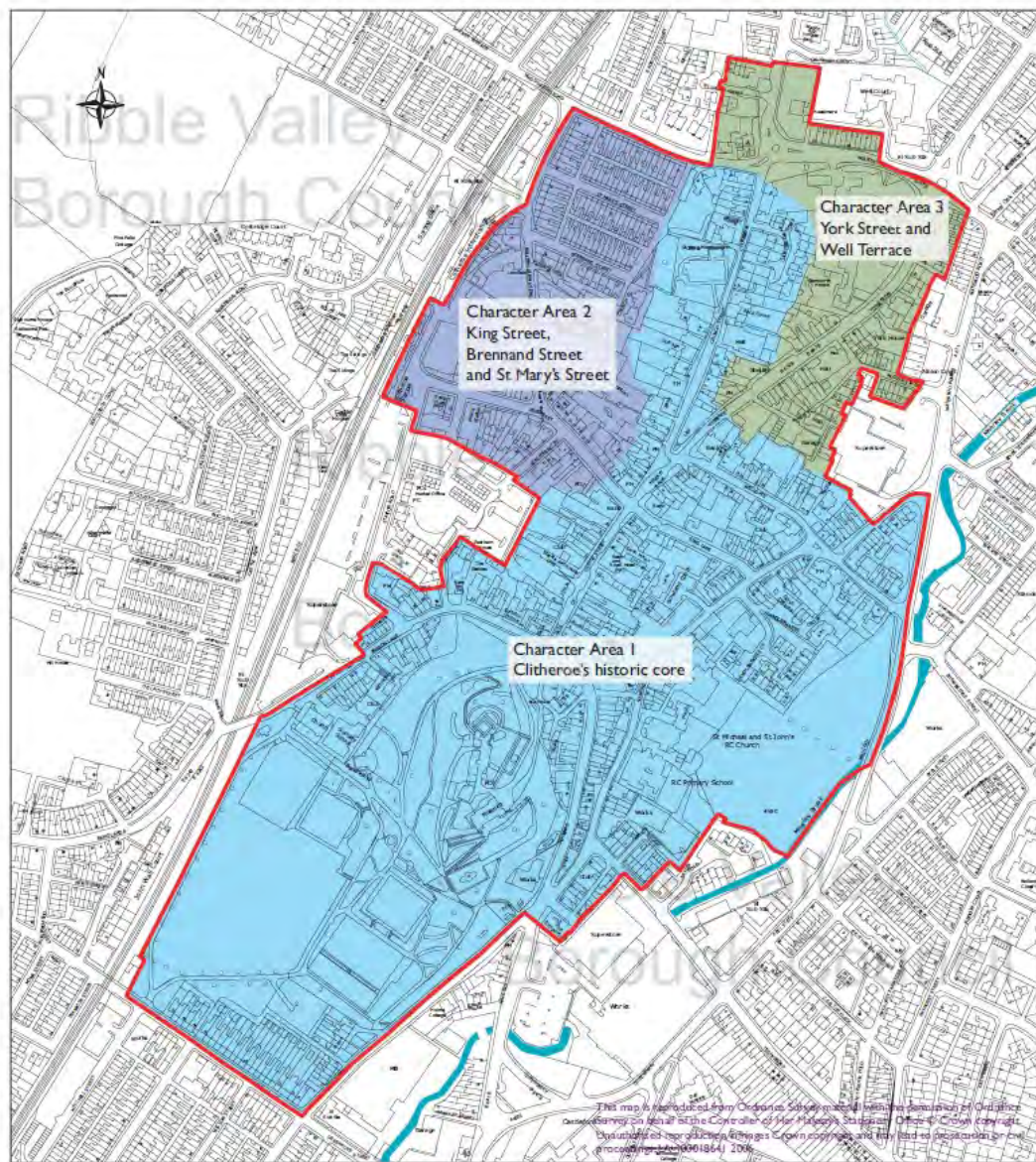
## 1.0 INTRODUCTION

- 1.1 This heritage statement is regarding an existing outbuilding which was former dwelling within the curtilage of Rock House, 24 Church Street, Clitheroe, BB7 2DG. The statement has been prepared by Nicholas White of Glovers Project Services Ltd. on the instructions of Mr. & Mrs. Bailey.
- 1.2 I am the senior building surveyor at Glovers Project Services Ltd. with a degree in Building Surveying from Salford University. I have experience in historic buildings, listed buildings with respect to repairs and conversion.
- 1.3 The building in question is on separate parcel of registered land to the east and directly adjacent to the rear garden to Rock House which is a grade II Listed Building [List Entry Number 1362177]. Whilst the building is not specifically mentioned on the listing entry it is deemed to be within the curtilage of Rock House and so therefore also listed by association. Therefore, any proposals which may impact upon the special architectural or historic interest of the building will be managed in relation to the Planning (Listed Buildings & Conservation Areas) Act 1990. This statement assesses the proposals to carry out repairs and alterations with the property currently in disrepair. Any impact is assessed in relation to the special architectural and historic interest of the building. This statement is in support of a planning and listed building consent application submitted to Ribble Valley Borough Council.
- 1.4 In order to inform this statement I made a number of site visits and undertaken desktop study.



## 2.0 SITE DESCRIPTION

- 2.1 The outbuilding is to the east of the rear garden to Rock House and is accessed either directly from the garden or via a right of way through the arch between 15 and 17 York Street which is just beyond the centre of Clitheroe, opposite the Grand Theatre.
- 2.2 The property in question is deemed to be within the curtilage of Rock House, 24 Church Street a Grade II listed dwelling on the east side of Church Street. According to the Clitheroe Town Centre Conservation Area Map 24 Church Street falls within Character Area 1 with the property in question being within Character Area 3.



- 2.3 Based upon the listing description and historical maps the property is believed to date from the late 18<sup>th</sup> Century or early 19<sup>th</sup> Century.
- 2.4 The building is a two-storey cottage and is considered to have originally been the servant's accommodation in association with 24 Church Street, the main dwelling.

- 2.5 The property has not been used as a dwelling for some time and has been used most recently as a garage and for storage.
- 2.6 The property is sited at the foot of a bank which slopes up hill towards Church Street so that the first floor is at ground level for the garden to Rock House. The property cannot be seen from York Street and has been positioned to minimise its impact upon the main dwelling 24 Church Street. There are large stone boundary / retaining walls either side of the building which are identified in the Clitheroe Conservation Area appraisal as likely to be on the line of historic burgage plots.
- 2.7 The property is a two-storey structure with limestone rubble walls under a duo pitched roof with natural slate coverings and lead lined stone trough gutters. The roof structure is a cut timber design with a king post truss supporting purlins and rafters. The chimney is positioned centrally within the dwelling and is of brickwork. The two remaining windows are timber sliding sashes with natural stone surrounds.
- 2.8 The property appears to have always had an associated adjoining structure to the northern gable, but its form has been changed with a 20<sup>th</sup> century alteration to create the lean-to garage.

### 3.0 THE PROPOSAL

- 3.1 The property effectively comprises two parts: the two-storey main building and the single storey lean-to.
- 3.2 Based upon its appearance and the historical maps the building is believed to be contemporaneous with Rock House being late 18<sup>th</sup> – early 19<sup>th</sup> century.
- 3.3 The property is of solid stone construction although covered to a large degree by long established ivy growth with roughcast rendered elevations under a pitched slate covered roof. At the front there are two sash windows with stone surrounds at first floor level. At ground floor level there two large openings one has a painted steel up and over garage door and the other appears to have been infilled relatively recently with cavity blockwork. The lean-to is one of two single garages which enclose upon the boundary / retaining wall to Crammond Coach House with the garages being separated by a half brick thick wall and covered with profiled steel sheeting. The left side garage has a painted steel door which is side hung.
- 3.4 A right of access exists to the property via the arched coach entrance between numbers 15 & 17 York Street.
- 3.5 The property was occupied previously as it has a chimney and benefits from foul drainage, mains water and electricity connections but clearly has not been habitable for a number of years and there is very little to see inside.
- 3.6 The ground floor is proposed to comprise of an entrance hallway and bedroom within the main building with a further bedroom and bathroom within the lean-to. At first floor level the open space is to be maintained to create a combined Living / Kitchen / Dining area.
- 3.7 The details of the proposed alterations are assessed in more detail in section 6 ‘Summary of Works & Assessment of Impact’. In essence, the proposal seeks to re-establish the building as a dwelling by removal harmful and unsympathetic building work that has been carried out previously together with repairs and refurbishment including conversion of the lean-to structure into a habitable room.



## 4.0 HISTORY & DEVELOPMENT

- 4.1 24 Church Street became designated as a listed building in 1976.

SD 7442 2/131

CHURCH STREET (East Side) No 24

GV II Late C18 or early C19. 2 storeys in roughly dressed limestone with Welsh slate roof. 3 windows, stone surrounds, no glazing bars. 2 windows to ground floor and centre door with a moulded cornice and architrave, rectangular fanlight. Nos 22 and 24 form a group with Nos 2 to 8 (even) Church Brow.

Listing NGR: SD7445542040



Outbuilding – South East Elevation [Front]



Outbuilding – North East Elevation [Right Side]



Outbuilding – Western Elevations [Rear / Left Side]



- 4.2 The earliest historical map available dates from c.1840 where 24 Church Street and the associated domestic structure are clearly indicated, Appendix 1, Figures 1 and 2 taken from MARIO Lancashire's website are extracts from this map. Whilst the position of the structure and associated boundary walls do not match the current position exactly when compared to the transparency overlay it is considered more likely that this is due to the accuracy of the map rather than the position of the structures having changed.
- 4.3 Within Appendix 1, Figures 3 & 4 are also taken from MARIO Lancashire's website is at a smaller scale and understood to be a later map, dating from 1890. This map shows the subject property more clearly and matching its current location.
- 4.4 Externally the ivy and roughcast render obscure the view of the building somewhat and the modern alterations mean that the original ground floor window / door openings have been lost.
- 4.5 Judging by the line to the northern gable wall the roof to the lean-to looked to have previously fallen the opposite way i.e., front to back and was much more steeply pitched. The steel-clad roof and up and painted steel door are obvious modern alterations.
- 4.6 Internally the roof structure is largely original although has a modern impervious roofing underlay. The walls have generally been rendered internally with cement and concrete ground floors and a modern suspended timber first floor have been added. The timber staircase is also modern presumably having been constructed when the floor was replaced.

## 5.0 RELEVANT NATIONAL & LOCAL POLICIES

- 5.1 In contemplating any planning application for development affecting the building, Ribble Valley Borough Council will be mindful of the policy framework set out by government guidance.

### National Planning Policy Framework

- 5.2 12 Conserving and enhancing the historic environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment

### Planning Policy Statement 5

- 5.3 Policy HE1: Heritage assets and climate change section 25 Improving energy performance states that *“where the ongoing energy performance of a building is unsatisfactory, there will almost always be some scope for suitable adaptations to be made without harm to the asset’s significance. This will involve careful consideration of the most appropriate options for insulation, power use and power generation”* and goes on to state *“Local planning authorities are encouraged to support homeowners and developers to find solutions that minimise or avoid harm to an asset’s significance while delivering improved energy performance or generation”*

### Core Strategy 2008-2028 ‘A Local Plan for Ribble Valley’

- 5.4 Key Statement EN5: *“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 and sense of place, and to wider social, cultural and environmental benefits.”*

- 5.5 Policy DME4: Protecting Heritage Assets:  
2. *Listed Buildings and other buildings of significant heritage interest*

*“Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their settings which cause harm to the significance of the heritage asset will not be supported.*

*Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist”*

## 6.0 SUMMARY OF WORKS & ASSESSMENT OF IMPACT

- 6.1 This section of the report assesses individual elements of the proposal in relation to the impact upon the special architectural and historic interest of the property being within the curtilage of a listed building. The assessment will explain how the impact has been addressed and where necessary provides a justification for the proposal in reference to the relative significance of the historic building and its component parts.

### External Alterations

#### Main Roof

- 6.2 The existing slate coverings are proposed to be stripped off and set aside for re-use. The unsuitable impervious roofing underlay is to be replaced with a combined breathable roofing underlay and insulation above the existing rafters before new roofing battens are fitted and the original slates re-fixed.



Existing roof structure

The lead lined gutter to the rear has been supplemented by a uPVC gutter and a substantial amount of water ingress is occurring in this location. As part of the roofing works the stone gutters are proposed to be re-lined with leadwork and all uPVC downpipes to be replaced with painted cast iron.



uPVC gutter to rear elevation



### Lean-to Roof

- 6.3 The profiled steel sheeting is to be removed and replaced with a standing seam zinc roof with natural finish. The line and pitch of the roof will remain as existing, new timber rafters and purlins are proposed. New blockwork walls will be built offset from the stone boundary wall and the brickwork party wall to form a cavity and support the new roof structure. The party wall with the neighbouring garage will be built up slightly above the roof line and topped with natural stone copings to keep the junction weathertight and allow for flashings to be formed either side. Two Velux low pitch rooflights are proposed to be installed within the new lean-to roof.



### External Walls Main Building

- 6.4 The extensive ivy growth and roughcast render is proposed to be carefully removed to expose the limestone which will be re-pointed using lime mortar. The intention is for the external walls to achieve a finish as per the adjacent property, Crammond Coach House.



Widespread ivy growth to front elevation



Crammond Coach House

- 6.5 The large openings to the front elevation which have formed in the past will be infilled with a blockwork cavity wall faced with matching random limestone. The size and position of the first-floor windows will be replicated for a new window opening and a new front door with natural stone surrounds to match the existing.
- 6.6 A new window opening is proposed at first floor level to the south west gable elevation. This would be formed as per the existing openings with natural stone surrounds and a double glazed sliding sash window of the same size and style as the existing windows.



Widespread ivy growth to south west gable elevation

#### Addition of porch to Main Building

- 6.7 A small addition is proposed to the front elevation to create an open sided porch which will have an oak framed structure under a duo pitched natural slate covered roof.

#### External Walls to Lean-to

- 6.8 The painted steel garage door is proposed to be removed and the opening infilled with a cavity wall faced with matching random limestone. A single sliding sash window the same size as the remaining first floor windows to the main building is proposed.

#### Windows & External Doors

- 6.9 The existing sliding sash windows to the first floor are to be retained and refurbished with double glazed sliding units. One of the window openings is proposed to be partitioned off internally and will effectively become a dummy window. The other window will be non-openable for similar privacy reasons. Both windows are proposed to have obscured glazing fitted to the lower sash.
- 6.10 A new double glazed sliding sash window is proposed at first floor level to the south west gable wall. No overlooking issues are present to this side. The window is proposed to be the same size and style as per the existing first floor windows to the front elevation.
- 6.11 At ground floor level three new windows are proposed where the large openings are infilled these will be the same size as the existing windows complete with natural stone surrounds. Each window is proposed to have obscured glazing to the lower sash to mitigate the potential for overlooking.
- 6.12 The painted steel doors at the front are to be removed and a new painted timber part glazed stable style door is proposed in line with the first-floor window above complete with natural stone surrounds. At the rear a painted timber part glazed stable style door is proposed although this will not be used on a day-to-day basis and intended to primarily be an alternative means of escape.



### **INTERNAL ALTERATIONS**

- 6.11 At ground floor level the existing opening that divides the two rooms within the main building is proposed to be made slightly wider which will require a section of masonry approximately 550mm wide and the small return wall to be removed. The steel beam above will also be removed to allow for the staircase to be repositioned.



- 6.12 At ground floor level the existing opening between the main building and the lean-to is proposed to be made approximately 250mm wider and the lintel height raised by approximately 300mm. The new lintels will be natural stone to match the existing.



- 6.13 The existing cement render to the inside face of the masonry walls is proposed to be carefully removed from with the walls to be re-plastered using lime mortar. Newly constructed walls will be plasterboard dry-lining with skim coat plaster.
- 6.14 The existing modern concrete floor slabs to both the main building and the lean-to are proposed to be removed and new insulated ground bearing concrete floor structures constructed 150mm above the existing levels.



- 6.15 The existing softwood timber staircase is proposed to be removed with a new timber staircase re-positioned with alterations carried out to the modern floor structure to suit.



- 6.16 Due to the raised ground levels to the southern gable and the rear of the property the walls will need to be treated to prevent damp ingress. Within the main building this is proposed to be done using a cavity drainage membrane / linear drainage channel formed within the new floor slab. A cavity is proposed to be formed within the lean-to and the new blockwork wall will be treated with tanking slurry to ensure no dampness can occur.

- 6.17 At first floor level the intention is to line the existing rafters with plasterboard to create a vaulted ceiling. This will leave the timber purlins and rafters visible within the proposed living space at first floor level. The existing conservation rooflights will be retained.





- 6.18 At first floor level one of the windows to the front elevation is proposed to be partitioned off internally to create a dummy window.



- 6.19 The remainder of the works being carried out will be in connection with the fit out of the property to create the dwelling which will be an electrical re-wire with new kitchen units and bathroom fittings.

## 7.0 CONCLUSION

- 7.1 The outbuilding is deemed to be listed by its association with Rock House, 24 Church Street rather than the property having any special architectural or historic merit in its own right. However due to its position being set within the historic boundary wall and to the rear of York Street which is also Grade II listed it does contribute to the setting as a whole.
- 7.2 The design intention is to re-establish the building as a dwelling through carrying out minimal structural work, together with removal of unsympathetic/unsuitable alterations made through time and general repairs and refurbishment using traditional methods to the original fabric and modern methods to new work.
- 7.3 The proposal will accord The Ribble Valley Local Plan Core Strategy 2008 – 2028 in terms of Key Statement 5 and policy DME4 :

Key Statement EN5: *“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 and sense of place, and to wider social, cultural and environmental benefits.”*

Policy DME4: Protecting Heritage Assets:

2. *Listed Buildings and other buildings of significant heritage interest*

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- The proposed work will conserve and enhance the fabric of the building through sympathetic repairs and removal of unsuitable materials
- The proposed work will enhance the outlook from the rear of the dwellings from York Street although the property is largely hidden from public view
- The proposed work will make a positive contribution to the character of the locality by returning the building into its previous form as a dwelling from its somewhat neglected and dilapidated condition
- The proposed work is deemed to have no negative impact or cause harm to the setting or the heritage asset

## **APPENDIX 1 – HISTORICAL MAPS**





FIGURE 1. - OS First Epoch First State Map 1:10,560 c. mid 1840's [taken from Mario Lancashire website]  
<http://mario.lancashire.gov.uk/agsmario/default.aspx>

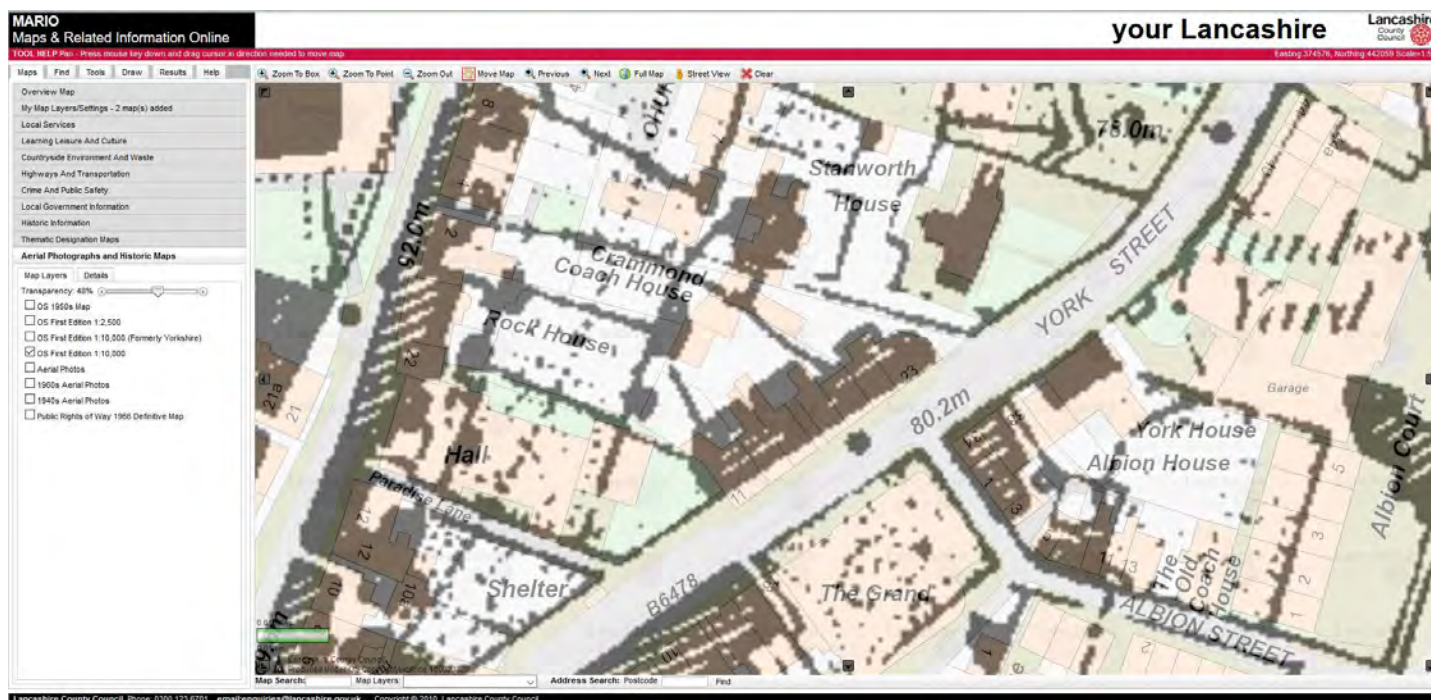


FIGURE 2. - OS First Epoch First State Map 1:10,560 c. mid 1840's [taken from Mario Lancashire website with transparency to modern OS plan]  
<http://mario.lancashire.gov.uk/agsmario/default.aspx>



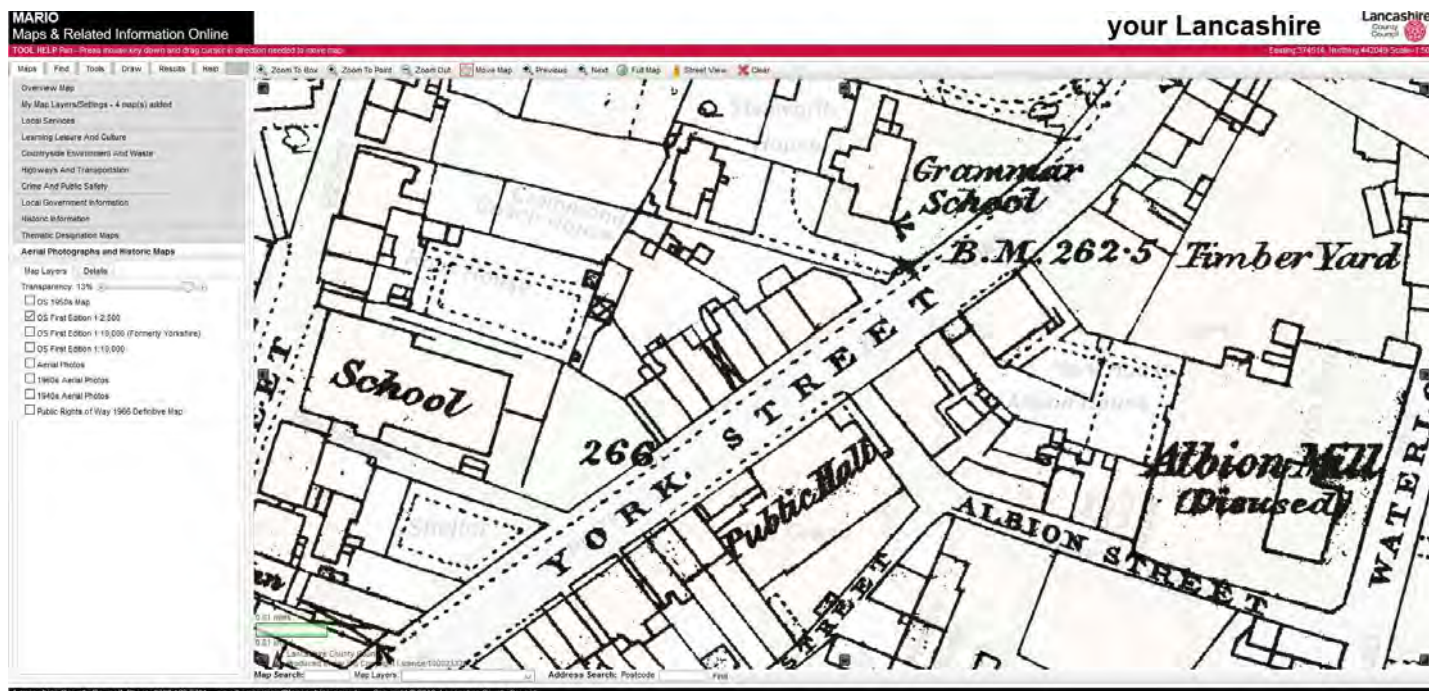


FIGURE 3. - OS First Edition Map 1:2,00 c. 1890 [taken from Mario Lancashire website]

<http://mario.lancashire.gov.uk/agsmario/default.aspx>

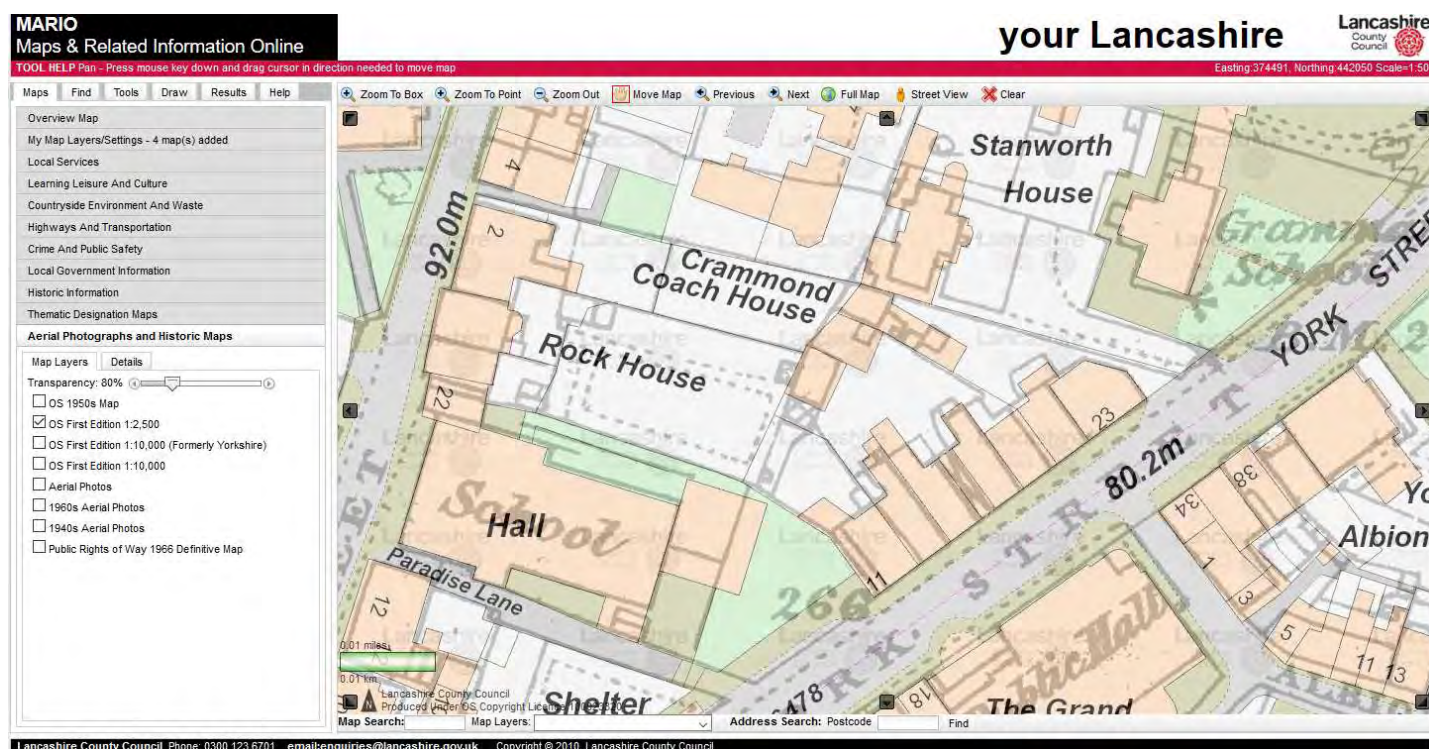


FIGURE 4. - OS First Edition Map 1:2,00 c. 1890 [taken from Mario Lancashire website with transparency to modern OS plan]

<http://mario.lancashire.gov.uk/agsmario/default.aspx>

## **APPENDIX 2 – PHOTOGRAPHIC RECORD**



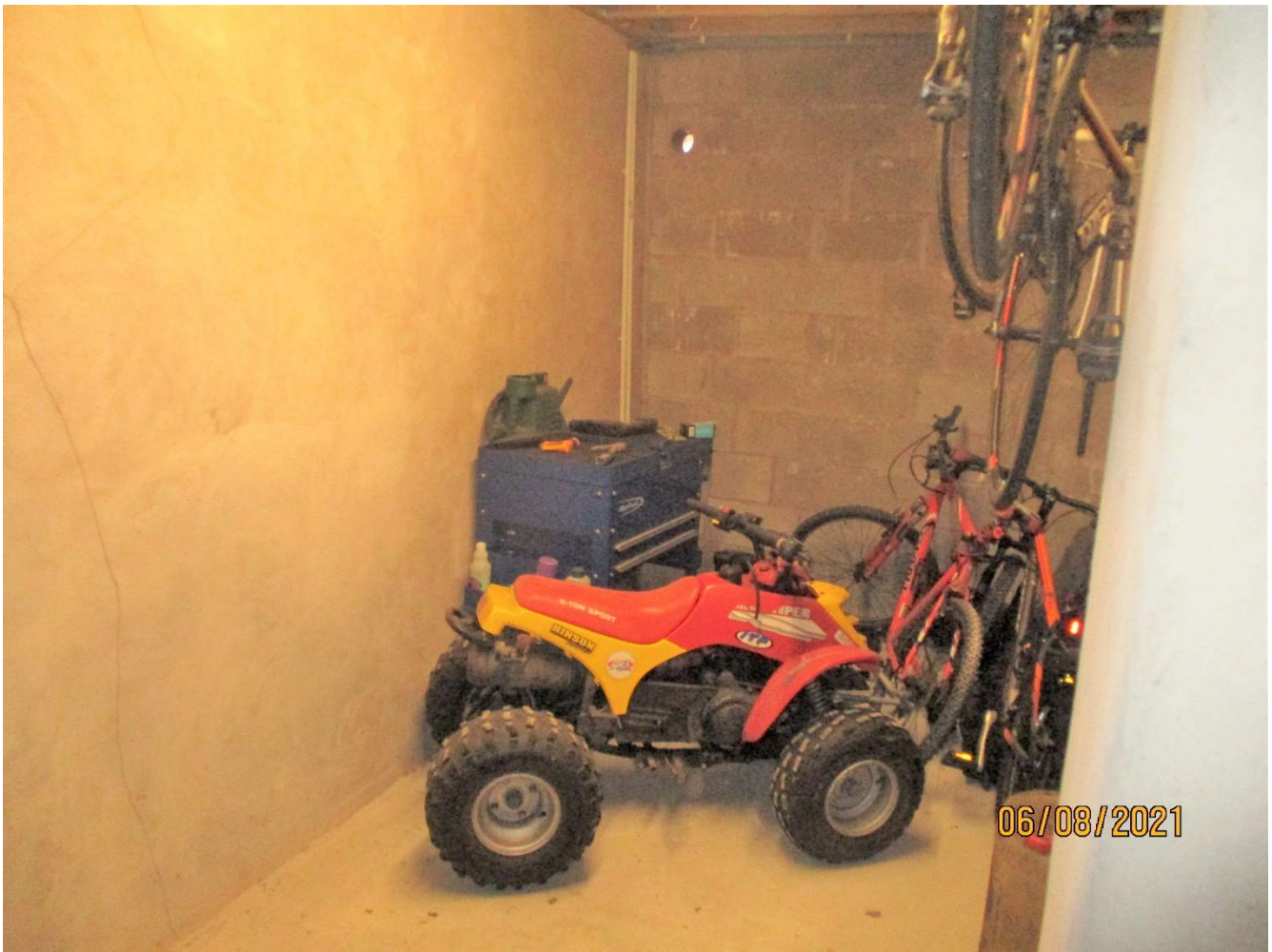


Room 1



Room 1





Room 2



Room 2





Garage



Garage





Room 3



Room 3





Room 3



Front Elevation





Right Side Elevation



Return wall to garage





Left Side Elevation



Rear Elevation