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HERITAGE AND DESIGN AND ACCESS STATEMENT

PROPOSED REAR DORMER TO PROVIDE ADDITIONAL CLINICAL ROOM AND STAFF ROOM AT SECOND FLOOR. PROPOSED RAMPED ACCESS WITH HANDRAIL TO ENTRANCE. INTERNAL ALTERATIONS TO INCLUDE THE PROVISION OF NEW LIFT



AT

6 Railway View Avenue, Clitheroe
BB7 2HE

from concept to creation...

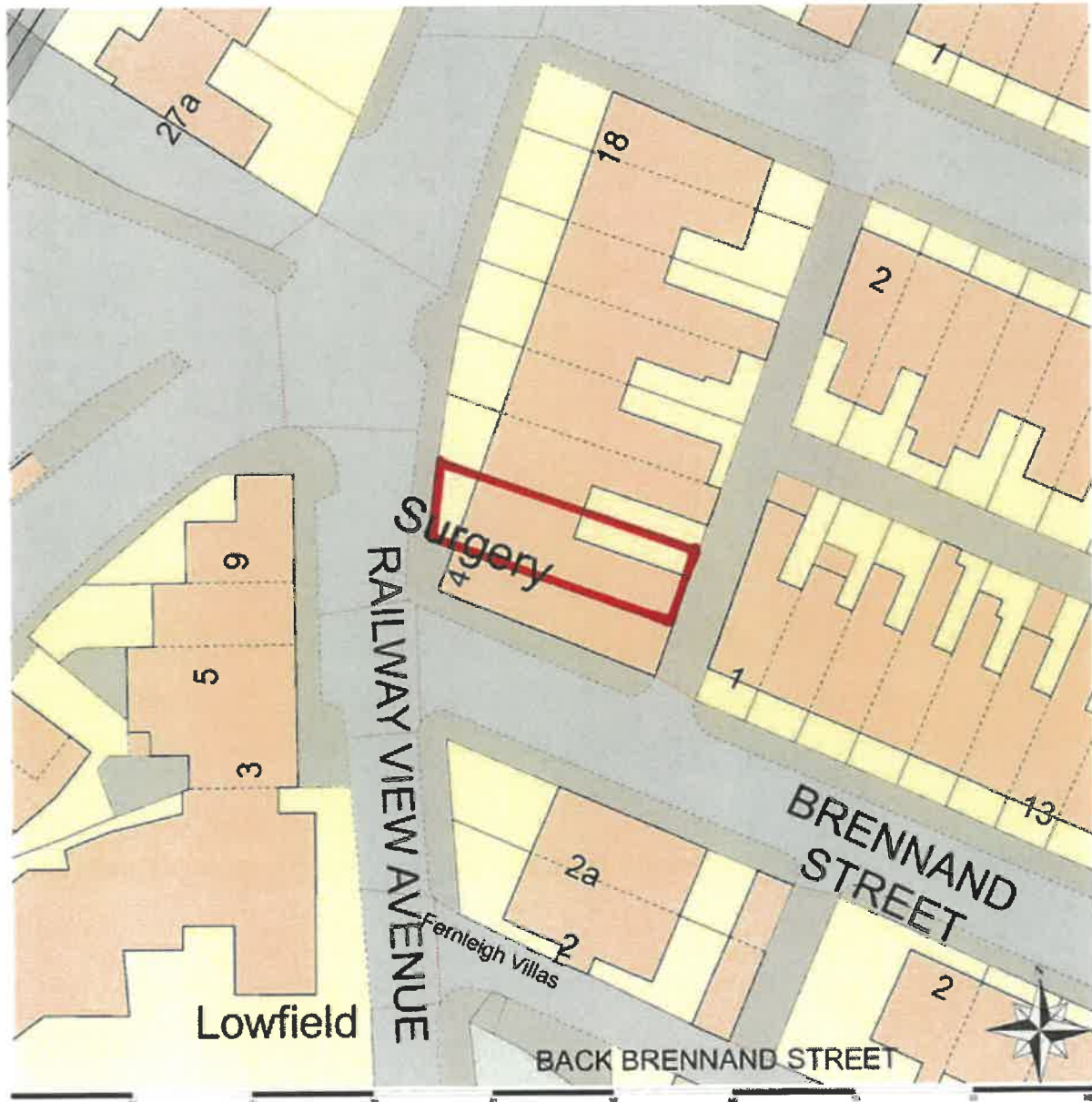


SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELMERE, PIMLICO ROAD, CLITHEROE,
LANCASHIRE, BB7 2AG

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SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

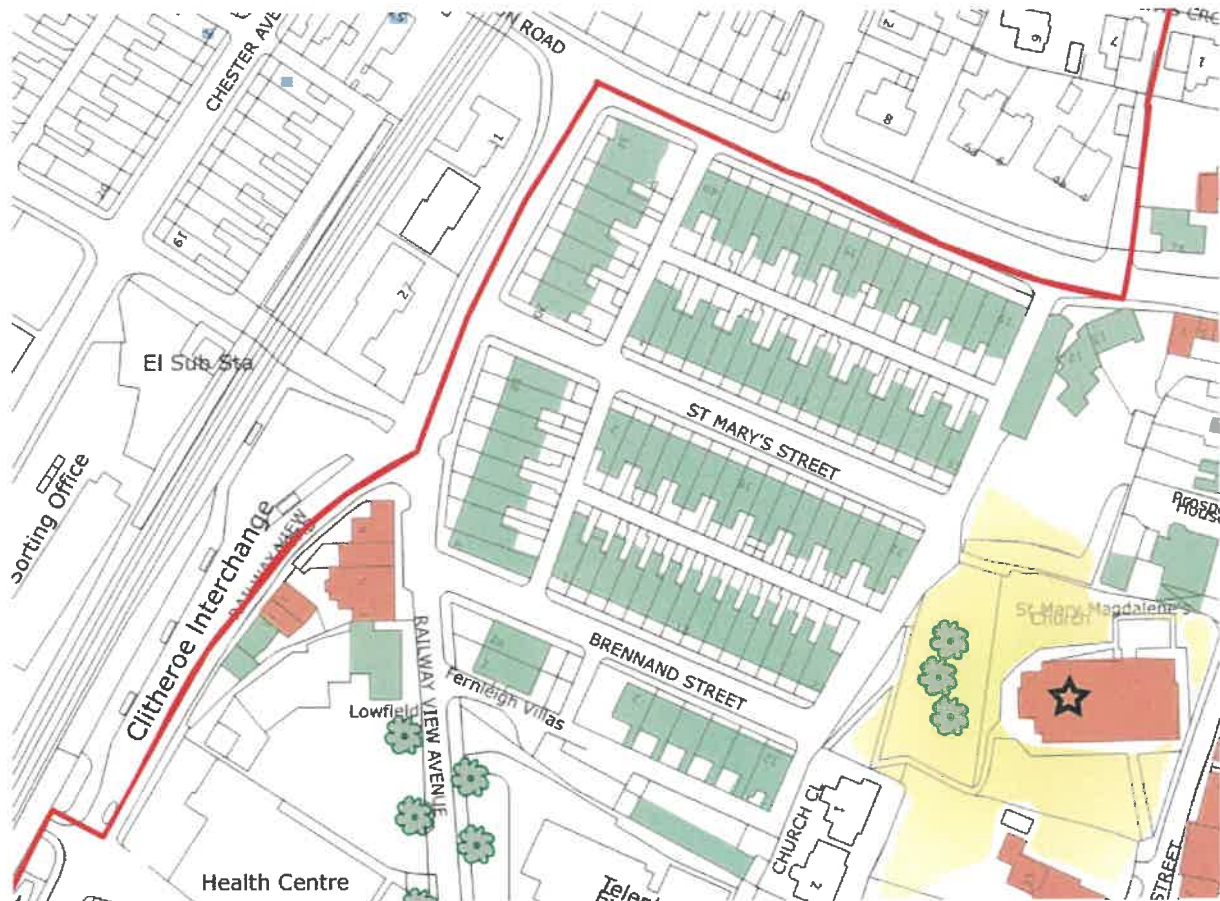
Introduction

This Design and Access Statement and assessment of Heritage significance has been produced to support a planning application to Ribble Valley Borough Council for alterations at 6 Railway View Avenue for Castle Medical Group.



Site

6 Railway View Avenue is located within the Clitheroe Conservation Area. It is located in the North Western corner of the Conservation Area just outside the main town centre. The alterations works have been carefully designed accordingly so as to satisfy the Clients requirements. The building is highlighted in green therefore it is identified as a building of townscape merit.



Red line – indicates extents of Conservation Area, with the buildings highlighted in green being of townscape merit. The building directly across the road (11 and 13 Railway View Road) is highlighted as a Listed Building.

Summary of special interest

Clitheroe is a small market town located on, and around, a natural rock outcrop in a rural location at the centre of the Ribble Valley in Lancashire. The Clitheroe Conservation Area covers the historic core of the town whose most notable asset is the 12th century castle which, though small, holds a commanding position and is a major landmark both in the wider landscape and within the town itself.

The spine of the town, leading along the ridge from the castle to the parish church, contains an attractive collection of 18th and 19th century buildings, many of which are statutorily listed for their special architectural and historic interest. The celebrated architectural historian Nikolaus Pevsner in 'The Buildings of England' describes Clitheroe as "a townscape pleasure". The Conservation Studio 2005

Ribble Valley Borough Council - Clitheroe Conservation Area Appraisal 4

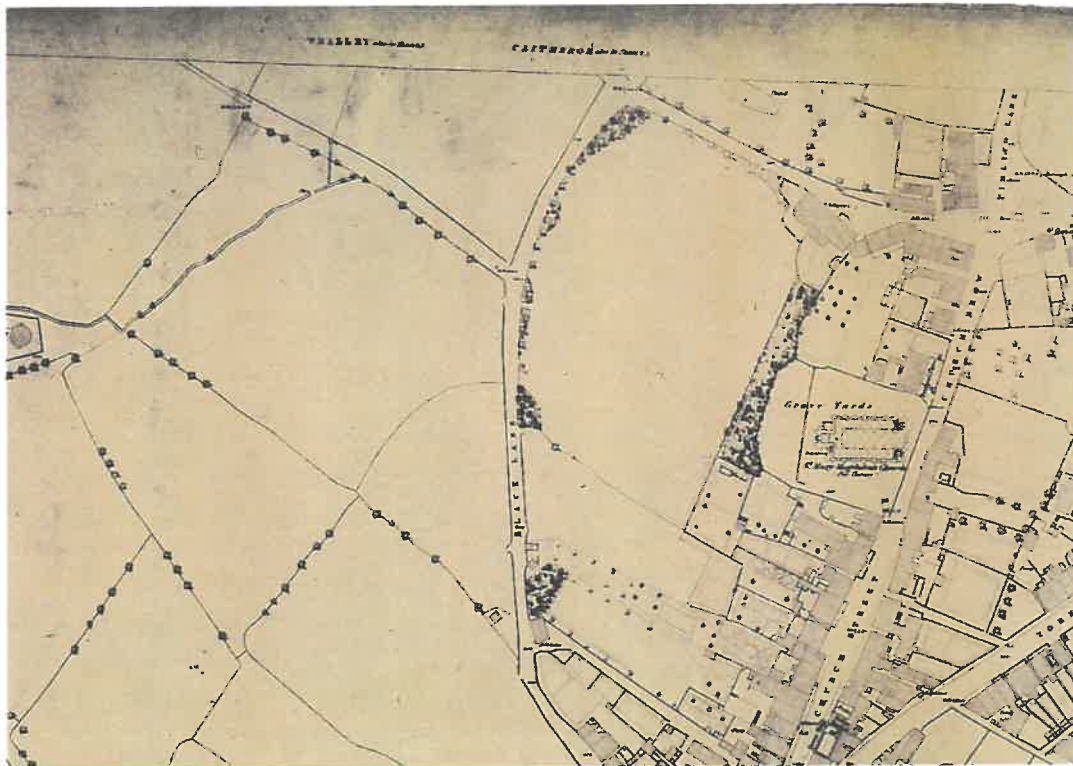
The special interest that justifies designation of the Clitheroe Conservation Area derives

from the following features:

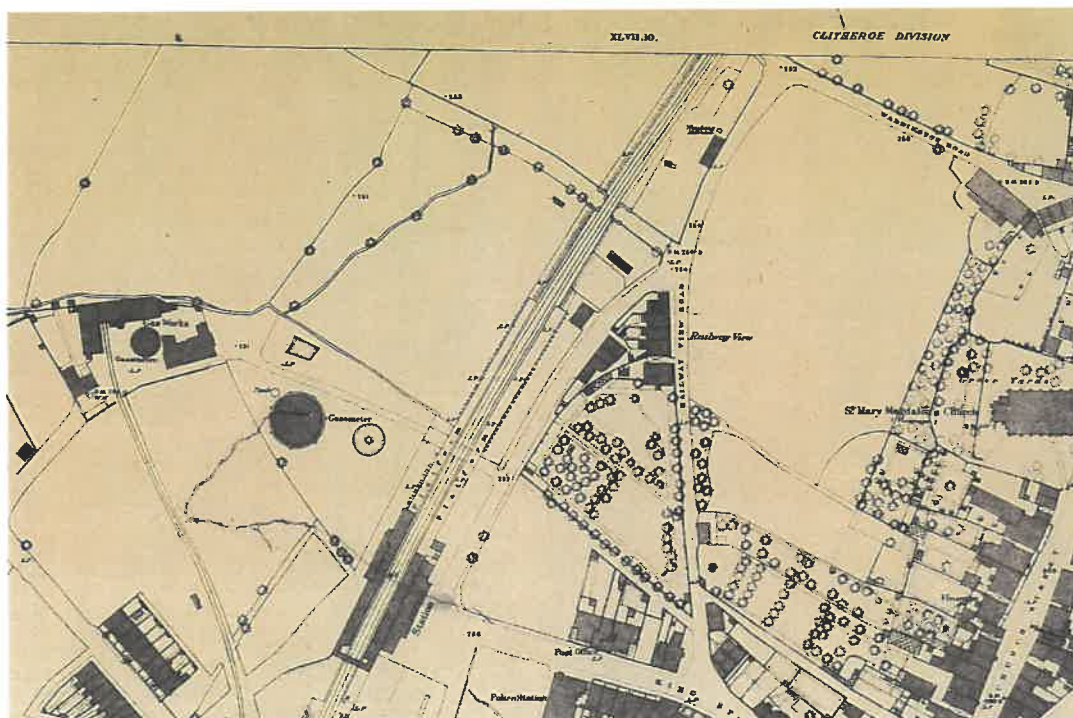
- Clitheroe Castle, a Scheduled Ancient Monument;
- The relatively intact medieval layout of the original settlement;
- The Castle Grounds which is included on the English Heritage Register of Parks and Gardens;
- The architectural and historic interest of the area's buildings, 88 of which are listed;
- 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.

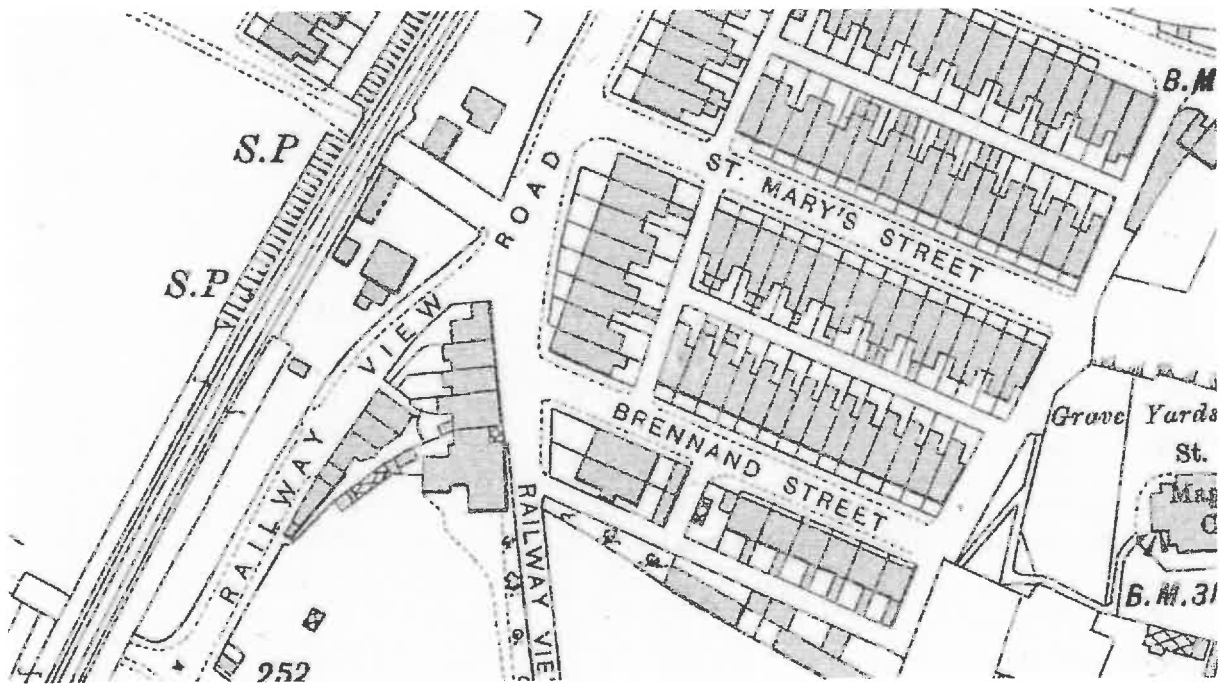
Historic Maps



Extract of map from 1844. Note: 6 Railway View Ave not built and the Listed Building 3 to 9 Railway View Ave also not built.



Extract of map from 1886. Note: 6 Railway View Ave not built. 3 to 9 Railway View Ave has been built. (In the Listing Description 11 and 13 was constructed in the early to mid 19th Century, although from the historic maps it is to have been constructed sometime in the mid to late 19th Century.



Extract of map from 1912. Note: 6 Railway View Avenue has been built. Therefore it was built between 1886 and 1912, along with the numerous terrace properties on the near by streets of St Marys Street and Brennand Street.

Heritage Designations

No 6 Railway View Ave lies within the Clitheroe conservation area (designated in 1973), and is identified as a building of townscape merit, on the Clitheroe Townscape Appraisal Map, which relates to the Conservation Area Appraisal. However it is not listed a building of special architectural or historic interest.

In current terminology therefore the building forms part of the designated heritage assets of the Clitheroe conservation area and is also an individually non designated heritage asses in its own right.

Listed Building near by: 11 and 13 Railway View

Listing Information and Description as follows:

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1164238**

Date first listed: **29-Sep-1976**

List Entry Name: **Nos. 11 and 13, RAILWAY VIEW ROAD**

Statutory Address 1: **11 AND 13, RAILWAY VIEW ROAD, CLITHEROE, BB7**

2HELocation

Statutory Address: **11 AND 13, RAILWAY VIEW ROAD, CLITHEROE, BB7 2HE**

The building or site itself may lie within the boundary of more than one authority.

County: **Lancashire**

District: **Ribble Valley (District Authority)**

Parish: **Clitheroe**

National Grid Reference: **SD 74251 42096**

Details

This List entry was subject to a Minor Amendment on 24/01/2017

SD 7442, 4/207

RAILWAY VIEW ROAD (East Side), Nos 11 and 13

Early-mid C19. 2 storeys, rendered. Slate roof with two stone stacks and stone blocking course. Rusticated quoins to left. two windows to both storeys, stone surrounds, hung sashes with glazing bars. Doors of four panels in stone surrounds with wood hoods on brackets.

Listing NGR: **SD7425142096**

Listed Building opposite: 3 to 9 Railway View Avenue

Listing Information and Description as follows:

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1362208**

Date first listed: **29-Sep-1976**

List Entry Name: **3-9, RAILWAY VIEW AVENUE**

Statutory Address 1: **3-9, RAILWAY VIEW AVENUE**

Location

Statutory Address: **3-9, RAILWAY VIEW AVENUE**

County: **Lancashire**

District: **Ribble Valley (District Authority)**

Parish: **Clitheroe**

National Grid Reference: **SD 74270 42105**

Details

RAILWAY VIEW AVENUE 1. 5295 (West Side) No 5 and Nos 7 and 9 SD 7442 4/24 II 2. Including No 3 Early-mid C19 cottages of 2 storeys, pebble dashed, with stone plinth. Slate roof with 5 stacks and moulded eaves cornice. Rusticated quoins. 9 windows to 1st floor with hung sashes with glazing bars above 5 windows and 3 doorways with cornices. Doors of 4 fielded panels except to No 5 which is of 8. 1 doorway has been removed.

Listing NGR: **SD7427242116**



Listed Building Opposite 3 to 9 Railway View Avenue and 11 to 13 Railway View Road around the corner.

Historical Background and review of 6 Railway View Avenue

From reviewing the mapping data it suggests it was built between 1886 and 1912. It is assumed to be late 19th Century. It was built on previously undeveloped land and is assumed to have been a town centre property intended for residential use. It has undergone minor changes since include a single storey stone parapet extension with flat roof, to the front which is constructed in stone to match the front elevation. The rear of the building is constructed in brickwork. The chimney is in natural stone and the roof is finished in slate.

Current Photos



Rear Elevation constructed in stone and brick. Windows white upvc.



Rear two storey element is constructed in facing brick and is assumed to have been constructed as part of the original build. Various alterations have been made with regards new and bricked up existing window openings, along with a modern canopy.



Rear single storey element appears to be more modern. With more recent looking facing brick.

Use / Design / Access / Materials

The proposed works relevant to the Planning Application include:

- 1) Proposed ramped access with handrail to entrance. The ramp will be constructed in concrete with a level landing, and steel powder coated handrail. This is to improve the access to the building with particular importance to wheelchair users. This is would be a significant improvement over the current stepped access.
- 2) Proposed rear dormer to provide additional Clinical Room and Staff Room at Second Floor level as part of a conversion of the existing roof space.

The alteration works and dormer extension will allow for the building to be continued to be used as a Health Care Centre as part of The Castle Medical Group.

The proposed new window to the rear dormer will be in white UPVC to match the existing windows. The materials of the dormer will be composite cladding to the walls and dormer cheek in dark grey to blend in with the existing slate, and the flat roof will be dark grey EPDM (rubber roof membrane) or GRP liquid flat roof also dark grey. The flat roof of the dormer will not be visible when looking from street level.

A lift is proposed internally as part of the internal alterations works to provide full access to the First and Second floors. A Part M compliant disabled WC is also proposed at GF.

Conclusion

The existing building is being upgraded and refurbished in order to modernize the building and improve access to and within the building. This is a sustainable development which seeks to continue to make use of an existing building.

The dormer is to the rear and is out of sight, therefore we will continue to preserve the traditional character of the building through minimal intervention to its exterior character, form and appearance within the local town centre character. The refurbishment and alteration works are maintaining the streetscene with the only addition to the frontage of the ramp and railings which are a standard requirement in publicly accessed buildings and the importance of providing improved and safer access outweighs any visual harm. Therefore the works will be of significant public benefit.