

3 Church Street Clitheroe

PRELIMINARY PLANNING + HERITAGE STATEMENT

8th August 2024

This statement has been prepared to support the planning application and listed building consent for the refurbishment and alterations proposed on the Grade II Listed (**1072377**), No 3 former Canton House Takeaway, Church Street, Clitheroe, BB7 2DD

The current use of the building is Commercial Space (Former Takeaway) and associated Storage with attached residential dwelling to the upper floor which has since become surplus to requirement hence the proposed conversion into high quality, HMO unit to the upper floor and commercial unit to the ground floor comprising of a Beauty salon to the rear and commercial unit to the front facing Church Street. The repurposing of the existing Takeaway will revitalise this historically significant building in an area of the city which holds precedent of similar conversions.

The proposal seeks to preserve the architectural integrity and heritage of the building while adapting its use to meet the demand of modern city short stay visits in a unique fashion. The conversion strategy includes the following key elements:

Preservation of Historic Features: Predominantly internal renovation works will be carried out retaining and restoring the building's distinctive architectural features. Any external works required to its façade, windows, and any other historically significant elements will be carried out with the same principles. Through careful restoration and conservation efforts, the conversion looks to maintain the building's character and contribute positively to the immediate and town wide heritage environment.

Conversion to HMO Units: The conversion will repurpose the existing upper floors space into 4 bed high end HMO unit. This adaptive reuse approach will breathe new life into the building, offering flexible accommodation options for visitors while respecting the building's historical significance.

Sympathetic Design and Materials: The design approach emphasises sensitivity to the building's heritage while incorporating contemporary elements to ensure the apartments meet modern standards of comfort and convenience. High-quality materials and finishes will complement the existing architectural style and contribute to the overall aesthetic appeal of the development.

Benefits of the Proposal: The proposed conversion of the former Takeaway into two commercial units offers significant benefits to the local community and the wider area such as:



Appendix – A - <https://historicengland.org.uk/listing/the-list/list-entry/1072377>