



**PROPOSED CHANGE OF USE
TO
35 MOOR LANE, CLITHEROE
HERITAGE STATEMENT**

BY
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Job No. 7167

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1.0 OVERVIEW

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a planning application for the change of use from an existing drinking establishment to a new retail shop.
- 1.2 This report is in support of the application and should be read in conjunction with the supporting information.

2.0 EXISTING BUILDING AND LOCATION

- 2.1 Figure 1 illustrates the location of the building which is situated in the heart of Clitheroe's town centre, within the Clitheroe Town Centre Conservation Area. This area is a designated heritage asset, valued for its historical buildings, views, and local materials. The Conservation Area includes structures such as Clitheroe Castle and the historic medieval layout, which provide context to the significance of buildings like 35 Moor Lane.
- 2.2 The existing building consists of three floors. The building is accessed via the main entrance door from Moor Lane, the basement floor can be accessed using the internal staircase, or from an external door located on Lowergate.



Fig 1. Google Maps location.

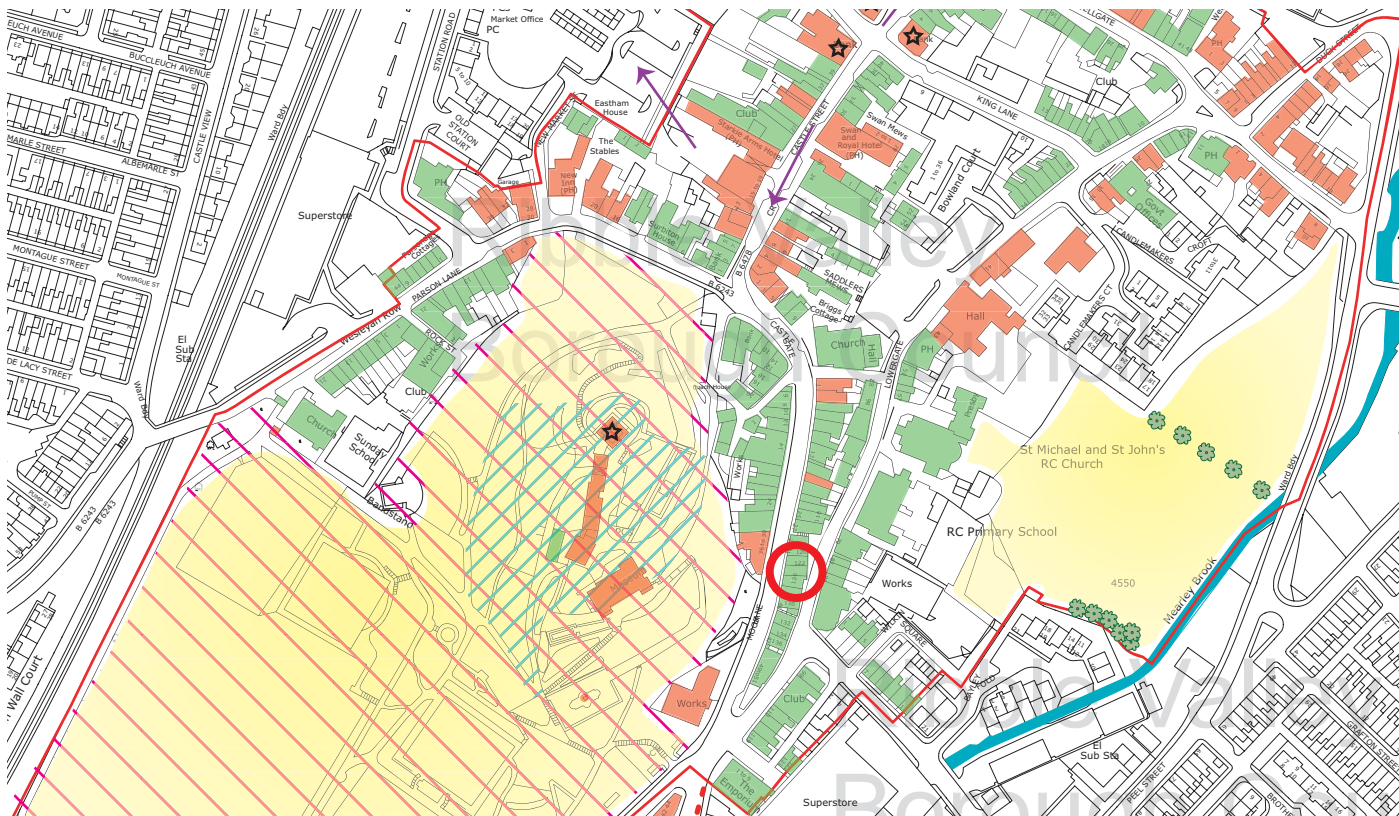


Fig 2. Clitheroe Conservation Area



Fig 3. Existing "front" elevation, viewed from Moor Lane



Fig 4. Existing "rear" elevation, viewed from Lowergate

3.0 PROPOSAL

- 3.1 The proposed works are minor in nature and do not require changes or alterations to the external appearance of the existing building and do not involve the construction of any extensions to the building. As a result, the character and appearance of the building and conservation area will be maintained in this respect.

The change of use of the building will contribute to the vitality and viability of the town centre. The change of use will also bring economic benefits in the form of job creation and a new business in an already well-established commercial street. This will also provide a new viable optimum viable use for the building, consistent with its conservation, and a use that will ensure the building will be maintained as part of the Moor Lane streetscape.

4.0 HERITAGE STATEMENT

- 4.1 The change of use that this application seeks approval will have a very limited impact on the conservation area, with little to no visual impact. It will allow an empty building on a busy, central street within the town centre to be used once again. The streetscene when viewed from both Moor Lane and Lowergate will remain as they currently are.

5.0 CONCLUSION

- 5.1 In conclusion, the proposed change of use that this application seeks approval for will not have a negative impact on the Clitheroe Town Centre Conservation area. It will allow a new business to open within the heart of Clitheroe, allowing business growth and employment opportunities .

