

HERITAGE STATEMENT

FOR

14-18 YORK STREET,
CLITHEROE
LANCASHIRE

PROPOSED EXTERNAL ALTERATIONS AND REPAIRS TO THE GRAND



Sunderland Peacock and Associates Ltd

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JOB REF. 7157-HS

VERSION: 1.0

DATE: April 2025

1.0 INTRODUCTION

This Heritage Statement has been produced to support the proposed alterations and repairs to 18-14 York Street, Clitheroe.

Sunderland Peacock and Associates Ltd has been commissioned to prepare this document as part of an application for listed planning consent for the proposed works.

It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.¹

2.0 LOCATION AND DESCRIPTIONS

The Grand is a Grade II listed building, a former Victorian cinema, was converted into a performing arts venue in 2008. Properties 18-14 York street immediately adjacent to The Grand are ancillary office space for the venue.

The application site is located within the town of Clitheroe in Lancashire. It is also located within Clitheroe's historic core (Character Area 3) of the town's conservation area. The building stands midway on the southeast side of York street, immediately adjacent to no 12 and close to the Grade 2 Andrew Carnegie, Clitheroe Public Library and historic Market Place centre of the town.

3.0 PRINCIPLE OF THE APPLICATION

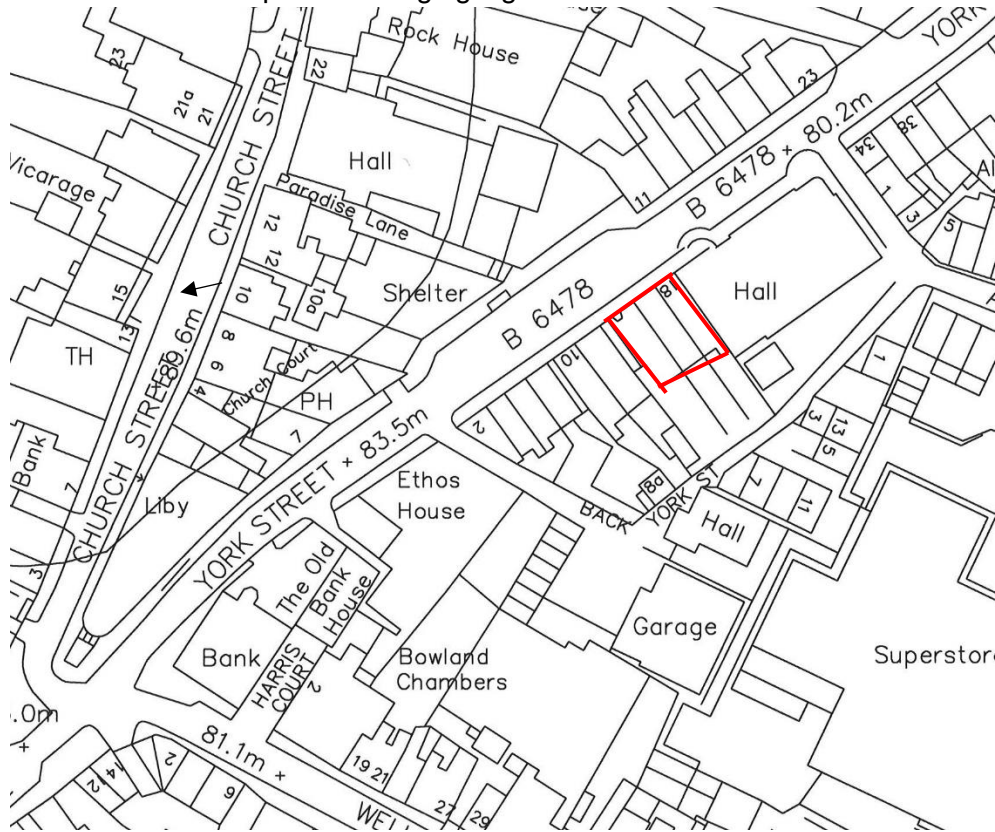
The Grand is an asset in the Ribble Valley as a venue for performing arts and a cultural hub for the community together with providing employment opportunities, within the community. We have been commissioned by our Client, The Grand who wish to maintain and reinstate elements to the front elevation which are more sympathetic and authentic to the buildings heritage to propose the following proposals which are fully listed on drawing 7157-R01: -

- Alter the existing shop front of no.14.by moving the existing door forward towards the road within the existing entrance recess to increase the internal office space and reduce the external covered area.
- Repair existing windows to number 14.
- Replace all the windows on the front elevation of numbers 16 and 18. With timber top hung mock sash frames, for painting in an approved "off White" colour.

¹ Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at;

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf (Accessed on 5th September 2019)

- Making good the existing gutters and downpipes prior to re painting in an approved colour.
- Re render no 18 with smooth cast stucco render with an approved off White (greige) paint finish.
- New paint finish to the existing render of no's 14 and 16. Colour to be approved.
- New timber painted hanging sign bracket screw fixed to the wall of no,18.



^ OS site location plan (not to scale)

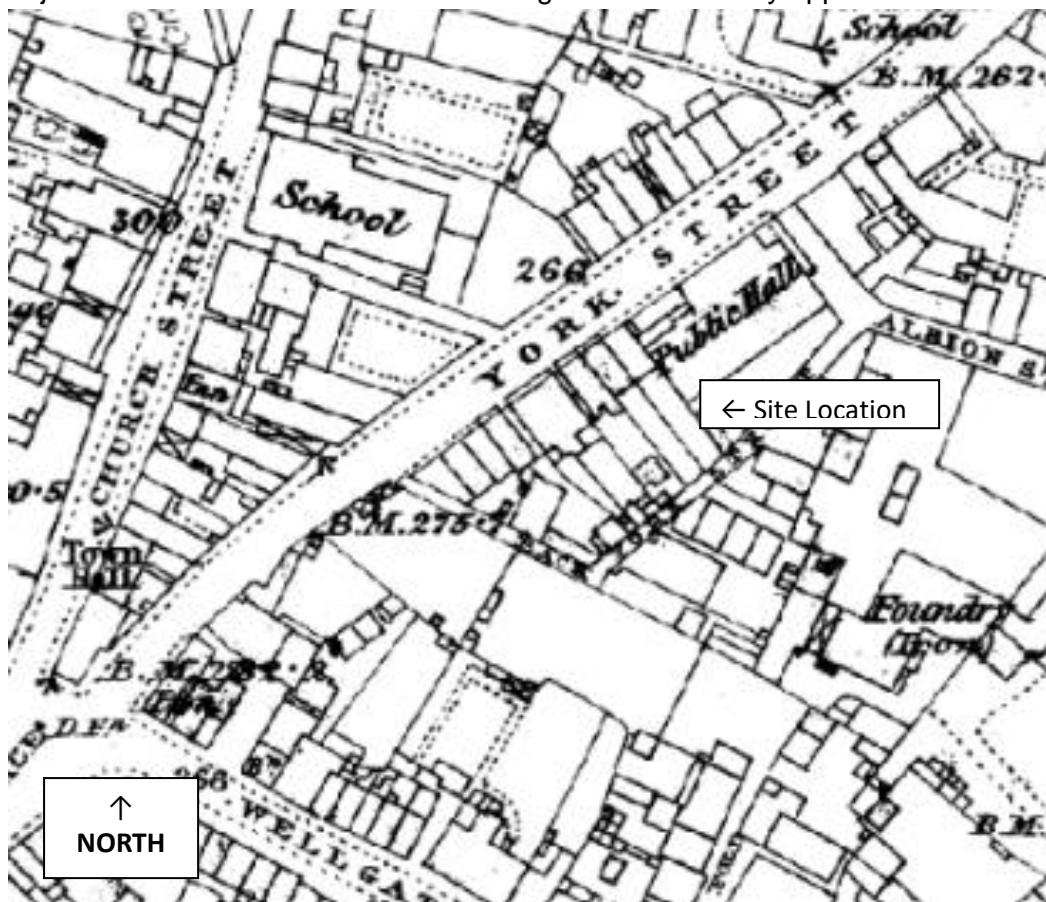
4.0 SITE VICINITY

The building is situated towards the top (South West) end of York Street, which is a continuation of Clitheroe's central spine, Castle Street / Market Place. Significant nearby buildings include the recently renovated Andrew Carnegie Clitheroe Public Library, the Nat West Bank on the corner of Wellgate, the former White Horse public house, converted to a retail unit to the southwest of the site on the opposite side of the road. The top end of York Street has generally more commercial properties, the terraces of residential properties are further down towards Chatburn Road.

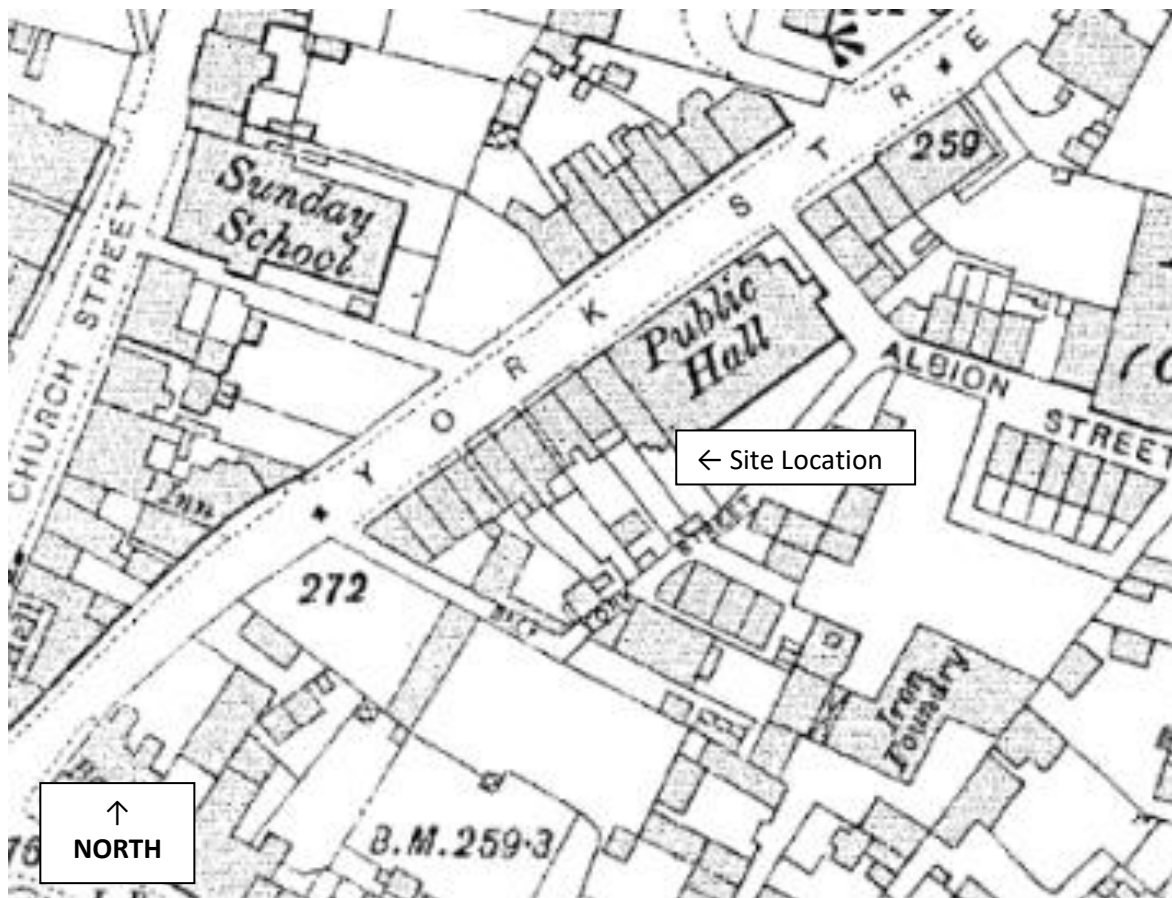
5.0 THE EVOLUTION OF YORK STREET



1846 Map . The 1846 map indicates the terrace which was originally constructed as residential properties sometime between 1822 and 1846. York street was sparsely lined with properties at this time, the terrace was isolated from other buildings with open ground adjacent to the southwest and northeast gables and directly opposite.



1890 Map. This map shows the public hall (now The Grand) which was actually constructed in 1873/74



1910 Map In the 1910 map, No significant changes appear to have been carried out since the 1890 map.

6.0 BUILDING DESIGNATION

The Grand lies in the Character Area 3 (York Street and Well Terrace) of the Clitheroe Conservation Area map. It is indicated on the Townscape Appraisal map as being a 'Building of Townscape Merit'. It is obvious from the maps in the previous section, that since the construction of the terrace to present day, there have been no changes to the structure.

LISTING No. 18

Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1362232**
Date first listed: **30-Sep-1976**
List Entry Name: **18, YORK STREET**

Details

YORK STREET 1. 5295 (South-East Side) ----- No 18 SD 7441 1/245 II GV

2. C18 or early C19. 3 storeys, rendered, carved as stone. 1 window to both upper storeys, stone surrounds, no glazing bars. Small C19 shop window to ground floor with cornice and doorway with plain pilasters and cornice, inset door. Rusticated quoins to left.

Nos 2 to 18(even) form a group.

Listing NGR: SD7451741988

LISTING No. 12-16

Heritage Category: **Listed Building**
Grade: **II**
List Entry Number: **1072328**
Date first listed: **19-May-1950**
List Entry Name: **12-16, YORK STREET**

Details

YORK STREET 1. 5295 (South-East Side) ----- Nos 12 to 16 (even) SD 7441 1/22 19.5.50. II GV

2. C18 or early C19. 3 storeys, pebbledash with moulded stone eaves cornice and rusticated quoins. No 12 has semi-circular fanlight with cast iron tracery, a pediment and pilasters with an entasis and floral ornament over the caps and paterae under. 1 window to each storey in stone surrounds, hung sashes with glazing bars. Plinth, No 16 also has 1 window to each storey, and modern shop front. No 14 has modern shop front and 2 windows to each storey, 1 small later window to top storey.

Nos 2 to 18 (even) form a group.

Listing NGR: SD7450641984

7.0 BUILDING FORM AND USE

The buildings 18-14 being originally residential have remained unchanged in appearance, with the exception of the shop front being installed and a small second floor window in no 14.

An alteration to the ground floor window in no.18 to slightly enlarge it from its original form, has also been carried out.

8.0 EXISTING MATERIALS:

The external walls, of the building, are built in natural stone with a smooth stucco render finish to no. 18 and a pebble dash render to no's 14 and 16. rusticated quoins are present to no. 18 and 16. passage. The windows and doors are timber framed and have dressed stone heads, jambs and cills all with a paint finish. The roofs are natural slate. The rainwater goods are cast iron.

9.0 PLANNING HISTORY

- 9.1 – Planning Ref. 3/1994/0787 14 York Street Clitheroe Lancashire
change of use from shop to residential removal of shop window frontage, blocking up and insertion of new window- Approved with conditions.
- 9.2 – Planning Ref. 3/2005/0034 18 York Street Clitheroe Lancashire
Removal of existing ground floor window to York Street. Replace with new window/stone surround to match original window in adjacent property. Provision of internal fire resisting doors and partitions to suit new layout. Required for change of use to office accommodation.– Approved with conditions.

- 9.3 – Planning Ref.: 3/2006/0999 16 York Street Clitheroe Lancashire
Conversion of property to form caretaker's maisonette, offices and storage.
– Approved with conditions.
- 9.4 – Planning Ref. 3/2008/0055
Demolition of existing extensions. Internal alterations and new extension.
Conversion to offices, catering facilities and caretaker's accommodation for The Grand
Decision – Approved with conditions.
- 9.5 – Planning Ref 3/2009/0675
Change of use of building from shop and flat to offices.
Decision – Approved with conditions.
- 9.6- Planning Ref 3/2012/0988
Planning and Listed Building Consent application for The Grand at Clitheroe to internally develop existing space which will provide new W.Cs and tech/video suites, improve circulation to stage and disabled lift access. Demolition of existing two-storey outrigger (W.C., lobby and fire escape). Extension providing new 'Green' room, multi-purpose studio and link corridor to main hall
Decision – Approved with conditions.

11.0 DESIGN WITH RESPECT TO THE DESIGNATION OF 'BUILDING OF TOWNSCAPE MERIT' & APPRAISAL OF THE SCHEME WITH REGARD TO THE 'CONSERVATION AREA AND HERITAGE ASSETS'.

The proposals will have a positive visual impact on the principle front elevation of the buildings through the proposals. It will include the unification of the window style and fenestration through the replacement of a damaged and poorly constructed ground floor opening. The proposed windows will replace existing timber windows and will reflect the existing style, character and material of the existing which will be refurbished and include for secondary internal glazing.

The external renovation and painting of the façade will enhance the conservation area and listed building similar to adjacent properties recent refurbishment.

The former shop front window alteration seeks to reduce a security and congregation issue for the premises by reducing the sheltered foyer as well as enhance the internal space. The replacement design will reflect the existing proportions and details reflecting the existing.

Existing signage will be replaced to reflect The Grand branding and illustrate the properties as part of the adjoining theatre. A new Timber hanging sign will create a focal point for the office entrance and reflect other signage design on York Street and the conservation area.

The proposed works all serve to enhance and maintain the heritage assets of the buildings and conservation area. The works will allow the continued use of the

building with the Clitheroe Conservation Area as a designated heritage asset and to support the community asset.

The proposals as previously described concerning the listed building will not only offer benefits to the listed building but also to the character and appearance of the conservation area. The proposals will prove to be of moderate to high benefit to the character and appearance of the conservation area.

SUMMARY OF PUBLIC BENEFITS

The National Planning Policy Framework (NPPF) requires that harm to Designated Heritage Assets be balanced against the public benefits of the development proposals. The following social, economic, environmental and heritage benefits that are expected to be achieved through the implementation of the development proposals include;

- Sustainable development – The viable uses of the existing building which are consistent with the conservation of the building.
- Contribution to the vitality and viability of Clitheroe town centre through the continued use of the building supporting The Grand.
- The location offers high levels of sustainability for occupants of the building, due to the proximity of local services and facilities that can be easily accessed by foot and public transport.
- The proposals include a new collection of repairs and enhancements which seek to remove various risks and vulnerabilities to the fabric of the listed building as well as provide enhancement to the external character of the building as well as the character and appearance of the conservation area.

It is considered that the above public benefits outweigh the negligible level of harm caused to the listed building and the level of harm caused does not warrant the refusal of planning permission and listed building consent on heritage grounds. The proposals are in accordance with the policies of the Ribble Valley Core Strategy as the significance of the building will be sustained. The proposals will remove various risks to the building fabric and provide significant enhancement to its character and therefore an increased positive contribution to the streetscape and to the character of the Clitheroe Conservation Area.