

HERITAGE STATEMENT

FOR

PROPOSED CHANGE OF USE AND MINOR EXTERNAL ALTERATIONS TO:

7 YORK STREET

CLITHEROE

LANCASHIRE

BB7 2DH

Version: 1.1



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1.0 INTRODUCTION

This Heritage Statement is submitted in support of a proposed change of use & minor external alterations to 7 York Street, located within the Clitheroe Conservation Area. The building is not statutorily listed but is identified locally as a “building of merit” / non-designated heritage asset. The purpose of this statement is to:

- establish the heritage significance of the asset (and its contribution to the Conservation Area),
- assess the impact of the proposed works,
- and set out mitigation measures to preserve or enhance the heritage interest, in accordance with the NPPF, Historic England best practice (Advice Note 12) and local conservation policy.

2.0 HISTORICAL AND CONTEXTUAL BACKGROUND

York Street lies within Character Area 3 of the Clitheroe Conservation Area, as identified in the Council's Conservation Area Appraisal. The appraisal notes that York Street has a coherent townscape character, with historic stone-built facades, traditional shopfronts, and local detailing that contribute to the area's special interest.

Clitheroe's historic town assessment similarly describes the town's development over time, noting that many buildings in the core evolved during the 18th and 19th centuries, and later adaptive uses have shaped its present form. The historic environment record indicates a layering of use, and many non-designated assets in Clitheroe hold significance for their contribution to the town's continuity and streetscape.

7 York Street is one such building: while not listed, it is considered to add to the character of the street through form, materials, proportions, and its contribution to the overall rhythm of facades in York Street.

3.0 SIGNIFICANCE AND CONTRIBUTION

3.1 ARCHITECTURAL SIGNIFICANCE

The building reflects vernacular and local stone-built tradition typical to Clitheroe, broadly consistent with the palette and details found in neighbouring properties. Its windows, doors, and proportions (though altered in places) help maintain the town's sense of place. As a building of merit, it is part of the local historic fabric — not of national importance, but of local value.

3.2 STREETScape AND SETTING CONTRIBUTION

The building forms part of a continuous frontage along York Street and contributes to the enclosure and character of the historic street. Its roofline, fenestration rhythm, and masonry materials support the visual cohesion of the area. Interventions on this building have potential to influence the character of the Conservation Area beyond its immediate plot by how well they respect scale, materials, and detailing.

4.0 PROPOSED WORKS AND THEIR IMPACT

The proposed works are minimal externally and are designed to ensure no undue harm is caused to the building's significance or the character of the Conservation Area.

- Interior: The interior will remain virtually untouched — no removal of significant fabric is proposed. This ensures internal heritage values are preserved.
- External changes: The main interventions are: removal of existing awnings, and repainting of doors, windows, louvres, and external joinery/woodwork — from black to a chocolate brown finish RAL 8017 as illustrated upon drawing ref: 7329 – P01. Both of these changes are modest and reversible, their impact is low resulting in “less than significant harm”. The removal of awnings restore a simpler elevation linear plan form in keeping with the traditional appearance of other premises upon York Street.

These changes are largely cosmetic and will not affect the masonry, fenestration openings, roof form or structural fabric. As such, the proposals preserve the building's physical integrity while allowing a vacant building/premises to have a renewed use.

5.0 ASSESSMENT OF IMPACT AND MITIGATION

Given the limited nature of the external works and the retention of the interior fabric, the impact is low. The proposals will result in neutral to slightly positive change: the removal of non-original awnings improves the legibility of the original form, and the new paint finish is sympathetic to local tones.

Mitigation and enhancement measures include:

- Use of high-quality, breathable paint systems that do not damage underlying masonry or wood.
- Retention of original opening sizes, masonry surrounds, window proportions, and alignment with neighbouring facades.

6.0 CONCLUSION

This proposal respects the heritage significance of 7 York Street by ensuring only minimal external alteration combined with no major internal disruption. The building's status as a non-designated asset and contributor to the Conservation Area means it warrants careful treatment, and this scheme ensures that its essential character, setting, and contribution to the wider historic environment are preserved. On balance, the modest nature of the change and the retention of the building's key heritage features should mean that the proposal is acceptable in heritage terms under NPPF policy and local conservation guidance.