



Durkin Architectural
Design

HERITAGE STATEMENT

Listed building consent planning application.

33 Castle Street
Clitheroe
BB7 2BT

Document ref: 014PCDV1
27/08/2025



Image 1

Front elevation facing Castle Street



Image 2

Rear elevation of 33 Castle Street



Image 3

31 AND 33 Castle Street, Clitheroe

Historic England Listing details for the application property

Heritage Category: Listed Building
Grade: II
List Entry Number: 1072372
Date first listed: 30-September-1976
List Entry Name: 31 And 33, Castle Street
Statutory Address: 31 And 33, Castle Street
County: Lancashire
District: Ribble Valley (District Authority)
Parish: Clitheroe

This building is Listed under the planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Contents of this document.

1: INTRODUCTION.

2: THE HERITAGE ASSET AND SIGNIFICANCE

3: THE APPLICATION PROPOSAL

4: ASSESMENT OF HARM AND BENEFITS

5: CONCLUSION

Introduction.

The application site forms a joint listing 31-33 Castle Street which is a historic property included on the National Heritage list with Historic England and is identified and designated for its special architectural or historic interest.

The property has a ground floor shop area (formerly a charity shop business) and a rear communal stair area with steps leading down to large basement areas and a rear exit door which has a large amenity/yard area

A second staircase from the ground floor communal area gives access to a first and second floor which historically has been residential.

The first floor has a kitchen and w.c area to the rear for use with the shop and the front section facing castle street as well as the second floor are vacant.

The heritage asset and significance.

Clitheroe is a small market town located, and around, a natural rock outcrop in a rural location at the centre of the Ribble Valley in Lancashire. The Clithero Conservation Area covers the historic core of the town whose most noticeable asset is the 12th century castle which, though small, holds a commanding position and is a major landmark in the wider landscape and within the town itself. Castle street is situated within the heart of the conservation area just a short distance from the historic castle and has many identified heritage assets which includes No 33 the application site. These buildings appearance and features must be retained and protected for future generations.

The proposals in this application aim to comply with conservation requirements and would be a huge enhancement and public benefit to this heritage asset.

The only surviving features within the building are the original timber staircase from first to second floor, 2 small cast iron fireplaces to the front and rear rooms, historical stone steps to the basement and original stone sink , these will all be retained within the proposals, all the remaining areas have been modernised over the years.

A original stone arch is situated to the left-hand side of the property on the front elevation, this leads to a historic walkway link between the front and rear of the property and would be restored and retained within this application.

The application proposals.

The proposals are to retain the use of the ground floor shop and use the rear stairs as access to the apartment on the upper floors, the existing modern partition walls would be upgraded to comply with fire regulations to provide a safe access route from the apartment to the exterior exit at the rear of the building.

A historical stone staircase that has been sealed up would be uncovered, restored and re-used as access from the shop into the basement storage areas. The existing door leading into the existing rear stairs would be sealed up providing a fully independent route for the apartment.

The existing window to the basement area would be cut down to form a new rear door to the basement shop with a hardwood door and frame installed maintaining the heritage appearance. The existing shop front and windows would all be refurbished and painted white with new slimline secondary glazed frames installed.

The external front wall of the property is rendered but defective and allowing water ingress into the building, this would be stabilised repaired and re-painted white.

These proposals are in compliance with Planning policies for the preservation of Listed buildings as set out in the Ribble Valley Local plan which was adopted in June 1998(policies ENV14, ENV15,ENV16,ENV17,ENV18,ENV19,ENV20,ENV21) and the joint Lancashire Structure plan 2001-2016 which was adopted 31st March 2005 (Policies 20 and 21, supported by draft Supplementary Planning guidance (SPG) entitled 'Landscape and Heritage').

Assessment of harm and benefits.

The planned refurbishment work and separation of the shop / apartment will not cause harm to this heritage asset as the exterior of the building would be greatly enhanced by restoring and decorating and the planned internal alterations only affect the modern additions to this building and not the historical fabric.

The proposed work would cause minimal disruption to the fabric of this property but would be an essential part of the scheme to provide a residential letting unit in the centre of Clitheroe by utilising the unused upper floors of this building which are now normally neglected due to inaccessibility.

These proposals would be more of a benefit than harm to this historic structure as it would enhance and protect this building in compliance with conservational standards for future generations.

These proposals will ensure no loss of historical detail to the building or its setting. Core strategy policies P11 conservation requires the conservation and enhancement of the historic environment, including historic buildings and its assets and the proposals are in compliance with this.

Conclusion.

Ribble Valley conservation departments main priority is to ensure sustainable management and conservation principles are in place to protect and preserve historical sites and listed buildings therefore this application proposes to ensure this.

The owner fully supports the preservation of all the buildings features and is willing to work with the conservation team to ensure that all requirements are adhered to and the historical building as a whole and its setting are restored and protected.

This proposal provides the opportunity to bring back use to the upper floors of a property that historically would have been used for the same purpose.

The proposals to 33 Castle Street would enhance and preserve this Designated Heritage Asset to a conservation standard so should be fully supported.

Reference images:



Above: Front elevation images facing Castle street



Above: Looking from shop into castle street Rear elevation image



Above : Rear elevation images



Above : Rear of shop image



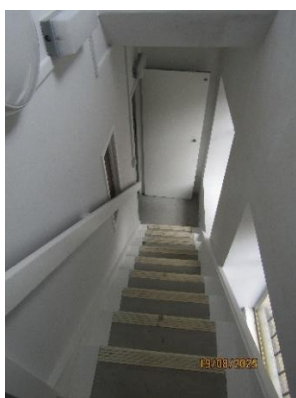
Internal steps to first floor



Above: image of historical steps start point in basement



Above: basement images



Above: steps to basement Facilities on first floor

First floor room facing Castle Street



Above: first floor room



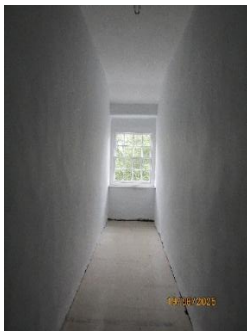
Staircase to second floor



Above: second floor landing



Second floor room



Above: Second floor rooms images



Above: Original window facing Castle Street

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