

# HERITAGE STATEMENT

Proposed Specsavers at: 7 Church Street, Clitheroe, Lancashire, BB7 2DD

## 1.0 INTRODUCTION

### 1.1 Overview

This statement is in support of the above site for:

Full Planning: Proposed 2no. condenser units to the rear of the property

Advertisement Consent: Proposed fascia signage & hanging Signage & window vinyl to the front elevation.

## 2.0 PLANNING STATEMENT

The proposed design and location of proposals aim to satisfy Local Planning Policy and the National Planning Policy Framework, in particular Section 16 relating to conserving historic environments, and the local authorities design guide.

Please note the application is not a major development, there is no change of use, just minor refurbishment works throughout the store and replacement of existing signage.

## 3.0 HERITAGE STATEMENT

### 3.1 The Site

The premises trades as a commercial retail unit, Following the refurbishment works will be Specsavers Audiologists, retaining its retail use.

The site and building do not carry a listed status, but it does sit within a Conservation Area with a listed building opposite and adjacent to the site.

### 3.2 Identified Assets

Site sits within Character Area 1, Clitheroe's historic core.

The site also sits opposite and adjacent to Grade II listed buildings as identified below:

#### List Entry Name: Town Hall

<https://historicengland.org.uk/listing/the-list/list-entry/1072374?section=official-list-entry>

Grade: II

List Entry Number: 1072374

Date first listed: 30-Sept-1976

Details: CHURCH STREET 1. 5295 (East Side) Town Hall SD 7441 1/127 II GV 2. Circa 1820. Architect, Rickman. 2 storeys in ashlar with parapet and moulded cornice. 2 lancet lights with drip moulds with foliated finials and centre window of 3 lights, lancets of differing length. String between storeys with 5 armorial shields below. 3 similar windows to ground floor and door with colonnettes, drip mould with foliated terminals. Plinth. Arched double doors. Bellcote with weathervane is octagonal with narrow lancets to bell storey, ashlar, attached to gable end. Octagonal chimney to other gable end, and flagpole. Andrew Carnegie Public Library, Town Hall, Premises occupied by Tourist Information Office, No 4 and Church Court form a group with Nos 6 to 12 even).

Listing NGR: SD7442441960

**List Entry Name: 3 AND 5, CHURCH STREET**

<https://historicengland.org.uk/listing/the-list/list-entry/1072377?section=official-list-entry>

Grade: II

List Entry Number: 1072377

Date first listed: 30-Sept-1976

Details: CHURCH STREET 1. 5295 (West Side) Nos 3 and 5 SD 7441 1/133 II GV 2. Dated 1836 on rain water head and on inscription on one of quoins to left. Moulded eaves cornice and band. 3 storeys, rendered, carved as stone. 2 and 4 windows, most hung sashes with glazing bars. Ground floor to left in channelled rustication with 1 modern window and 3 steps to C19 door of 5 panels, rectangular fanlight. Rusticated ground floor to right with segmental-headed carriage entry and modern shop front with 2 bowed lights with glazing bars, centre door. To left, passage entry with round head. Nos 1 to 23 (odd) form a group with the Parish Church of St Mary Magdalene, Nos 7 to 13 being buildings of local interest only.

Listing NGR: SD7439341943

### 3.3 Scope of Works

The proposed 2no. condenser units will be wall mounted on brackets at ground floor level to the rear elevation of the building within a service yard and car park. Installations are typical AC condenser units, the design and position of the units have been carried out by a specialist. Our client always seeks the advice of independent Air Conditioning specialists, to provide the most efficient AC installation, aiming to use the minimum units possible to comply.

There will be 1no. fascia signs and 1no. projecting sign installed to the front elevation. Vinyl's will also be applied externally to some of the glazing on the shopfront elevations. The fascia signage will be non-illuminated folded aluminium, powder coated green with white acrylic logo and lettering. The projecting sign will be folded aluminium powder coated green with white acrylic logo and lettering, externally illuminated with trough light and hung on a traditional steel hanging bracket. Green window vinyls to be applied externally. 1no. to have a digitally printed 'Specsavers' logo in white.

### 3.4 Impact

The proposed works are minor with no major structural alterations to the building, minor shopfitting works only. There will be no stripping out / removal of any original historical fabric or materials as the building is not listed.

The proposed Specsavers fascia signs replace former Lloyds Bank fascia signs to the same location and illumination type (non – illuminated) The proposed externally illuminated projecting signs are also replacing the former externally illuminated projecting in the same location. Therefore, the proposed signage can be seen as low impact.

The proposed AC condenser units that will be located to the rear service area of the property will not be visible from any street elevation or side elevation. They will not be visible when viewing the primary elevation of the building (Shopfront) or be visible when viewing the identified listed assets in proximity to the site. The proposed condenser units therefore will not impact on either the conservation area street-scene or the identified listed assets nearby.

### **3.5 Justification for the Proposed Works**

The condenser unit is required as legislation for medical care dictates that Individual AC units are required for each test room and the customer circulation spaces to ensure fresh air flow with the interior temperature being kept constant for the delicate equipment and testing procedures used throughout the store.

Test rooms cannot have windows or external vents installed as they need to be pitch black for the optical testing procedures, therefore multiple AC systems are required for ventilation and circulation of fresh clean air within the test rooms.

Without the proposed AC layout and condenser unit, the new test room being created internally would not meet the standards set out in their NHS contract agreement and therefore could not be used. Please see the project specific drawings attached as a part of this application for further details.

The proposed signage is essential as it will give the store brand recognition within the high street, and act as a wayfinding point for the public who are visiting the store.

### **3.6 Summary**

It is our belief that the proposed works will not have a detrimental effect on the conservation area or identified listed asset. The proposals do however provide an opportunity to ensure this building does not fall into further risk of neglect, decay or other threats. We believe the proposals will safeguard the future of the building by making it a commercially viable retail property within the town centre location of Clitheroe, providing much needed medical appointments to the community and generating employment opportunities for the foreseeable future within the area.

Shopfront elevation



Rear Elevation





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