

PROPOSED EXTERNAL ALTERATIONS, ROOF TERRACE AND BIN STORE

AT

41 CASTLE STREET, CLITHEROE DESIGN AND HERITAGE STATEMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

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1.0 INTRODUCTION

- 1.1 This Design and Heritage Statement has been prepared by Sunderland Peacock and Associates Ltd on behalf of the client in support of a listed building application and planning applications. The works consist of alterations retrospective approval for an external bin store, new first floor external terrace and alterations to the entrance door.

It is to be read in conjunction with all drawings and supporting documentation.

2.0 HERITAGE STATEMENT

As noted in application ref: 3/2023/0499 the following information was noted by Kirkwells Town Planning Consultants:

- 2.1 This Heritage Statement follows the guidelines laid down by Historic England. The examination has been made from material available in historic sources. This Heritage Statement fulfils the requirements of national and local planning policy by referencing the relevant national and local planning policy context, identifying the significance of the heritage assets, and assessing the impact of the proposed development against these policies and the significance of the assets.
- 2.2 This Heritage Statement is in line with the requirements of Paragraph 194 of the NPPF, takes the following approach:
- A review of any published literature/information relating to the building including previous applications and associated documents;
 - Assessment of the current context of the proposals in respect of the existing building;
 - Assessment of the first two stages to establish the importance of the component parts of the building and its overall significance; and
 - Assessment of the impact of the works/development upon the identified significance of the building.
- 2.3 The building to which this Heritage Statement relates is the former Barclays Bank, 41 Castle Street, Clitheroe. The building is constructed in stone with a blue slate roof.

DESCRIPTION OF THE HERITAGE ASSET

- 2.4 41 Castle Street is located at the junction of Castle Street and King Street in Clitheroe Town Centre. The application site is a Grade II listed building. This listing description is noted below:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1163632

Date first listed: 30-Sep-1976

List Entry Name: PREMISES OCCUPIED BY BARCLAYS BANK

Statutory Address: PREMISES OCCUPIED BY BARCLAYS BANK, CASTLE STREET

Details

CASTLE STREET 1. 5295 (North-West Side) Premises occupied by Barclays Bank SD 7441 1/121 II GV 2. Mid C19 bank of 2 storeys in carved stone with ornate chevaux de frise with iron finials. Stone parapet pierced by quatrefoils, brackets to cornice. 3-1 windows with moulded

heads and colonettes, similar windows to ground floor but in arched reveals with foliated paterae over, modern glazing. String continues cills. Arched doorway with colonettes to reveals and trefoils to spandrels. Part of a visual group with properties in Castle Street. Premises occupied by Barclays Bank, Nos 27 to 37 (odd) the Swan and Royal Hotel and Nos 30 to 46 (even) form a group.

Listing NGR: SD74346418762.5 In terms of history, the property has been occupied by Barclays bank for a number of years including in September 1976 when the building was listed.

- 2.5 41 Castle Street is a Grade II listed building (HE reference 11163632). The property is a two-storey, constructed of carved stone with ornate chevaux de frise with iron finials. The property includes a stone parapet pierced by quatrefoils, and windows with moulded heads and colonettes.
- 2.6 The listing description states that the property forms part of a visual group with properties in Castle Street including Nos 27 to 37 (odd) the Swan and Royal Hotel and Nos 30 to 46 (even).
- 2.7 The site is also located within Clitheroe Town Centre Conservation Area.



- 2.8 OS map evidence from 1890 shows the building in the form it is today, also used as a bank.
1890 Map (Source Lancashire County Council)

LEGISLATION, NATIONAL GUIDANCE AND PLANNING POLICY

- 2.9 The principle statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 is to preserve the special character of heritage assets, including their setting. Local Planning Authority's should in coming to decisions consider the Act which states the following:
- Listed Buildings Section 66(1) - In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
 - Conservation areas Section 72(1) - In undertaking its role as a planning authority the Council should in respect to conservation areas pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 2.10 The National Planning Policy Framework (NPPF) revised in July 2021 states at paragraph 197 that "when determining planning applications Local Planning Authority's should take account of:
- a. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- b. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c. The desirability of new development making a positive contribution to local character and distinctiveness.
- 2.11 NPPF Paragraph 194 requires applicants to describe the significance of heritage assets and that the level of detail should be proportionate to the asset's importance. Paragraph 195 states that the evidence available should be used to consider the impact of a proposal on an asset(s).
- 2.12 Paragraph 199 states that when considering the impact of proposals on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be applied to its conservation.
- 2.13 Paragraph 202 identifies that where a development proposal would lead to less than substantial harm to the heritage asset the harm should be weighed against the public benefits of the proposal which includes securing its optimum viable use.
- 2.14 Paragraph 206 states: "Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole."
- 2.15 Policy EN5 of the Ribble Valley Core Strategy states:
There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness, and sense of place; and to wider social, cultural, and environmental benefits.
- 2.16 Policy DME4: Protecting Heritage Assets states:
In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

ASSESSMENT OF SIGNIFICANCE

2.17 Assessment criteria

- 2.18 The sustainable management of heritage assets depends on a proper understanding of the value or significance of the historic environment. Understanding significance, whilst subjective in nature and open to scrutiny is therefore key in managing change to buildings and places which form part of our heritage.
- 2.19 The NPPF (National Planning Policy Framework, 2019) states that a key objective of the Government's planning policy is the desirability of sustaining and enhancing the significance of heritage assets. The NPPF advises that the more significant the heritage asset the greater weight should be given to its conservation.

- 2.20 The NPPF (Annex 2: Glossary) defines significance as “the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage assets physical presence, but also from its setting.”
- 2.21 English Heritage (now Historic England) issued its Conservation Principles: Policies and Guidance in 2008 which set out the practice of recognising the heritage value so that informed decisions can be made, helping to manage changes in a coherent and sustainable way. The Conservation Principles sets out four main aspects of significance (or values) to be: evidential, historical, aesthetic, and communal. Historic England’s guidance Statements of Heritage Significance – Analysing Significance in Heritage Assets, published in 2019, sets down an acceptable approach for assessing significance. The purpose of identifying these values allows a proper consideration of the impacts of any work or proposals on them. Assessing significance however depends on experience and judgement and are open to subjectivity and debate.
- 2.22 The Grade II designation of the former Barclays Bank denotes it is a building of special interest. In assessing the significance, the heritage value must be assessed.
- 2.23 Heritage value is grouped into four categories as follows:
- Evidential value: the potential of a place to yield evidence about past human activity.
 - Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
 - Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
 - Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 2.24 The acceptable levels of significance are:
- Exceptional: Heritage values having special interest and national or international importance reflected in statutory designations (Grade 1 Listed Buildings and Scheduled monuments).
 - High: Heritage values having national importance, demonstrating more than special interest. Other statutory designations.
 - Medium: Heritage values having regional importance, demonstrating special interest including important group interest.
 - Low: Heritage values that make a positive contribution to the understanding of the asset, area, group or setting in the local context.
 - Neutral: Historically unimportant, making little or no contribution to the special interest of the asset.
 - Negative or intrusive: Historically unimportant and having a harmful impact on the significance of the asset.
- 2.25 The following Statement of Significance addresses these tangible values and aims to provide a whole view on the building’s significance.
- 2.26 Assessing the significance of elements of historic fabric in buildings should be directly linked to the authenticity and integrity of that which remains. The significance of fabric must be based on what we may learn or understand from it and how we currently see and appreciate it. Building fabric can enhance or obscure the legibility of the significance and inappropriate work can obscure heritage interests. Significance of a particular asset is therefore a summation

of the contributing parts and features.
Evidential value – or archaeological interest

2.27 Evidential value is described by Historic England as “physical remains of past human activity” which derives value from the “ability to understand and interpret the evidence”.

2.28 41 Castle Street is a source of evidence as to how Clitheroe Town Centre has evolved and the building traditions of the differing periods, having operated as a bank since 1890.

2.29 The external elevations are largely unchanged with the exception of the addition of an unsympathetic rear extension, which is not mentioned on the listing description.

The proposed works relate to this element which is not part of the original building and a modern addition. The scheme seeks to utilise this feature and create a visual enhancement and reflection of the lower level terrace.

This proposed scheme also seeks to re-introduce a new aluminium front door to the South East Elevation. It will be recessed within the existing stonework and not impact the decorative stone. The framing will be minimal with clear glazing for the existing opening to be retained.

2.30 The evidential significance is low.

Historic value

2.31 The historic value is the significance of a building which is derived from the ways in which past people and events can be connected to a building or place. Historic value can be illustrative or associative. Illustrative value derives from how a building can be seen to represent an important event or phase in history whereas associative value relates to the connections a building or place, may have, to important events or people.

2.32 The Building is identified on the 1890 historical map as a bank, and forms part of the historic core of the Conservation Area. The Conservation Area Appraisal states as follows:

As the town’s economy expanded in the 19th century, based on the cotton industry, its population grew and many town-centre civic, commercial, and religious buildings were built. The core street of the conservation area, extending from the Castle to St Mary Magdalene’s Church, contains four 19th century stone-built banks, the former town hall (1822), public library (1903) and several late 19th century shops (some with surviving historic shopfronts). Elsewhere the Court House (1864) was built in Lowergate, and the Police Station (1871) and post Office (1879) were built in King Street.

2.33 The historical significance is medium.

Aesthetic value – or architectural interest

2.34 The aesthetic value derives “from the ways in which people draw sensory and intellectual stimulation from a place.” The significance can be attributed to either planned conscious design from an architect or craftsman and/or can be the fortuitous evolution of a building or place.

2.35 The listing description describes the property as follows:

"CASTLE STREET 1. 5295 (North-West Side) Premises occupied by Barclays Bank SD 7441 1/121 II GV 2. Mid C19 bank of 2 storeys in carved stone with ornate chevaux de frise with iron finials. Stone parapet pierced by quatrefoils, brackets to cornice. 3-1 windows with moulded heads and colonettes, similar windows to ground floor but in arched reveals with foliated paterae over, modern glazing. String continues cills. Arched doorway with colonettes to reveals and trefoils to spandrels. Part of a visual group with properties in Castle Street. Premises occupied by Barclays Bank, Nos 27 to 37 (odd) the Swan and Royal Hotel and Nos 30 to 46 (even) form a group."

2.36 The rear elevations of the building have been substantially altered and of less significance.

2.37 The aesthetic value of the elevations facing Castle Street and King Street are high, with the rear elevations being of lesser significance. The sensitively designed new front door on the South East elevation will be maintained with a new glazed door and window.

Communal value

2.40 Historic England describes communal value as coming from "the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory". Communal values are commonly closely related with significance attributed via historical (associative) and aesthetic values. Communal value can be commemorative and symbolic or social and have a significance which is bound up in memories and how a building continues to contribute to the character and appearance of its surrounding area.

2.41 The building has a long association with use as a bank. It is also located within the Clitheroe Town Centre boundary.

2.42 The communal significance is medium. This proposal will maintain the building value and benefit by meeting DDA requirements for the building to be enjoyed by the public.

Heritage Conclusion

2.43 This application will provide economic and public benefits of the listed building through these works.

Whilst the proposals will be visible to the listed building and conservation area, there is significant public and economic benefit to the proposal. The associated items will increase floor area to the bar to allow the premises to generate more income. Furthermore, the building will be further utilised and viewed as a central part of the town.

3.0 PROPOSED WORKS

3.1 EXTERNAL BIN STORE

This application seeks the retrospective for the construction of an external bin store to the rear of the property. A series of timber gates provide an enclosure to for the bar bins which provide an aesthetical enhancement to the view of the building and street scene. It is located to the boundary wall in a dark colour to ensure it has a reduced visual impact.

The impact of this proposal is low.

3.2 PLATFORM LIFT AND ENTRANCE

The existing entrance into 41 Castle Street, has an entrance door with a long ramp to allow access into the building. This ramp utilises a significant amount of usable floor space, as such the applicant would like to remove this ramp and reconfigure the entrance door to create a new entrance vestibule.

The existing opening from Castle Street will have a new black aluminium glazed entrance door set back within the reveal of the stonework maintaining the existing stone detailing. This will open into the new vestibule which will have the new platform lift to the right hand side and two steps up to the main restaurant area. The removal of the ramp will allow for more seating area within the restaurant whilst the platform lift will maintain DDA accessibility.

The current doorway is believed to have been altered from a window to form a better and level access into the bank. The new access lift will be positioned in a former store location which was part of the wider bank space.

The sensitive design of this proposal ensures accessibility, a low impact to the listed building as well as economic and public benefits.

The impact of this proposal is low.

3.3 FIRST FLOOR EXTERNAL TERRACE AND DUCTING AMENDMENT

The proposal includes the conversion of the existing flat roof to create a new external terrace. It will involve the installation of a new external metal staircase with associated railings the detail of which will match existing profiles on-site. The existing roof parapet will be built up to create a new suspended floor which will form the terrace. This will also create the opportunity to amend the existing ducting to run under the floor to associated units to the rear of the building away from the main street scene. This section of plant will be set at a lower level with railing around to reduce the visual impact.

Due to the increasing economic pressures on the hospitality sector, this proposal further enhances the opportunity to provide additional and needed income to maintain business.

4.0 CONCLUSION

- 4.1 In conclusion, the works that form the basis of this application seek to provide an ancillary external space, alterations to the entrance and retrospective approval for an external bin store at Will's Bar. The proposal creates a significant economic and tourism opportunity for an established premises in Clitheroe Town Centre. Whilst it is an important building within the context of the Clitheroe Town Centre Conservation Area and the works will be visible, the application will provide significant benefits for the town to which this proposal should offset.