

HERITAGE STATEMENT



PROPOSED CHANGE OF USE FROM A RESIDENTIAL
DWELLING (c3) TO A USE CLASS (E) (b)) CAFÉ.

INSTALLATION OF A NEW SHOP FRONT.

**52 MOOR LANE
CLITHEROE
BB7 1AJ**

1. INTRODUCTION

- 1.1. This statement provides a description of the site and the proposed works and its compliance with the development plan.
- 1.2. It is to be read in conjunction with Drawing No: 045/05/26/52@A2.

2. APPLICATION SITE

- 2.1. The site lies within the Clitheroe conservation area as shown below:



FIGURE 1 CLITHEROE CONSERVATION AREA MAP

- 2.2. The national grid reference number for the site is SD 74260 41487
- 2.3. Moor Lane serves as a commercial route leading toward the spine of the town and Clitheroe Castle. All existing multiple storey properties along Moor Lane are currently operating as commercial interests and the vast majority of them contain ground floor commercial shops, estate agents and public houses, with a commercial use being proposed
- 2.4. The site is located along Moor Lane, which is one of the principal commercial streets in Clitheroe. It was folded into the conservation area following an assessment in 2005, having previously been just outside the periphery.
- 2.5. The building is classed as Grade II listed along with the adjacent property which is in use as an estate agent and the one next to that which is in use as a pet shop.

- 2.6. The building was first listed on 30th September 1976 under list entry number 1164156 in conjunction with its adjoining terraced properties - the listing is officially under the address 48-52 Moor Lane.

3. EXISTING BUILDING DESCRIPTION

- 3.1. Unlike its neighbouring properties the site has a residential facade which has progressively deviated with the character of the area over time as more and more commercial activity has started to be concentrated in its location (the presence of The Range store to its front and Holmes Mill to one side, and The Emporium to the other).
- 3.2. The building does not currently show any historic fabric that would have been present when it was first classed as Grade II listed, having been used in modern times as a residential property (it's understood that the previous commercial shop front which might have been deemed to have some semblance of historic fabric was removed in the late 80's or early 90's). It is expected that the current development will provide an opportunity to enhance certain aspects that will integrate the property into the local street scene more tastefully than currently is the case.



FIGURE 2 STREET SCENE IN RELATION ADJACENT PROPERTIES

4. SUMMARY OF PROPOSED WORKS

- 4.1. Proposed change of use from a residential dwelling use class (c3) to a Café use class (E) (b), installation of a new shop front.
- 4.2. The adjacent commercial shop front which is also a listed building within the conservation area, is composed of a powder coated aluminum material, with remainder of the parade

consisting of timber frames, the proposal is for the installation of softwood frames with all glazing to be either toughened or laminated the proposal also includes the installation of timber pilasters to complement the conservation area.

The exterior finish will seek to bring back a visual aesthetic that reflects a more traditional character with a recessed door which also allow ease of access for disabled patrons.

Whilst this will not necessarily bring the site back to its original historic finish, it would constitute a significantly improved character to its present state, and much like Holmes Mill and The Emporium which are in close proximity, it would offer a blend of traditional and modern aspects.

5. PLANNING POLICY CONSIDERATIONS

- 5.1. In preparing the proposed designs, reference is made to the Ribble Valley Borough Council Core Strategy 2008-2028 document, policy DMG1, with regards to design, access and amenity, and policy DME4, protecting heritage assets.

6. HERITAGE IMPACT ASSESSMENT

- 6.1. The proposal would significantly improve visual alignment with the broader character of the area and offers an opportunity to reintroduce aspects that nod to what may have originally constituted historic fabric when the building was originally listed. Given that prior to 2005 the area was not formally inside the conservation area, up until that point some of the changes that have happened in and around the area have served to dilute some of the character that existed. The proposed development and use of the building will have a net positive impact as it relates to blending in with other properties, both in terms of its return to a commercial use and in relation to the design that is being proposed for the shop front installation.

7. SUMMARY

- 7.1. The proposals reflect a simple design that is faithful to the existing street scene, with the scale, colours and visual character not adversely impacting the amenity of the area. It is in fact bringing the property more in keeping with the area as there are no other ground floor residential buildings along this stretch of Moor Lane.

The development brings back into use a commercial property on the fringes of the town centre, and would enhance the opportunities for relaxed leisure amenities to locals and visitors alike, as well as providing economic benefit to the area as well.



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