

HERITAGE STATEMENT

For Alteration Of Ground Floor And First Floor At:
15 Moor Lane, Clitheroe, Lancashire, BB7 1BE



Job No. 7397-HS-1.00
On behalf of: Mrs Hacking
July 2026

spa
SUNDERLAND PEACOCK ARCHITECTS

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INTRODUCTION

OVERVIEW

This document has been produced by Sunderland Peacock in support of a planning application for the property at 15 Moor Lane, Clitheroe. The building is currently empty and was formerly occupied by a retail shop trading under the name 'Shelter', which has now moved out 2021.

The application seeks permission to renovate and modernise the ground floor shop, modifying the entrance to make it more accessible and welcoming, and incorporating a new toilet and kitchenette facility. Furthermore, the application proposes the alterations to the first floor into a holiday unit accommodation unit, which entails a new internal layout comprising an improved bathroom, bedroom, and an integrated kitchen and living space.

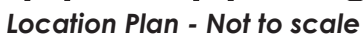
The building is not statutorily listed, but it is located in a prominent position within the defined boundary of the Clitheroe Conservation Area, which is a designated heritage asset.

Due to its location and historic architectural character, the property is considered a Building of Townscape Merit that contributes positively to the commercial streetscape of Moor Lane.

PURPOSE

The purpose of this statement is to provide the Local Planning Authority with appropriate information regarding the significance of the heritage asset and to assess the potential impact of the proposed development on the character and appearance of the Clitheroe Conservation Area.

This report is produced in accordance with national guidance and local policies, meeting the requirements set out in the National Planning Policy Framework (NPPF), which stipulates that applicants should describe the significance of any heritage assets affected, including any contribution made by their setting.



UNDERSTANDING THE SITE

The application site at 15 Moor Lane is situated within the commercial core of Clitheroe town centre in the Ribble Valley Borough of Lancashire. Located on the western side of Moor Lane, the property features a traditional multi-storey retail frontage with a street-facing western elevation.

The building's external presentation has seen recent alterations. As shown in the older context view within (Fig 1), the storefront previously featured a vibrant red scheme associated with its former retail occupant. Following its closure, the ground floor structure has been redecorated to a more muted light green finish, while preserving the contrasting black painted timber framework on the first floor, as documented in (Fig 2).

The first floor features a prominent, timber window arrangement set within a black wooden frame, which represents a significant architectural element of the street façade. The ground floor retail frontage includes a large display window sitting on a low stallriser, with a recessed entrance door positioned to the right-hand side.

HERITAGE DEVELOPMENT

A review of the National Heritage List for England confirms that 15 Moor Lane is not a statutorily listed building. However, the site stands inside the designated Clitheroe Conservation Area, protected under national legislation via the Planning (Listed Buildings and Conservation Areas) Act 1990. Under the local conservation framework, the structure operates as a non-designated heritage asset noted for its townscape value, meaning changes must preserve or enhance the surrounding historic context.

Moor Lane was established between 1806 and 1809 as part of a series of turnpike road improvements connecting Whalley Road to Castle Street. The urban growth of Clitheroe during the nineteenth century saw the rapid development of commercial plots along this route to service the town's expanding population.

The building at 15 Moor Lane represents a piece of the mid nineteenth-century commercial expansion. While the internal layouts have been adapted over time to suit evolving retail requirements, the external verticality and distinct window openings reflect the historic commercial character typical of high streets during the late Victorian period.



Front Of Building In 2016 (Fig 1)



Existing Front Of Building (Fig 2)

ASSESSMENT OF SIGNIFICANCE

HISTORIC INTEREST

The property demonstrates a classic layout of a Victorian town centre commercial building, featuring a retail display zone on the ground floor and large window apertures above designed to maximise natural light. The distinct first-floor timber window framing adds a strong visual quality to the streetscape, functioning as a historic feature that establishes continuity with the neighbouring properties along Moor Lane.

The historical interest is primarily facade-based. The building holds local interest as a component of the townscape, but it lacks the architectural refinement or direct historical associations required to meet the threshold for statutory listing.

SIGNIFICANCE

The significance of the asset is focused on its external envelope and its contribution to the Clitheroe Conservation Area. While the interior has been heavily altered by past retail fits resulting (Fig 3) in a loss of original plan form and domestic fixtures the external street elevation retains its historic character.

The asset derives its value from being a well-proportioned element of a historic market town streetscape, framing views along Moor Lane and complementing the traditional stone and timber buildings that define the area's distinct local identity.



Existing First Floor Of Building (Fig 3)



Existing First Floor Of Building (Fig 3)

DEVELOPMENT PROPOSAL

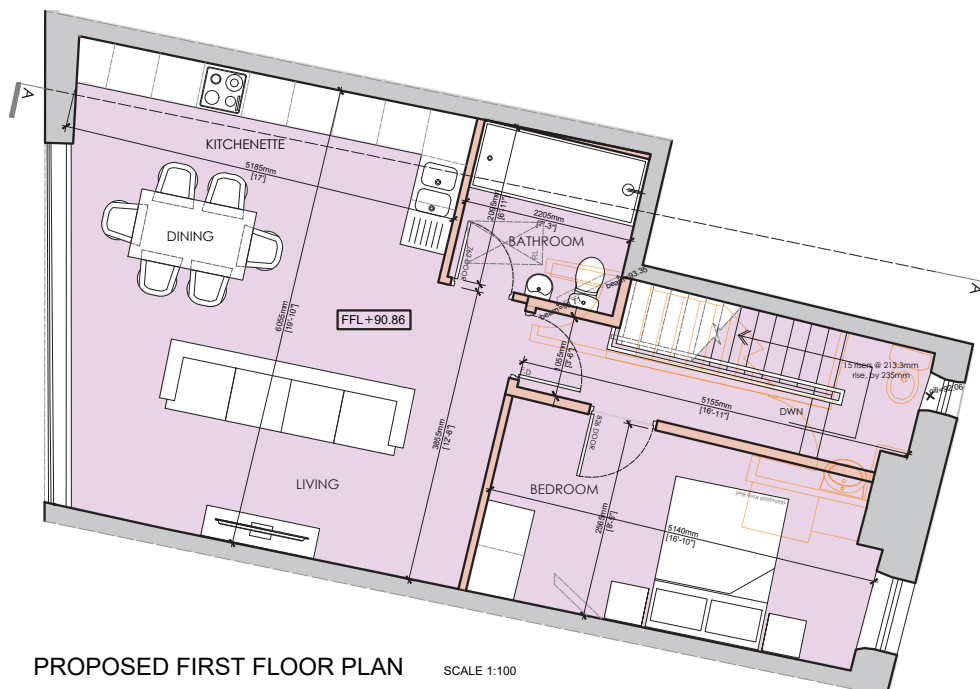
The proposed works, designed by Sunderland Peacock, seek to restore this vacant town centre building to viable use through a modernisation scheme.

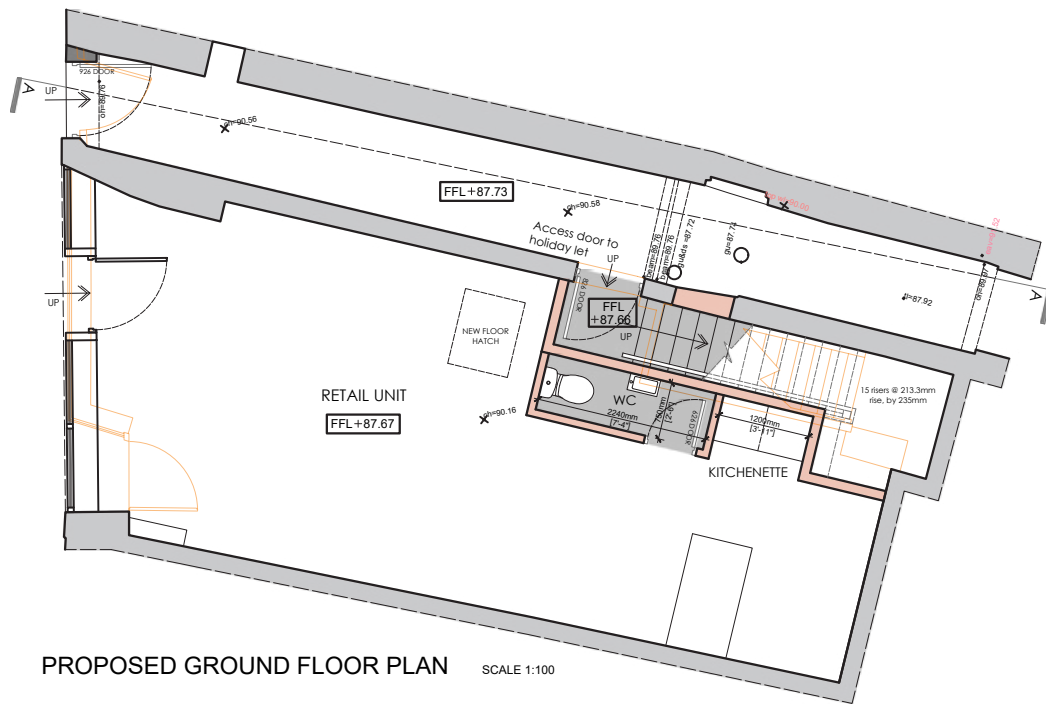
On the ground floor, the retail shop front will be carefully renovated and modernised to enhance its functionality. The entrance will be slightly modified to create a more level, accessible threshold. To support the updated commercial use, a compact kitchenette and a toilet facility will be installed toward the rear of the building.

The first floor will be converted into a self-contained holiday let. This requires a revised internal layout to optimise the space for residential comfort. The proposals introduce internal partitions to create a dedicated bedroom, a modern bathroom, and a combined

open plan kitchen and living area. All proposed layout changes are to the interior of the building, ensuring the historic facade of the building remains intact.

This alteration will also provide a better entry point to the shop by reducing the height and step into the premises. This will assist with DDA accessibility. The existing entrance to the holiday let will be blocked up, and a new, better-located entrance will be formed to the left, allowing a more convenient staircase for residents. Elevationally, the shop front details and glazing continue from the first floor to ground level. The repositioning of the door will match the existing glazing, creating a uniform shop frontage. There will be a new replacement timber side door to the external corridor for access to the new holiday let.







Existing View From Road (Fig 4)

CONCLUSION

The proposed alterations have been evaluated against the conservation objectives set out in the Ribble Valley Borough Council Core Strategy and the Clitheroe Conservation Area Management Plan.

The external renovations to the ground-floor shop front are designed to respect the building's historic proportions.

By maintaining the established green and black colour palette, the storefront avoids creating a jarring contrast within the street scene (Fig 4). Modifying the entrance to improve accessibility ensures the building remains functional and compliant with modern standards without

compromising its architectural integrity.

The first floor conversion requires no external structural modifications to the primary street-facing elevation. The notable first-floor black timber window framework will be entirely preserved, maintaining its positive contribution to the townscape.

By bringing the vacant building back to business, the project secures the asset's long-term viability. The proposals represent a sensitive addition that successfully preserves the character, appearance, and heritage significance of 15 Moor Lane and the wider Clitheroe Conservation Area.