



DESIGN ACCESS AND HERITAGE STATEMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 7448-DAHS

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1.0 OVERVIEW

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a planning application and listed building consent for a new roof to NO.16 and NO.18 and 20 Castle Street, Clitheroe.
- 1.2 This report is in support of the application and should be read in conjunction with the supporting information.

2.0 EXISTING

- 2.1 ADDRESS:
16, 18, 20
Castle Street
Clitheroe
BB7 2BX
- 2.2 Figure 1 illustrates the location of the building which is on Castle Street within the Clitheroe town centre.
- 2.3 The site consists of two separately listed buildings that are adjoined and form a group. NO.18-20 are listed as one and NO.16 separately. The properties comprise a two storey building facing Castle Street. NO.18-20 operate as a jewellers and NO.16 operates as a charity shop. The properties are accessed via the main entrance from Castle Street.
- 2.4 Externally the existing buildings are rendered stone with modern shop frontages. They exhibit a range of roof finishes including slate, stone and concrete tiles which this application seeks to replace.
- 2.5 Planning History

There was a recent application submitted that was approved with conditions relating to tree works which required a number of trees to be felled.



Fig 1. Google maps location.

Fig 2. Existing roof photographs

Images show the front and rear of the property and the range of roof finishes





Fig 3. External photograph viewed from Castle Street
(Photograph retrieved from google maps street view, 2026)

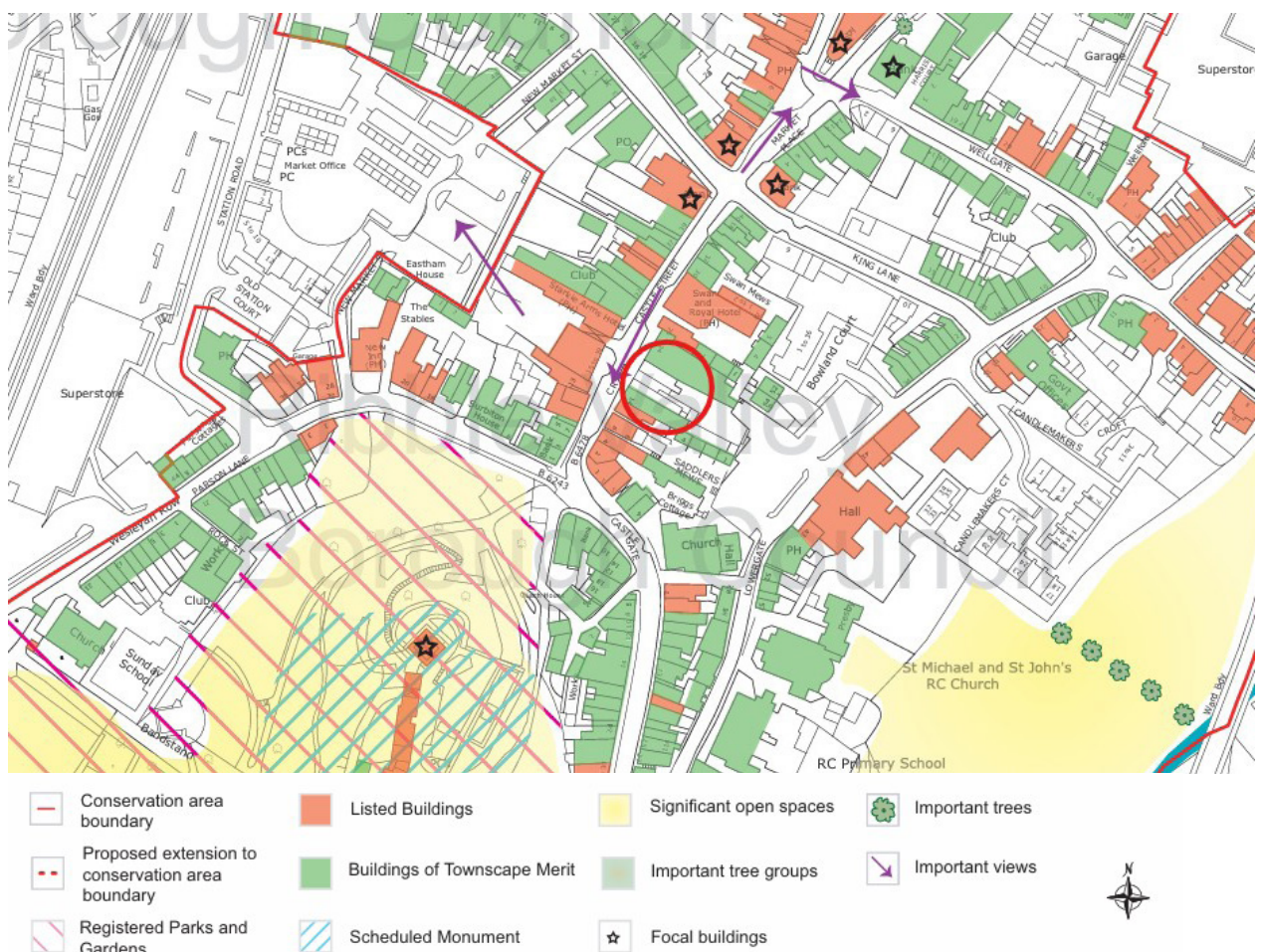


Fig 4. Clitheroe Conservation Area
(Retrieved from Ribble Valley Borough Council, 2026)

3.0 PROPOSAL

- 3.1 The proposal for this application seeks to replace the primary roof finish of concrete roof tile with slate and the remainder of the existing rear roof sections with existing roof finishes supplemented with new where required to match existing.
- 3.2 This proposal offers an enhancement through the re-introduction of slate to the primary elevations as well as making good of the existing finishes to the rear which have deteriorated and in need of repair.
- 3.3 A sample of proposed slate to the front and rear elevations are below



Fig 5. Proposed slate sample.

4.0 HERITAGE STATEMENT

- 4.1 NO.16 AND NO.18-20 Castle Street are both Grade II listed buildings and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. Both properties were listed on the 30th September 1976.
- 4.2 The official list entry states;
NO16 - C18 origins, later features. 2 storeys, rendered. 2 windows in stone surrounds, hung sashes with glazing bars. Modern shop front. Nos 16 to 20 (even) form a group.

NO18-20 - C18 origins, later features. 2 storeys, rendered. 1 window both occupancies, stone surrounds cut by late c19 shop front with arcaded lights, 2 windows each. Nos 16 to 20 (even) form a group.
- 4.3 Figure 6 is a map of Clitheroe dated 1849, the red circle outlines 16,18 and 20 Castle Street. Figure 7 highlights development to 16 Castle street as it seems to have been extended and also shows development to the neighbouring building, 14 Castle Street. Figure 8 shows further development to the neighbouring property, 14 Castle street which seems to have extended an existing part of the property.



Fig 6 - 1849

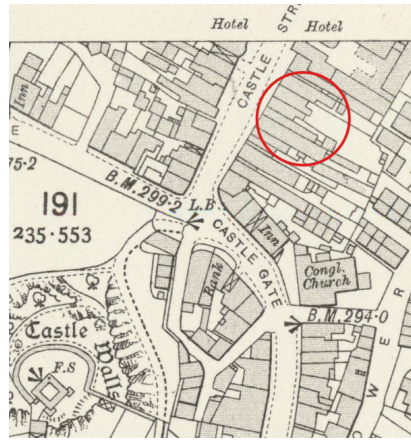


Fig 7 - 1912



Fig 8 - 1965

Figures 5,6 and 7 showing the development of 16-20 castle street over time.
(Maps retrieved from National Library of Scotland, 2026)

5.0 CONCLUSION

5.1 The proposed works that this application seeks approval for will provide an overall enhancement to the conservation area and surrounding listed buildings. The proposed new roof will have enhance the visual aspect and is required due poor condition. Existing materials to the rear will be re-used with the correct portions being roofed in the appropriate materials which is a mixture of stone and slate.