

HERITAGE STATEMENT

FOR

PROPOSED CHANGE OF USE AND MINOR EXTERNAL ALTERATIONS TO:

THE OLD COACH HOUSE

ADJ 17 WADDINGTON ROAD

CLITHEROE

BB7 2HJ

Version 1



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This Heritage Statement should be read alongside the submitted planning drawings and supporting application documents.

1. INTRODUCTION

- 1.1** This Heritage Statement has been prepared to inform and support a planning application to Ribble Valley Borough Council for works and a proposed change of use at The Old Coach House, Waddington Road, Clitheroe.

The application relates to the proposed change of use of the existing premises, comprising approximately 260 square metres of commercial floorspace, from Class E (Commercial, Business and Service) to a Sui Generis Leisure and Wellbeing use, comprising sunbed tanning, beauty treatments and advanced skin enhancement therapies.

The purpose of this Heritage Statement is to assess the potential impact of the proposed development on the heritage significance and character of the building and its surrounding area. Particular consideration is given to the building's location within the Clitheroe Conservation Area and its relationship with the surrounding townscape.

The proposed works and change of use seek to bring the currently vacant and substantially stripped building back into active commercial use, while ensuring that any alterations respect the character, appearance and heritage significance of the building and its wider surroundings.

2. LOCATION

- 2.1** The Old Coach House is located on Waddington Road, Clitheroe, on the periphery of the town centre, at OS Grid Reference SD 74424215. The property is situated within the Clitheroe Conservation Area and forms part of an established mixed commercial and residential area.

The surrounding townscape comprises a mixture of traditional and modern buildings and uses, including commercial premises, professional services, retail, food and drink, leisure and residential properties. Waddington Road therefore has a varied character, reflecting buildings of different ages, scales, architectural styles and uses.

The site's close relationship with Clitheroe town centre provides an appropriate location for the continued beneficial use of an existing building, helping to maintain its occupation and support its ongoing refurbishment and maintenance.



Location plan showing location of The Old Coach House

3. HISTORICAL BACKGROUND

3.1 Historical Development

The Old Coach House is located on Waddington Road, immediately adjacent to 17 Waddington Road, within the established historic townscape on the approach to Clitheroe town centre. The site forms part of a long-established and evolving section of Waddington Road, where buildings have accommodated a variety of commercial and other uses over time.

The historical character of the area is therefore one of continued development and adaptation. The site should be considered within this wider context rather than as an isolated building.

3.2 Historic Mapping

Historic Ordnance Survey mapping provides evidence of the wider historic development and settlement pattern around Clitheroe and Waddington Road. The mapping demonstrates the established nature of the surrounding townscape and provides useful context for understanding the setting of The Old Coach House.

The available historic mapping does not, however, provide sufficient evidence to identify the present building with certainty or establish its precise construction date or original use. The mapping is therefore considered as contextual evidence alongside the more directly relevant historic planning records for the property.

3.3 Historic Planning Evidence

Further and more directly relevant historical evidence is provided by a sequence of planning records relating to the premises during the late 1970s and 1980. These records demonstrate a documented history of commercial, storage, workshop, service and retail activity at the property and show its longstanding ability to adapt to changing commercial requirements.

Application 3/78/0924/P concerned an application for an Established Use Certificate for garage, vehicle-repair and light-engineering activities at Ribble Garage, Waddington Road. Although the certificate was refused because the Council was not satisfied that the claimed use had continued uninterrupted for the requisite period, the records provide evidence of historic commercial and workshop activity associated with the premises.

This was followed by application 3/79/0109/P, submitted by Ceramica Italia Ltd for the use of the building for the storage of ceramic tiles and adhesive in connection with its business. Full planning permission was granted with conditions on 21 February 1979.

Planning application 3/79/1515/P subsequently identifies the premises as the former Moore's Plumbers Warehouse, Waddington Road, Clitheroe, and expressly records applications 3/78/0924 and 3/79/0109 as previous applications relating to the site. The matching planning records and National Grid Reference provide a clear documentary link between these earlier applications and the premises considered in the 1980 application.

Application 3/79/1515/P was granted with conditions on 21 January 1980 for use of the premises as a retail shop for the sale, after-sales service and repair of pedal cycles, including spares and accessories. The accompanying planning report records an entrance directly onto Waddington Road, together with a further entrance to the side, and describes the building as capable of accommodating the proposed retail use. The report also considered the relationship between the premises and nearby residential properties.

Taken together, these planning records provide clear primary evidence of a longstanding commercial history at the premises extending back before 1980, including garage/workshop, storage, service and retail activities. They also demonstrate the building's established ability to accommodate changing commercial requirements over time. Copies of the relevant historic planning documents are included at Appendix B.

3.4 Historical Significance

Taken together, the historic mapping and planning records demonstrate that The Old Coach House forms part of the established built and commercial fabric of Waddington Road.

The building's subsequent commercial history further demonstrates its continued adaptation to changing commercial requirements and is considered in more detail in Section 4.

The historical significance of the property is therefore considered principally in the context of its contribution to the established Waddington Road streetscape and the wider Clitheroe Conservation Area.

4. PRESENT BUILDING AND SITE

- 4.1** The building has a longstanding history of commercial use. More recently, it was occupied by The Old Coach House Antiques & Interiors, an antiques and interiors business selling antiques, vintage furniture, garden furniture, salvage and associated items.

Prior to this, the premises were occupied by Pedal Power, a bicycle sales and repair business which operated from the property for more than 40 years. Following the relocation of the antiques business, the building has remained vacant for a number of years. During this period, the property has deteriorated and is now in need of substantial refurbishment before it can be brought back into beneficial use.

The transition from bicycle sales and repairs, to antiques and interiors, and now to the proposed Leisure and Wellbeing use reflects the continued evolution of the premises and its established commercial character. The proposed development provides an opportunity to refurbish the deteriorating building, return it to active use and secure its continued contribution to the Waddington Road townscape.

5. PROPOSED WORKS

5.1 Existing Refurbishment Works

The property has subsequently been stripped back as part of the initial refurbishment works. This was necessary to establish a suitable and safe basis from which the building can be comprehensively refurbished and brought back into beneficial use.

The existing electrical installation has been removed, the gas supply has been disconnected and the existing plumbing has been removed. The building is therefore presently in a substantially stripped-back condition and requires the installation of new modern building services before it can be brought back into occupation.

5.2 Proposed Internal Works

The internal condition of the property is substantially different from that of a fully intact historic building. The building had already experienced previous commercial adaptation and alteration associated with its former uses. The current works have stripped out obsolete services and elements that were no longer suitable for modern occupation.

The proposed refurbishment works will include:

new electrical services;

heating and ventilation;

plumbing and sanitary facilities;

fire safety systems;

internal partitions;

treatment and sunbed rooms;

reception and customer areas;

internal finishes and decoration; and

other works necessary to meet current building and operational requirements.

5.3 Proposed Use and External Works

The proposal will provide a Leisure and Wellbeing use incorporating sunbed tanning, beauty treatments and advanced skin enhancement therapies. The existing building will be retained and refurbished, with the majority of works being internal. The building's established form and relationship with Waddington Road will remain substantially unchanged.

5.4 Heritage Approach

The present condition of the building is an important consideration in assessing the potential heritage impact of the proposal.

The interior has undergone previous adaptation and alteration associated with the building's longstanding commercial use, including its former use as a bicycle sales and repair premises and its more recent use as an antiques and interiors business.

The current refurbishment is therefore intended to secure the continued use of an existing building which has already undergone considerable change.

The proposed development provides an opportunity to invest in the property, return it to active occupation and ensure that it is maintained as part of the established townscape of Waddington Road.

6. IMPACT OF THE PROPOSALS

6.1 Overall approach

The proposed development seeks to bring The Old Coach House back into active commercial use through the refurbishment and change of use of the existing building from Class E to a Sui Generis Leisure and Wellbeing use comprising sunbed tanning, beauty treatments and advanced skin enhancement therapies.

The assessment of heritage impact has considered the existing condition of the building, its previous commercial uses, its position within the Clitheroe Conservation Area and its relationship with the surrounding townscape.

The proposal has been designed to make effective use of the existing building while limiting alterations to its external appearance.

6.2 Impact on the existing building

The proposal will result in substantial investment in the existing property and will enable the building to be brought back into a safe, functional and usable condition.

The building is currently in a stripped-back state following the removal of obsolete and inadequate services. The electrical installation has been removed, the gas supply disconnected and the plumbing removed. The property therefore requires comprehensive refurbishment before it can return to occupation.

The proposed works will introduce new modern building services and internal facilities necessary for the proposed use.

6.3 External appearance

The proposal will retain the existing building and its established relationship with Waddington Road, with no demolition or fundamental alteration to its principal external form.

External works will be limited to appropriate refurbishment of the existing building, including works to the render, doors and windows, together with signage and lighting where required. These works will be appropriately scaled and designed to respect the character and appearance of the building and Conservation Area.

6.4 Impact on the Conservation Area

The Clitheroe Conservation Area derives its significance from a combination of historic buildings, the medieval layout of the town, later historic development, traditional materials, streetscape, views and the relationship between individual buildings and the wider townscape. The Council specifically identifies the planned late nineteenth-century grid pattern of Waddington Road as one of the characteristics contributing to the area's special interest.

The proposed development will retain the existing building and will not result in the loss of the established built form of Waddington Road. The proposed change of use will primarily affect the way the building is occupied rather than its physical appearance.

Consequently, the proposal is not considered to materially alter the characteristics which contribute to the significance of the Conservation Area.

6.5 Visual impact

The visual impact of the proposal is expected to be limited. The existing building will be retained, with its principal elevations and established relationship with Waddington Road maintained.

The proposed internal subdivision, fixtures and treatment facilities will not be visible from the public realm. External works will be limited to appropriate refurbishment of the existing building, including works to the render, doors and windows, together with signage and lighting where required.

All external works will be appropriately designed and finished having regard to the character and appearance of the building and the Clitheroe Conservation Area. The works will improve the appearance and condition of the currently deteriorating building while retaining its established contribution to the Waddington Road streetscape.

Overall, the proposal is considered to result in a positive improvement to the visual appearance and condition of the property, with no significant adverse impact on the character or appearance of the Conservation Area.

6.6 Overall heritage impact

Taking the above matters into consideration, the proposed development is considered to have no material adverse impact on the significance of the Clitheroe Conservation Area.

The principal heritage characteristics of the site will be retained. There will be no demolition or fundamental alteration to the building's established form or its relationship with Waddington Road. The proposed external works, including refurbishment of the render, doors and windows, are minor and will be designed to respect the character and appearance of the building and Conservation Area.

The majority of the proposed works will be internal and are necessary to secure the continued use of the property. The refurbishment will also improve the condition and appearance of the currently vacant and deteriorating building.

The proposal will provide a positive benefit through the refurbishment, reoccupation and continued maintenance of the existing building, while securing a viable long-term commercial use.

On this basis, the overall heritage impact is considered to be neutral to positive, with the proposal preserving the relevant heritage interests of The Old Coach House and its contribution to the Waddington Road townscape.

7.0 CONCLUSION

7.1 The Old Coach House is an established commercial building on Waddington Road, within the Clitheroe Conservation Area. It has a longstanding commercial history, having previously operated as a bicycle sales and repair shop for over 40 years and subsequently as The Old Coach House Antiques & Interiors.

The property was acquired in April 2026 in a poor and outdated condition and was not suitable for occupation without substantial refurbishment. It has since been stripped back, including the removal of electrical and plumbing services and disconnection of the gas supply. The proposal provides an opportunity to refurbish the building and secure its continued commercial use.

The proposed change of use to Sui Generis Leisure and Wellbeing, incorporating sunbed tanning, beauty treatments and advanced skin enhancement therapies, will require predominantly internal works, including new services, internal subdivision and finishes. The existing building will be retained, with no demolition or fundamental alteration to its principal external form.

The minor external works, including appropriate refurbishment of the existing building, works to the render, doors and windows, signage and lighting where required, will be designed and positioned to minimise visual impact and respect the character and appearance of the Conservation Area, while the building's established relationship with Waddington Road will be retained.

The proposal will bring the building back into active use, provide investment in its refurbishment and support its long-term maintenance. It is therefore considered to represent an appropriate and sustainable reuse of an existing commercial building within an established historic townscape.

Overall, the proposal is considered to have a neutral to positive heritage impact, preserving the relevant heritage interests of The Old Coach House and the wider Conservation Area while allowing the building to adapt to a viable modern commercial use.

APPENDIX A – PHOTOGRAPHIC SURVEY



Photograph 1 – The Old Coach House and surrounding Waddington Road townscape, including Ribble Valley Tandoori and Waddington Road Chippy, showing the mixed commercial character of the area.



Photograph 2 – Sacred Star Tattoo Studio, Waddington Road, illustrating the established commercial character of the surrounding townscape.



Photograph 3 – Schofield & Pickup Dentists, Waddington Road, illustrating the established professional and commercial character of the surrounding townscape.



Photograph 4 – View along Waddington Road opposite Schofield & Pickup Dentists, illustrating the established streetscape and mixed character of the surrounding area.



Photograph 5 – View from Waddington Road Bridge towards Clitheroe Bathroom Centre, illustrating the wider streetscape and mixed commercial character of the area.



Photograph 6 – View from outside The Old Coach House towards the properties opposite, showing the established trees and hedges which provide privacy and contribute to the green character of the surrounding streetscape.

APPENDIX B – HISTORIC PLANNING DOCUMENTS

Historic Planning Document 1 – Planning Application 3/78/0924/P (1978)

Application for an Established Use Certificate concerning garage, vehicle-repair and light-engineering activities at Ribble Garage, Waddington Road. The certificate was refused because continuity of the claimed use was not established for the requisite period.

Historic Planning Document 2 – Planning Application 3/79/0109/P (1979)

Planning permission granted with conditions on 21 February 1979 for use of the building for the storage of ceramic tiles and adhesive in connection with Ceramica Italia Ltd.

Historic Planning Document 3 – Planning Application 3/79/1515/P (1980)

Planning permission granted with conditions on 21 January 1980 for use of the premises for the sale, after-sales service and repair of pedal cycles, including spares and accessories.