

The background of the entire page is a detailed architectural floor plan. It shows a complex layout of rooms, corridors, and structural elements. Key features include several large rectangular rooms, possibly dining or meeting areas, with tables and chairs indicated. There are also smaller rooms, some with radiators or heating symbols. A prominent feature is a long, narrow corridor or hallway that runs diagonally across the plan. The drawing uses fine lines for walls, doors, and furniture, with some areas shaded in grey to indicate specific materials or structures.

Heritage Statement

320121011P

Proposed Residential Development at Church Raike, Chipping

09-1441 Rev B

LOBBY PLANS RECEIVED
DATE 28/11/12



This application has been prepared by Croft
Goode Architects on behalf of Liverpool
Housing Trust

Application

This statement accompanies the pre-application for the development of land for residential use at Church Raiké, Chipping. It should be read in conjunction with the following drawings:

- 09-1441-L01 Location Plan
- 09-1441-P01 Existing Site Sections
- 09-1441-P02 Existing Site Section
- 09-1441-P03 Proposed Site Sections
- 09-1441-P04 Proposed Site Sections
- 09-1441-P05 Proposed Site Layout
- 09-1441-P06 Plot 1-6 Proposed Floor Plans and Elevations
- 09-1441-P07 Plot 7 Proposed Floor Plans and Elevations

The site

The site is a couple of hundred yards of the Chipping Conservation Area, which encompasses much of the centre of Chipping. The edge of the conservation may be extended to incorporate Club Lane and a section of Church Raike including the green. Chipping boasts 41 listed buildings, 24 of which are within the Chipping Conservation Area.

The report highlights a number of issues brought about through recent development in the village. These include insensitive refurbishment works to existing stone buildings and the way in which a number of significant local buildings had been allowed to fall into a state of disrepair. Smaller, seemingly unimportant, interventions had also had a detrimental effect on the character of the village. Among these were the poor selection of paint colours and even the impact of mandatory works to the public realm such as road markings. Clearly what can be determined from this is the consistency of the character of the local area and the importance of retaining it.



1 Aerial view of the site.
2 to 4 Listed buildings within the
Chipping Conservation Area.

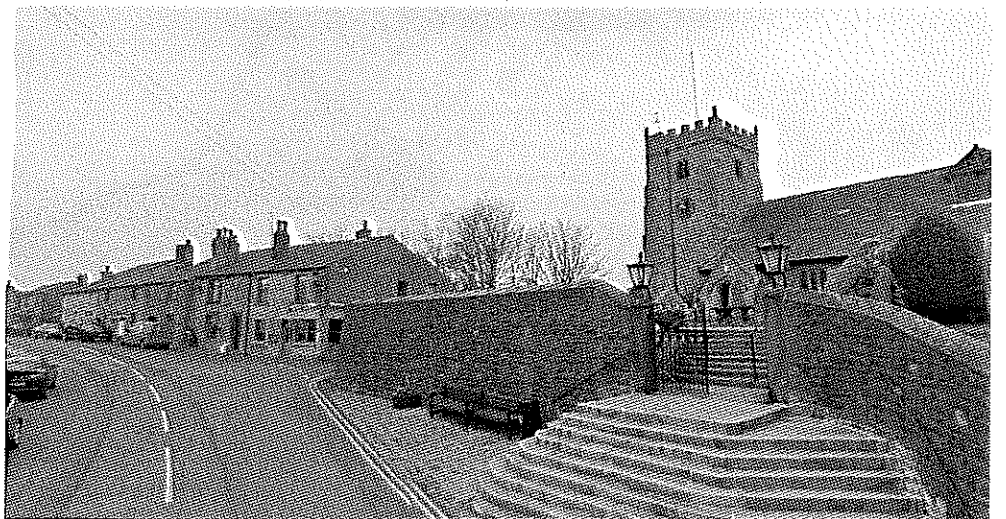
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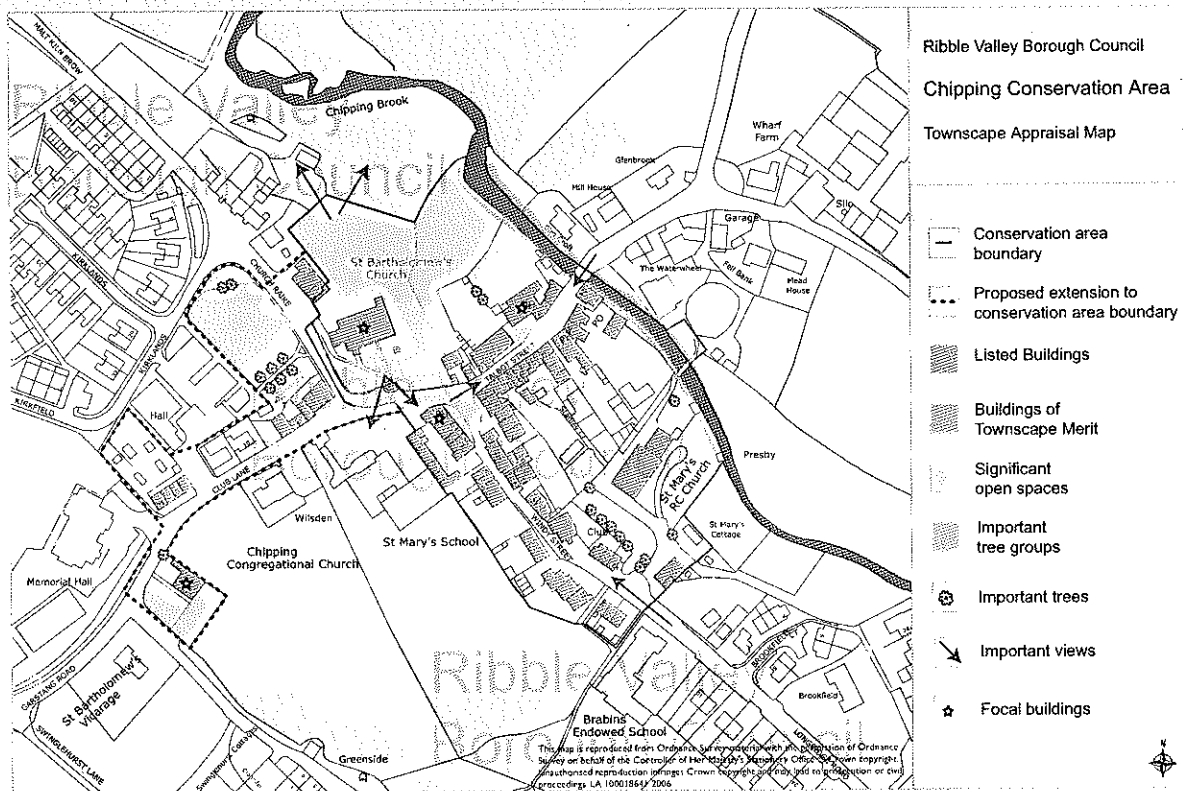
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In a recent appraisal, Ribble Valley Borough Council sought to identify the various characteristics that justified the designation of the conservation area status. The report looked at the use of local material on both the buildings and streetscape and how well these materials had been preserved in their original condition in many instances for more than 150 years. The layout and street pattern were also identified among the village's key historic features. The report highlighted the significance of the views from Chipping towards Pendle Hill and the fells beyond. These views are especially clear from within the site itself and can be enjoyed by existing former council housing at their elevated position along Church Raike. Chipping itself is within the Forest of Bowland Area of Outstanding Natural Beauty.

The core planning principals contained within section 17 of the NPPF state that planning should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations" Chipping has a strong consistent architectural language, which is discernible throughout the village. The predominant material palette of natural stone and slate roof tiles reinforces the village's identity and character.



1

1 The Chipping Conservation Area.
2 Aerial view looking north.

The development

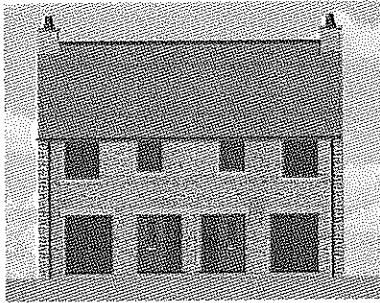
The development is for a total of seven houses, comprising six for social rent and one house for private sale. The smaller three bedroom houses are two storeys in height, have two car parking spaces each and are arranged in a semi detached configuration. The detached four bedroom house is two and a half storeys high and has a detached double garage to the rear of the site.

From the outset the design intent, after thorough analysis of the local character, context and place, has been to create a scheme that enhanced and preserved the conservation area. To this end the selection of materials has been made with direct reference to those found locally, notably the local stone cladding and slate roof tiles.

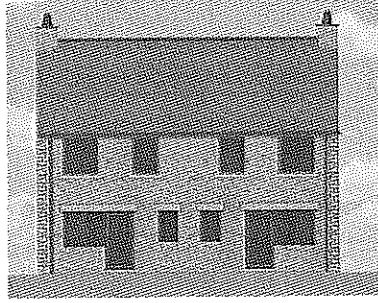
The massing and roofscape will be similar to that found locally. Pitched roofs will have a similar pitch to that employed locally.

The development's scale and height will be similar to that prevalent in the village, which is housing arranged in pairs no more than three storeys in height. By introducing rooms into the attic space of the larger house, the height will appear greatly reduced. The apparent scale of the scheme will also appear smaller given the elevated position of the terraces on the opposite side of Church Raikē.

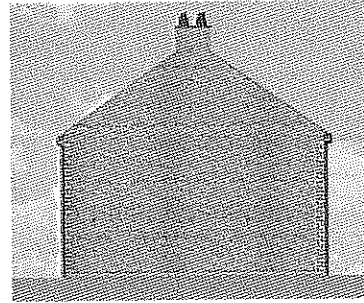
In its selection of materials, its scale and layout, the design of the scheme is rooted in a desire to find the balance between retaining the value and quality of the conservation area and a contemporary legibility that locates it firmly within the present.



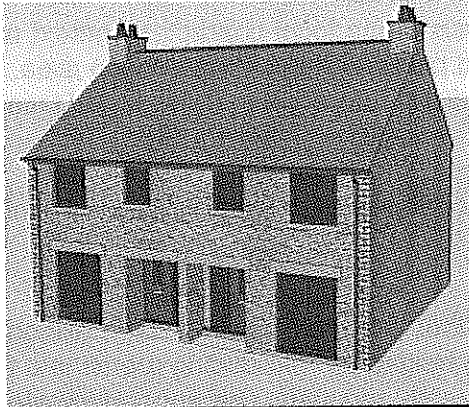
Front Elevation



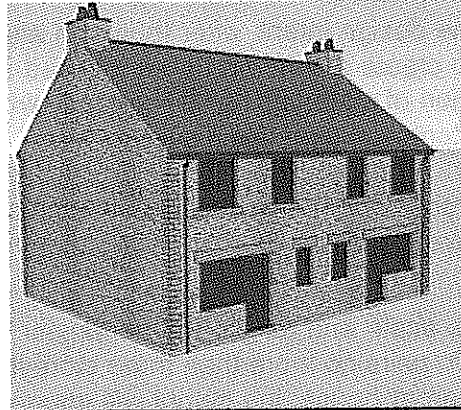
Rear Elevation



Gable Elevation

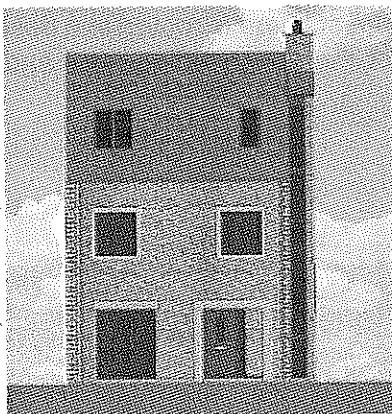


Front Elevation Perspective - Not to Scale

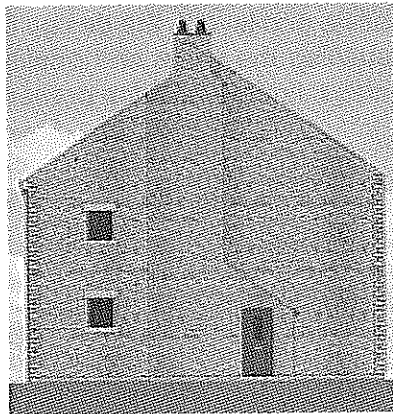


Rear Elevation Perspective - Not to Scale

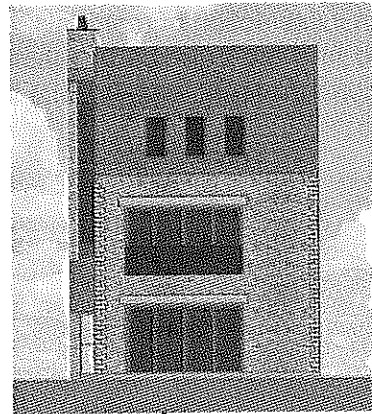
Social Rent House Elevations



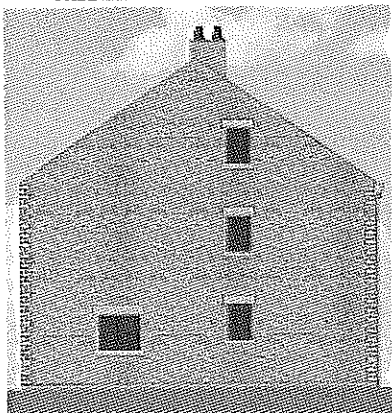
Front Elevation



Gable Elevation



Rear Elevation



Gable Elevation

Private House Elevations

Justification of the proposed works

Ribble Valley Council recently carried out a consultation event with local residents. The aim of this exercise was primarily to determine the requirement for housing in the area. A further aim of the event was to gauge an idea of the value of the Chipping Conservation Area and its significance to local people and visitors to Chipping, who come because of its proximity to an Area of Outstanding Natural Beauty as well as the inherent beauty and character of the village itself.

The event identified a need for housing, with the majority of attendees approving of the amount of accommodation and the character of the scheme.

New housing on Windy Street has been well received in terms of its design. In its selection of materials, scale and typology, this small scheme blends well with the streetscape and successfully preserved the character of the conservation area, especially given its proximity to a large number of Chipping's listed buildings. The proposed development looks to employ a similar approach, identifying the strengths of this recent development in enhancing the character of the conservation area.



References

The Conservation Studio. *Ribble Valley Borough Council – Chipping Conservation Area Appraisal*. December 2006.

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