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AUSTIN HOUSE  
MALT KILN LANE  
CHIPPING  
LANCASHIRE

HERITAGE STATEMENT

BY

PETER DE FIGUEIREDO

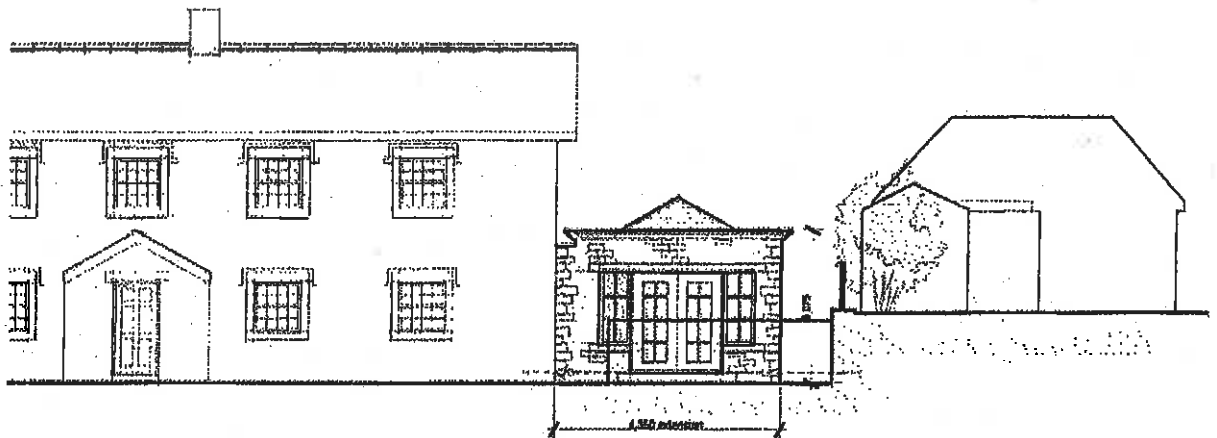
**DESIGN AND ACCESS STATEMENT**

for

**Side Extension**

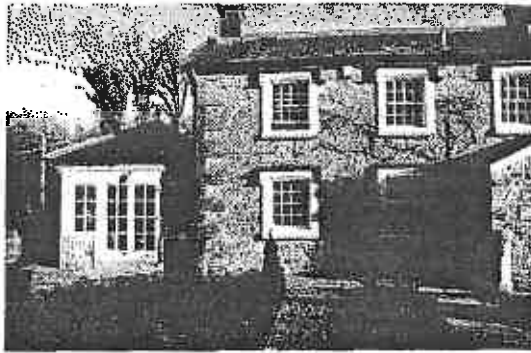
at

**Austin House, Chipping**



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**Campbell Driver Partnership Ltd  
Capricorn Park  
Blakewater Road  
Blackburn  
BB1 5qr**

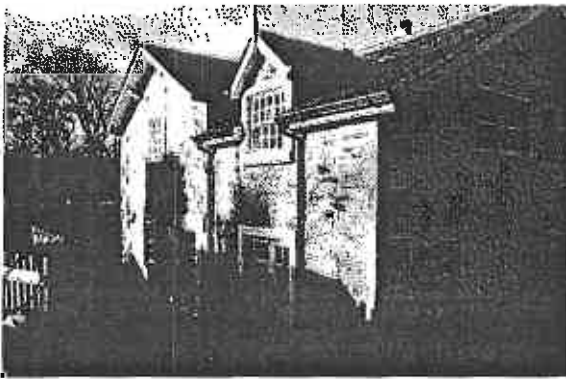


existing conservatory



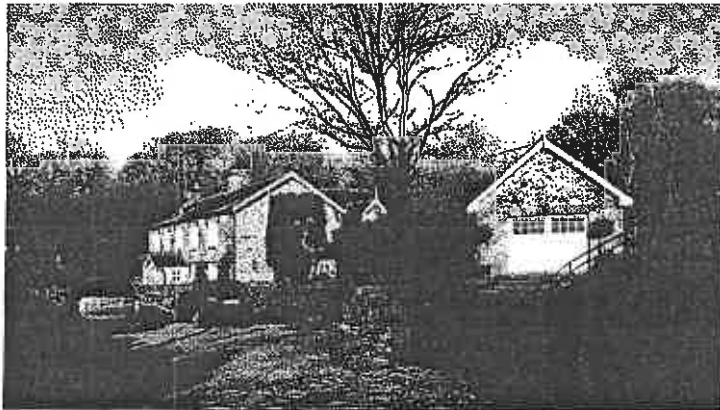
proposed details will match existing

By adopting traditional materials and details the proposals respect the setting of the property whilst the scale of the extensions will minimise impact on the amenity of the location and the adjacent Conservation Area.



Location of side extension proposed

320110578P



view of proposed extension from the road

#### 2.4 Landscaping

The proposed extension is located within existing patio/path areas and the adjacent soft landscaping will be adjusted to suit and reinstated.

#### 3.0 ACCESS

This proposed development will not effect either existing vehicular or pedestrian access.

## 1 INTRODUCTION

- 1.1 Austin House is a residential property overlooking the mill pond on the northern edge of Chipping. It dates from the early-mid 19<sup>th</sup> century, and was probably built by the Weld family of Leagram Park as an agricultural smallholding. In the later 19<sup>th</sup> century it was enlarged, possibly for livestock.
- 1.2 The property was sold in 1979 to the owners of Kirk Mill, who adapted and regularised the building, giving it its present appearance. The current owners have carried out further alterations and extensions during the past ten years and improved its landscape setting.
- 1.3 The owners now wish to add a study for home working, and have looked at a number of options for extending the house. Since the building stands within the setting of the Kirk Mill Conservation Area, a historic and architectural appraisal of the building and its setting has been commissioned to inform the design and to support a planning application.
- 1.4 This PPS5 Statement, which has been prepared by Peter de Figueiredo, provides an assessment of the building within its historic context, and an understanding of its development based on historical research, building recording and comparative analysis. The Statement of Significance has been used to guide the development project. Also included in the document is an assessment of the impact of two options on the significance of the building and the setting of the conservation area as required by PPS5 and local planning policy.

## 2 HISTORY OF AUSTIN HOUSE

- 2.1 The settlement of Chipping is situated on the south westerly edge of the Forest of Bowland. Leagram Park, which has its origins as one of the medieval deer parks of the Forest, was bought by Sir Richard Sherburne of Stonyhurst from the Earl of Leicester in the 16<sup>th</sup> century to serve as his hunting lodge, as Master Forester of Bowland. The estate later passed to the Weld family, who still own it<sup>1</sup>. George Weld built Leagram Hall in 1822, though this was replaced in 1963 by the present small neo-Georgian house to the design of Fulke Fitzherbert-Brockholes.
- 2.2 At the time Austin House was erected, the land formed part of the Leagram estate, and it is likely that it was built as a farm or small holding by the Weld family. On the basis of its style and construction, the house appears to date from c. 1840.
- 2.3 Whilst the 1840 Tithe map for Chipping township (Fig. 1) does not record the building, this is because Malt Kiln Lane formed the boundary

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<sup>1</sup> John Martin Robinson, *A Guide to the Country Houses of the North West*, 1991

- 2.4 First named Dam Side, since there was a dam adjoining the property, Austin House was built overlooking the mill pond that provided the water supply for Kirk Mill. With its origins as a medieval corn mill, Kirk Mill developed into a cotton mill in 1785 with water-powered machinery based on the designs of Richard Arkwright. Cotton spinning was discontinued in 1866 when supplies of raw cotton were affected by the American Civil War, and in the late 19<sup>th</sup> century a joinery and chair-making business was established at the mill, which continued until recently.
- 2.3 By 1890, the date of the first OS map (Fig 3) Austin House had been extended, whilst the adjoining building, shown on the earlier maps, had been removed. The extension, which increased the frontage width of the property, is marked with a dividing wall, which suggests that it was either in separate occupation or used for animals. The OS map revision of 1910 shows the house to be still in two parts, with a small extension added at the rear of the original house (Fig. 4).

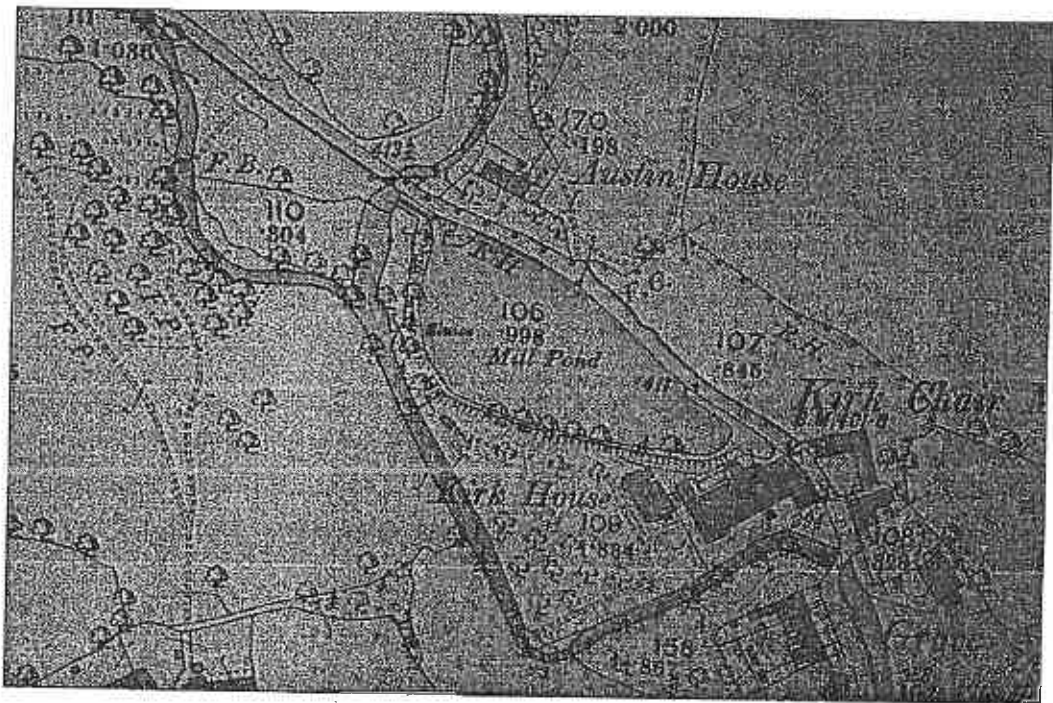
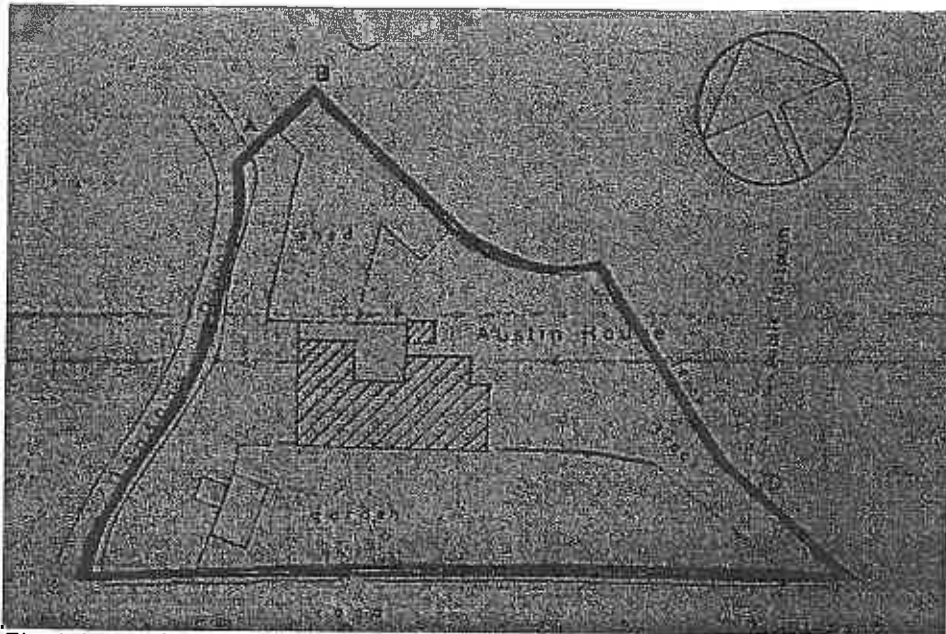
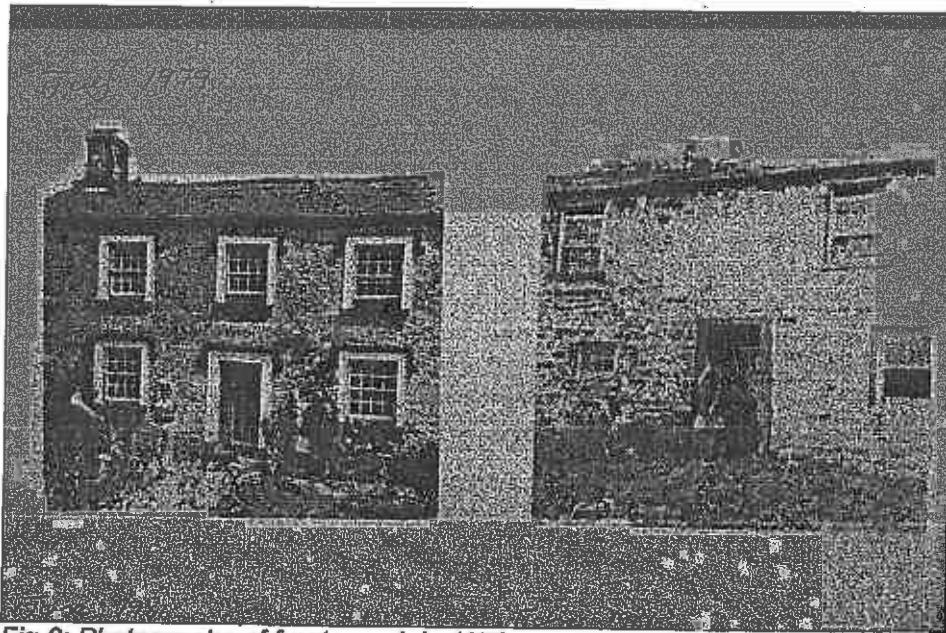


Fig. 3: OS Map 1890-91



*Fig. 5: Plan of Austin House, 6 July 1979*



*Fig. 6: Photographs of frontage, July 1979*

- 3.2 The house would originally have contained a parlour and kitchen, with two bedrooms above, but between 1845 and 1890, the house was enlarged by the addition of a cottage or possibly a barn for livestock on the east gable end. The front elevation of the extension, which can be seen in Fig 7, lacked the 'polite' architectural character of the original house.