

MOUNTEER LIMITED

Heritage Statement

Detailed Planning Application Proposed

Residential Development

Land of Former Cricket Ground, Church Raiké,

Chipping

Chippings Homes Limited

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1 Introduction

1.1 *Author Profile*

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a Master's Degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2

Outline Planning Consent was given for residential development associated with Five Plus Architects Masterplan drawing 05024 MP 00 105 land referred to as Area A (The Hive). (Land of Church Raike and Malt Kill Brow).

1.3 *Purpose of Report*

To assess the impact of the detailed application in regard to house designs, residential layout and impact on the heritage assets nearby and how the design reflects the vernacular style of the locality.

2 Existing Built Form of Chipping Village

2.1 Background

I note the contents of the Chipping Conservation Area Appraisal and in particular the summary of special interest.

The special interest that justifies designation of the Chipping Conservation Area derives from the following features:

- Historic layout and street pattern of Talbot Street and Windy Street;
- Rural setting of the village in lowland farmland below Parlick Fell and Fairsnape Fell;
- St Bartholomew's Church and churchyard, including sundial, stone boundary wall and steps;
- St Mary's Church, churchyard, presbytery, former school and environs;
- Chipping Brook;
- Open areas in front of The Sun Inn and the Talbot Hotel;
- Prevalent use of local stone as a building material;

The Conservation Studio Ribble Valley Borough Council - Chipping Conservation Area Appraisal 4

- Architectural and historic interest of the conservation area's buildings, including 24 listed buildings;
- Trees, particularly beside Chipping Brook and in the churchyards of St Bartholomew's and St Mary's Church;
- Well tended roadside gardens;
- Historical association with John Brabin: grade II listed house, school and almshouses;
- Areas of historic stone floorscape;
- Views of Pendle Hill and the distant Fells to the north.

The vernacular style of the buildings in the village reflect the period of construction and materials available at the time. Natural stone is prominent in early buildings together with stone slates, but after the mid 19th century the use of blue slate became more prevalent.

The most notable change is in the inter war years where both stone and render were used and in the case of the mid 1960's, the local authority estate utilising concrete blocks.

Over the years windows, heads, sills, surrounds, quoins, verge details and rainwater details, window patterns have changed noticeably.

Certainly, within the last ten years the variation of these details have been extensive both in the use of wall, roof and window materials.

The village does contain a limited amount of three storey buildings, but mainly these are of two storey. There is no discernible three storey buildings which represent the early spinning/woollen industry often associated with the Saddleworth and Halifax area.

2.2 17th and 18th Century Vernacular Style

The buildings here have natural stone slate where the original covering is still in place or has been replaced with stone slates rather than blue.

The walls into this area are of random stone, often with large undressed quoin stones. The window sets often contain over hoods and chamfered mullions, linings and sills as can be seen in the photographs attached. Rainwater goods would have probably been timber originally and then cast iron later. The roof pitches tend to vary between 30° and 40°.

Photograph 1



Gable wall to the Sun Inn, large quoin stones, diminishing but random course, mullioned stone heads, windows, Grade II

Photograph 2



John Brabyns Alms houses, stone slates, cast iron guttering (large quoin stones), random stone courses, mullion stone surrounds with Georgian windows, circa 17th century, Grade II

Photograph 3



Hooded and chamfered mullion door and window sets, random stone coursing and stone slates, 17-19 Windy Street, circa 17th century, Grade II

Photograph 4



Deep double chamfered stone window set, stone slate roof, simple casement windows including Yorkshire sliding sash, 12-14 Talbot Street, circa 17th century, Grade II

2.3 19th Century Housing

The change in the walling is reflected in the course dress stone with fair faced heads, sills, linings and dressed square quoin stones, sliding sash windows mainly six over six Georgian style, stone square corbels supporting timber or cast iron guttering system, blue slate roof and dressed stone chimney stacks. Roof pitches tend to be no greater than 35°.

There are also examples of random course stonework to walls but these represent a minority in the built environment.

Photograph 5



Corner of Windy Street/Talbot Street, dressed projected quoins over cantilevered door surround

Photograph 6



22-25 Windy Street – ribbed dressed door and window surrounds

Photograph 7



This is late 19th century row of three with stepped chamfered door and window sets and diminishing stone courses. 2-6 Longridge Road.

Photograph 8



Three storey stone cottages. There is an exposed left hand side corner which revealed very random stone and this may be the reason why they were rendered. They have stone heads and sills and large stone stacks. 1-5 The Grove.

2.4 Period of 1900 to 1965

This period reflects the major changes in the design from the vernacular, introducing a new school building and extension to the Victorian school off Longridge Road.

The linear development of 1930's style semi detached houses along Longridge Road shows various wall materials being used, a mixture of stone and render.

Noticeably, however blue slates are still being used on the semi detached houses with the only exception throughout the village is red tiles on the school buildings.

Photograph 9



Farm shop/bungalow, artificial stone random blocks, heads, sills, linings, blue slate roof, no overhang

Photograph 10



Individual house backing onto car park, natural stone but with artificial heads and sills, blue slate roof, no overhang

Photograph 11



This is a primary school, artificial stone with red tiles

Photograph 12



Longridge Road semi detached houses, a mixture of pebble dash, rough cast, stone walls, all stone heads and sills with blue slate

2.5 Period of 1965 to 2000

This is probably the largest increase in the built environment, including recreational facilities within the village.

The late 1960's, social housing was constructed north of the village and immediately south of the application site.

Recreation/leisure facilities to the north of the village hall and south of the site were also formed together with the application site which was up until recently used as a cricket ground.

The linear development of the 1970's at Broad Meadow reflects no particular vernacular style being typical of that period.

There are two smaller developments off Longridge Road, Brooklands and Brooklands Court that were constructed in the mid 1980's.

The local authority estate consists of terraced, quasi and standard semi detached housing. The style is simple with no eaves overhang, slate roof, simple square or three over two oblong window openings. The windows are full size openings side hung casements in white. There are no heads but chamfered concrete sills. The walls are of standard 450mm x 225mm concrete fair faced blocks, probably to try and represent a lime stone feel or rendered finish.

Part of the estate is also rendered and utilises a slightly different coloured roofing material which appears to be hard row concrete tiles which are plain and give a dark brown finish. The fascias are minimal, just sufficient depth for the gutter profile. The design appears to have been attempted to make it terrace/cottage appearance. The ends of the rows, whether these have been extensions, they are formed in effect as outriggers with rough cast render and stone effect window sets.

The mid 1970's Broad Meadow Development is a linear development edging the playing fields and is typical of that period being dormer detached bungalows. The roofs are dark grey small plain tiles, walls mainly of white render with relief panels of artificial stone and grey brick chimney stacks. This development could be anywhere and has little to relate to the village built environment except to represent an architectural period.

The mid 1980's brought about a small development off Longridge Road, Brooklands and Brooklands Court. Looking at Brooklands Court, this may have been constructed at a slightly different period from Brooklands. It shares the same artificial moordale stone, but the window openings are wider with no subdivision and plain marley concrete dark brown/grey tiles. Whilst the current windows are mainly dark stained upvc, it is likely at the period of construction they would have been softwood single glazed dark stain. The verges are flush and there is a minimal overhang to the roof.

Brooklands itself has a similar artificial stone but in this case has hardrow plain concrete tiles. The larger window openings have a subdivision with a mullion, all have artificial stone heads, sills and mullions with no overhang to the eaves.

There is a group of three houses, 18-22 Windy Street, the period of construction is unknown but probably in the early 1980's. These properties lie within the conservation area boundary established in 2005. Each house is set back from another, they have very random natural stone walls which is a traditional walling style, but is in its minority use in the vernacular of the village. Heads, sills, linings and mullions are artificial stone with dark stain windows with a vertical split. The windows are set back 100mm. The stacks are natural stone and there is a blue slate roof, reasonable overhang, open rafters, minimal depth of fascia and black plastic guttering, roof pitched between 30° and 35°.

The memorial hall is probably one of the largest buildings constructed in the village, built in 1999 it utilises blue slate roof, the front elevation is of random course stonework with the lesser elevations being rendered, dark stained windows.

Photograph 13



Outriggers to the social house, rough cast render, smooth rendered stone effect window surrounds and windows set back 100mm

Photograph 14



Typical street scene, concrete block walls, simple pattern windows, flush roof detail, small blockwork stacks

Photograph 15



Mid 1970's bungalows to Broad Meadow

Photograph 16



Bungalow at Broad Meadow, roof pitched at 40°, small plain concrete tiles, small roof overhang, off white render

Photograph 17



Memorial Village Hall - blue slate roof, random stonework, rendered panels, dark stained timber

Photograph 18



Brooklands Court, artificial stone walls and stack in Moordale, dark grey plain marley modern tiles, artificial stone heads and sills, dark stained windows set back 75mm

Photograph 19



Brooklands, no stacks, hard row concrete tiles, part mullion window openings, similar full size window patterns

Photograph 20



18-22 Windy Street, random stone, rough quoin stones, artificial stone heads, sills and linings, blue slate roof, dark stain window set back

2.6 *Recent Residential Developments*

There are five recent developments, some still under construction, two of which contain a group of houses. There are two individual properties and the more recent development opposite Kirklands on the site of the Oddfellows Hall.

The Longridge Road new houses are just completed, consisting of three detached houses just outside the conservation area boundary. Roof pitches are between 45° and 50° with plain dark grey/black concrete tiles with velux roof lights, stacks are of artificial stone. The roof overhang is approximately 200mm which is played down by dark stained fascias. The walls are natural coursed stonework with smooth faced stone heads, sills and linings. The windows are upvc, they are not set back, although one house has dark brown windows.

The development at Church Raikie is of six semi detached houses completed within the last two years, with artificial blue slate roofs, chimney stacks and walls of artificial land stone cottage walling. The main walls have artificial quoin heads, sills. The windows are dark blue upvc set back 100mm.

Opposite the development of six houses there is one detached house which is of similar construction. It has the same stonework as the semi detached houses but has been allowed to have overhang eaves rather than flush eaves, together with artificial slate.

Still under construction is a detached house on Garstand Road, which incorporates stone and render. The roof is a thin artificial slate. The front gable is of natural stone with random coursing and with smooth block stone quoins. The main walls are rendered with natural stone heads and sills, dark brown upvc windows set 100mm back from the face of the wall.

The most dominant development is the site of the old Oddfellows Hall within the proposed expansion of the conservation area. This comprises of new houses and flats combining stone and render as a walling material but all having head sills and linings. The blue slate roof covering is used with a minimal overhang and stained fascia boards.

Photograph 21



Longridge Road, steep roofs, plain tiles, natural stone walls, upvc windows set forward

Photograph 22



Semi detached houses at Church Raikes, slate roof, stone artificial stone walls, minimal overhang, rainwater goods and fascias dark stained

Photograph 23



Detached house, Church Raikē, similar to semi detached development except using artificial slate and gable overhangs

Photograph 24



Detached house, Garstang Road, lightweight artificial slate, stone and render finish

Photograph 25



Modern mews and flat development, Kirklands, blue slate, dark stain fascia and windows, artificial heads, sills and linings, course stonework

2.7 Table

	2.2 17 th -18 th century	2.3 1900	2.4 1900-1965	2.5 1965-2000	2.6 Recent
1. Chimneys	Natural stone at ridge level	Natural stone at ridge level	Brick with artificial stone party wall position	Small single flues, natural and artificial stone at ridge level	Single flue artificial stone at ridge level position
2. Roof Coverings	Natural stone slate	Blue slate consistent coursing	Blue slate main exception - school	Blue slate	Plain grey/black concrete tiles, artificial slates and natural slates
3. Eaves/Verge Detail	No fascias, metal brackets/stone corbels	No fascias, metal brackets/stone corbels	200mm eaves overhang maximum, gable verge flush	Minimum overhang, some flush fascia and verges	Flush verge, minor exception flush or minor overhang minimum depth to cover gutter
4. Gutters/Support Brackets	Timber or cast iron	Timber or cast iron	Fascia timber slightly deeper than pvc gutter	Pvc gutter and fascia board	Square and circular pvc guttering and rainwater pipes in black
5. Stone Walls	Natural random course	Natural stone on diminishing courses	Natural stone artificial stone and rough cast rendering	Concrete block, rough cast rendering, smooth render and artificial stone	Natural stone, in random courses and artificial stone
6. Dressing/Quoins	Hoods, square and chamfered window and door surrounds	Mixture of smooth and ribbed stone head sills and stone linings	Stone heads and sills, no linings	Artificial stone heads, sills and mullions	Artificial stone heads and sills
7. Windows	No original remaining	Variable styles, sliding sash, some Georgian style	Timber casement, various colours, some upvc	Dark stained timber or black pvc	Dark stained dark windows set back 100mm or in some cases flush

2.8 Summary of Design Details in Built Environment

2.8.1 Roofs

Smooth flat grey blue and dark brown, flat thin concrete tile or artificial slate.

2.8.2 Chimneys

Stone or artificial stone, no external breast, all stacks are ridge mounted, double flued in the majority.

2.8.3 Eaves/Verge Details

Flush eaves most common detail, flush or minimal overhang.

2.8.4 Fascias

Not much deeper than the depth of the gutter 150mm -170mm, painted black or very dark brown.

2.8.5 Walls

Natural artificial stone for walls and stone cottage wall in most suitable with smooth quoins, some relief wall panels where appropriate in render.

2.8.6 Dressings/Quoins

Stone heads, sills and linings most prominent in stone or artificial stone, occasional mullions.

2.9 Existing Village Layout

There is a strong linear development of the village even from the 17th century up to the mid inter war and the 20th century particularly with the expansion of 1930's houses and 1980's houses along Longridge Road.

The exception is perhaps two developments of Broad Meadows and the Kirklands Estate which expand not following the road line associated with Talbot Street, Longridge Road or Garstang Road.

Therefore, Church Raike is extended in its format to incorporate the new development constructed within the last two to three years.

It is fair to say that the development of Chipping in some respects has been ad hoc while there is a centre core of historic assets within the conservation area. We would term this particular aspect of the village to a high value and that it comprises of Grade II* and Grade II listed buildings in a conservation area with a strong character and integrity. Other built heritage can be shown to have exceptional qualities in their fabric and historic association.

Whilst there has not been any evaluation of the general impact, as we assume this has been taken into account on the outline application. We would define the magnitude of impact of the development on the conservation area as having no discernible change in the baseline conditions, in that the site is remote from the conservation area in terms of its impact and there is no alterations to key important views as defined in the Chipping Conservation Area Townscape Appraisal Map.

I refer later to the proposed layout and longer views of the site which can only be viewed north of Church Raike.

	Chasleton "A"	Chasleton "B"	Chasleton "C"	Charlbury	Spelsbury	Kingham	Finstock	Stonefield V1	Stonefield V2	Stonefield V3	Whichford V1	Whichford V2	Whichford V3
3. Eaves/ Verge Details	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Minor Overhang on Roof													
Flush Eaves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4. Square and Circular PVC Guttering and Rainwater Pipes in Black													
5. Stone Walls													
Natural Stone													
Artificial Stone (and single storey Cottage Wall)	Except single storey rendered	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6. Dressings /Quoins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Artificial Stone Heads,	Except Rear	Except Rear	Except Rear	Front Only	Front Only	✓	✓	✓	✓	✓	✓	✓	✓

	Chasleton "A"	Chasleton "B"	Chasleton "C"	Charlbury	Spelsbury	Kingham	Finstock	Stonefield V1	Stonefield V2	Stonefield V3	Whichford V1	Whichford V2	Whichford V3
Sills and Linings													
Artificial Stone Heads and Sills	✓ Rear only	✓ Rear Only	✓ Rear Only	✓ Sides & Rear	✓ Sides & Rear	✓	✓	✓	✓	✓	✓	✓	✓
Artificial Stone Quions				✓ Front only Plots 2, 38 & 40	✓ Front only		✓					✓	
Render Panels				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Dark Stained Windows Set Back 100mm													
UPVC Georgian Windows Set Back 100mm or Variations Set Back 100mm	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

7. Windows

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3.2 Proposed Layout

With reference to the layout proposed by Millson Associates Project Number 2005, drawing CHP-MA-0Q-00-DR-A-001.

The layout of the house type are as indicated. It is noted from the site inspection that the site rises up steeply from a banking onto Church Riake, and therefore the northern end of the site up to the middle of the site in or around the position of the cricket pitch, the land rises by approximately three to four metres.

The philosophy therefore is that there are no views of the site from the local authority estate or from the land in or around the junction between Malt Kiln Brow and Church Raikie. Furthermore, there is very limited views of the site from the recreation ground to the rear of the memorial hall.

There is further limited views from the two listed buildings, Kirk House and Kirk Mill, both are set down within the valley in the river with only the lodge at higher level giving any possible view of the site and this is limited by the land rising as a bund formation in the area four indicated on the Five Plus Architects plan. This is more clearly illustrated in the photographs attached to this report.

Therefore, it is important from the available public view points that the northern edge of the site has more sensitive treatment by the use of good quality Spanish slate on the roofs so that the roofs seen from that point will be all of slate from the northern end of the site to the centre of the site. Furthermore, the house types will contain quoin stones, heads, sills and linings which are in most cases prominent throughout most house types.

The purpose of the design of the estate is to give some variation to represent the ad hoc development of the general village. Also by providing an impact of good quality materials to the northern end of the site, the inner area of the building which cannot be seen will be of variable finishes as can be seen in the table under 3.1.

Photograph 26



Site obscured by trees and Kirkfield – view from Brook Meadow

Photograph 27



Site obscured by coppice++ viewed from layby, Church Raikie/Malt Kiln Brow junction

Photograph 28



View from junction of track and Church Raik, strong hedge/banking feature

Photograph 29



Kirk House and Kirk Mill, view obscured by folding hill and established trees, viewed from old cricket pitch green

Photograph 30



Most prominent view of the site from the road leading to Old Hive hamlet

4 Executive Summary

Assessment of Vernacular Architecture within the Village and the Nature of the Built Environment

An assessment of both age type and details of buildings within The Chipping has been carried out to try formulate the design criteria for the estate. It is fair to say that there have been a number of variations in the vernacular type although many have tried to represent some form of local design.

The local authority housing is probably the largest single development within the village. The type of houses and their cottage style do reflect surrounding developments but perhaps the walling material and rendering systems have not been totally successful.

It can be accepted that the historic assets within the village and isolated listed buildings are not unduly affected by the proposal. An assessment has not been made with regard to the Historic England's Planning Guidance Setting of Listed Buildings, but I think it is fair to say that whilst we accept that the listed buildings generally tend to be of high value and both the listed buildings and the conservation are of high value, the impact on these buildings is minimal or no change in the baseline conditions due to their distance.

In proposing the house designs and details, account has been taken of the vernacular style of the buildings both in materials and variation in styles and house types.

By the use of artificial stone accepted in more recent developments on Church Raiké, together with a good quality Spanish slate, which has been proven on other sites to be similar to new Welsh slate, then the impact on the northern edge of the site against far views into the village is minimised in terms of the built environment.

I consider that the assessment of historic assets, including individual listed buildings outside the conservation area, and the conservation area itself has led to an adequate design reflecting both materials, layout and the landscape of the built environment.

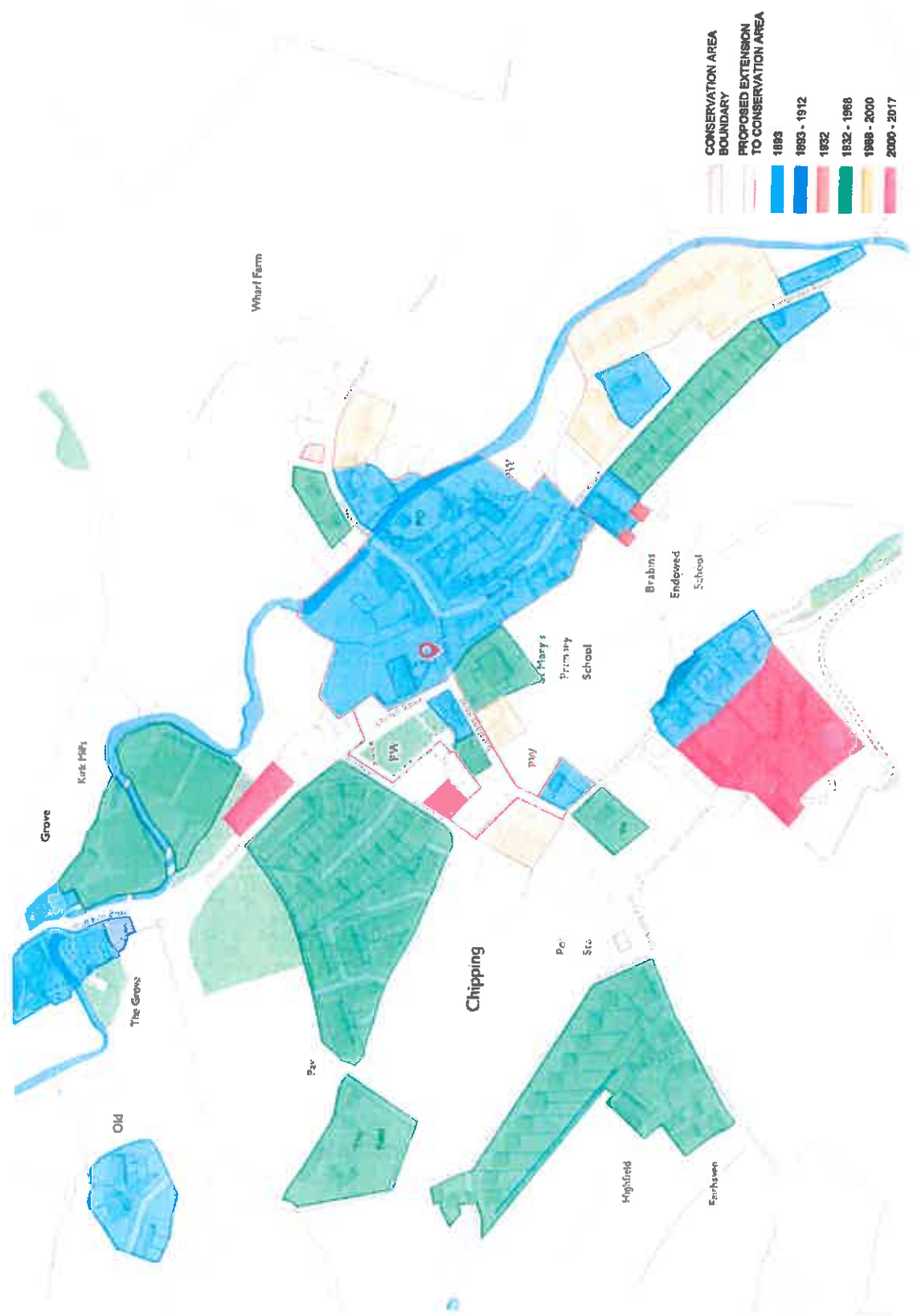
5 Appendix A – Site Layout – Millson Associates

6 Appendix B – Titled Village Plan and Photograph Positions

All levels and dimensions must be checked on site by contractor prior to commencement of works. Any variations must be reported to Millson Associates Ltd.

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16-MAR-17 REMARKS	
CHIPPING HOMES LTD	
Date: MAR-17	Status: -
Drawn: AR	Checked: SMAG
Scale: MTS	Size: A3
Rev: -	Drawing Nr: -
HISTORIC DEVELOPMENT	
Drawing Title	
CHURCH PARKE, CHIPPING	
Project Title	
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- CONSERVATION AREA BOUNDARY
- PROPOSED EXTENSION TO CONSERVATION AREA
- 1883
- 1893 - 1912
- 1892
- 1832 - 1866
- 1868 - 2000
- 2000 - 2017

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