

7 WINDY STREET, CHIPPING

Design & Access Statement

Planning Documentation

August 2018

IWA
architects

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This Design and Access Statement has been produced in support of the Householder planning application in a Conservation Area for replacement windows and localised stone repairs to window surrounds at 7 Windy Street, Chipping.

1.0 INTRODUCTION

1.1 HERITAGE

HISTORIC ORIGINS

Chipping, a small rural village, with visually obvious medieval origins, is located in the Ribble Valley on the edge of the Trough of Bowland, Lancashire. Approximately 19 km North-East of the city of Preston.

By the early 12th century the village was in the hands of the de Lacy family and from that time it was included in the lands of the lordship or 'honour' of Clitheroe. Chipping church is claimed to be built before Clitheroe Castle, the oldest part of the existing church, a piscine in the South wall said to date from the 12th century.

The market developed near a bridge that crosses the Chipping Brook at the entrance to the Royal Forest of Bowland. The market was at a point of exchange between two different economies and a major outlet for the Bowland cattle farms. Two markets a year were held on the first Tuesday after Easter and on St. Bartholomew's Day, August 24th, the last markets were in the 1950's.

In the late 17th and 18th century what was a mainly agricultural community, diversified into Cheesemaking, leather and wood working and textiles - particularly spinning and handloom weaving. The London cloth merchant and dyer John Brabin had a shop in the village centre and founded a school and charity by his will in 1683.

By the middle of the 19th century Chipping was prospering from the industrial revolution, there were 7 water powered mills on Chipping Brook, either side of the village, producing milled corn, cotton and chairs.

HISTORIC TOWN SCAPE

Chipping developed along the two main curvy roads through the village, Talbot Street and Windy Street. The village is tightly packed along these roads with few gaps between buildings. At their intersection is the historical heart of the village, The Sun Inn, a store and the boundary wall of St Bartholomew's Church yard create an informal square where the two thoroughfares meet. There is a similar open area in front of The Talbot, these spaces contribute to the area's special interest and have historical interest.

Generally buildings front directly to the street and have rear gardens. Numbers 7, 9 and 11 Windy Street however, form a small courtyard reached via a wide passage from the open space.

CONSERVATION AREA

The village was designated a Conservation Area on 7th October 1969. No. 7 Windy Street lies within the CA. The CA is characterised by stone buildings of traditional construction dating from the 17th to the 19th century and there are 24 listed buildings in the conservation area.

The oldest building is St Bartholomew's Church (grade II*) which is largely an early 16th century rebuilding of an older edifice, restored in 1872.

Interesting buildings in the village from the 17th century are associated with John Brabin. Nos.20 & 22 Talbot Street, also known as John Brabin's House, is inscribed 1668. No. 27 Windy Street (John Brabin's Old School) and nos. 29 & 33 (John Brabin's Almshouses). Nos. 20 & 22 Talbot Street is built with sandstone rubble, its 17th century origins are evident in first floor stone mullioned windows and triangular door head. No. 27 Windy Street has a large projecting 17th century porch with an ashlar front band a badly worn moulded door surround.

The historic floor scape contributes to the CA, there are wide cobbled areas outside the Sun Inn and the passage formed to get to 7 to 11 Windy Street. The stone steps leading to the church rise from cobbles and stone piers are also a feature.

Mains water only came to the village in 1913 and there are still two wells in the village: the Sally Well opposite the Sun Inn and a well of 1869 besides Brabin's Old School. Cellars are a feature of some of the buildings as can be seen from the downward steps at nos. 1-3 Windy Street.

7 Windy Street is a stone middle terrace cottage over 3 storeys. Entrance is from the cobbled courtyard/external space into the ground floor of the dwelling. The plan is arranged around a central stair which leads to 2 rooms on the the first floor, and one open space at lower ground floor. The form of the plan is relatively unchanged and it is likely that the lower ground level was once used by the homeworkers as a 'cellar loomshop'.

1.0 INTRODUCTION

1.2 CONTEXT

WIDER CONTEXT

The Ribble valley is situated in the North East of the County of Lancashire, northern England, and with an area of 585km² it is the largest district within the County. Due to its large area, but small population, the Ribble Valley has an average population density of less than one person (0.9) per hectare.

The area is named after the River Ribble, a river of Yorkshire and Lancashire, which winds through the valley in its final stages before heading out to the Irish sea. Much of the valley lies within the Forest of Bowland, making it popular with tourists and walkers who enjoy the natural unspoilt beauty year-round.

LOCAL CONTEXT

Nestled within lowland farmland, the area around Chipping is open fields, mostly in agricultural use. Chipping Brook runs towards the south where it joins the River Hodder, Parlick and Fairsnape Fell lie to the north of the village whilst Longridge Fell is south. Views of the wider landscape, notably Pendle Hill, help to reinforce the village's distinctive rural location.

SITE CONTEXT

No. 7 Windy Street is of special historic and architectural value to Chipping and the Conservation Area (CA) due to its central location and being on the intersection of Talbot and Windy Street.

There is a cobbled passage to the entrance of No. 7, which is set back slightly from the main street, adjacent to the informal village square bounded by the church stone wall.

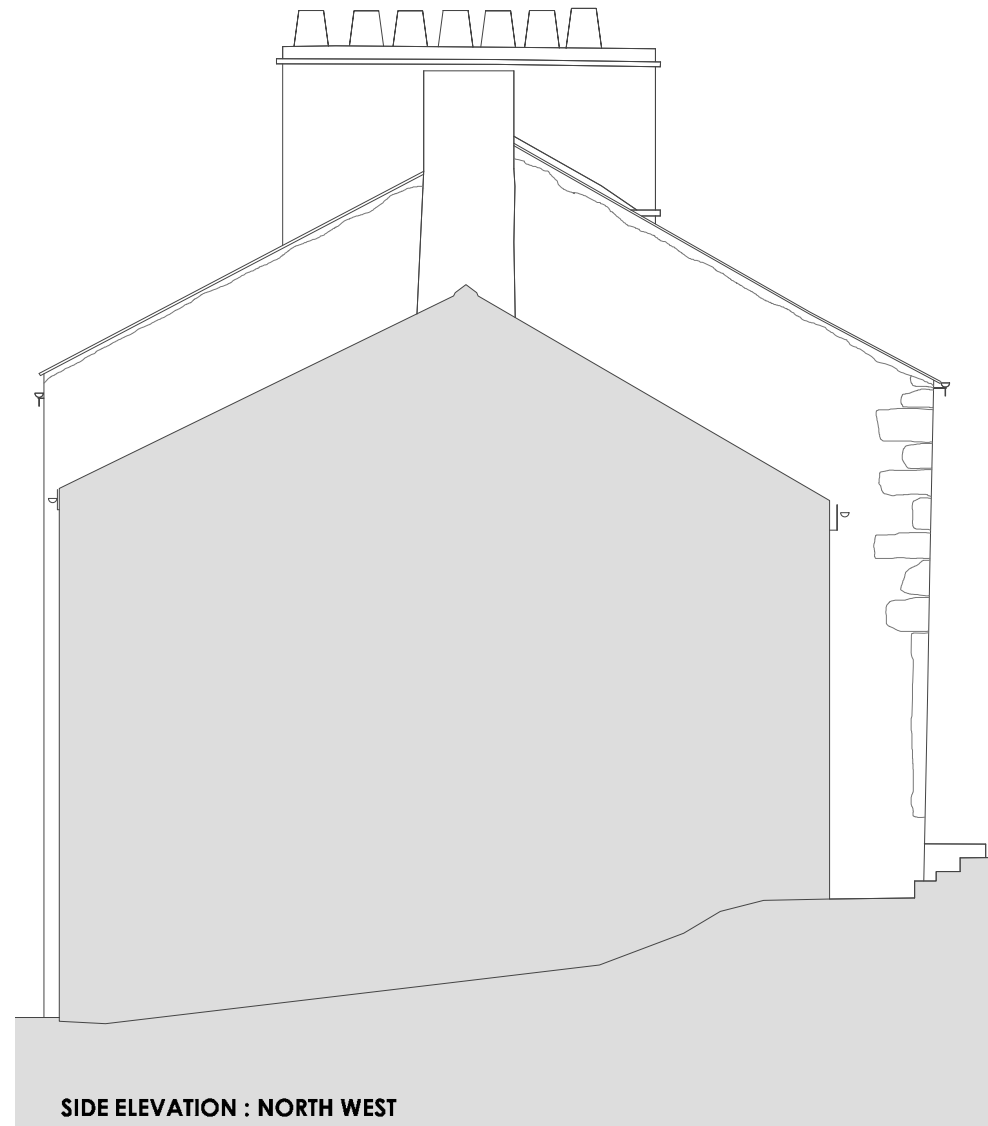
No. 7 has been affected by loss of original features and it is the intention of our client, and the purpose of this application, to restore some of the architectural features and details lost over the years. This in turn will enhance this important heritage asset of the village and Conservation Area.

Ordnance Survey from 1850



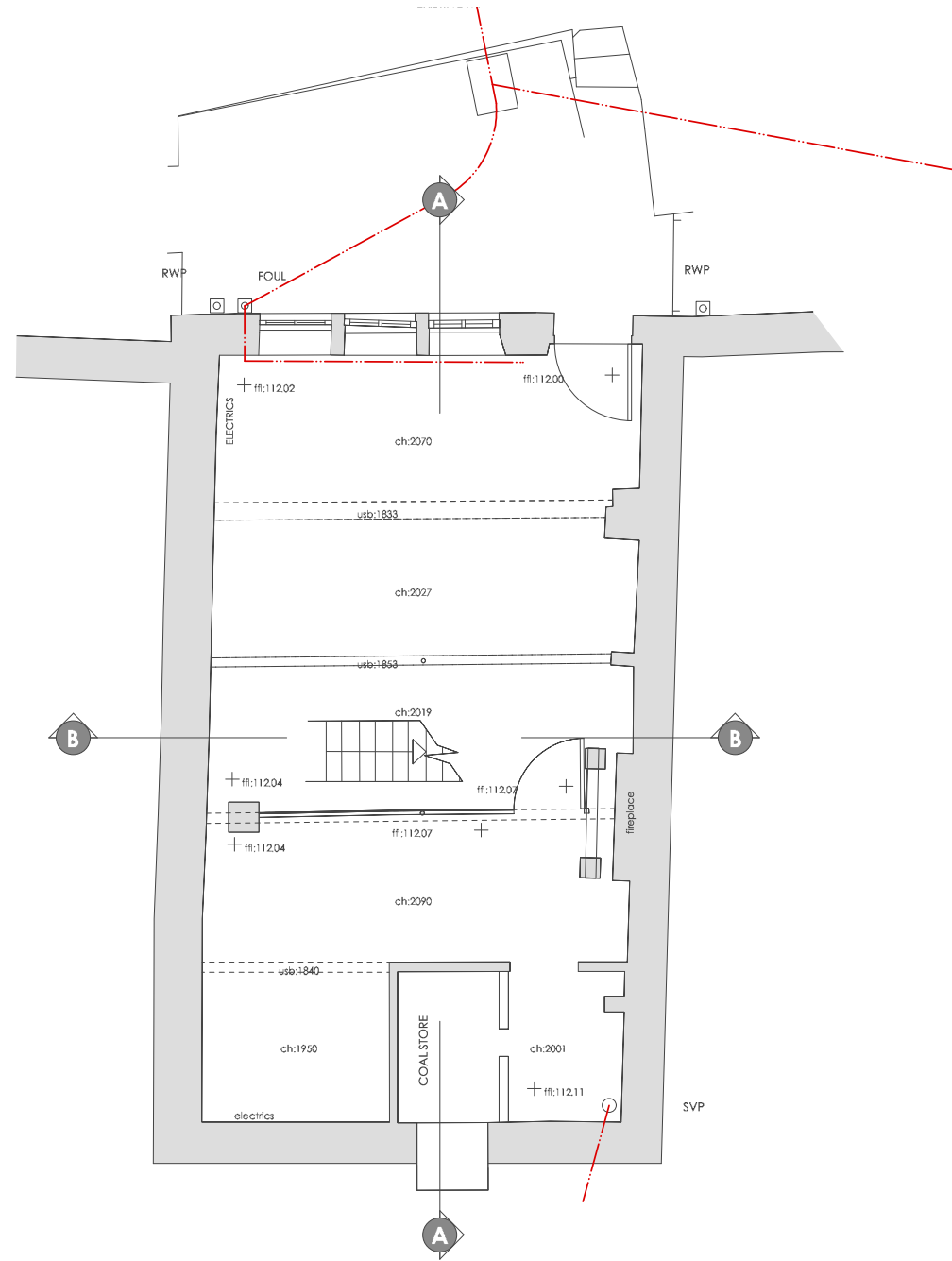
1.0 INTRODUCTION

1.3 EXISTING DRAWINGS

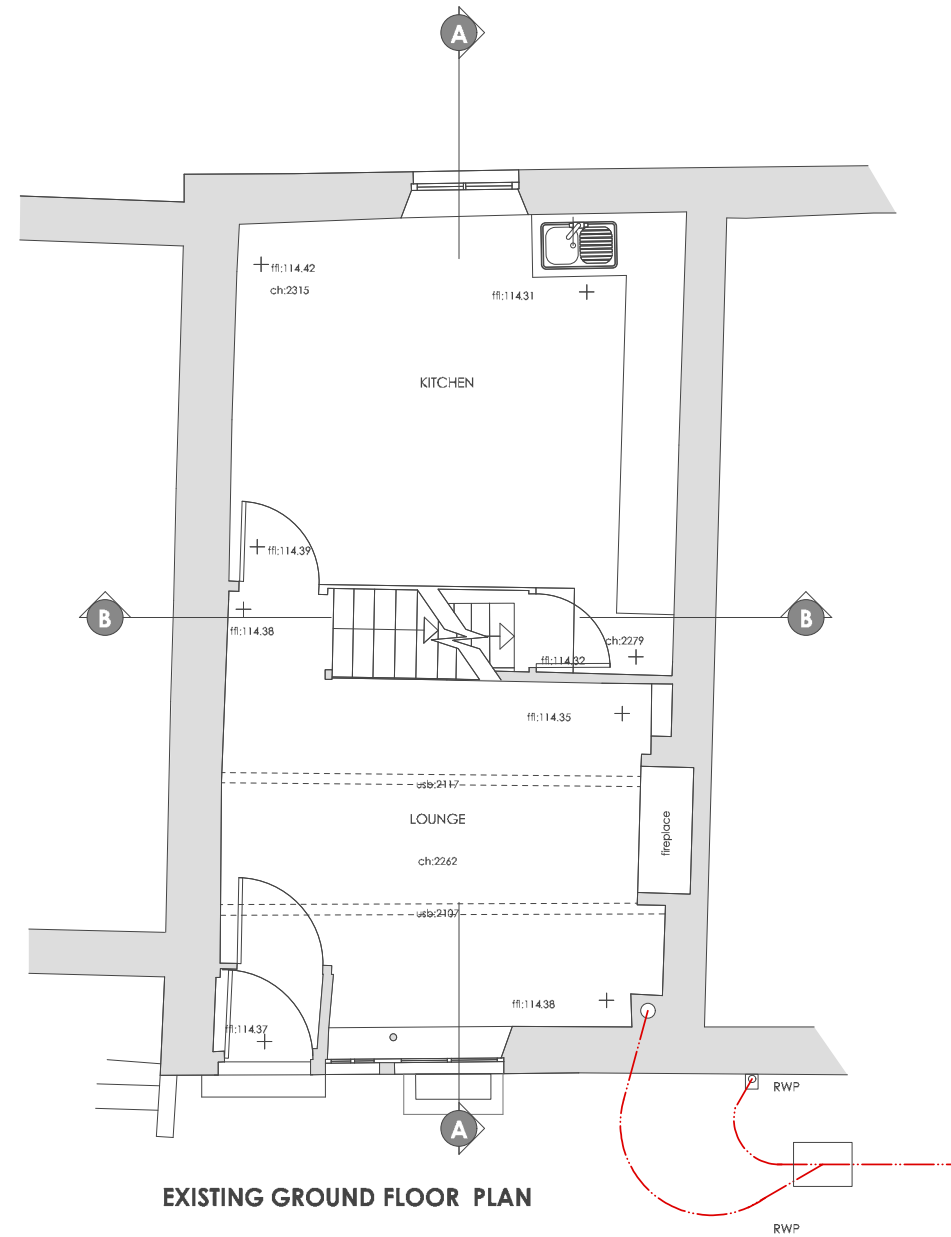


1.0 INTRODUCTION

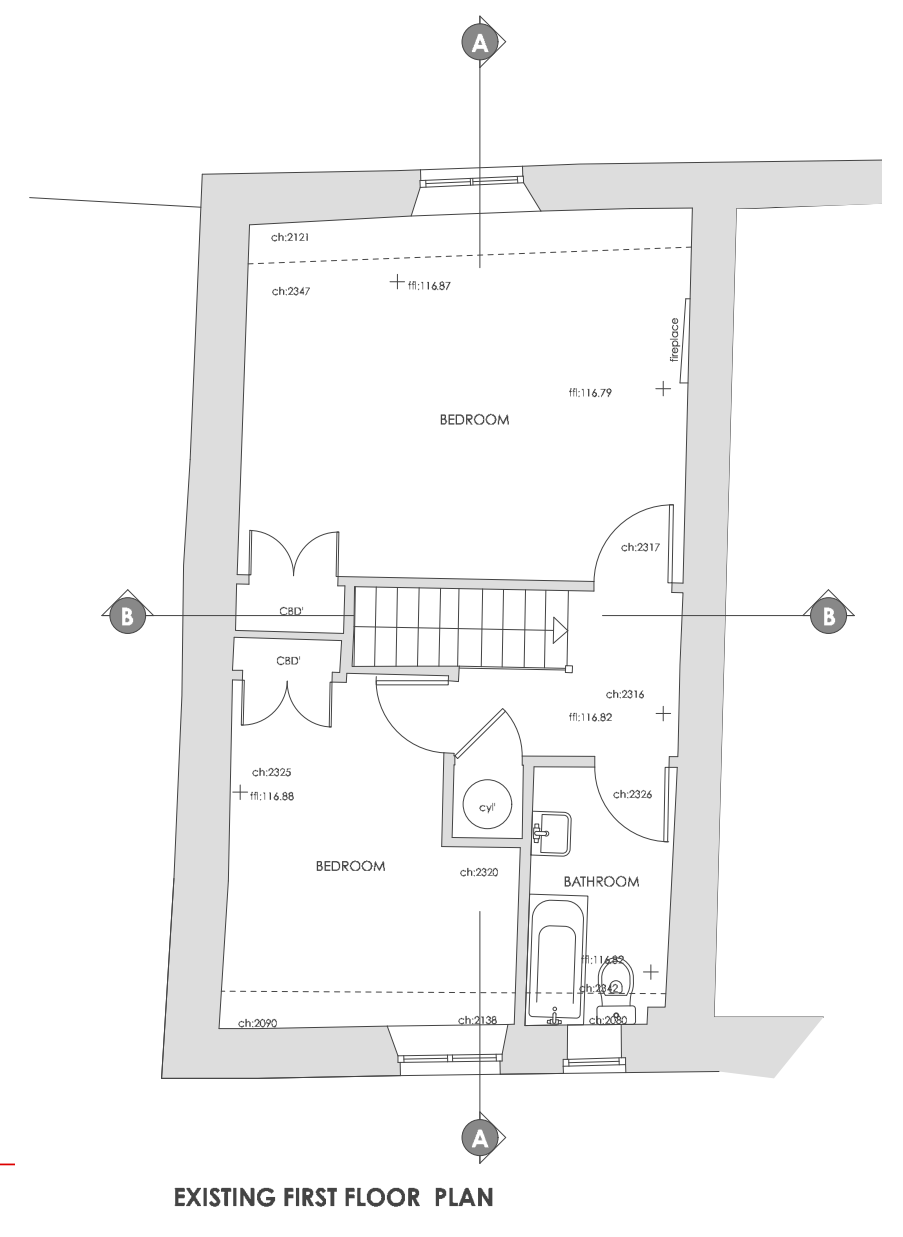
1.3 EXISTING DRAWINGS



EXISTING BASEMENT PLAN



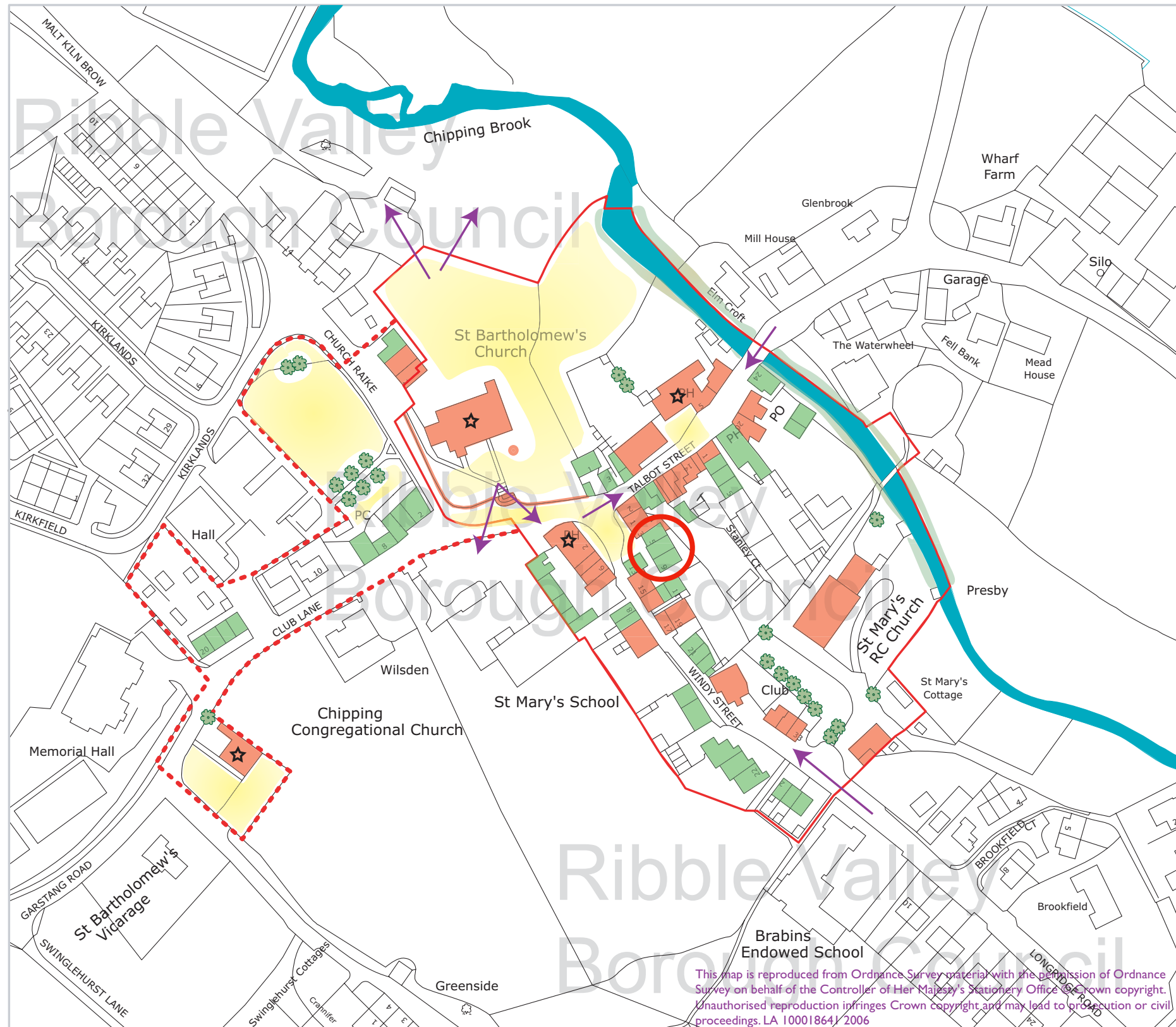
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

1.0 INTRODUCTION

1.4 CHIPPING CONSERVATION AREA



Ribble Valley Borough Council
Chipping Conservation Area
Townscape Appraisal Map

- Conservation area boundary
- Proposed extension to conservation area boundary
- Listed Buildings
- Buildings of Townscape Merit
- Significant open spaces
- Important tree groups
- Important trees
- Important views
- Focal buildings



7 Windy Street sits within the Conservation Area (CA), which covers much of Chipping's village centre. Although No. 7 is not listed it is noted as a 'Building of Townscape Merit'. Many of the surround buildings are listed and collectively almost all of the buildings in the CA contribute to the special historic character of the village.

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7 WINDY STREET, CHIPPING

1.0 INTRODUCTION

1.5 EXISTING PHOTOGRAPHS



View to Windy Street



Front view of No. 7 Windy Street from main road

1.0 INTRODUCTION

1.5 EXISTING PHOTOGRAPHS



Lower ground floor, access to yard



Ground floor rear window



Lower ground floor weavers windows



Front elevation and main access door



Close up of entrance step

7 WINDY STREET, CHIPPING

1.0 INTRODUCTION

1.5 EXISTING PHOTOGRAPHS

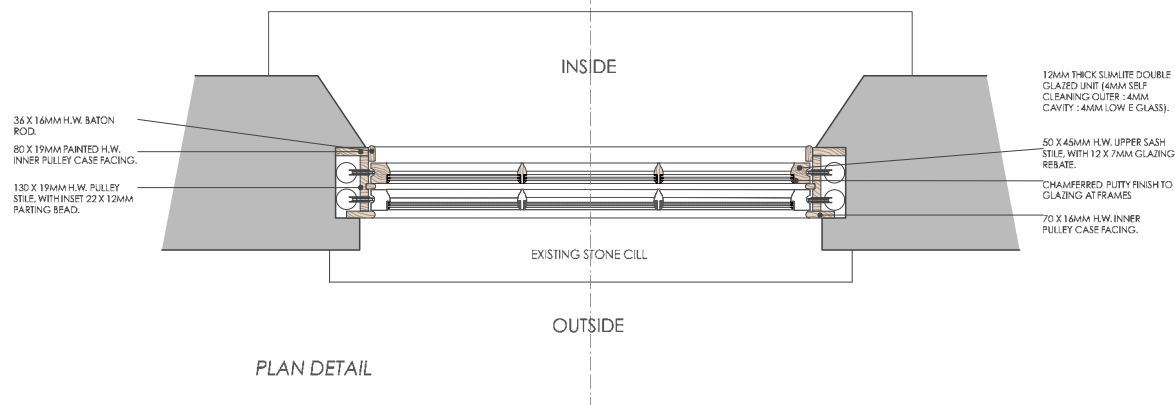
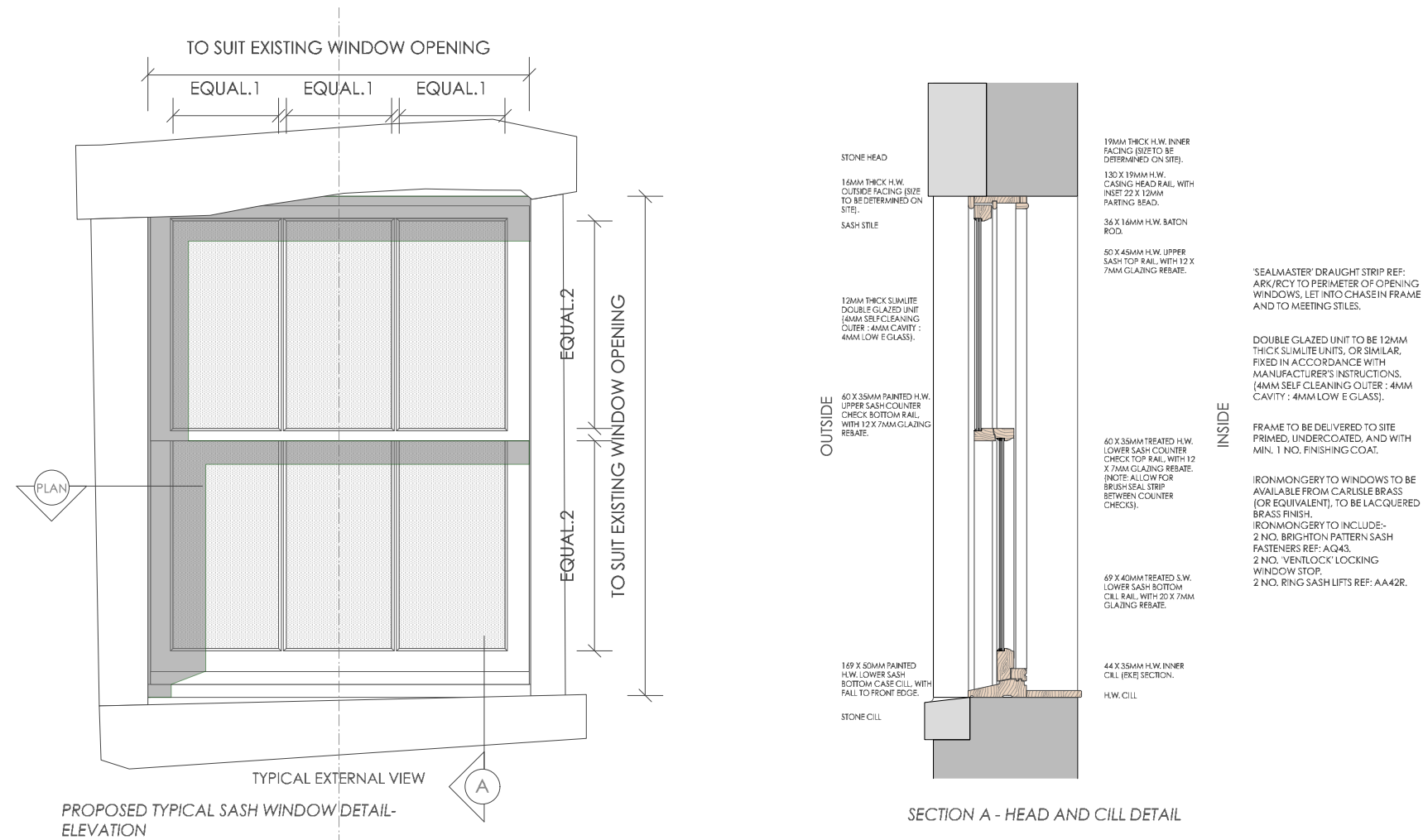
The following photographs are taken around the immediate village centre, to show the surrounding facades and wider context of Chipping Village and Windy Street. They show the variety of window treatments within the Conversation Area both with positive and negative effects on the characteristics of the village.



2.0 SCHEME

2.1 PROPOSED DRAWINGS

TYPICAL SASH WINDOW DETAIL



The proposed scheme is to replace all the windows and doors on both the front and rear elevations.

The existing windows are varied in both material and style. To the front elevation facing Windy Street, the windows are timber opening casements with a vulgar proportion to the fenestration. The three weavers windows to the rear of the house are timber top hung casements and the higher windows have been replaced with white uPVC.

Our scheme aims to strip away the mix of modern windows interventions and reinstates the original architectural window detail with appropriate materials, position and detail.

Sustainable hard wood painted sash windows with narrow 12mm slimlite double glazed units, are to be installed in the existing window openings. They will be set back into the existing stone surrounds and will have narrow through glazing bars. Whilst retaining an appropriate scale of fenestration the slimlite double glazing will provide a better thermal and acoustic value for the cottage.

This intervention serves as an enhancement to not only this townscape asset, but to the Conservation Area and village.

2.0 SCHEME

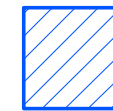
2.2 PROPOSED REPAIRS



Although the repairs included in this section are not needed for the planning application, we thought it prudent to note that some repair works to the stone surrounds of the windows and doors are vital to the scheme and will be carried out during the window replacement.

This document highlights the current state of the stone and this drawing shows where the repair works or replacement will be necessary to maintain and protect the dwelling from weather and age, and enhance the CA.

All stonework indicated shows signs of advanced erosion and will be dressed back to sound material. New small sections of stone to match the existing dressed St. Bee's red stone surrounds will be indented into the existing as indicated:



Stonework to be dressed back, as indicated:



There will be some repointing at low level which will be carried out to an approved lime mortar specification.

3.0 DESIGN & ACCESS

3.1 USE

The use of this dwelling remains unchanged.

The proposed removal and replacement of the windows to this building within the Conservation Area uplifts the overall characteristics of the area.

The continued use of the building provides a positive contribution to the stability of the Conservation Area and enhances the character and longevity of not only this townscape asset, but the further village centre and Conservation Area.

3.2 LAYOUT & SCALE

This application seeks approval for the removal of modern inappropriate fenestration only and as such there will be no change to the layout and scale of the building.

Indeed the external elevations of the building will be enhanced and have a positive impact on the Conservation Area.

3.3 APPEARANCE

The proposal respects the existing architectural style of the building and those in the immediate context.

All existing openings will be retained. The new windows will be set back into the stone surrounds as originally intended.

The footprint will remain as existing.

The high quality of design and use of appropriate materials, we believe, adds to the historical asset and the Conservation Area.

3.4 ACCESS

The access to No. 7 Windy Street is unaffected by the proposals.