

Grove House, Chipping

Heritage Statement



This heritage statement has been produced to support the Article 4 Direction consent application for the below list of works in accordance with the NPPF. The proposed works are as follows;

- Repair, and renew like for like, damaged cast iron guttering and down-pipe at the front of the kitchen and the cast iron down-pipe to the front RHS of the main house.
- Sympathetic removal of cement based mortars and worn lime- mortar at the front and road-side walls of the dwelling with hand-tools, and re-point with lime mortar. The lime mortar used will be chosen so as to match the existing as closely as possible and will be applied in a traditional manner.
- Installation of a modest glass room extension to the side of the main dwelling for home-office use.
- Connection between the kitchen and rear wash-house to be built, and allow for conversion of wash-house into a family friendly utility area and boot room.
- Careful deconstruction of the early 1960's red brick, tin roof lean-to style garage which is attached to the gable end of Kirk Mill's Barn.
- Deconstruction of the red brick "potting shed" adjacent to the lean-to-style garage.
- Construction of a two bay, two storey vertically timber clad "barn style" garage with storage space above, on the existing garage site - set back/away from Kirk Mill Barn.

History of Grove House:

Formerly known as Brook Cottage, Grove House was built around the end of the 18th Century by the owners of Kirk Mill (The Second-Spinning Company, Atherton, Houlgrave, Harrison & Rose).

Grove House is thought to have been originally built to house the Kirk Mill Owners but once the “grander” Kirk House was built a few years later (circa 1793) on the opposite side of Kirk Mill, Grove House became the Mill Manager’s house.

Following the decline of the cotton spinning industry, Kirk Mill and its associated buildings (including Grove House), were put up for auction in 1866 and purchased by HJ Berry Chairworks. Since then Grove House has been owned and lived in by members of the Berry family until recently, when the house was purchased by the current owners in December 2017.

Sometime between 1844 and 1892 Grove house was extended to the side (closest to the Leagram boundary) to include a single storey kitchen and W/C. The extension was built in sandstone to match the existing dwelling, and incorporates a Georgian style 10 over 10 pane sashed window to the front (to match existing), and a protruding “shop style” window to the rear.

The 1844 OS map shows Grove House before the kitchen extension was added:



Ordnance Survey Map 1844

The 1892 OS Map below depicts Grove House with the additional Kitchen and WC extension.



Ordinance Survey Map 1892

In 1992/1993 the previous owners (James and Betty Berry) spent time making improvements to Grove House by re-decorating, fitting a new kitchen & oil fired boiler heating system, building a new stone wall around the front garden boundary of Grove House and installing a wooden gate to allow access onto the now derelict Chairworks site. The stone wall and gate are still in-situ, and can be seen from Malt Kiln Lane.

Unfortunately very little maintenance work has been carried out on Grove House by the Berry family since the late 1990's. The cast iron guttering and down-pipes have been allowed to badly corrode and become detached from the dwelling. Leaks, caused by damaged chimney flashing, have been patched-up with cement based renders, exacerbating water ingress problems, resulting in a severely rotten main roof beam and damp riddled gable end wall. Layers and layers of plastic based paints on top of wallpaper have prevented the house from breathing.

In June 2011, the Ribble Valley Borough Council (RVBC) imposed an Article 4 Direction on Grove House restricting some residential permitted development rights (please see appendix A).

RBVC wish to protect and enhance the existing environmental quality of the Kirk Mill Conservation Area. Their aim is to protect and enhance all natural and built features that contribute to the quality of the environment, ensuring that the design of buildings / alterations respect local character and enhance local distinctiveness in a sustainable way which protects the industrial and historical site.

Since the purchase of Grove House in December 2017, the current owners have sympathetically restored the original Georgian timber sashed windows, shutters and distinctive navy blue six panel Georgian front door and fanlight above. All cement based renders have been removed from the internal walls of the dwelling and replaced with traditional lime plasters and painted with clay-based paints - solving the damp problems on the gable end walls and allowing the house to breath once more. These repairs have been undertaken with exceptional sensitivity to ensure the character which Grove House brings to the Kirk Mill Conservation Area is preserved and can be enjoyed by their young family and many more families in the future.

Description of Grove House:

The front and side of the dwelling (visible from the Malt Kiln Lane) is constructed from local squared water-shot sandstone, and the rear is constructed using sandstone which has been “slobbered” – a technique which is common in this area, and for this era of building.

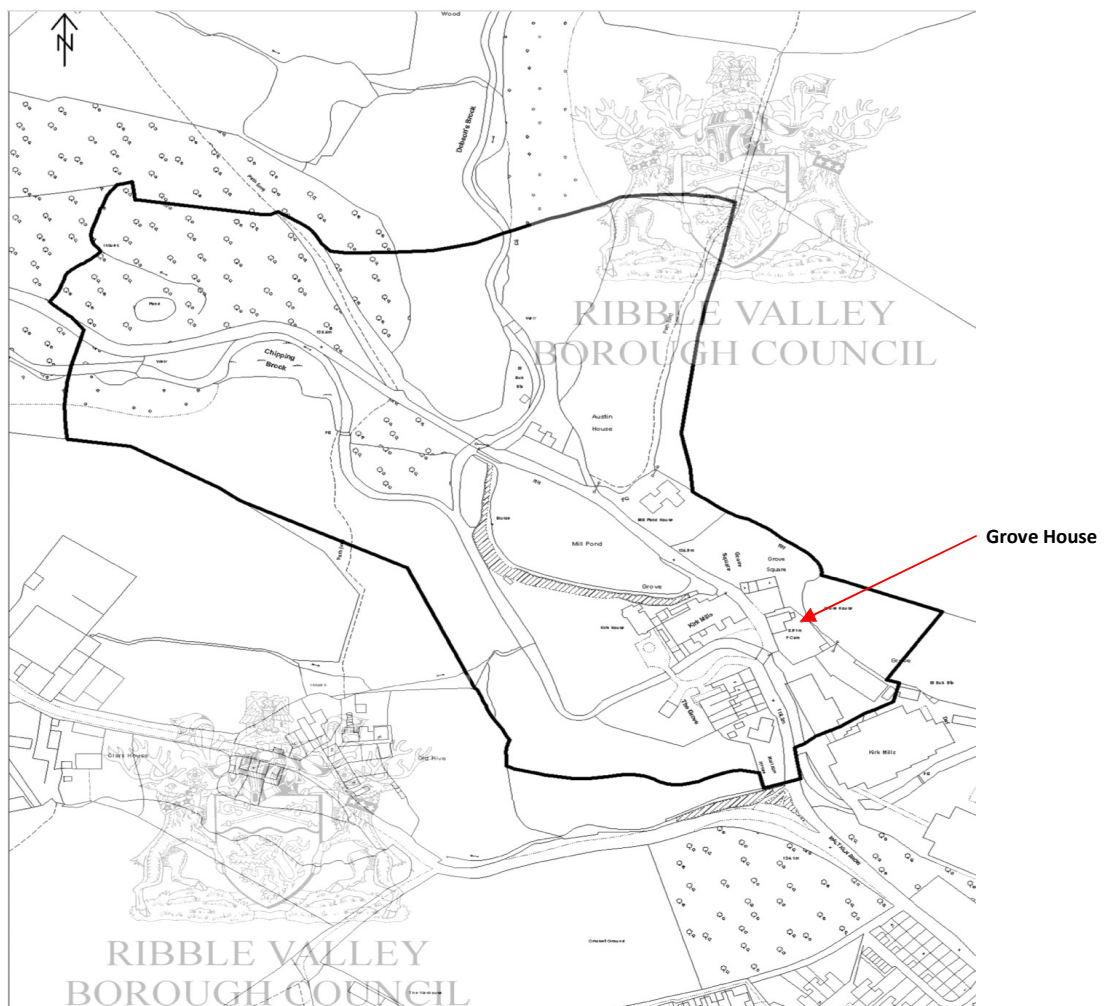
The roof is constructed from slate. The main part of the facade has an asymmetrical composition over three stories, with large quoins up to the first floor. The two front windows are Georgian sashed (10 over 10) with glazing bars and plain stone surrounds. The central door has six raised and fielded panels and a plain stone surround with semi-circular head and a fanlight with radiating glazing bars.

To the side of the property (Malt Kiln Lane) there are three windows, the ground floor a closed arched window, to the first floor a sashed window and to the second floor a casement window, all encased in plain stone surrounds.

Location of Grove House:

Grove House lies on the northern fringe of Chipping, adjacent to Kirk Mill, its Grade II listed derrick crane and Chipping Brook in a small historic industrial hamlet. The dwelling is contained within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the Kirk Mill Conservation Area (designated by Ribble Valley Council in February 2010). The conservation area was formed to provide some protection to and preserve the industrial hamlet encompassing Kirk Mill & C19th Barn, The Grove, Grove House and Grove Square, which has special historic interest and character.

The appraisal map below shows the extent of the Kirk Mill Conservation Area, which includes Grove House.



Assessment of the heritage in and around Grove House:

Kirk Mill is "the most complete surviving example of an eighteenth-century cotton mill in Lancashire, affording it great significance within the textile industry in the county. It was built in 1785 on the site of a corn mill dating from at least 1544. The Mill continued spinning cotton using water frames and then throstles until 1866, when it was sold and became HJ Berry's chair making factory until 2010. The mill was powered by a 32 ft waterwheel which continued in use, generating electricity until the 1940's" – Oxford Archeology

Kirk Mill was afforded statutory designation as a Grade II listed building in 2010, and provides the main focus for the Kirk Mill Conservation Area. Kirk Mill retains considerable elements of historic fabric and external architecture, and is considered to be the best surviving example of an 'Arkwright-type' mill in Lancashire.

Kirk Mill's exterior is of high significance for the aesthetic value, which is reflected in its Grade II listed building status. The Mill retains a high proportion of its historic character as an eighteenth-century water-powered cotton mill. Whilst some later extensions and alterations are evident, the building clearly remains recognisable.

Kirk Mill is undoubtedly one of the most important buildings in the Kirk Mill Conservation Area, and contributes significantly to the character and streetscape of the Area. The Mill also brings historical and communal value to the conservation area. The mill has historical association with Peter Atherton (potentially one of the 4 owners of Kirk Mill to have instigated the building of Grove House), who was an engineer and inventor and notably one of Richard Arkwright's first partners.

Kirk Mill is also well known for housing HJ Berry Chairworks from the mid 1800's to 2010, when the company sadly went into administration. This family business contributed to the economic prosperity of Chipping for over one hundred and forty years, and gained national reputation for producing high-quality chairs.

Grove House has a long historical relationship with Kirk Mill; originally built by the owners of Kirk Mill in the Georgian era, the house has been lived in and owned by family members of the Kirk Mill owners since its construction in the 1790's. Grove House has retained a high proportion of its original Georgian external features which include Georgian sashed windows, a fanlight above the 6 panelled timber front door, original chimney pots, stone guttering and cast iron down-pipes. The house contributes to the character and streetscape of the Kirk Mill Conservation Area, and is a lovely example of a Georgian house.

Assessment of the impact (including justification):

Impact upon listed building(s) and setting:

The application site is situated adjacent to Kirk Mill and it's associated Grade II listed derrick crane, on the opposite side of Malt Kiln Lane.

The proposed sympathetic works to the cast-iron guttering, down pipes and lime re-pointing would be visible from Malt Kiln Lane. The sympathetic restoration of these key features on this historic house would help retain the character of the property and enhance the aesthetics of the building. Materials used will be appropriate to the context, where necessary closely matching existing fabric (cast-iron painted cream, and traditional lime mortar coloured off-white as per existing). Original fabric will be retained in-situ and be conserved and repaired with replacement only as a last resort.

The impact of the proposed works will be minimal and will not harm the historical character, fabric or appearance of the existing building. However, if these works were not to take place the impact of the water ingress would cause further significant damage to the building and its features, for example by not removing cement based mortars, the already soft sandstone will degrade further.

The historic relationship between Kirk Mill and the surrounding characterful buildings which include Grove House, Grove Square and The Grove is evident and is a key element of the Kirk Mill Conservation Area. The proposed maintenance activities on the main house would have a positive impact upon the character and appearance of the conservation area.

The proposed Glass Room / office to the side of the dwelling and link between the kitchen and wash-house would not be visible from Malt Kiln Lane or from any dwelling at Grove Square or The Grove, therefore it would not be considered a prominent addition and would be classed as having a negligible affect upon the character and appearance of the Conservation Area. The proposed glass room and link have been designed in such a way as to cause minimal impact on the existing building, and could be removed from the property in the future (if desired) and there would be no scarring to the original building.

The proposed barn-style garage is partially visible from one location along Malt Kiln Lane; the entrance to Grove House's driveway (please see photograph a) overleaf). All other views from Malt Kiln Lane of the proposed site are obscured by a number of protected mature trees.

The proposed barn-style garage would replace the poorly maintained circa 1960's red brick lean-to-style garage which is attached to Kirk Mill Barn south-east of Kirk Mill. The current lean-to style garage is of little architectural merit, and detracts from the historical character the nineteenth century barn & Grove House contribute to the Kirk Mill Conservation Area.

The proposed barn-style garage will be set away from Kirk Mill's Barn, revealing the gable-end stone work of the Barn and will be constructed from vertically clad timber, a more sympathetic building material for the agricultural backdrop of Leagram Farm (as can be seen on the photograph below) and thus enhancing the view from Malt Kiln Lane.



Photo a) Current view from Malt Kiln Lane of the lean-to-style garage attached to Kirk Mill's C19th Barn with Leagram Farm fields adjacent to the garden.

Justification:

This application to undertake the maintenance works listed above acknowledges the Article 4 Direction on Grove House and importance of the building locally. We therefore propose works that are sympathetic to the original construction as is feasible, whilst trying to remedy some inherent construction defects and previous repairs. Carrying out these remedial works will improve the lifespan and health of the building.

The proposed works to the cast-iron guttering and down -pipes would prevent further water-based damage occurring to the precious sandstone and mitigate water ingress into the fabric of the building.

The proposed re-pointing in lime mortar would prevent further water-based damage caused by the cement based mortars used in some areas. Traditional lime mortar is permeable and allows water vapour to pass through it. It is this permeability, or 'breathing', which helps to keep the building dry inside without a damp proof course or chemical treatments. Lime pointing is intended to be sacrificial so that it decays in preference to the stone.

The condition of the existing lime mortar joints are poor, they have weathered back to such an extent that the edge of the stones are exposed forming a ledge which encourages water to seep into the masonry. In some areas cement-based mortars have been used, trapping moisture and accelerating the deterioration of the masonry. The front and side walls therefore require re-pointing.



Photo b) Worn lime mortar which requires maintenance



Photo c) Cement mortar causing damage to the softer sandstone

The proposed link from the kitchen to the wash-house would enable all moisture creating activities (e.g. clothes drying and ironing) to be removed from the kitchen, helping reduce condensation in the main dwelling, and provide much needed storage for modern family paraphernalia such as walking boots, wellies, coats and school bags.

The proposed glass room to the side of the main dwelling would provide much needed office space, as the current owners are self-employed and work from home on a regular basis.

The proposed barn-style garage would provide essential storage for the current owners and their two children. Grove House is set over three floors, with bedrooms 3 and 4 being set in the attic space, so there is no useable long-term storage space in the main dwelling. The current owners also own a vintage mini which they restored themselves back in 2014, and two vintage motorcycles. These British vehicles are historically important, but are suffering in the current damp conditions of the lean-to style garage.

Mitigation works:

The appearance of the dwelling's squared water-shot sandstone owes as much to the character of the mortar joints as to the stones themselves. Unsuitable repointing can affect not only the look but also the durability of masonry, and is amongst the most frequent causes of damage to the character and fabric of historic buildings.

The proposed removal of cement based mortars and worn lime mortar, to enable re-pointing in traditional lime mortar will be performed with the use of hand tools only to avoid damaging the sandstone, and only those parts that are most exposed to the weather or have been affected by the leaking rainwater pipes will be renewed. Any sound historic mortar will be left undisturbed as it is an important part of the character and significance of the house.

The proposed glass room and kitchen/wash house link have been designed in such a way as to cause minimal impact on the existing building, and could be removed from the property in the future if desired, with very little scarring to the original building.

The modern glass and steel framework are designed to work in harmony with the existing stone dwelling, whilst the glass room is modest in size and set back from the front of the dwelling to ensure it is subservient to the main building, the glass design enhances the character of Grove House by combining modern architecture with the traditional fabric of the house and area.

The form, shape, roof pitch and size of the proposed vertically timber clad garage reflects the scale of agricultural buildings such as Kirk Mill's C19th barn that are commonly found on farms in the locality. The proposed development will include the demolition of the existing unattractive lean-to-style garage and red brick potting shed and erection of a more sympathetic timber clad outbuilding; this will lead to an enhancement to the view from Malt Kiln Lane down the driveway of Grove House and be of benefit the Kirk Mill Conservation Area

The proposed designs will enhance the character of Grove House and the surrounding area by using a mixture of traditional and contemporary materials in response to this historically rich rural setting.

References:

Historic England, Conservation Principles, Policies and Guidance

Chipping, Lancashire: Heritage Assessment, September 2013

Kirk Mill community heritage hub (www.kirkmill.org.uk)

National Planning Policy Framework published 24 July 2018

Consultants:

Humble Heritage – Liz Humble, Senior Heritage Consultant

Chris Burgess – Traditional Lime Plasterer

Dry Stone Craft - Paul Scott – Principle Consultant

Appendix A

Article 4 Direction – Grove House, Chipping

TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER
1995 AS AMENDED

DIRECTION MADE UNDER ARTICLE 4(1) TO WHICH ARTICLE 5 APPLIES

WHEREAS Ribble Valley Borough Council being the appropriate local planning authority within the meaning of article 4(4) of the GPDO, are satisfied that it is expedient that development of the descriptions set out in the Schedule below should not be carried out on the land shown edged/coloured red on the attached plan, unless planning permission is granted on an application made under Part III of the Town and Country Planning Act 1990 as amended,

NOW THEREFORE the said Council in pursuance of the power conferred on them by article 4(1) of the Town and Country Planning (General Permitted Development) Order 1995 hereby direct that the permission granted by article 3 of the said Order shall not apply to development on the said land of the descriptions set out in the Schedule below:

SCHEDULE

1. The enlargement, improvement or other alteration of a dwelling-house being development comprised within Class A, of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
2. Any other alteration to the roof of a dwelling-house being development comprised within Class C of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
3. The installation, alteration or replacement of solar PV or solar thermal equipment on the north west elevation of the dwelling-house being development comprised within Class A of Part 40 of Schedule 2 to the said Order and not being development comprised within any other Class.
4. The erection or construction of a porch outside any external door of a dwelling-house being development comprised within Class D of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
5. Development consisting of the provision within the curtilage of a dwelling-house of a hard surface for any purpose incidental to the enjoyment of the dwelling-house as such or the replacement in whole or in part of such a surface being development comprised within Class F of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
6. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling-house being development comprised within Class G of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
7. The installation, alteration or replacement of a microwave antenna on a dwelling-house or within the curtilage of a dwelling-house being development comprised within Class H of Part 1 of Schedule 2 to the said Order and not being development comprised within any other Class.
8. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure being development comprised within Class A of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.

9. The painting of the exterior of any building or work being development comprised within Class C of Part 2 of Schedule 2 to the said Order and not being development comprised within any other Class.
10. Any building operation consisting of the demolition of a building being development comprised within Class A of Part 31 of Schedule 2 to the said Order and not being development comprised within any other Class.

Made under the Common Seal of
RIBBLE VALLEY BOROUGH COUNCIL
this 29 day of March 2011
The Common Seal of the Council was
affixed to this Direction in the presence of



Mayor

M. H. Scott

Chief Executive



Confirmed under the Common Seal of
RIBBLE VALLEY BOROUGH COUNCIL
this 9 day of June 2011
The Common Seal of the Council was
affixed to this Direction in the presence of



Mayor

M. H. Scott

Chief Executive





RIBBLE VALLEY BOROUGH COUNCIL ARTICLE 4(1) DIRECTION
 TOWN & COUNTRY PLANNING
 (GENERAL PERMITTED DEVELOPMENT) ORDER 1995 AS AMENDED

M.H. Scott
 M.H. Scott

LOCATION: Grove House, Chipping
 OS SHEET: SD6243NW

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Scale 1:1250

Appendix B

Report on local vernacular of outbuildings

This planning application includes the proposal to remove a poorly maintained red brick tin roofed lean-to style garage which is attached to Kirk Mill's nineteenth century barn, and construct a traditional barn-style vertical timber clad garage, with storage space above.

The proposed timber outbuilding (please see planning drawings) has been designed by Farmplus Ltd – a local manufacturer of agricultural outbuildings in Longridge (Ribble Valley).

The timber used in Farmplus buildings is from sustainable forests. As wood is the most environmentally friendly commercial building material and uniquely renewable, this construction material appeals to the applicants, as they are very keen in conserving an ecological balance by avoiding depletion of natural resources, and protecting the environment.

Timber buildings are able to breathe so help keep the indoor environment of the building healthy, balancing the humidity inside by absorbing moisture when it's wet and releasing it when it's dry. Wood is also naturally beautiful, has warmth, character and integrity.

There are a significant number of farms in and around the village of Chipping which house agricultural buildings/barns with a vertical timber construction. A number of the agricultural outbuildings in Chipping have also been designed and built by Farmplus. Please see below for examples in close vicinity to Grove House:

Daub Hall Farm, Parsonage Lane, Chipping.



Isaacs Farm Barn, Chipping.





Fairhaven, Garstang Road, Chipping.



Clark House Farm, Old Hive, Chipping.



Lyme House Farm, Chipping Road.



Meadow Top, Longridge Road, Chipping