



**STATEMENT OF SIGNIFICANCE
IN CONNECTION WITH
29 AND 33 WINDY ST
CHIPPING
LANCASHIRE**

**ON BEHALF OF
THE BRABINS TRUST**

V1.0

(LM/LM/1608/04)

**STATEMENT OF SIGNIFICANCE
IN CONNECTION WITH
29 WINDY ST
CHIPPING
LANCASHIRE**

**ON BEHALF OF
THE BRABINS TRUST**

V1.0

(LM/LM/1608/04)



JYM Partnership LLP
Oak House
28 Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Signed by: *L. McKevitt.*

Dated: 18/06/19

Checked by: *C Bell*

Dated: 18/06/19

CONTENTS

1.0 Introduction

1.1 Purpose

1.2 Author

1.3 Research and Investigation

3.0 Significance

3.1 Introduction

3.2 Heritage Values

3.3 Statement of Significance

1.0 Introduction

1.1 Purpose

This statement of significance for John Brabins Almshouses, 29 & 33 Windy St, Chipping has been prepared to identify and review the significance of the heritage asset in relation to the proposed works for which this is included in the planning application. This will aim to summarise how the heritage values of the property will be enhanced and effected by the proposed works. Paragraph 128 of the NPPF advises that local planning authorities should require a statement of significance or similar documentation to allow them to evaluate the impact of proposals and how they will affect the heritage asset itself.

John Brabins Almshouses are a Grade II listed building and are also included within Chipping Conservation Area, although the listing of the Almshouses does not include each individual Almshouse. In accordance with the NPPF, specifically paragraphs 126 to 141, care must be taken to ensure that any proposals would preserve and enhance the character and appearance of the Grade II listed building and the Chipping Conservation Area.

1.2 Proposed Works

To briefly confirm, the works are to:-

Replace central section of stone mullion.

Replace existing asbestos cement guttering to front elevation with cast iron.

Installation of electrical boiler and replacement of 3 radiators and installation of 2 new radiators.

Install wall ventilation to bathroom and kitchen, with vents to rear elevation.

1.3 Author

The author is a Building Surveyor at JYM Partnership and is close to completing an MSc in Building Conservation and Adaptation at the University of Central Lancashire. The author is also an IHBC affiliate and working towards full membership.

2.0 Assessment of Significance

2.1 Introduction

This section assesses the Heritage Values of the asset, whilst also assessing how the proposals will affect the asset itself and its contribution to the conservation area. Guidance is followed from the Historic England documents Conservation Principles, Policies and Guidance and the Setting of Heritage Assets. Guidance is also followed from the NPPF, specifically paragraph 128 which states that local planning authorities should require a statement of significance or similar documentation to allow them to evaluate the impact of proposals and how they will affect the heritage asset itself.

2.2 Evidential Value

Historic England state that “evidential value derives from the potential of a place to yield evidence about past human activity”.

John Brabins Almshouses offers physical evidence of vernacular construction in the Ribble Valley, specifically in Chipping due to the use of local sandstone. The single pile plan form of the building also reflects the type of dwelling, as Almshouses typically were not designed for the upper class. The single pile plan form has remained although the floor plan of the Almshouses collectively has been altered. The location and setting of the Almshouses was clearly planned to be close to the village and its amenities.

The building has undergone many significant alterations to suit the requirements in the occupants, this has resulted in a significant loss of historic fabric and a reduction in evidential value. Such changes include the loss of historic internal walls, replacement of many stone mullions with concrete mullions and other joinery and floor finishes.

2.4 Historical Value

Historic England state that “Historical Value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

The main historical value of John Brabins Almshouses is associated with its relationship with the Conservation Area of Chipping and John Brabins. John Brabins will provided the people of Chipping with a school and Almshouses for the poor which are still existing today, however the school is now a private property. The historical value of this remains in the form of the Brabins Charitable Trust, which have maintained the Almshouses contributing significantly to the continued existence and use of this heritage asset. The planning application relates to the Brabins Charitable Trust continued maintenance of the

property in respect for John Brabins will with hopes of improving the heating services and ventilation towards modern standards for continued use of the property for tenants.

Throughout their use as Almshouses, 29 & 33 Windy Street are typical of cottages throughout the area and are not particularly a rare or unique example providing little unique evidence about the past. The building does not possess any uniqueness in relation to design or technology.

2.5 Aesthetic Value

Historic England state that “aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

The main aesthetic value of John Brabins Almshouses lies within its architectural features such as the stone mullioned windows, chamfered door surrounds and stone slate door canopies. The materials used on the Almshouses can also be classed as an aesthetic feature as they contribute to the heavy use of local sandstone in the Conservation area. John Brabins Almshouses are a product of vernacular construction in the Ribble Valley through the use of local materials and the purpose being the needs of the local occupants, significantly increasing its aesthetic value. The building possesses very little conscious design value excluding the stone slate canopies and is clearly constructed with a focus on its practical use and function as opposed to architectural design.

However, with the internal alterations and change from the original combined floor plan much of this value has been lost throughout the years. Other alterations such as the use of asbestos cement gutters and downpipes to the front elevation also reduce the aesthetic value of the property.

The aesthetic value of the Chipping Conservation Area is attributed to its historic street layout, prevalent use of local stone as a building material, areas of historic stone floorscape and historic interest of the conservation areas 24 listed buildings. The proposed works will not have any negative effect on any of these features, except the enhancement of the Almshouses through the reinstatement of cast iron gutters and continued historical association with John Brabins will through the Brabins Charitable Trust.

2.6 Communal Value

Historic England states that “communal value derives from the meanings of a place for the people who relate, or for whom it figures in their collective experience or memory”.

John Brabins Almshouses are significant in communal value to the Conservation area as they are one of the first buildings visible on the entry route into Chipping from Longridge, contributing highly to the townscape of the Conservation area and having a profound influence on visitors. The Almshouses are also a landmark as they are the first of the Listed Buildings constructed of local sandstone on the way into Chipping, also influencing the sympathetic 21st/20th century properties along Windy St in the process. The continued use of the Almshouses throughout history to this present day also has communal value, as people are able to attribute the Almshouses to care for the poor or elderly in Chipping. This further reinforces the need for improvement to electrical services and ventilation.

2.7 Statement of Significance

Following the above assessment of heritage values, a more detailed and informed approach towards assessing the significance of John Brabins Almshouses is available. This is prepared in the context of repairs and minor alterations in the planning application as to which this is attached.

John Brabins Almshouses are a Grade II Listed Designated Heritage Asset, built in 1684 and located in Chipping in Lancashire. Although simple in design, it is a solidly built vernacular structure and retains much of its original appearance, particularly to the front south westerly facing elevation. John Brabins Almshouses are also located within the boundary of Chipping Conservation Area.

Externally the building has retained much of its original character and contributes positively to the conservation area. Internally, the Almshouses, formerly three separate cottages, have been much altered into two separate cottages with the removal of internal walls and installation of bathrooms and kitchens. However, the building still possesses a range of evidential, historical, aesthetic and communal values, with the historical, aesthetic and communal values being the major contributors to the significance of the building regardless of the building not having any outstanding features.