Grove House, Malt Kiln Lane, Chipping, PR3 2GP

Heritage Statement & Design and Access Statement

This combined Heritage Statement & Design and Access Statement has been produced to support planning application & listed building consent application for the below list of works in accordance with the National Planning Policy Framework dated February 2019, and the current Ribble Valley Core Strategy. The proposed works are as follows;

- Repair and renew like for like, damaged cast iron guttering and down-pipes at the front of the kitchen, to the front RHS of the main house and replacement of black plastic down pipe adjacent to the front door with cast iron. Rationalise the arrangement of pipes and hopper adjacent to the front door to reduce the amount of external infrastructure.

- 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 matching lime mortar.

- Installation of a traditional style glass roofed veranda to the side of the main dwelling.

- Installation of a glass connection between the kitchen and rear wash-house (to allow for conversion of wash-house into a family friendly utility area and boot room).

1.0 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.

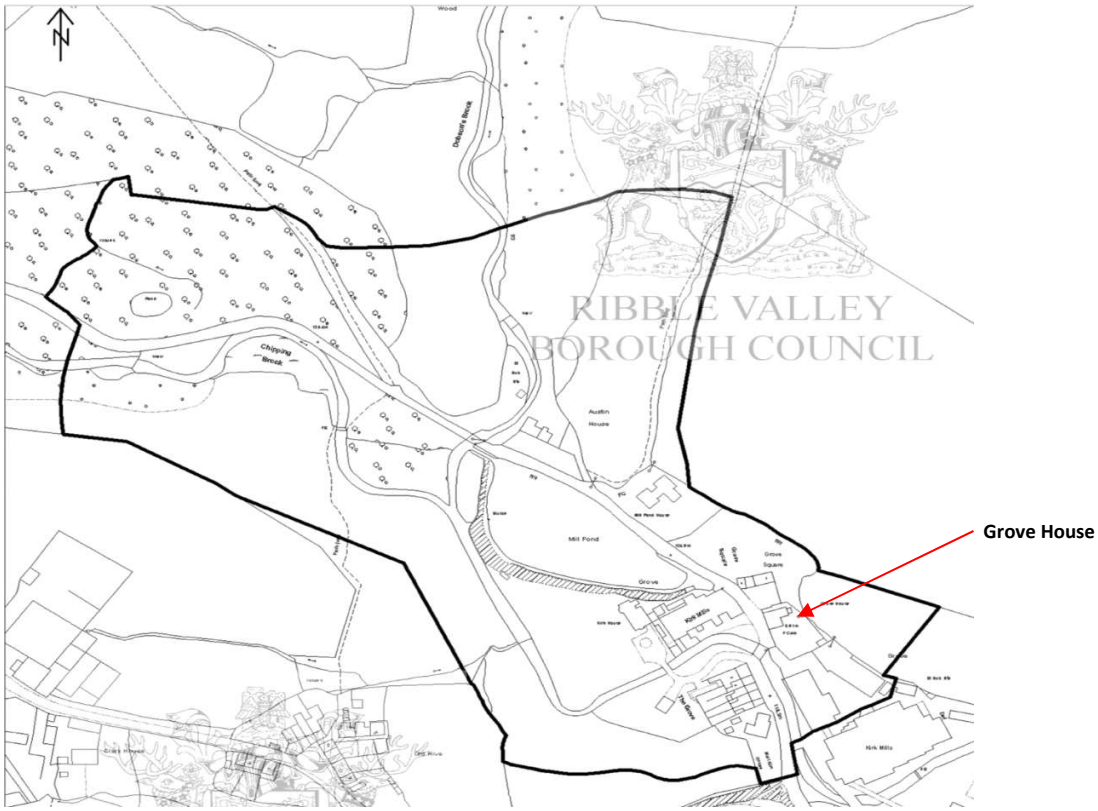


Figure 1: Kirk Mill Conservation Area

2.0 Site Description:

Grove House is a Grade II listed Georgian House.

Land ownership includes Grove House and gardens, a detached out-building (wash-house) to the North, a detached potting shed and red brick lean-to style garage to the South-East and a curved strip of terraced land to the North East of the dwelling.

3.0 History of Grove House:

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

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 bow window to the rear.

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

Figure 2: Ordinance Survey Map 1844

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

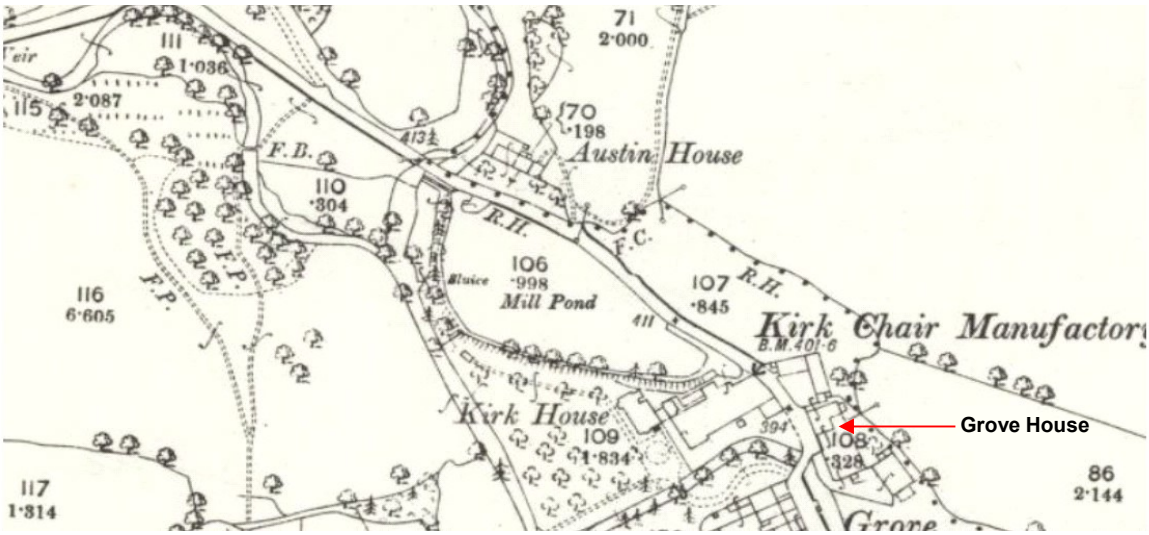


Figure 3 Ordinance Survey Map 1892

Unfortunately, very little maintenance work has been carried out on Grove House since the early 1990's. The cast iron guttering and down-pipes have been allowed to badly corrode and become detached from the dwelling. Repairs to the external pointing using cement-based mortars, by previous owners, are causing problems and preventing the house from breathing properly.

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

In September 2019 Grove House became Grade II listed after the architectural, historic and group value was assessed by Historic England and deemed to meet their criteria for Listing.

4.0 Grove House List Entry Number: 1465964

Architectural interest:

- A largely intact late-C18 dwelling which falls within the 1700-1850 time-frame when there is a presumption in favour of listing;
- The articulation of the principal elevation and the good use of materials, combine to produce an attractive composition;
- It retains a largely intact plan-form and a suite of original late-C18 features including staircase, doors and fitted cupboards, unified by the incorporation of a reeded decoration;
- It illustrates the conventions of a higher status dwelling modified by a vernacular approach within a strong local context.

Historic interest:

- Thought to have been constructed by the owners of one of the earliest cotton spinning mills in England, which included the pioneering designer of textile machinery Peter Atherton.

Group value:

- It benefits from a spatial, historic and functional group value with the Grade II-listed Kirk Mill and Kirk House.

5.0 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 welsh 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 10-over-10 unhorned sliding sash windows set within plain stone surrounds. The front 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 tall Tudor-arched frame, to the first floor a horned sash, and to the second floor a casement window, all encased in plain stone surrounds.

6.0 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 with in 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, 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 thought to have been 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.

7.0 Proposed Works:

7.1 Repair and Maintenance to cast iron rainwater systems

The existing cast iron rainwater goods have been in-situ for many years, and are now failing. The downpipes have holes in them, enabling water to flow against the sandstone quoins and if not addressed soon will cause irreparable damage to the stonework. The pipes have also become detached from the house, raising safety concerns during high winds.

To avoid any loss of character and retain the appearance of the heritage asset and the conservation area, it is proposed that cast iron rainwater goods are only replaced like for like where necessary i.e. badly damaged parts which allow egress of water through corrosion holes.

Plan to 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 and replace inappropriate plastic downpipe and hopper by the front door with cast iron. Also rationalise the arrangement of pipes and hopper adjacent to the front door to reduce the amount of external infrastructure, and paint all cast iron to match existing (Farrow & Ball House White 2012).

The repair & replacement of the cast iron rainwater goods will require the use of mobile scaffolding for access.

The same down-pipe fixing points currently used will be re-used to avoid any unnecessary damage to the stonework.

Impact upon listed building(s) and setting:

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 feature. By not repairing the corroded cast iron rain water down-pipes, rainwater will further damage the precious sandstone quoins and also the internal fabric of the house.

Photo 1 - Corroded cast-iron down-pipe.

Black plastic down-pipe and hopper to be removed, existing pipe work to be reconfigured with cast-iron to rationalise the arrangement of pipes.

Photo 2- Poorly arranged and inappropriate plastic pipe-work adjacent to the front door

7.2 Repair and Maintenance to external lime pointing

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 condition of the existing lime mortar joints are poor, they have weathered back to such an extent that the edge of the water-shot stones are exposed forming a ledge which encourages water to seep into the masonry. In some areas cement-based mortars have been used by previous owners, trapping moisture and accelerating the deterioration of the masonry.

Photo 3 - Lime mortar missing between stones

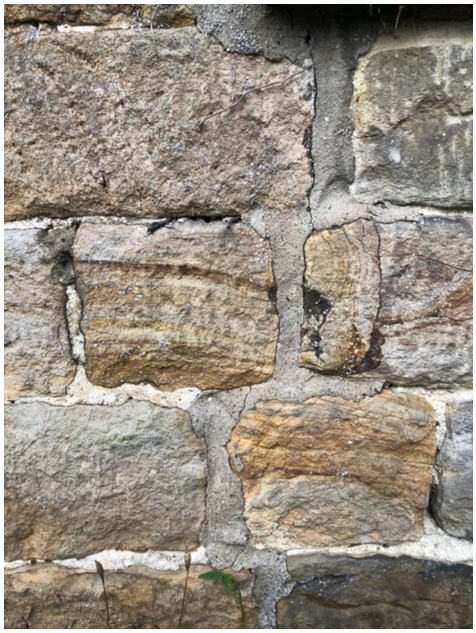


Photo 4 – Inappropriate cement-based mortars

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 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. Repairs to the sacrificial lime will be "like for like" and will have no impact on the aesthetic value of the heritage asset.

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 lime mortar will be left undisturbed as it is an important part of the character and significance of the house.

In the past, lime mortar tended to be mixed on site with sands which were locally available. Since the sand influences the lime mortar colour, pointing mortar varies dramatically from district to district. Samples from Grove House have been analysed by Mike Wye Ltd (a recommended "gold supplier" by The Listed Property Owners Club (LPOC)), and a sample mortar disc which matches the existing lime mortar (pale yellow) has been created for these proposed works (this sample can be made available on request)

Traditional lime Mix: 3-1 (sand : lime *) Sand 0-4mm (EN 12620), Lime (BS EN 459-1:2001)

* Lime will be made from a refined high calcium quicklime (CaO) that is slaked and left to mature for a minimum of three months)

Photo 5 - Proposed "Pale Yellow" lime mortar from Mike Wye Ltd to match existing

As Limes are caustic, eye protection, protective gloves and clothing will be worn.

Lime mortar repairs will require the use of mobile scaffolding for access.

Hand tools will be used throughout to avoid damage to the surrounding stonework. Any sound historic mortar will be left undisturbed as it is an important part of the character and significance of the heritage asset.

Impact upon listed building(s) and setting:

To avoid any loss of character and retain the appearance of the heritage asset and the conservation area, it is proposed that like for like repairs are undertaken, using traditional methods with hand tools only. 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 water ingress will cause further significant damage to the building and its already soft sandstone features.

7.3 Veranda

Design:
A traditional style slim metal framed veranda, with a simple glass roof design. The simple veranda is designed to work in harmony with the simple Georgian features of the house, framing the 10 over 10 kitchen sash window in a respectful and carefully thought out manner. The veranda is to be constructed from high quality slim-line boxed aluminium, with a toughened glass roof.
The proposed colour for the framework is Chartwell Green (named after the great Sir Winston Churchill's country house), a lighter, subtle shade of green, which has inherently historical appeal and tranquil aesthetic.

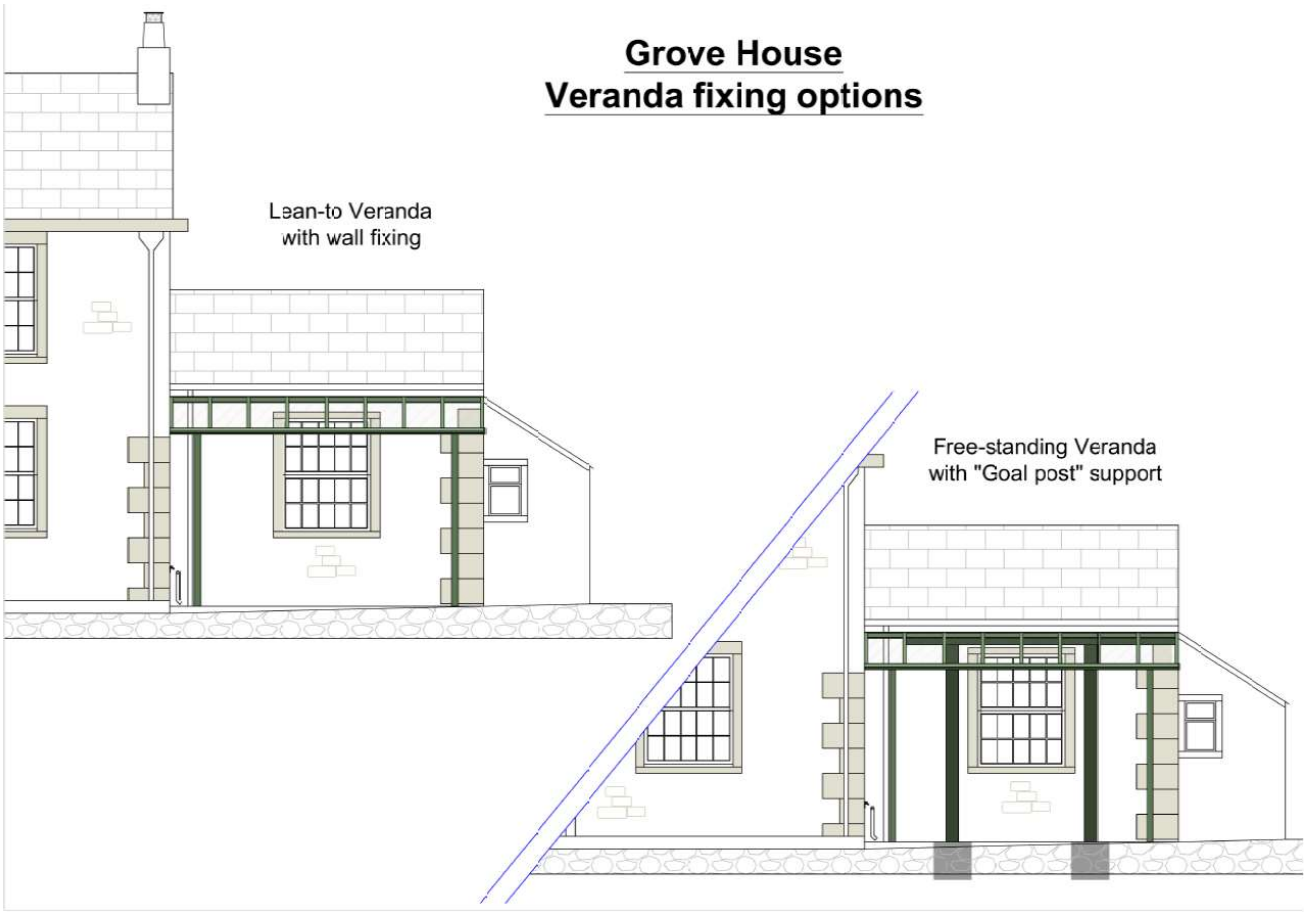
Photo 6 - Proposed site for the glass roof veranda

Design process:
The veranda was originally designed to be free-standing with a “goal post” support. The benefit of a free-standing structure is that there would be no requirement to fix the frame to the Victorian kitchen extension. The veranda would sit on 4 x 600mm^2 pad stones and gently abut the house with a dry rubber seal. The goal post design was originally drafted up to prevent the rear struts from being positioned too close to the kitchen quoins on the right hand side.

However, after a very detailed discussion with our heritage consultant (Mr. Peter Bell) regarding the benefits of this design, he strongly recommended we re-designed the veranda and proposed a lean-to style veranda which is anchored to the kitchen by means of resin anchors fixed into the mortar joints of the stonework. This design eliminates the requirement for rear struts and opens the view up of the whole of the kitchen front wall.

In his opinion, the scarring and loss of fabric resulting from the proposed resin anchors in the mortar joints would be negligible in comparison to the visual impact of the aluminium goal posts. The lean-to veranda design is significantly more elegant and totally reversible. The lean-to veranda could be removed in the future without leaving a scar on the building.

Please see the two designs below:



Impact upon listed building(s) and setting:
The proposed design will have minimal aesthetic impact on the Kirk Mill Conservation and AONB – the proposed positioning of the veranda will not be visible by the public along Malt Kiln Lane; therefore it would not be considered a prominent addition and would be classed as having a negligible effect upon the character and appearance of the Conservation Area.

The proposed design has a slim wall-plate which attaches just below the gutter line of the late Victorian kitchen extension via resin anchors positioned into the mortar joints of the stonework, and two front posts supporting the roof. The front posts are sensitively positioned so that they do not obscure the kitchen sash window. The veranda will be installed with a dry rubber seal fitted between the frame and the original Georgian stonework of the main house to ensure no damage occurs to the stonework. There will be no scarring or loss of fabric resulting from the resin anchors in the mortar joints.

Use:
The veranda will provide the family with an all-weather outdoor space, allowing them to enjoy the mature gardens, surrounding 'natural bowl' landscape, views of Longridge Fell and the view of the Circa C13th Grade II listed St Bartholomew's church of chipping.

Scale:
The proposed glass roofed veranda will sit back from the front of the main dwelling by over 1.5 metres and will be lower than the kitchen gutter line, ensuring the structure is subservient and will not detract from the characterful quoins of Grove House, and the Victorian 10 over 10 sash window.

7.4 Proposed link between the kitchen and wash-house (out-building)

Design:
The proposed modest glazed roof & timber link between the kitchen and wash-house has been designed using simple modern building materials to create a visual contrast between the two existing stone & slate buildings. The proposed lower roofline will make the link subservient to the existing wash-house and kitchen rooflines, showing where the original buildings end and the modern link starts.

Photo 7 – Existing gate linking wash-house to kitchen

Impact upon listed building(s) and setting:
A small portion of the glass roofline of the link will be visible from Malt Kiln Lane. The existing large timber gate linking the wash-house to the main house provides good privacy at the rear of the dwelling, and will be replaced with a similar style timber door. A modern glass link is proposed so as not to dilute the quality of Grove House and the wash-house outbuilding.

Use:
The link will provide a dry and secure route from the kitchen to the wash-house which is to be converted from what is currently being used as gardening/garage storage to a family friendly utility / boot room. The wash-house will house the family's tumble drier and washing machine removing moisture creating activities from the main dwelling. The wash-house will also provide much needed storage space for the family's wellies, rain coats, bike helmets, school bags etc.

8.0 Justification:

This application to undertake the maintenance works listed above acknowledges the Grade II listing of Grove House and importance of the building locally. We therefore propose works which 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 will 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 will prevent further water-based damage to the soft sandstone masonry caused by the loss of sacrificial lime mortar and inappropriate cement-based mortars.

The proposed glass link from the kitchen to the wash-house will enable all moisture creating activities (e.g. clothes drying and ironing) to be removed from the kitchen, helping reduce condensation in the main dwelling (a problem felt most in the dining room where there are no opening windows), and provide much needed storage for modern family paraphernalia such as walking boots, wellies, coats and school bags.

9.0 Protection of trees and wildlife

Whilst there are a number of mature trees and shrubs in surrounding area, no trees or shrubs will be affected by these proposed works.

A bat survey has recently been performed on this site by Ecology Services UK Ltd (Pat Waring), and reported no bats were found in the grounds of Grove House during the survey and the potential for roosting features for bats are negligible. Ecology Services UK Ltd concluded that further surveys for bats were not warranted.

10.0 Summary

The proposed repair works to renew the cast-iron guttering & down-pipes like for like, will prevent irreparable damage to the stonework of Grove House, and will not harm or threaten the character or appearance (setting) of the Kirk Mill Conservation Area or setting of Kirk Mill, Kirk House or Grove House (all Grade II Listed).

The removal of the black plastic down-pipe & hopper adjacent to the front door (to be replaced with cast-iron) will improve the appearance of Grove House and will not harm or threaten the character or appearance (setting) of the Kirk Mill Conservation Area or setting of Kirk Mill, Kirk House or Grove House (all Grade II Listed).

The proposed sympathetic removal of cement-based mortars with hand tools and re-pointing worn (sacrificial) lime-mortar joints at the front and road-side walls of the dwelling with matching lime mortar, using traditional methods, will prevent any further loss of character and retain the appearance of the heritage asset and the conservation area. The impact of the proposed works 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 will cause further significant damage to the building and its features.

The proposed simple design of the traditional style veranda to the side of the main dwelling will work in harmony with the simple Georgian features of the house. The veranda will be set back from the characterful quoins and be subservient to the main dwelling. As the proposed veranda will be attached to the kitchen extension via resin anchors in the existing mortar joints, there will be no scarring / loss of fabric to the building.

The proposed design will have minimal aesthetic impact on the Kirk Mill Conservation and AONB – as the positioning of the veranda will not be visible by the public along Malt Kiln Lane. The design is sympathetic and elegant and therefore would not be considered a prominent addition and would be classed as having a negligible impact upon the character and appearance of the Kirk Mill Conservation Area.

The proposed installation of a glass roofed connection between the kitchen and rear wash-house will allow the conversion of wash-house into a family friendly utility area and boot room, and provide a secure and dry route from one to the other. The link has been designed using simple modern building materials to create a visual contrast between the two existing stone & slate buildings.

The proposed lower roofline will make the link subservient to the existing wash-house and kitchen rooflines, showing where the original buildings end and the modern link starts.
The link will not create any loss of important historic fabric, but serve to enhance family life in this historic building.

11.0 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

Ribble Valley Core Strategy

12.0 Consultants:

Historic England - Myra Tolan-Smith, Listing Assessor

Peter Bell BA MA PDD IHBC – Heritage Consultant

Humble Heritage – Liz Humble, Senior Heritage Consultant

Chris Burgess – Traditional Lime Plasterer

Dry Stone Craft - Paul Scott – Principle Consultant Stone Mason

Mike Wye Ltd – Steve Ruggier, Lime Mortar Consultant

Written by: S. Pullen (BEng (hons) CEng IET)