



Historic England

Mr Adrian Dowd
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Direct Dial: 01612421417

Our ref: L01350650

29 March 2021

Dear Mr Dowd

Arrangements for Handling Heritage Applications Direction 2015

20-22 TALBOT STREET, CHIPPING, PR3 2QE
Application No. 3/2020/0763

Thank you for your letter of 19 March 2021 regarding further information on the above application for listed building consent. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Brabin's House dates from c.1668 and is thought to be the oldest continually used shop in England. Original supporting structural beams over the living and dining rooms have been noted as suffering damage, with one beam showing excessive deflection to the point of now requiring local temporary propping.

Whilst not objecting to the principle of repairing the beams identified, Historic England previously raised concerns over the method of repair originally proposed. An amended scheme has now been provided which secures the retention of highly significant historic fabric.

Proposals now seek to insert steel channel either side of the first floor wattle and daub partition within the first floor void. It is understood that these new steels will take the weight of the partition and the loads that it carries instead of the defective timber beam (Beam 1), the steels will in effect render the timber beam structurally redundant. In order to secure the retention of the timber beam it is proposed to install a series of steel hangers from the new steel channel above to support to support the beam below.

Originally the proposals also included the replacement of Beam 2 as it is displaying some signs damage. However, the revised proposals now include the retention of this potentially original beam and instead pack the shakes in the beam with oak secured by coach bolts.



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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We welcome the positive amendments to this scheme which now allows for the retention of potentially original historic fabric dating from c.1668.

However, we remain unsure how the new steel channels will interact with and support the historic wattle and daub partition, to this end we recommend that the Local Planning Authority secure these details, possibly as a method statement, via a condition.

Recommendation

Historic England supports the application on heritage grounds.

We consider that the application now meets the requirements of the NPPF, in particular paragraph numbers 193, 194 and 196.

In determining this application you should bear in mind the statutory duty of Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

Daniel Jones

Inspector of Historic Buildings and Areas

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