

Grove House, Malt Kiln Lane, Chipping, PR3 2GP
Heritage Statement & Design and Access Statement



This combined Heritage Statement and Design & Access Statement has been produced to support the planning application for the removal of an existing garden shed and the building of a replacement combined shed and greenhouse in the same location within the gardens of Grove House (Grade II listed).

Grove House and its mature gardens are sited within the Kirk Mill Conservation Area and the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

These works are to be undertaken in accordance with the current Ribble Valley Core Strategy 2008 – 2028, the Wildlife and Countryside Act (1982 as amended), and the National Planning Policy Framework (NPPF).

1.0 Location of Grove House:

Grove House lies on the northern fringe of Chipping, adjacent to Kirk Mill (Grade II Listed), its 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 Ribbles 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, Grove Square and a section of the natural bowl on the North-easterly side of Grove House.

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



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 pent roof shed + mini greenhouse and 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:

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.

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 2017 when the house was purchased by the current owners.

The 1844 OS map below shows Grove House and its gardens.



Figure 2: Ordnance Survey Map 1844

In September 2019 Grove House was awarded Grade II listing 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 Assessment of the heritage 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.

Grove House has a historical relationship with Kirk Mill and 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. Grove House contributes to the character and streetscape of the Kirk Mill Conservation Area.

The lean-to garage and shed situated within the gardens of Grove House were built post 1963. They are constructed from brick and corrugated tin. Due to the age, the construction materials and style of these two buildings, Historic England did not include these buildings in their listing (assessment 29th July 2019 – Dr Myra Tolan-Smith) as they do not bring any architectural merit or interest to the heritage asset: Grove House, the surrounding Kirk Mill Conservation Area, or the Forest of Bowland Area of Outstanding Natural Beauty (AONB).

6.0 Description of the existing garden shed

The existing garden shed and mini-greenhouse are positioned in the South-East corner of the mature gardens, adjacent to the lean-to garage and the boundary hedge line to the neighbouring field (also included within the Kirk Mill Conservation Area).

The shed is approximately twenty-six metres from Grove House and the driveway entrance, and is built from brick (painted white) with a pent-shaped roof, painted timber door and a Perspex (plastic) window.



Photo 1: view of the shed from driveway



Photo 2: view of the shed from the front

The shed does not contain any type of damp proof course (wall or floor).

A non-invasive species of cotoneaster currently grows up the front of the shed and a rhododendron grows to the side of the shed. A hawthorn hedge runs up to the front corner of the shed.

7.0 Proposed Works:

7.1 Removal of existing garden shed

The deconstruction of the existing shed + mini greenhouse will be undertaken carefully and in accordance with the ecological points raised by Pat Waring of Ecology Services UK Ltd (see Annex A). These points include:

- Works to be undertaken outside the bird nesting season which is February to September
- Repositioning of the rhododendron bush which lies close to the shed to another part of the garden, as this species has some legal constraints relating to the Wildlife and Countryside Act (1982 as amended) as an invasive species.

7.2 Construction of combined shed + greenhouse

Design:

The combined shed + greenhouse design mirrors the current shed configuration; pent roof rising away from the lean-to garage and is designed in such a way that the garden shed is integrated with the small greenhouse to reduce the overall impact of the building in the gardens of Grove House.

The roof of the replacement shed will be constructed from grey slate style tiles to match the surrounding buildings. The windows will have traditional style glazing bars to match the windows of Grove House. The greenhouse portion of the building will be fully glazed using safety glass rather than plastic as currently used in the existing shed + mini-greenhouse.

A rainwater collection system will be introduced to capture the water runoff from the shed and garage roof to eliminate the need for a hose-pipe in the garden.

A bird-box, bat-box and beehouse will be introduced on the side walls of the shed to provide shelter for these wildlife species.

The proposed shed + greenhouse will be painted in pale (chartwell) green to allow the building to blend in and sit comfortably within the mature shrubbery of the gardens.

Use:

The combined shed + greenhouse will house gardening tools and equipment and allow for the home growing of plants, fruits and vegetables.

Scale:

The combined shed + greenhouse will be positioned in the same location as the current shed, adjacent to the garage and will be built at the same height as the existing shed. The overall footprint of the building will be 11.2M²

Impact upon listed building(s) and setting:

By using small decorative details such as architectural roof detailing, glazing bars, grey slate style tiles and glass rather than plastic for the windows, the proposed design is more sympathetic to the characteristics of Grove House, the Kirk Mill Conservation Area and AONB than the current shed, and will enhance the gardens of Grove House and the surrounding area.

By positioning the combined shed + greenhouse on the same footprint as the existing shed the building will be screened by the mature gardens of Grove House from the house itself and from Malt Kiln Lane; therefore it is not considered a prominent addition to the gardens and would be classed as having a negligible impact upon the character and appearance of Grove House, the Kirk Mill Conservation Area and Forest of Bowland AONB.

The proposed combined shed + greenhouse will have minimal aesthetic impact and there will be no loss of character from the heritage asset Grove House (Grade II Listed), the Kirk Mill Conservation Area or the Forest of Bowland AONB.

8.0 Justification:

This application to replace the existing brick shed & mini-greenhouse with a combined shed + greenhouse acknowledges the Grade II listing of Grove House and importance of this heritage asset locally within the Kirk Mill Conservation Area and AONB.

Historic England's Dr. Myra Tolan-Smith confirmed the existing shed does not bring any architectural merit or interest to the heritage asset Grove House, or the surrounding area (assessment 29.07.2019)

The existing brick shed is constructed from single skin brick and does not contain any type of damp proof course (wall or floor) or insulation. The damp is able to track through the walls and this is having a detrimental effect on the walls and the gardening equipment stored within:



Photo 3: view of the inside wall of the shed

The proposed shed + greenhouse will provide a dry and secure place to store gardening equipment, and an improved greenhouse where homegrown produce can be nurtured.

The proposed building will be located at the bottom of the mature gardens of Grove House. The scale and size of the combined shed + greenhouse is in proportion to the adjacent lean-to garage.

The proposed design features: slate style roofing, glazing bars & simple architectural symmetry match those of the heritage asset and surrounding buildings.

By replacing the existing shed and mini-greenhouse with a combined building and using a pale green colour scheme to soften the scheme further – the design will enhance the gardens of Grove House.

The ability to collect rain-water and use this to water the garden introduces environmental benefits.

The introduction of a bird-box, bat-box and bee-house will provide much needed homes for local wildlife species.

9.0 Protection of trees and wildlife

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

The rhododendron and cotoneaster which are currently situated near the existing shed are to be relocated to other parts of the garden as discussed and agreed with Pat Waring of Ecology Services UK Ltd on the 12th July 2021.

All works will be performed outside of the bird nesting season - February through to September.

A bat survey was conducted in the grounds of Grove House by Pat Waring of Ecology Services UK Ltd back in May 2019. After re-visiting the gardens of Grove House on the 12th July 2021, Pat provided advice on the potential ecological challenges with our proposed replacement shed + greenhouse (detailed in annex A). Pat confirmed the existing shed has negligible potential for use by bats and concluded no further surveys for bats were warranted.

As detailed in section 7.2 a birdbox, bat box and beehouse will also be introduced on the side walls of the shed to provide shelter for wildlife.

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
Core Strategy 2008 – 2028 (A Local Plan for Ribble Valley)

12.0 Consultants:

Peter Bell BA MA PDD IHBC – Heritage Consultant
Pat Waring CEnv MCIEEM – Ecology Services UK Ltd

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

Annex A

From: "Pat Waring" <pat@ecologyservice.co.uk>
Subject: Grove House, Chipping, PR3 2GP
Date: 13 July 2021 at 07:22:31 BST
To: <sarajayne.pullen@outlook.com>

Good morning Sara

Thank you for asking my advice regarding a bat survey at your property.

I understand that you are planning to deconstruct a small brick garden shed, and you would like some guidance regarding possible ecological issues. An image of the garden shed is shown below.



I originally visited your property in May 2019 and provided an advice letter.

I made a further visit on 12th July 2021 to check the proposed work area and to discuss with you the potential ecological issues, which are as follows:

1. There is potential for birds to nest in the vegetation on the exterior of the garden shed, and also in vegetation within the garden and the adjacent boundary hedge. This issue can be avoided by working outside the bird nesting season (February to September).
2. A rhododendron bush lies very close to the garden shed. This species has some legal constraints relating to the Wildlife and Countryside Act (1981 as amended). These constraints can be avoided by either leaving the plant in-situ without disturbance, or by composting or burning any cut material in-situ on your property.
3. The cotoneaster species growing on the shed is not a species listed in the Wildlife and Countryside Act (1981 as amended). There are no constraints in this respect.
4. The shed has negligible potential for use by bats. There are no constraints in this respect.

If you would like any further advice and guidance, please feel free to email or call.

Kind regards

Pat

Pat Waring CEnv MCIEEM
Director



ecology
SERVICES UK LTD

Providing *ecology* support for *everyone*

