

DESIGN, ACCESS AND HERITAGE STATEMENT

REPLACEMENT OF WINDOWS & GUTTERS AND OUTBUILDING CONVERSION AT:

Higher Chipping House,
Cutler Lane,
Chipping,
Lancashire,
PR3 2SY

February 2022

Document Revision History

Ref	Date	Description
-	02/02/2022	First draft for consultation
	11/02/2022	Amended following client review
	30/06/22	Further detail added following planning comments.
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1. INTRODUCTION

DWA Architects (London) Ltd have produced this statement to accompany a Householder Planning and Listed Building Consent application for alterations to Grade II Listed Higher Chipping House near Chipping, and the conversion of an outbuilding on the site into a new home office.

The application site is located approximately two miles south of the village on Cutler Lane, on the western end of Hesketh Lane, as identified by the red line boundary on the Site Location Plan accompanying this application. The site boundary encompasses the main house, garden, and ancillary outbuildings.

2. HERITAGE

Higher Chipping House is a Grade II Listed building and is therefore of special architectural and historic interest. Its entry in the List reads as follows:

House, late C18th. Coursed watershot sandstone with slate roof. Double- pile plan with end stacks. A symmetrical composition of 2 storeys with attic and 3 bays. Facade has chamfered quoins. Windows sashed with architraves. Door has architrave, fluted Doric pilasters, triglyph frieze and moulded pediment, all badly worn. The rear wall has chamfered mullioned windows of C18th type, flush with the wall and with tooling. The central stair window has a transom only. The rear door has a plain stone surround with furrowed diagonal tooling. Interior. Raised and fielded panelled doors on the ground floor. Right-hand front room has a stone parlour fireplace with moulded surround and cornice hood. The left-hand room has a C19th fireplace said to have come from Wyreside Tower, having an elliptical arch with fluted keystone, fluted pilasters, and cornice.

The house is a 2-storey stone building (with an additional storey in the attic) in a Georgian style, with a slate roof and Georgian-style white painted timber sash and casement windows; the front (south)

elevation sash windows sit within stone architraves. The main entrance door is timber panelled, within a stone architrave. A two-storey outshot extends out the side of the building to the west.

A small stone-built outbuilding with a slate roof sits beside the road immediately to the north-east of the main house. The outbuilding shows visible signs of deterioration, with the stone wall to the road bowing outwards, missing slates and general water and structural damage to the roof. The outbuilding contains 4no. timber stalls; these have been fixed over a grooved concrete floor and are likely to be mid-20th Century in origin.

This application seeks to replace the existing rotten timber windows with new windows, alongside general repair works to the building. The outbuilding will be repaired and insulated to form a new habitable space for use as a home office.

3. WINDOWS

The existing windows in the house are in very poor condition and of mixed age; the profile of the glazing bars to the casement windows suggest that these are unlikely to be original, and there are a number of windows that can be clearly identified as 20th Century replacements. The windows are in very poor condition due to a historic lack of maintenance, with significant signs of water damage and rot to the timber frames; a recent survey by a timber window repair specialist identified that due to the extent of repairs required to the windows, replacement would be a more viable option.

There is some original glazing retained to the sash windows to the front elevation; however, much of this has been replaced during historical repair work to the windows, and much of what remains is cracked or in a poor state of repair. It is estimated that there is sufficient historic glass of good enough quality to form at most 1no. window.

To the rear elevation, over the staircase, there is a 20th Century replacement to an early 19th Century margin light. The glazing appears to be modern, judging from the size of the panes and lack of surface variation on the glass, but has been frosted with a reproduction of Victorian pattern glass. Notwithstanding the age of the glazing, there is a significant crack that runs horizontally across the full width of the lower pane.

Under this application, new slimline double-glazed windows are proposed to replace all the existing damaged timber windows. White painted timber sash and casement windows to match the style of the existing windows are proposed.

Historic England recognises that the conservation of heritage assets is based on “appropriate routine management and maintenance”. Given the ongoing deterioration of the existing windows, it is considered that replacement windows will have a beneficial impact on the Listed building. The use of slimline double glazing in this instance will sensitively improve the thermal efficiency of the building, ensuring its ongoing sustainable use and therefore safeguarding its future maintenance.

4. INTERNAL DOORS

The existing internal doors are timber panel doors in poor condition and in need of repair. Under this application, repairs to the doors are proposed to ensure their long-term retention. The doors will be

taken down to allow repair works to take place; following repairs, they will be carefully refitted and rehung to fit more comfortably within the existing frames.

Repairs include the replacement of any areas of moisture or rot damaged timber with new timber sections spliced in to match the existing, with the work undertaken by a joiner with experience of heritage projects. Where appropriate, the narrow bottom rails (which show evidence of having been reduced in size in the past) will be replaced with deeper bottom rails that are less prone to damage and which reduce the size of the gap between the door and the floor finish (allowing minimum a 10mm gap to ensure ventilation and meet Building Regulations requirements).



Fig. 1 – photograph showing damage to the base on an existing door, caused by past alterations to the bottom rail.

The existing finishes will be carefully stripped back to allow inspection of any timber damage and identify repairs, and to allow any repair work to happen. A new paint finish applied to the doors following the work.

5. GROUND FLOOR FINISH

Under this application, it is proposed to lift and relay the existing stone flooring to the hall and lounge at ground floor. The existing stone flags will be carefully lifted, the solid floor dug down as necessary to allow the installation of an insulated limecrete floor, and the flags re-laid once work is complete.

In accordance with SPAB guidance, the position of the stone flags will be carefully recorded to ensure that the floor can be re-laid as per its original layout. The new insulated limecrete floor will be fully breathable to ensure no ongoing damage is caused to the floor construction by the installation of inappropriate modern damp proofing techniques, and the stone flags will be carefully laid within a breathable lime mortar bed.

6. RAINWATER GOODS

Under this application, consent is sought for the replacement of existing uPVC gutters and downpipes to the rear of the building with new heritage style aluminium gutters in black. The existing cast iron gutter to the front of the building will be repaired, redecorated, and retained. The replacement of the uPVC gutters with new aluminium gutters will have a positive impact on the character of the heritage asset.

7. OUTBUILDING CONVERSION

This application includes the conversion of an existing stone out-building into a new home office space. The outbuilding is in a state of significant deterioration, with concerns about the structural integrity of the external wall next to the road as well as the existing roof. Recent storms caused slates to fall from the roof on to the road, and there is concern that without urgent remedial work further (and perhaps dangerous) deterioration is likely.



Fig. 2 – damage to the roof of the outbuilding caused by recent storms.

It is proposed to take down and rebuild the stone external wall to the road, reusing existing stones as far as possible, and then install a new slate roof with a mix of reclaimed and new stone slates to match the existing.

The Structural Engineer's report accompanying this application identified longstanding movement to the external walls of the outbuilding, with concern raised about the implications of any additional loading on the integrity of the external wall – given the proposed new use for the building, which is

likely to introduce additional loading to the first floor, structural consolidation is necessary to ensure the long-term structural stability of the outbuilding. The other outbuilding walls will be retained as existing.

The outbuilding will then be insulated with a mix of natural breathable wood fibre insulation and lime plasters, to bring the building into habitable use without causing unintended damage to the historic fabric of the building. The wood fibre insulation proposed is in line with Historic England guidance on the insulation of historic buildings to ensure the continued breathability of the historic fabric – see figure 11 (p17) within Historic England document “Energy Efficiency and Historic Buildings: Insulating Solid Walls”.

New windows and doors have been proposed within the existing openings, with a new conservation style roof light to ensure sufficient natural light to the office space without additional loss to the historic fabric that would be caused by forming new openings in the stone wall.

There are 4no. wooden stalls to the ground floor of the outbuilding, which will be retained and carefully protected during the construction process. The wooden stalls are likely mid-20th Century in origin and are fixed over a grooved concrete floor, so have minimal historic value or significance. The images below show the wooden stalls over the concrete floor.





One stall will be removed to allow the installation of an internal staircase. The proposed location of the staircase has been chosen to maximise the amount of usable space at first floor, as well as avoid the removal of a wooden worktop that connects to the existing stall at the northern end of the outbuilding. The existing external staircase is very steep, steps directly on to the road and can be dangerous in poor weather conditions or in the dark. As it is considered that installing a new secondary external staircase, replacing the existing with a Building Regulations compliant staircase or adding railings and other safety measures to the existing would be incongruous to the outbuilding and context of the Listed building, the new internal staircase is considered the best solution to provide safe access to the first-floor office space.

8. CONCLUSION

Ongoing maintenance and repair is required to Listed Buildings to ensure their long term conservation. The replacement of windows at Higher Chipping House is considered necessary due to their extensive state of deterioration; although this may result in the loss of some historic fabric, the replacement windows have been carefully designed to match the style of the existing and the opportunity has been taken to improve the energy efficiency of the building through the sensitive integration of slimline double glazing. It is considered that, given the poor condition of the windows, these proposals will have a less than significant harm upon the heritage asset; the new windows will provide a benefit in their contribution towards the long-term use, maintenance and conservation of the heritage asset.

Urgent works are required to the existing outbuilding to prevent its continued deterioration. The conversion of the outbuilding into a home office has been designed to minimise the loss of historic fabric and will have a less than significant harm upon the setting of the Listed Building.