

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

## CONTENTS

1. INTRODUCTION .....	2
2. HERITAGE .....	2
3. WINDOWS.....	3
4. INTERNAL DOORS.....	3
5. GROUND FLOOR FINISH .....	4
6. RAINWATER GOODS.....	4
7. OUTBUILDING CONVERSION.....	5
8. OUTBUILDING REPLACEMENT .....	5
9. CONCLUSION.....	6

## 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.

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 20<sup>th</sup> 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.

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.

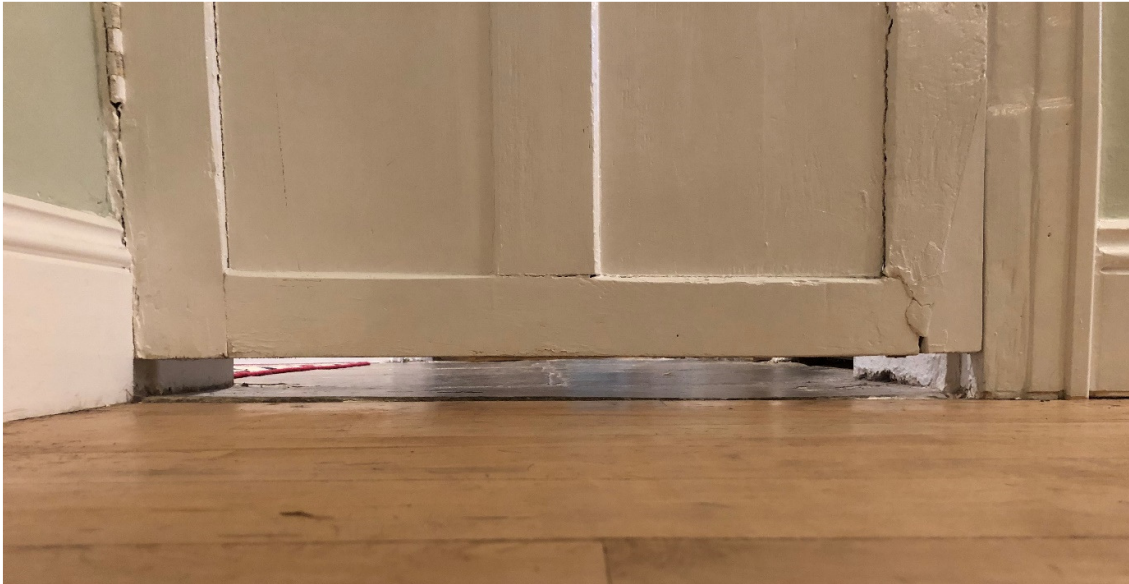
Historic England recognises that the conservation of heritage assets is based on “appropriate routine management and maintenance”. Given the ongoing deterioration of the existing windows, it is considered that replacement windows will have a beneficial impact on the Listed building. The use of slimline 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 and bring them more in line with modern requirements for fire protection.

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. New draught proofing strips will be applied to the top and sides of the doors in accordance with Historic England guidance on draught proofing heritage doors and windows.

## **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.

## **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.

It is proposed to take down and replace the rotten timber fascia boards with new timber fascia boards to match the existing.

## 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 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.

New windows and doors have been proposed within the existing openings, with new conservation style roof lights 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.

## 8. OUTBUILDING REPLACEMENT

Under this application, the demolition and replacement of a second single storey outbuilding is proposed – as identified on the site plans accompanying this application. The building is of poor-

quality 20<sup>th</sup> Century construction, with rendered breezeblock walls up to 1m above external ground level and vertical timber cladding above, with a corrugated sheet metal roof.

This building will be demolished, with a new single storey greenhouse / potting shed proposed – the volume to match the barn it will replace. The proposed greenhouse will have brick walls up to approximately 0.8m above ground level, with a traditional style timber framed greenhouse structure above.



*Fig. 3 – example of proposed new greenhouse construction.*

## 9. 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.