

HERITAGE STATEMENT

REPLACEMENT GREENHOUSE AT:

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

February 2023

Document Revision History

Ref	Date	Description
-	09/02/2023	First draft for consultation

## 1. INTRODUCTION

DWA Architects (London) Ltd have produced this statement to accompany a Listed Building Consent application for a replacement greenhouse at Higher Chipping House, Cutler Lane, Chipping. 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.*

This application seeks to replace an existing greenhouse to the north-west of the existing house with a larger greenhouse.

## 3. PROPOSALS

There are existing timber and render outbuildings to the north-west of the existing garden, behind which sits an existing small greenhouse; the applicants make regular use of this greenhouse as they are keen gardeners who grow many of their own vegetables, but they have found that the existing greenhouse is too small and not well suited to their needs – as well as being in very poor condition.

This application seeks to replace the existing greenhouse with a larger greenhouse more suited to the applicants needs. The greenhouse will be screened from view of from both the road and the existing house by the existing outbuildings, so will cause no harm to the setting of the historic building.

## 4. CONCLUSION

The proposed greenhouse is screened from view from the public realm and the existing house, and will therefore cause no harm to the setting of the Grade II Listed Higher Chipping House.