

Heritage Statement

1 Talbot Street, Chipping, PR3 2QE

12th September 2023

440.04



Site Address

The site address is 1 Talbot Street, Chipping, PR3 2QE. There is a single detached dwelling on the site.

This is located adjacent to the central junction within Chipping, nestled between Listed Building St Bartholomew's Church and number 3 Talbot Street.

The Site

The site is fairly long and narrow and follows the eastern wall of St Bartholomew's church. The land drops down away from the church to site level. The hardstanding drops sharply at the front of the property down to road level and steps at the rear lead down to the grounds of the Talbot Hotel and its adjacent properties.

The house is nestled into the site and forms a large part of the character of the street. There is a part stone wall, part coal shed at the front of the property with a staircase that forms the primary entrance to the dwelling. The beginning of this staircase is directly adjacent to the road with no footpath. The road widens at this point. Following observation on a pleasant summer's day, foot traffic naturally follows along this wall, creating an impromptu footpath.

From the junction (Talbot Street and Windy Street), the view from a pedestrian and vehicle is predominantly that of the front wall/ coal shed at road level.

A single planning application is visible on the Planning Application service, this was invalid and has not been progressed:

Application: 3/2023/0219 Received: 13/03/2023 Planning Status: Invalid

Listed Status

The building at 1 Talbot Street and site itself is not listed, however there are a number of listed buildings within the immediate area. The centre point of the Village, St Bartholomew's, is Grade ii* and shares a wall with the property. Immediately opposite the site is number 2 Talbot Street, which is Grade ii listed. Several properties along is the Talbot Hotel, a Grade ii public house which is due to undergo some extensive construction works.

It is safe to say that the village is steeped in history, character and importance, rightly protected by its listed status.

Materials and Form of the Building

The wall of St Bartholemew's has a soot stained sandstone hewn into roughly rectangular blocks and a capping stone to the top. Number 1 Talbot street is made up a rougher mixture of stone, with large quoin features on the corners. Windows are generally framed by large sandstone blocks. Roofs in the area are almost entirely grey slate.

The Significance of the Assets

Views from and onto the site include numerous Listed Buildings and other items of important social and historical character in Chipping. Any alterations to the property must be in keeping with character of the village and the existing house.

Doors and the Streetscene

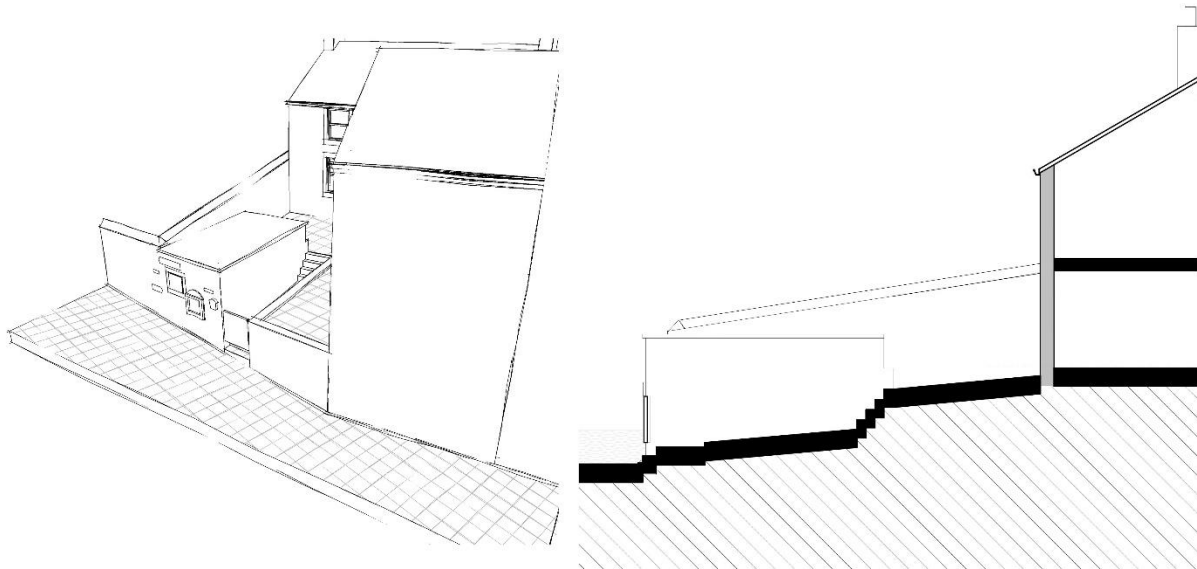
Talbot Street includes a variety of street facing openings ranging from the 15th Century onwards. Each dwelling features a front and rear door. Some properties include side or rear access via a gate or walkway. Due to the inconsistent levels, many doors are at a level above or below the street itself. There is a delightful mixture of window types and sizes. Some of the existing doors and windows are less than practical in size and served as coal chutes or provided specific services in other circumstances. The doors are predominantly timber painted black or dark brown.



The Proposal

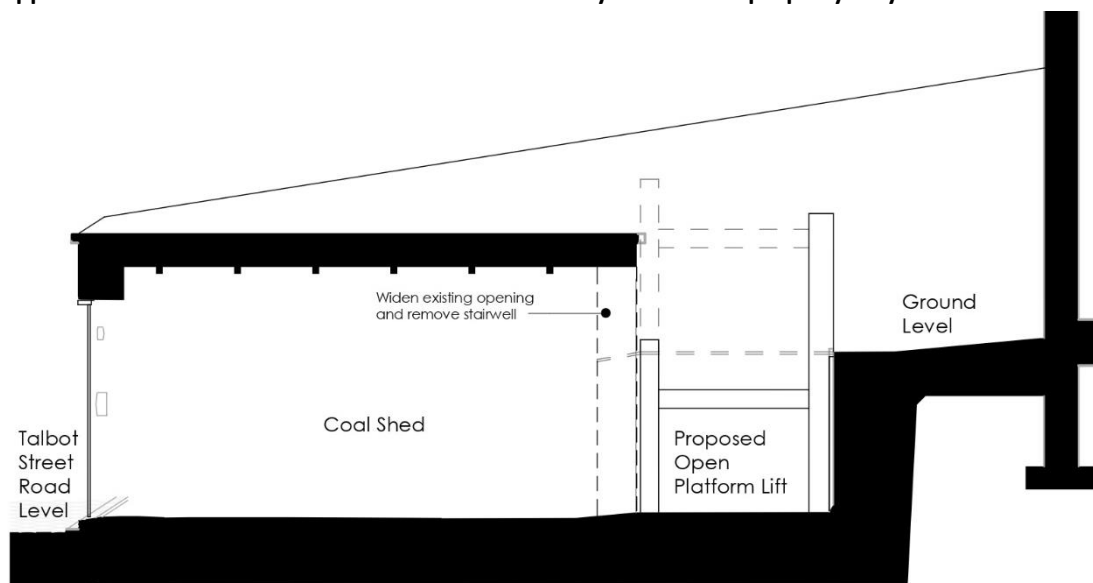
The occupants declining mobility has caused a rethink in the suitability of the challenging access at the front of the property.

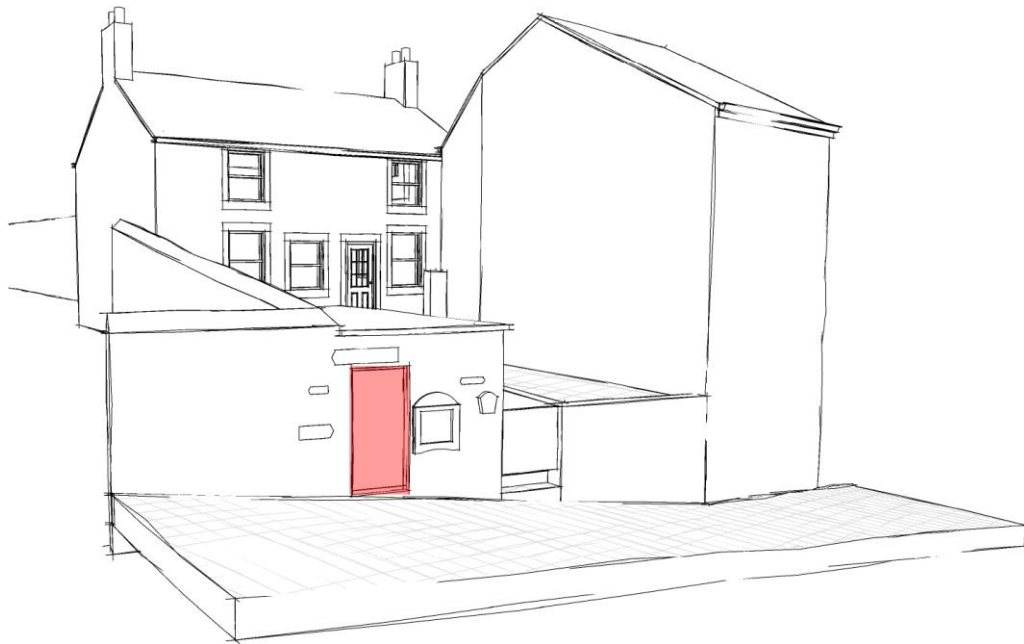
The previous layout at the front of the property severely limited access to the ground floor level. This is due to the historical uneven steps and narrow access from road level to the front door. This access route passes the existing coal shed. The coal shed included a coal chute to the road, and more recently a window.



The ultimate scheme is to provide a level and ramped access from road level to the ground floor of the property. The most sympathetic method is to use the existing floor surface within the Coal Shed. A small platform lift will replace the existing staircase, hidden from the road, and will allow a wheelchair user with assistance to enter and exit the property.

This application is concerned with the new door at the very front of the property only.





Due to their immediate requirements, the occupant has carefully removed the existing window/coal chute, and cut down to road level to form a new doorway. The new doorway is sat on a natural horizontal line in the external stonework which helps visually tie the new door into the existing heights.

We recommend that the door is remade with timber and painted black to match nearby secondary doors.

Summary

The house is situated in the centre of a historically and culturally rich junction. The proposal includes removal of an existing window and installation of a new door at the edge of the junction. The new door ties in with other road facing doors in the area and does not have any perceivable impact on other heritage assets in the area. For the important improved access provided, the change in the streetscene appears to be relatively inconsequential.