

Heritage Statement

To install a platform lift behind the external Coal Store, providing improved access from the dwelling, and to install a new fence along the side boundary to the rear of the dwelling with angled Solar Panels.

1 Talbot Street, Chipping, PR3 2QE

24th 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. 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.

The Proposal

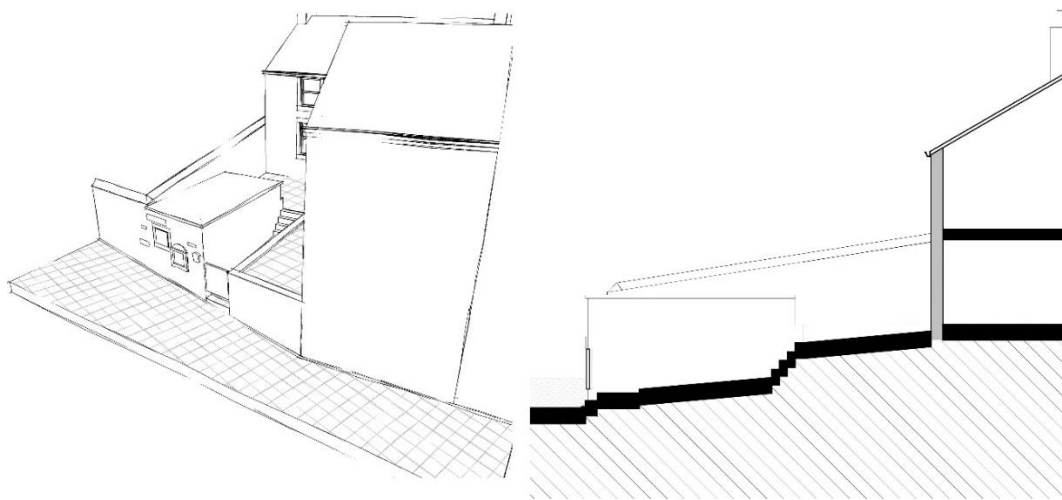
The proposal is in two sections, and is being applied for in two separate applications.

Retrospective Door to Front of Coal Store – Separate Application

Platform Lift to Front Coal Store

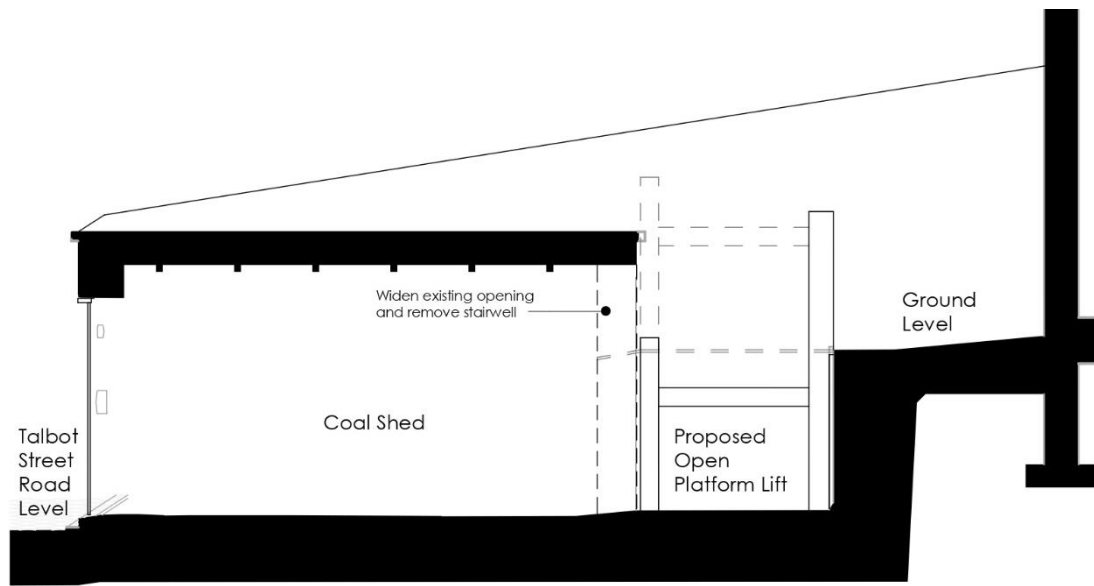
The occupants declining mobility has caused a rethink in the suitability of the challenging access at the front of the property.

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.



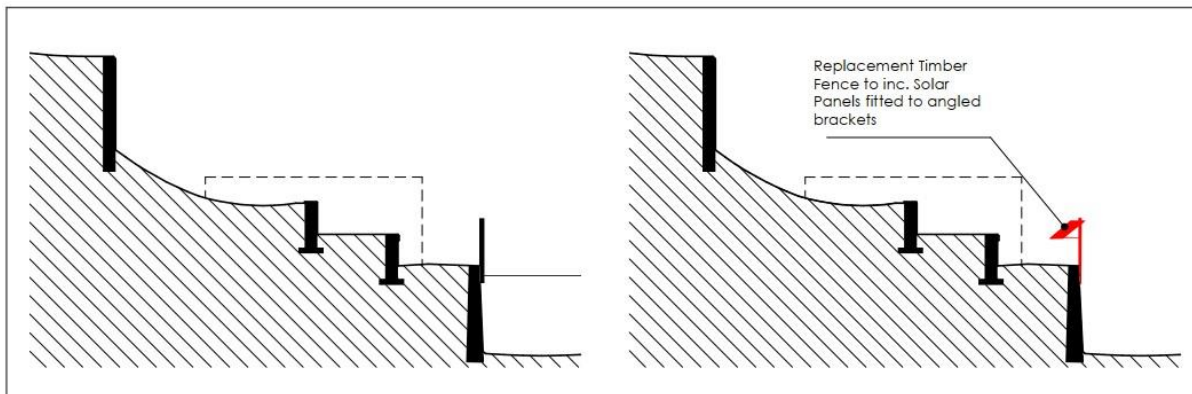
The ultimate scheme is to provide a level and ramped access from road level to the ground floor of the property. The most sympathetic method is to use the existing floor surface within the Coal Shed. A small platform lift will replace the existing staircase, hidden from the road, and will allow a wheelchair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

This application is concerned with the Platform Lift at the rear of the Coal Shed, and the Solar Panels to the rear site.



Solar Panels to Fence at Rear of Site

The existing fence to the lower side of the rear garden is due to be replaced with a similar timber bar and post style fence. As part of this replacement, the occupier wishes to install solar panels within the site. These would have no impact on the main dwelling and would not be visible from the front of the property.



Existing Section Through Site
1 : 100

Proposed Section Through Site
1 : 100

Summary

The proposed works, a platform lift to the rear of the Coal Shed, and solar panels to the side of the rear site, will have no impact on the streetscene or on views from the nearby listed buildings.

The proposed lift will much improve the accessibility of the property. The proposed solar panels are in an ideal location to improve the ongoing sustainability of the property, as well as the obvious environmental benefits, without affecting the views into the site.