Listed Building Consent Application

Heritage Asset Statement

27 Windy Street, Chipping, PR3 2GD

Client: David Hartley

LPA: Ribble Valley Borough Council

ProspusConsulting

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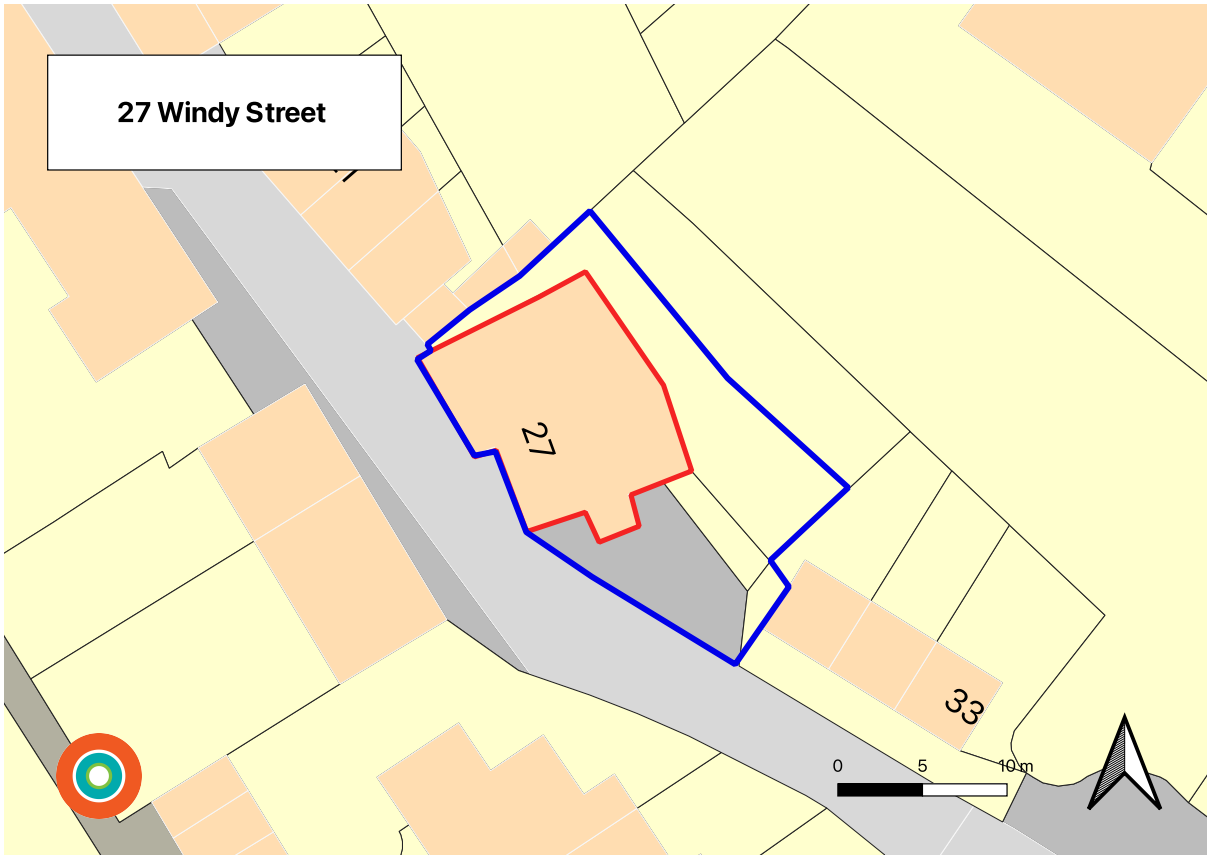
1. Introduction

Prospus Group has been instructed by Chipping Community Energy Group in agreement with the homeowner project to prepare a listed building application for John Brabin's Old School - 27 Windy Street, Chipping, PR3 2GD (the Property).

Within this document Prospus Consulting will demonstrate a clear understanding of the Property's constraints and opportunities and show a sensitive proposal that meets the particularities of the site and the requirements of the client.

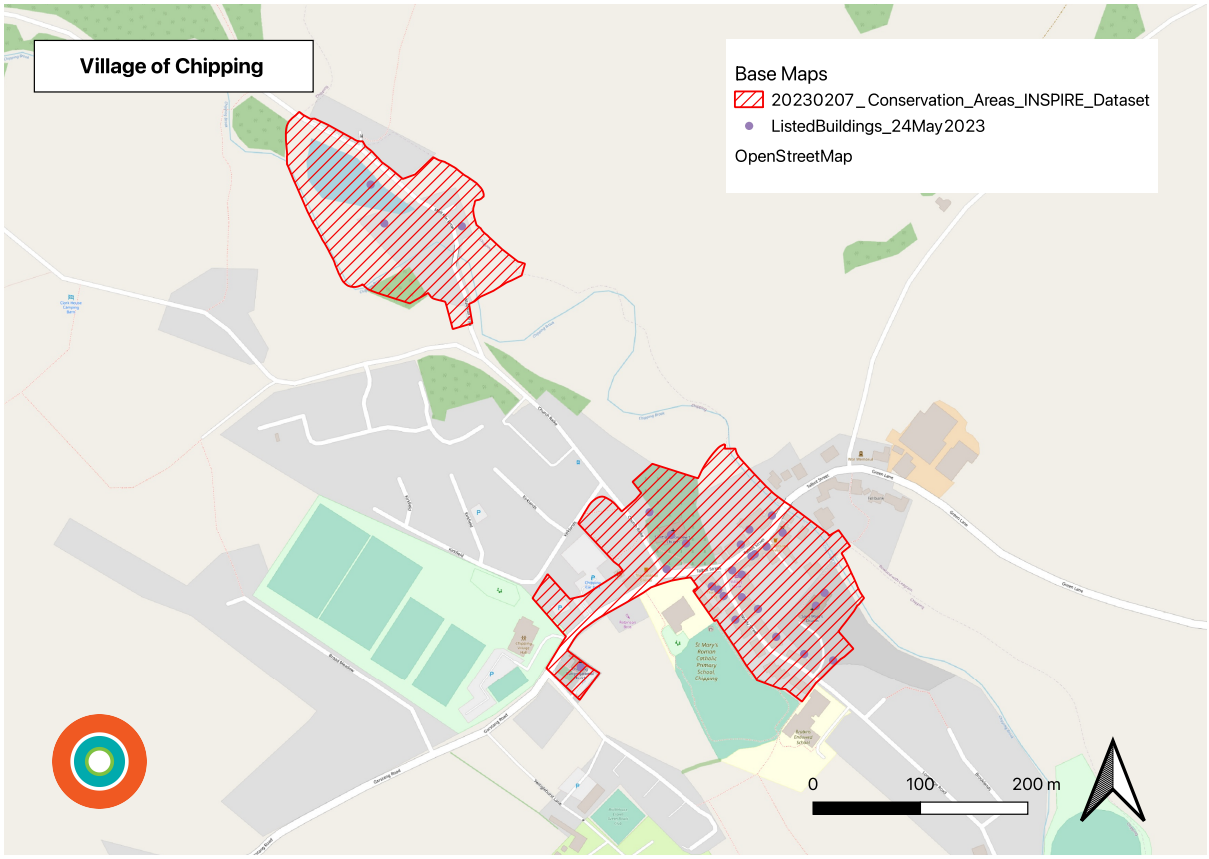


Background

This application is part of the Chipping Community Energy Project which is progressing an innovative solution of capturing ground source heat in localised or shared cluster energy networks operating at ground ambient temperature. The ambient loop will be connected to ground source heat pumps in individual dwellings, and where appropriate, supported by solar generation. These small shared ambient loops offer a more cost-effective low-carbon energy than other heat network proposals.

2. Designations

The Property lies within the village of Chipping which is in the administrative area of Ribble Valley Borough Council. It is a Grade II (GV) listed building and within a cluster of listed buildings on Windy Street and the adjoining Talbot Street. It also lies within the Chipping Conservation Area.



Map showing the Conservation Areas of Chipping

3. Description of the Site

The Property's site for this application comprises the listed building and the curtilage, which includes the cobbled frontage of the small lower garden to the rear of the property. This is made up of a patio, planting beds and paths with a small lawn and shed. Unlike other properties on Windy Street, the property is orientated parallel to the public highway with the front of the building facing the kink in the road creating a semi-public cobbled area adjacent to the highway. To the rear of the Property curtilage is St Mary's Church and burial ground.

The Property is situated in the Chipping Conservation area and is surrounded by other listed buildings on Windy Street and Talbot Street. These listed buildings contribute greatly to the character of the Conservation Area.

The listing entry for the Property states:

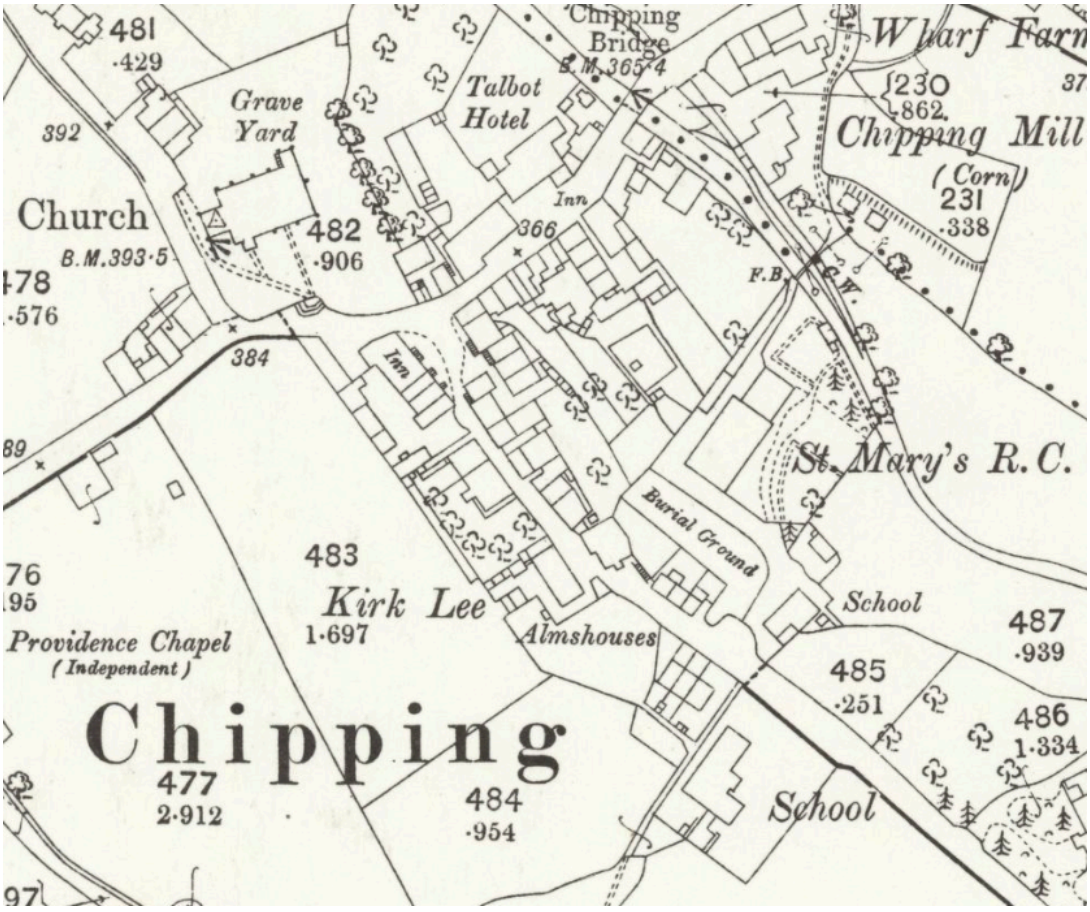
Former school, 1684, altered. Sandstone rubble with slate roof. 2 storeys, the upper one now being very tall. 3 bays with central single-storey porch, continuous drip course which returns along right-hand gable wall, and cavetto-moulded eaves cornice. On the ground floor are 2 3-light double-chamfered mullioned windows, the inner chamfer being hollow. The 1st floor windows have chamfered plain stone surrounds. The porch has an ashlar front, saddle-backed coping with 3 ball finials, a studded plank door and a badly worn moulded door surround with shaped lintel and moulded hood. Re-cut on the lintel are: 'CP RP 1684 JH RM'. Above is a re-cut plaque with moulded border 'THIS SCHOOL FOUNDED BY JOHN BRABBIN GENTLEMAN

DOCE DISCE VEL DISCEDE'. The left-hand gable has a plain stone door surround with 'GIRLS' on the lintel. The right-hand gable has a 3-light double-chamfered mullioned window on the ground floor. At the rear (north-west) are extensions with an M-roof. The wall facing the river is of 2 storeys and 3 bays, the windows having plain stone surrounds. The wall facing the road has 4 narrow doorways with slightly chamfered surrounds, now blocked to form windows. The right-hand one has '1771' incised on the lintel. Above are lst and 2nd floor windows with plain stone surrounds, and a cavetto cornice.

4. Documented history of the site

The school was built in 1684 with funds bequeathed by the will of John Brabin, a local merchant. A parcel of ground near Chipping Town-End, called Brow Spring was purchased upon which a schoolhouse was erected in the same year. It stands near the church and contains two schoolrooms, one of which was appropriated to the children under the care of the master and the other to those instructed by the under-master. The school buildings were thoroughly repaired in 1862. The upper room was then adopted for a girl's school, which had been held in the building since 1854. Local children received a free education, clothing and apprenticeships. In 1880 a new school was built across the road. The school is one of two buildings that were built from the will of John Brabin now known as the Brabin's Trust. The other building is the alms house which is built on the land next to the school. (Red Rose Collection)

The first map of chipping was published in 1893 and shows the Property on Windy Street.



OS Map 1893 Extract

Since the school's relocation to a new site in 1879 the Property has had many uses. After the closure it was turned into a library and used as parish rooms, more recently it was used as a dining room for school children and a village club room for local events and meetings. The physical footprint and plot size have remained the same since 1684 when the land was first purchased by the trust.

5. Planning History

Ref	Description	Decision
3/2010/0725	Application for the discharge of condition no. 2 (plaque fixings) of planning consent 3/2010/0088P.	Approved
3/2010/0088	Attachment of heritage 'blue plaques' to exterior of building (Listed Building Consent).	Approved with Condition
3/2006/0662	Bring back property windows/renew rotten windows/and out of character windows that do not comply with the age of building. Replace/renew K, L, M windows. Replace/renew A, B windows. Replace/renew G,H, I, D, E, F (as granted by 3/2006/0239P)	Approved with Conditions
3/2006/0239	Reinstate 6no. windows on upper floor to match original windows on lower floor and replace original window on ground floor. Reinstate chimney and fireplace/chimney breast. Alter internal partitions to accommodate fireplace.	Approved
3/2004/1238	Convert north facing window to door to access garden. Convert northeast facing window to door to access garden.	Approved
3/2004/0819	Various internal amendments, windows to rear of property and side changed to doors, creation of terrace and steps to create practical access and use of rear garden	Refused

6. Description of Proposal

Drilling of two boreholes and underground pipework within the front curtilage of the property and installation of internal heat pump unit located in the ground floor kitchen.

This will involve the drilling of two boreholes at the front of the property where the current owners park their cars. The pipework from the boreholes will run under the existing cobbled area and be connected to the heat pump which will be housed in the Kitchen. A small entry hole (~120mm diameter) below ground level will be required in the historic fabric to allow the pipes to enter the building. The pipework will then run up through an internal plasterboard riser and across to the kitchen in the void between the ceiling and the first floor, before dropping down to the heat pump in the kitchen in a plasterboard riser.

One penetration of the historic fabric is envisaged at the entry to the building (marked as A on the plan and photos, see section 12).

7. Methods Statement

Installation of the Bore Holes

The Boreholes will be installed first by a hand dig of the top 1m of material in order to ensure there are no buried services that could be damaged. The existing cobbles will be carefully removed and stored safely so that they can be re-laid as part of the restoration of the site. The full method is set out in the appended Working Method Statement provided by the Contractor. The pipe runs between the boreholes and heat pump will be buried ~500mm below the surface in hand dug trenches. See Appendix One for more detail.

Restoration of Cobbled Surface

The cobbles will be re-laid as a whole to provide a consistent surface and to even out any unevenness in the finish. See Appendix One for more detail.

Policy Assessment

8. National Planning Policy Framework

Section 16 of the 2021 NPPF refers to proposals affecting heritage assets and seeks that an assessment of the impact of a proposal be provided with any application. The assessment should be sufficient to understand the impact and no more. Further assessment under the NPPF is contained in the Heritage Asset Statement section below. Paragraph 195 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

In this case the impact of the proposal is considered to be less than substantial harm. In such cases, the proposal should be weighed against any public benefit that might accrue from the benefits of the proposal.

The public benefits are the likely enhanced conservation of the host building through reduced energy bills and increased energy security. This will enhance the conservation status by ensuring that the building is heated economically making living in this listed building more sustainable. This proposal will also enable the community to be more sustainable by reducing the carbon impact of heating in the village and also improving the local air quality, all of which align with key local, national and global policies.

9. Local Development Framework

Ribble Valley Borough Council Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version

Policy DME4 – *States that it favours the protection and enhancement of heritage assets and their setting and that proposals should not harm the conservation areas.*

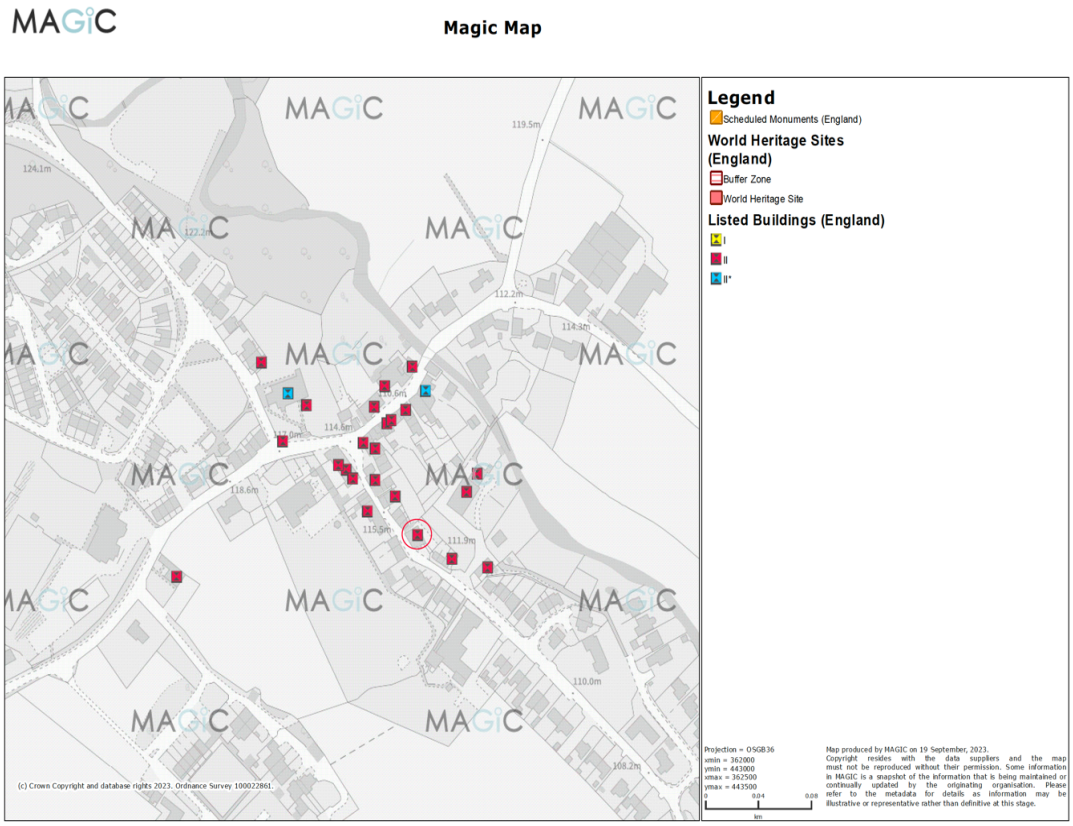
To ensure that the heritage asset is protected whilst enhancing its conservation status the heat pump will be located at the rear of the property meaning there will be no visual change to the roadside views. This will also ensure that the wider conservation area's key attributes won't be affected. By drilling the boreholes and installing the heat pump the heritage asset will remain up to date in heating technology ensuring its future and reducing its environmental impact

Policy DME5 – *States that the borough council will support the development of renewable energy providing it can be shown that such development would not cause unacceptable harm to the local environment or local amenity.*

To ensure that this renewable energy product doesn't cause unacceptable harm the heat pump will be located inside of the house so that there is no visual change to the property once all of the work is carried out. This proposal will improve the local environment by reducing the carbon impact of heating the property and improving the air quality in the village.

Heritage Asset Statement

10. Heritage Assets



Magic map extract – the proposal site is located in the red circle.

The heritage assets local to the proposal site include:

Scheduled Ancient Monuments

None

Listed Buildings

1072320 8 AND 10, TALBOT STREET GV II

1308595 12 AND 14, TALBOT STREET GV II

1147316 PRESBYTERY AT CHURCH OF ST MARY GV II

1147304 JOHN BRABIN'S OLD SCHOOL GV II

1147260 2, TALBOT STREET GV II

1072284 12, WINDY STREET GV II

1362226 2 AND 4, CHURCH RAIKE GV II

1072282 7, TALBOT STREET GV II

1072321 THE VILLAGE TUCK SHOP GV II

1072283 4, WINDY STREET GV II

1072286 JOHN BRABIN'S ALMSHOUSES GV II

1072280 SUNDIAL IN CHURCHYARD TO SOUTH OF CHURCH OF ST BARTHOLOMEW GV II

1072281 TALBOT HOTEL GV II

1362244 POST OFFICE AND JOHN BRABIN'S HOUSE GV II*

1072285 17 AND 19, WINDY STREET GV II

1365618 ST MARY'S OLD SCHOOL GV II

1147217 CONGREGATIONAL CHURCH GV II

1362247 THE SUN INN GV II

1362245 CHURCHYARD WALL AND STEPS AT CHURCH OF ST BARTHOLOMEW GV II

1362246 STABLE AND BARN SOUTH-WEST OF TALBOT HOTEL GV II

1072279 CHURCH OF ST BARTHOLOMEW GVII*

1362248 NO 6 AND STABLE ADJOINING TO SOUTH-EAST GV II

1362249 15, WINDY STREET GV II

1362250 CHURCH OF ST MARY GV II

1365612 PROCTOR'S SHOP GV II

Chipping Conservation Area

Architectural

Chipping has evolved along the two main thoroughfares, Talbot Street and Windy Streets. Predominantly buildings front directly onto the street with gardens at the rear providing private open area. There a few exemptions with some buildings set back whilst some have their gables ends to the street, there is also a small courtyard on Windy Street that provides access to 7,9 and 11 Windy Street. These exemptions to the linear form contribute to the villages varied townscape. There are two main public spaces in the conservation area on being In front of The Sun in which is located at the intersect between Windy Street and Talbot Street potentially the location of markets and the second in front of The Talbot a former farm house which hosted agricultural sales. The streets have varying widths and are lined with large stone kerbs and cobbles infill up to the houses, this is a key character of the conservation area. Most communal areas and the passage way to 7 to 11 Windy Street and made using cobble stones. The architecture is characterised by stone historic buildings of traditional construction dating mainly from the late 17th century to the early 19th century this includes 24 listed buildings. There is variation between rubble stone

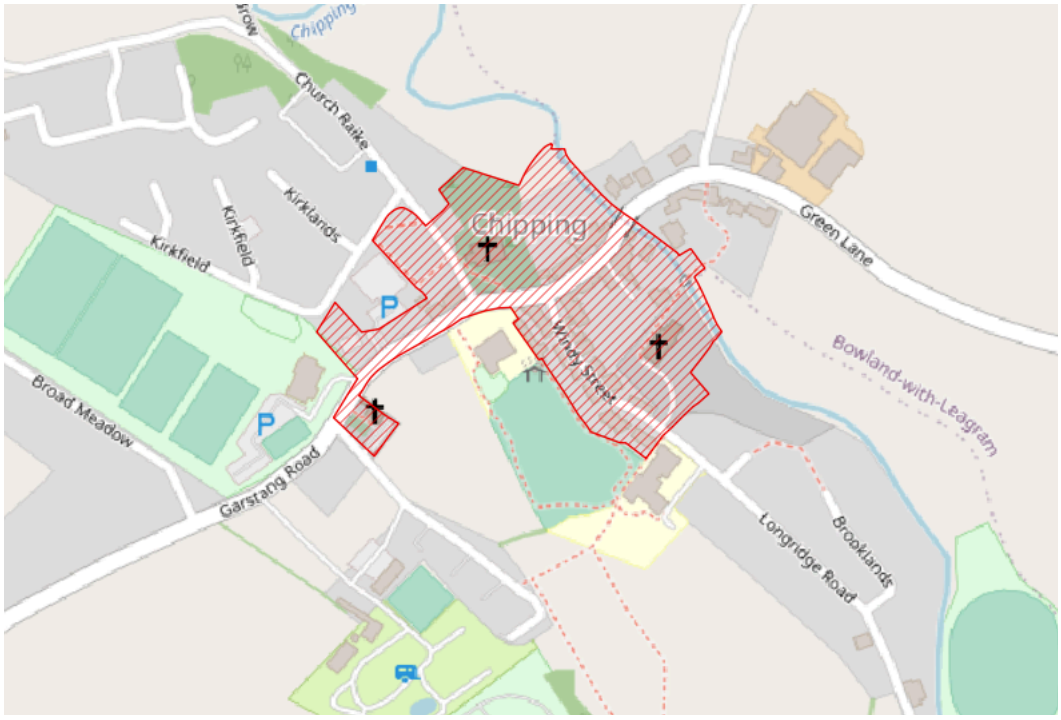
walls and squared coursed sandstone but the majority of buildings have stone windows and stone door architraves. Welsh slate has become the most used roofing material replacing stone roofing slates as repairs have been undertaken. (Chipping Conservation Area Appraisal)

Historic

Chipping is home to two churches St Bartholomew's and St Mary's these stand on individual plots on the fringe of the historic village in well tree'd churchyards providing two of the most significant open spaces in the conservation area. Cheesemaking, wood and leather working and especially textiles were a source of extra income alongside primarily an agriculture income. Spinning and handloom became increasingly important and attracted John Brabin a cloth merchant to the area who founded the school and arms houses and charity from his will in 1683. (Chipping Conservation Area Appraisal)

Landscape Setting

The village lies in undulating lowland farmland with the conservation area backing onto open farmland and occasional woodland. The settlement sits beside Chipping Brook which runs southward to join the Loud with the land rising steeply to Parlick Fell and Fairsnape Fell to the North. (Chipping Conservation Area Appraisal)



Map of the Chipping Conservation Area (Magic Maps)

World Heritage Sites

None

Historic Environment Record

Extract from the Historic Environment map (LHER Monuments Report)

No finds or associated events/activities were found at the site. There are a number of listed building in the surrounding area but no finds or associated events/activities within 100 meters.

11. Heritage Appraisal

The following appraisal adheres to guidance published by English Heritage (2008) and relates specifically to the requirement contained in clause 128 of the NPPF as follows:

> *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for developing and critically assessing the

design of new proposals, making sure to prioritise conservation of significance where possible and appropriate.

Heritage Values

The following appraisal of the heritage values devotes particular interest to how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

Evidential Value

English Heritage (2008) suggests that 'Evidential value derives from the potential of a place to yield evidence about past human activity'.

In this case, the building evidences the use of the site for educational purposes and the various intervening uses up to the present use as a dwelling house. While the shell of the building remains relatively unaltered through the period of its existence the interior has altered considerably as adjustments to the accommodation to fit the uses have cumulatively removed many of the internal features.

The listing refers to the plaques on the roadside faces of the building which gives us an indication of the building's initial use. On the front of the porch is a re-cut lintel depicting 'CP RP 1684 JH RM' as well as another re-cut plaque with moulded border 'THIS SCHOOL FOUNDED JOHN BRABBIN GENTLEMAN DOCE DISCE VEL DISCEDE'. These key features along with the left-hand gable with 'GIRLS' on the lintel give us an insight into how the building was used from 1684 and how it changed life in the village.

Historical Value

English Heritage (2008) suggests that - "Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative* or *associative"*.

The village has a great connection to 27 Windy Street as it was the former school which was set up with funds from John Brabin's will. Included in that will were funds to employ a schoolmaster and provide the children with clothes. Now the school has moved to a new site, but the Brabin Trust still provides educational bursaries for the under-25s in the area. This building marks a change to the village allowing the children a formal education and ensuring they were clothed appropriately.

Communal Value

English Heritage (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

Local residents will remember the school building being used as village club room where local events and meeting where held.

Aesthetic Value

English Heritage (2008) suggests that: "Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place".

This building represents a significant change to the village through the provision of free education to all children of the village. This has continued today with the Brabin's trust providing educational bursaries making the building a symbol of hope and opportunity.

STATEMENT OF SIGNIFICANCE

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
The prime significances of the site, derived from an appreciation of its related heritage values, may be summarised as follows:

> This site has great significance to the village being the home of the first school to the village and symbolises a positive change for the village. The school along with the alms houses are the physical reminders of John Brabin who's trust continues to change the lives the children in the surrounding area. The significance relates to the exterior of the building and the setting created by its associated curtilage rather than any internal features which are mostly modern.

Analysis of the Proposals

General Principles

General guidance on assessing proposed changes to heritage assets is given in chapter 16 of the National Planning Policy Framework (2021). This establishes that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. This heritage statement fulfils this need, and the findings have informed the development of the new scheme. There follows an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised. The review is guided by local and national policy.

Summary of Proposals

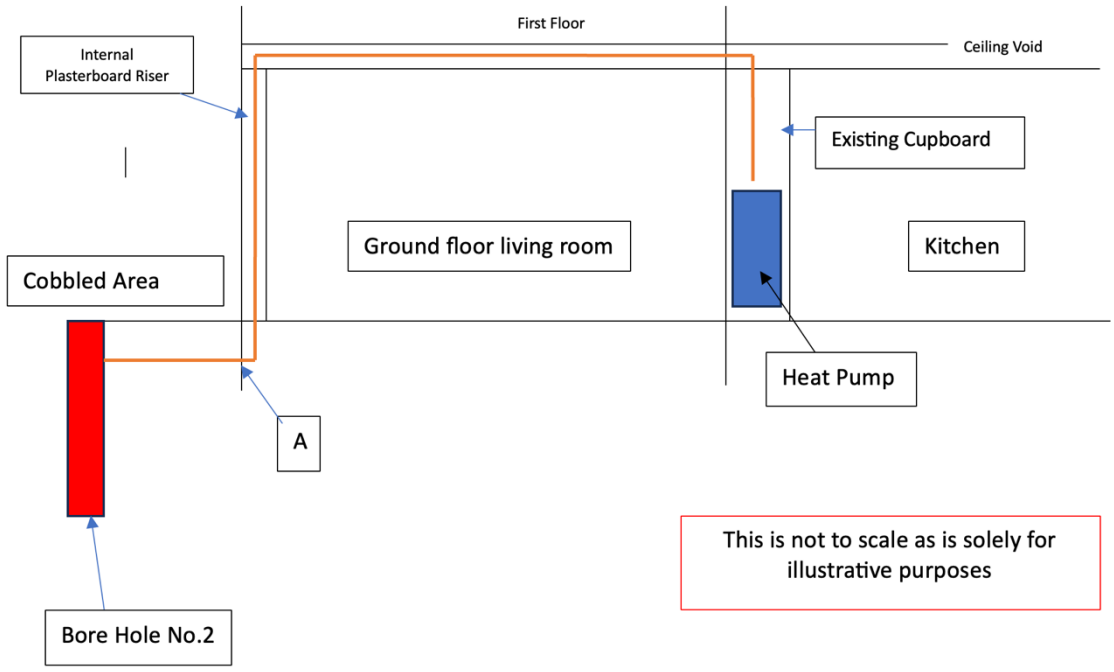
The drilling bore holes within the curtilage of the building and installation of a heat pump which will connect to the existing heating system.

12. Brief photographic survey of elements to be altered

Front curtilage, with an illustration of where the boreholes may be drilled and the underground connecting pipwork will enter the building

Modern internal panelling and ceilings and an illustration of where the heat pump and connecting pipework will be installed behind these modern panels.

An example of a first floor ceiling void through which the pipes will run.



A sketch setting out the indicative pipe route

National Policy Discussion

To establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the three criteria set out in NPPF 197.

1. The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

The proposal has ensured the occupation of the heritage asset is more viable in the future making it a more desirable place to live. This will ensure its upkeep and protection in the future whilst ensuring that the historic value if the building remains.

2. The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

This proposal is making the community a more sustainable place to live, something that is becoming more relevant. This proposal will also reduce the heating costs for the residents and protect them from any future energy crises.

3. The desirability of new development making a positive contribution to local character and distinctiveness;

This proposal is entirely neutral due to the change being to the rear of the property ensuring that the front two elevations remain untouched ensuring the protection of the listing and the conservation area.

13. Conditions

We expect conditions to be attached to approval of this application for approved details of the internal works once the contractor has been appointed.

As always it is considered good practice for an LPA to discuss any proposed conditions with the applicant before they decision is issued to avoid any unnecessary or unduly onerous ones.

14. Summary

The proposed changes to the property are neutral in that they have no public visual impact of the listed building and will allow a more sustainable future reducing heating bills and reducing the carbon impact of heating the property.

From the roadside, the proposal, once finished, will all be underground and there will be no impact to the conservation area or its setting. During the drilling of the boreholes cobbled areas will have to be removed to allow the drilling. The cobblestones will be relayed using appropriate techniques ensuring the look and conservation of the cobblestone surface. Within the property all pipework will be surface mounted or will run within modern ceiling voids or other modern

panelling. Any fixings into historic fabric will use stainless steel screws into plastic plugs being first drilled out using an 8mm bit.

Appendix One – Methods Statement

Borehole drilling process overview Chipping

Summary

The planning application for the low carbon heat network in Chipping relies on the installation of boreholes up to 200m deep adjacent to dwellings adopting a ground source heat-based heating system.

Once drilled the borehole, which comprises a drilled shaft of around 130mm (~5 inch) in diameter will have a continuous flow and return pipe installed throughout its length and then the gap between the pipe and the surrounding rock will be filled with grout to maintain the integrity of the surrounding rock and its strata, as required.

The flow and return pipe will be filled with water, pressure tested and sealed, or connected to the ground source heat pump in the adjacent property, through pipe work installed in trenches. The heat pump will then extract ambient heat from the rock by circulating chilled water through the borehole, and working like a fridge in reverse, will convert this ambient heat to usable heat for the property's heating and hot water.

The total length of the borehole will be carefully assessed to ensure that the surrounding rock can sustainably deliver heat to the property in the long-term. This heat will be recharged from surface summer heat & geothermal heat from the surrounding rock, to ensure that each year the extracted heat is naturally replenished.

The borehole size will depend on the amount of heat required by the house, calculated through detailed energy modelling for the property, using a computer simulation (based on the property size, rooms, usage, and fabric) and local weather data. A modern, well insulated 4 bed property may require a single borehole 50m deep, whereas an older large 5 bed stone property may require 2 boreholes of 200m in depth.

Drilling the borehole

The drilling of each borehole will be carefully manged with a method statement and risk assessment and in compliance with the MCS Specification for Ground Source Closed-loop Drilling.

As part of the risk assessment and method statement, the drilling contractor will undertake a risk assessment to evaluate the risks associated with the borehole and mitigation measures required. This process will include (but will not be limited to): a desk top search for buried services and utilities; an assessment of Coal Authority records for current or historical mine workings; and an evaluation the risk of artesian ground water. The risk assessment and method statement will also include for suitable mitigation plans for the identified risks, including hand digging for approximately the first metre for each borehole; safety fencing to keep members of the public at a safe distance from the works; and arrangements to drain any water emerging from the borehole as it is being drilled to suitable disbursement areas or drains.

Whilst the drilling rig technology for boreholes varies, they typically have a drilling rig and a supporting compressor unit, which are connected by hydraulic pipe. The sediment arising from the drilling process is removed by continuous process, typically involving the pumping water from a hose pipe through the borehole to collect the sediment dislodged by the drill head. This sediment is then filtered out of the water extracted from the borehole and piped to a skip, for removal from site. The filtered water is then discharged to a suitable disbursement area or drains. The number of skips will vary depending on the total dept on the borehole but would typically be between 1&2 skips per borehole. The use of the water to remove the spoil also prevents any dust from being generated during the process.

The drilling process does induce some local vibration, but the drilling teams will comply with the MCS Specification for Ground Source Closed-loop Drilling, which also requires adherence to the Ground Source Heat Pump Association Vertical Bore Hole Standard and the Good practice guide for ground source heating and cooling.

The following photo was taken when the trial borehole was being installed at the Community Hall in Chipping and is considered reasonably reflective of what will be required the next phase of the works in Chipping. The photo shows the drilling rig, connected by orange pipe to the compressor unit and the water circulation and spoil removal pipe (black), which is connected to a filtration unit and a skip. Both the compressor unit and the skip can be located remotely from the drilling rig.

The drilling rig is highly manoeuvrable and comes with its own ground mats where required, as illustrated in the photograph.

Once the borehole has been drilled the flow and return pipes are installed along its entire length (as shown in the following photograph) and then the gap between the pipe and the borehole is grouted (as required). Once the work is completed and the borehole pipes are connected by underground trench to the property there remains no visible presence on the surface once the works have been completed and the surface treatment has been re-instated, or the grass / vegetation has grown back.

Drilling safety and environmental protection

The drilling of each borehole will be supported by a method statement and risk assessment. This includes appropriate safety precautions for each site, including:

- Full risk assessment completed.
- Hand digging down to 1 m in depth to locate any unrecorded services or utilities prior to drilling.
- The drilling site will be securely fenced off.

The works will be undertaken in accordance with:

- Health and Safety at Work Act 1974.
- Management of Health and Safety at Work Regulations 1992.
- Guidance on Managing the Risks of Hazardous Gases when Drilling or Piling Near Coal
- Closed-loop Vertical Borehole Design, Installation & Materials Standards

The Method statement will detail the working methods to mitigate environmental impacts.

Borehole installation programme

It typically takes 2 – 3 days to drill the borehole and install the associated pipework, grout and then tidy and reinstate the site.

Subject to the overall programme the pipes can then be sealed and covered (to be connected to the property heat pump at a later date) or connected to the pipes laid in the trenches to the individual properties.

Third party impacts

The process does create some noise, but this noise will be managed by the delivery contractors and will be within the noise levels for temporary construction works as defined by BS 5228.

The drilling rig and associated equipment will be located on privately owned land, with agreement from the landowner, or in areas agreed in advance with the Highway Authority to manage impacts on road users.

The location and movement of skips or other equipment using the highway will be subject to the usual highway licensing arrangements.