

Grove House, Malt Kiln Lane, Chipping, PR3 2GP

Heritage Statement & Design and Access Statement



This combined Heritage Statement & Design and Access Statement has been produced to support listed building consent application for the below works in accordance with the National Planning Policy Framework dated February 2019, and the current Ribble Valley Core Strategy. The proposed works are as follows;

- Sympathetic removal of modern cement-based mortars at the rear of the dwelling with hand-tools, and re-point with matching traditional lime mortar.

1.0 Location of Grove House:

Grove House lies on the northern fringe of Chipping, adjacent to Kirk Mill, its Grade II listed derrick crane and Chipping Brook in a small historic industrial hamlet. The dwelling is contained within the Forest of Bowland Area of Outstanding Natural Beauty (AONB) and the Kirk Mill Conservation Area (designated by Ribble Valley Council in February 2010). The conservation area was formed to provide some protection to and preserve the industrial hamlet encompassing Kirk Mill & C19th Barn, The Grove, Grove House and Grove Square, which has special historic interest and character.

The appraisal map below shows the extent of the Kirk Mill Conservation Area, which includes Grove House.

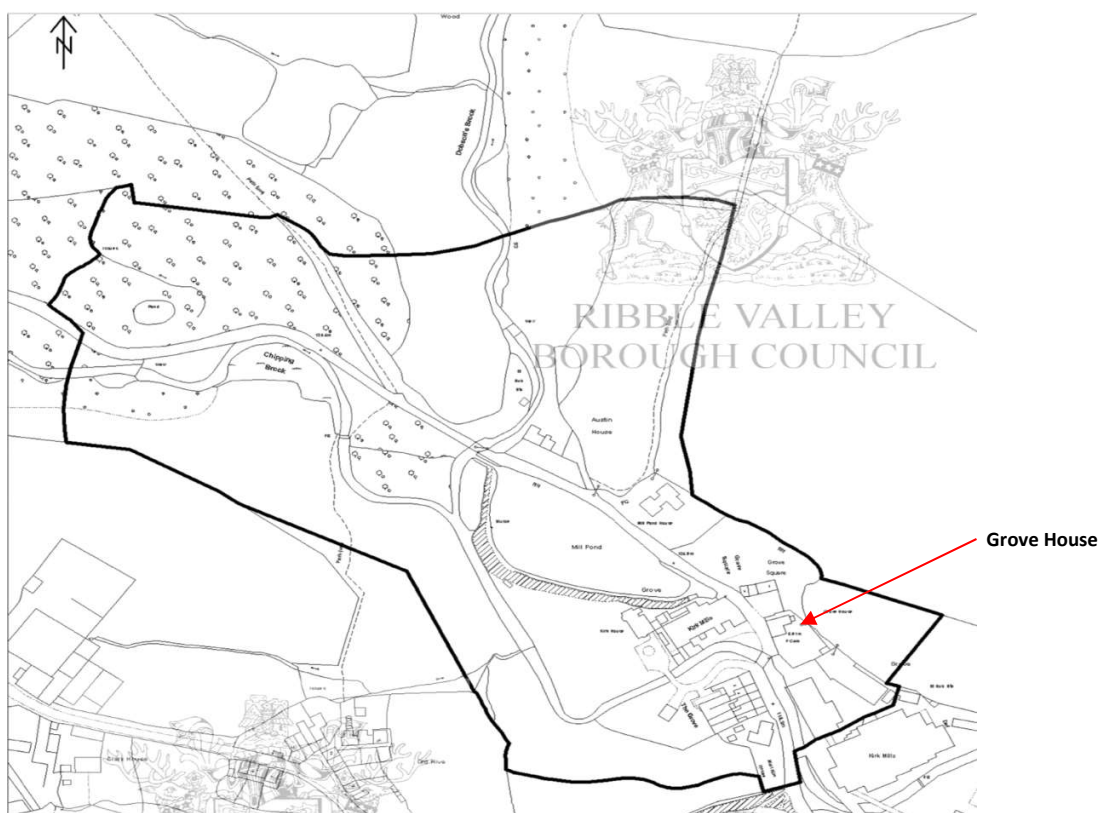


Figure 1: Kirk Mill Conservation Area

2.0 Site Description:

Grove House is a Grade II listed Georgian House.

Land ownership includes Grove House and gardens, a detached out-building (wash-house) to the North, and red brick lean-to style garage to the South-East (attached to the C19th Kirk Mill Barn) and a curved strip of terraced land to the North East of the dwelling.

3.0 History of Grove House:

Formerly known as Brook Cottage, Grove House was built around the end of the 18th Century at the time The Second-Spinning Company, Atherton, Houlgrave, Harrison & Rose owned Kirk Mill.

Following the decline of the cotton spinning industry, Kirk Mill and its associated buildings (including Grove House), were put up for auction in 1866 and purchased by HJ Berry Chairworks. Since then Grove House has been owned by members of the Berry family until December 2017, when the house was purchased by the current owners.



Figure 2: Ordnance Survey Map 1844

In June 2011, the Ribble Valley Borough Council (RVBC) imposed an Article 4 Direction on Grove House restricting some residential permitted development rights.

In September 2019 Grove House was Grade II listed after the architectural, historic and group value was assessed by Historic England and deemed to meet their criteria for Listing.

4.0 Grove House List Entry Number: 1465964

Architectural interest:

- A largely intact late-C18 dwelling which falls within the 1700-1850 time-frame when there is a presumption in favour of listing;
- The articulation of the principal elevation and the good use of materials, combine to produce an attractive composition;
- It retains a largely intact plan-form and a suite of original late-C18 features including staircase, doors and fitted cupboards, unified by the incorporation of a reeded decoration;
- It illustrates the conventions of a higher status dwelling modified by a vernacular approach within a strong local context.

Historic interest:

- Thought to have been constructed by the owners of one of the earliest cotton spinning mills in England, which included the pioneering designer of textile machinery Peter Atherton.

Group value:

- It benefits from a spatial, historic and functional group value with the Grade II-listed Kirk Mill and Kirk House.

<https://historicengland.org.uk/listing/the-list/list-entry/1465964?section=official-list-entry>

5.0 Description of Grove House:

The front and side of the dwelling (Malt Kiln Lane) are constructed from local squared water-shot sandstone, the rear is constructed using random sandstone.

The roof is constructed from welsh slate. The main part of the facade has an asymmetrical composition over three stories, with large quoins up to the first floor. The two front windows are Georgian 10-over-10 unhorned sliding sash windows set within plain stone surrounds. The front door has six raised and fielded panels and a plain stone surround with semi-circular head and a fanlight with radiating glazing bars.

To the side of the dwelling (Malt Kiln Lane) there are three windows, the ground floor a tall Tudor-arched frame, to the first floor a horned sash, and to the second floor a casement window, all encased in plain stone surrounds.

The rear (north) elevation has a blocked ground floor window with a stone lintel and a large inserted camber-headed window within a concrete surround to the ground and first floors. The rear entrance has a convex-moulded stone surround with corner bosses and a six-panel door. The rear elevation of the eastern extension has an inserted C20 bow window.

6.0 Assessment of the heritage in and around Grove House:

Kirk Mill is "*the most complete surviving example of an eighteenth-century cotton mill in Lancashire, affording it great significance with in the textile industry in the county. It was built in 1785 on the site of a corn mill dating from at least 1544. The Mill continued spinning cotton using water frames and then throstles until 1866, when it was sold and became HJ Berry's chair making factory until 2010. The mill was powered by a 32 ft waterwheel which continued in use, generating electricity until the 1940's*" – Oxford Archeology

Kirk Mill was afforded statutory designation as a Grade II listed building in 2010, and provides the main focus for the Kirk Mill Conservation Area. Kirk Mill retains considerable elements of historic fabric and external architecture, and is considered to be the best surviving example of an 'Arkwright-type' mill in Lancashire.

Kirk Mill's exterior is of high significance for the aesthetic value, which is reflected in its Grade II listed building status. The Mill retains a high proportion of its historic character as an eighteenth-century water-powered cotton mill. Whilst some later extensions and alterations are evident, the building clearly remains recognisable.

Kirk Mill is undoubtedly one of the most important buildings in the Kirk Mill Conservation Area, and contributes significantly to the character and streetscape of the Area. The Mill also brings historical and communal value to the conservation area. The mill has historical association with Peter Atherton, who was an engineer and inventor and notably one of Richard Arkwright's first partners.

Kirk Mill is also well known for housing HJ Berry Chairworks from the mid 1800's to 2010, when the company sadly went into administration. This family business contributed to the economic prosperity of Chipping for over one hundred and forty years, and gained national reputation for producing high-quality chairs.

Grove House has a long historical relationship with Kirk Mill; originally thought to have been built by the owners of Kirk Mill in the Georgian era, the house has been lived in and owned by family members of the Kirk Mill owners since its construction in the 1790's. Grove House has retained a high proportion of its original Georgian external features which include Georgian sashed windows, a fanlight above the 6 panelled timber front door, original chimney pots, stone guttering and cast iron down-pipes. The house contributes to the character and streetscape of the Kirk Mill Conservation Area, and is a lovely example of a Georgian house.

7.0 Proposed Works:

Repair and Maintenance to external lime pointing

Sympathetic removal of modern cement-based mortar at the rear (north facing) of the dwelling with hand-tools and repair with traditional lime mortar.

The condition of the existing lime mortar joints are very poor, they have weathered back to such an extent that the edge of the stones are exposed forming a ledge which encourages water to seep into the masonry. Large areas of the sandstone have also been unsympathetically covered in cement-based mortars by previous owners, accelerating the deterioration of the stonework.

The stonework at the rear of the dwelling is in very poor condition due to the harsh modern cement mortars covering the softer sandstone. The cement mortar therefore needs to be carefully removed with hand tools to prevent damage to the stonework and repaired with traditional lime mortar.

Traditional lime mortar is permeable and allows water vapour to pass through it. It is this permeability, or 'breathing', which helps to keep the building dry inside without a damp-proof course or chemical treatments. Lime pointing is intended to be sacrificial so that it decays in preference to the stone. Repairs to the sacrificial lime would be classed as "like for like" and would have no impact on the aesthetic value of the heritage asset.



Photo 1 – Rear of the dwelling (north facing)



Photo 2 – Cement mortar covering large portions of the sandstone



Photo 3 - Damage to sandstone due to cement based mortar covering face of stonework



Photo 4 – Original lime mortar evident underneath modern cement mortar

In the past, lime mortar tended to be mixed on site with sands which were locally available. Since the sand influences the lime mortar colour, pointing mortar varies dramatically from district to district. Samples from Grove House have been tested by Mike Wye Ltd (a recommended “gold supplier” by The Listed Property Owners Club (LPOC)), and a sample mortar disc which matches the existing lime mortar (pale yellow) has been created specifically for these proposed works (this sample can be made available on request)

Traditional lime Mix: 3-1 (sand : lime *)

Sand 0-4mm (EN 12620), Lime (BS EN 459-1:2001)

* Lime will be made from a refined high calcium quicklime (CaO) that is slaked and left to mature for a minimum of three months.



Photo 5 - Proposed "Pale Yellow" lime mortar from Mike Wye to match existing

Applicable listed building consent: Application 3/2020/0141

In 2020 approval was granted for the removal of cement based repair mortars with hand tools and repoint worn lime mortar joints to match existing lime mortar using traditional methods on the front and road-side elevation of the dwelling.

Delegation report states:

"Impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Kirk Mill Conservation Area and the cultural heritage of the Forest of Bowland AONB:

The proposals have an acceptable impact upon the special architectural and historic interest of the listed building, the setting of listed buildings, the character and appearance of Kirk Mill Conservation Area and the cultural heritage of the Forest of Bowland AONB.

The pointing and rainwater goods proposals appear necessary to ensure the proper preservation of the listed building..."

The works within this application will be undertaken in exactly the same manner as per application 3/2020/0141 – sympathetically and with traditional tools and materials.

Below is a photograph of the works undertaken on the front elevation of the dwelling – showing the traditional lime mortar recessed from the front of the sandstone and brushed down once applied to bring out the “aggregates” in the mortar – producing a weathered look.

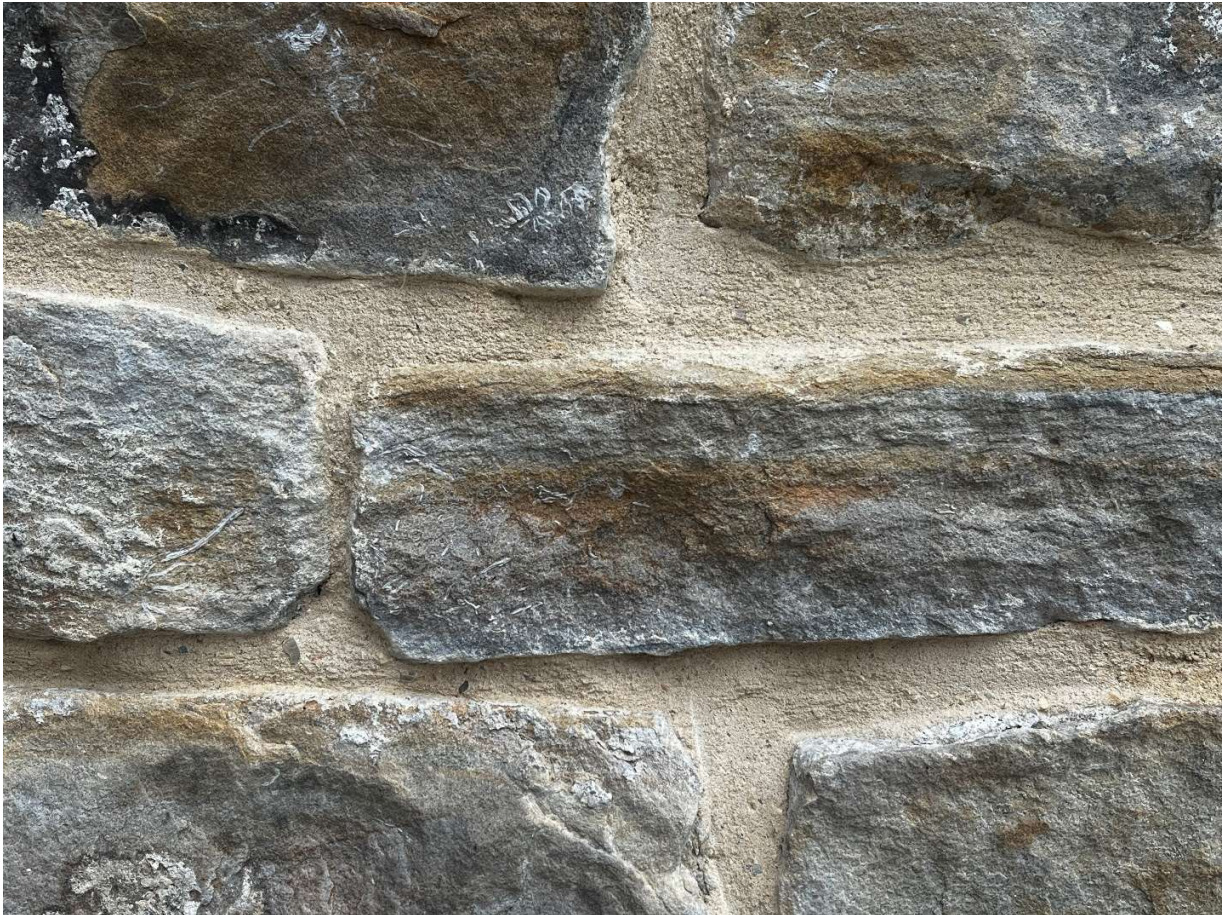


Photo 6 –traditional lime re-pointing works undertaken at the front of the dwelling in accordance with application 3/2020/0141

As Limes are caustic, eye protection, protective gloves and clothing will be worn.

Lime mortar repairs will require the use of mobile scaffolding for access.

Hand tools will be used throughout to avoid damage to the surrounding stonework. Any sound historic mortar will be left undisturbed as it is an important part of the character and significance of the house

Impact upon listed building(s) and setting:

To avoid any loss of character and retain the appearance of the heritage asset and the conservation area, it is proposed that like for like repairs are undertaken, using traditional methods with hand tools only.

The impact of the proposed works will be minimal and will not harm the historical character, fabric or appearance of the existing building. However, if these works were not to take place the impact of the water ingress will cause further significant damage to the building and its features, for example by not removing cement-based mortars, the already damaged sandstone will degrade further.

8.0 Justification:

This application to undertake the maintenance works listed above acknowledges the Grade II listing of Grove House and importance of the building locally. We therefore propose works that are sympathetic to the original construction as is feasible, whilst trying to remedy some inherent construction defects and previous repairs. Carrying out these remedial works will improve the lifespan and health of the building.

The proposed works will prevent further water-based damage caused by the cement-based mortars used in some areas. Traditional lime mortar is permeable and allows water vapour to pass through it. It is this permeability, or 'breathing', which helps to keep the building dry inside without a damp-proof course or chemical treatments. Lime pointing is intended to be sacrificial so that it decays in preference to the stone.

The modern cement-based mortars are trapping moisture and accelerating the deterioration of the stonework, therefore requires removal and repairing with lime mortar.

The proposed removal of cement-based mortars and worn lime mortar, to enable re-pointing in traditional lime mortar will be performed with the use of hand tools only to avoid damaging the sandstone. Any sound historic lime mortar will be left undisturbed as it is an important part of the character and significance of the house.

9.0 Summary

The proposed repair works will not harm or threaten the character or appearance (setting) of the Kirk Mill Conservation Area or setting of Kirk Mill, Kirk House and Grove House (all Grade II Listed).

The proposed removal of the modern cement-based mortar and re-pointing with traditional lime mortar will ensure the proper preservation of the listed building

10.0 References:

Historic England, Conservation Principles, Policies and Guidance

Chipping, Lancashire: Heritage Assessment, September 2013

Kirk Mill community heritage hub (www.kirkmill.org.uk)

National Planning Policy Framework published 24 July 2018

Ribble Valley Core Strategy

11.0 Consultants:

Historic England - Myra Tolan-Smith

Humble Heritage – Liz Humble, Senior Heritage Consultant

Listed Property Owners Club – Peter Bell BA MA PDD IHBC – LPOC Conservation Advisor

Chris Burgess – Traditional Lime Plasterer

Dry Stone Craft - Paul Scott – Principle Consultant

Mike Wye Ltd – Steve Ruggier

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