



P Wilson & Company
Chartered Surveyors

PLANNING STATEMENT (Incorporating
Design & Access Statement)

Two removable flood defence doors

Brabins Shop 20-22 Talbot Street, Chipping, Lancashire

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2.0 Introduction

2.1 Background

- 2.1.1 We have been instructed to prepare and submit a full planning application for the installation of two removable flood defences at Brabins Shop 20-22 Talbot Street Chipping, Lancashire
- 2.1.3 The Applicant is The Brabins Trust (hereinafter referred to as the Applicant) who is the owner of several properties left in trust to the Charity within the Chipping area. The Applicants property is shown on the map provided below edged in red.
- 2.1.4 Brabins Shop lies at the heart of rural Chipping and is an integral part of the community enabling the villagers to buy essentials without having to leave the village. The building is Grade II listed, dates back to 1668 is thought to be the oldest continually trading shop in the Country. The image shows Brabins Shop front today.



2.2 Application Site & Environs

- 2.2.1 The Application Site forms part of the Applicants estate. Chipping Brook runs through the centre of the village which then joins the river Loud, this can be seen on the aerial image adjacent and the property edged in red lying to the West of the Brook.
- 2.2.2 Due to its proximity to this water course, Brabins Shop lies within floodzone 3 on the Government Flood Planning Map, this means it has a high probability of flooding, this has occurred several times and is likely, over time to cause significant damage to the property.
- 2.2.3 4/78 No. 20 (the Post Office) and 29.12.52 No. 22 (John Brabin's House) [formerly listed as The Post Office (formerly John Brabin's House)]

GV II*

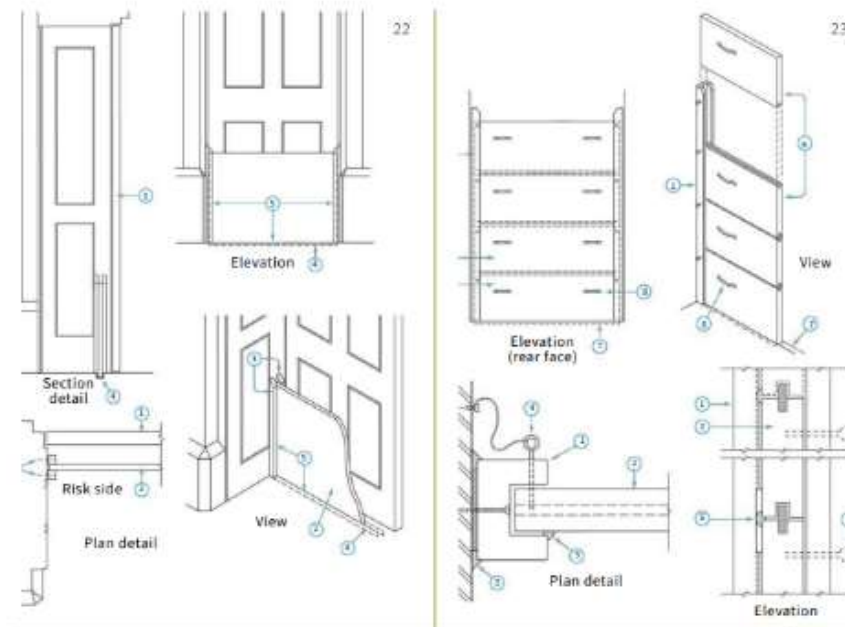
House and shop, 1668. Sandstone rubble with slate roof. 2 storeys. No. 20 (to the right) has a sashed window with glazing bars. On the 1st floor is a 4-light mullioned window with inner hollow chamfer and outer chamfer, with hood. Studded plank door, to the left, has chamfered surround with triangular head. No. 22 has end stacks, and a studded plank door to the right with chamfered surround, triangular head and 'IB 1668' on the lintel. The ground floor has had a continuous drip course cut back. To the left of the door is a window surround with outer chamfer and inner hollow chamfer, with a central mullion remaining between 2 sashed windows with glazing bars. To the left is a C19th plain stone surround to a triple sash window. To the right on the 1st floor is a 3-light mullioned window with hood mould, having an outer chamfer and inner hollow chamfer. To the left is a one-light chamfered stair window at an intermediate level. Stone gutter brackets. The left-hand chimney cap has a moulded coping and weathered offset. The rear wall has double-chamfered mullioned windows. Interior said to be modernised, but contains an old stair and bread oven.

Listing NGR: SD6231443325



3.0 Proposal

- 3.1 The proposal is to provide security from flooding by installing flood barriers to the two front doors of the shop which can be seen in more detail below.
- ❖ The flood barriers would be removable and create minimal impact to the structure and aesthetics of the shop, however protect it from flooding if and when it arrives.
 - ❖ Taking information found within Historic England's flooding and historic buildings guidance, the elevations below show flood barriers that will have the least impact on the external aesthetics of the shop. This design will incorporate runners that will sit to the sides of the doors and a removable protective barrier.



4.0 Design & Access

4.1 Design

4.1.1 Image 23 above shows an example with interlocking tongued and grooved multiple boards for increased height protection

(1) High channels of painted, treated timber (or metal) fixed to reveals each side of opening

(2) Barrier: painted external quality lipped plywood or similar boards, the top edges fitted with hardwood tongues, the bottom edges grooved

(3) Sealant to edges of side channels and channels bedded in mastic

(4) Locating pin to prevent boards lifting

(5) Sealant bead run along external (risk side) joints after assembly to give additional protection

(6) Additional boards can be added, depending on risk level

(7) Slot in paving to locate positively bottom edge of barrier (8) Optional lifting handles on rear face of boards.

4.2 Access

4.2.1 The access to the shop will remain the same.

5.0 Conclusion

- 5.1 The proposed flood defences will benefit not only the shop but also the extended community, as it will preserve a Grade II* listed building, which could become at risk should it continue to flood.
- 5.2 The proposals have been planned to cause the least amount of harm to the building and will have very little impact on the external appearance as the flood defence will be removable.