



**DESIGN & ACCESS WITH
HERITAGE STATEMENT
IN CONNECTION WITH
THE POST OFFICE & JOHN BRABINS HOUSE
CHIPPING
LANCASHIRE**

**ON BEHALF OF
THE BRABINS TRUST**

V1.1

(LM/LM/1912/02)

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JYM Partnership LLP
Oak House
28 Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Signed by: *L McKevitt.*

Dated: 28/08/20

Checked by: *C Bell*

Dated: 28/08/20

The Post Office & John Brabins House

1.0 Author

The author is a Building Surveyor at JYM Partnership and has recently completed an MSc in Building Conservation and Adaptation at the University of Central Lancashire with plans to progress onto RICS membership. The author is also an IHBC student member and working towards membership.

2.0 Introduction

2.1 Property

The property is a grade II* listed building and is also located in Chipping Conservation Area.

2.2 Proposed Works

2.2.1 1950's Café/Shop Extension to Rear Elevation

Removal and replacement of asbestos cement roof sheets with corrugated steel sheeting. Originally proposed for replacement with slate to match original pitched roof however the slope of the roof extension does not allow for slates to be lapped suitably. Include for suitable detail beneath existing roof pitch.

Proposed installation of new ventilation to external wall of the café extension kitchen area.

2.2.2 Kitchen Extension to Rear Elevation

Cement based render surrounding kitchen. To be raked off and provisionally replaced with a breathable lime based render or sandstone to be left exposed and pointed with a lime pointing mortar.

Cement based plaster in the kitchen to be removed and replaced with a lime based plaster.

Proposed to install a cast iron gutter at eaves level and connect downpipe to below ground foul drainage run that goes directly through the adjacent alleyway. No cutting through historic floor slabs etc is required.

2.2.3 Windows

Proposal to replace 2 no. damaged timber sash windows to the front elevation and 3 timber casement windows to the rear elevation. Proposal to replace 1 no. casement to the rear elevation of the barn. All repairs are as per the recommendations of the joinery report.

2.2.4 Gable End

Cement based pointing is present and cement based plaster is also present internally to ground floor restricting breathability and trapping moisture in the gable wall.

Proposed raking out of cement based pointing and replacement with lime based pointing mortar of strength NHL 3.5. Pointing also required to the gable end and chimney stack at the ridge of the gable end with the same mortar. Details of the pointing mortar available in the specification.

Proposed raking off of cement based plaster to ground floor internally and replacement with a lime based plaster. Details of the lime plaster available in the specification.

2.2.5 Barn

Replacement of 1 no. timber casement window to the rear elevation of the barn. Re-fixing of existing ridge tiles that have slipped. Further detail in the specification.

2.2.6 Structural Works

Structural works are detailed in the specification and as per the Reid Jones Partnership tender drawings.

A brief summary includes for:-

Installation of 2 no. steel beams in the living room as a replacement for the defective, undersized and overloaded existing timber beams. Steel beams to be encased in a suitably coloured/aged timber to mimic the original aesthetic of the timber beams. Re-use of the existing timber floorboards to first floor level and the floor joists throughout. Addition of one step to the top of the stairs to level the floor and allow for the inclusion of the steel beams without the loss of any floor depth on the ground floor.

3.0 A description of the significance of the heritage asset

The Post Office & John Brabins Shop comprises of a tea room/café, post office and house. The property has stone mullioned windows which are a key aesthetic characteristic of 17th century buildings, a drip course and chamfered door and window surrounds. The roof also consists of stone slate with two stone faced chimney stacks.

Two extensions to the rear elevation of the property are also present. The latest was built in the 1950's and is brick built with asbestos cement roof sheeting and is currently used as the café area with doors opening onto the back garden seating area.

There is also a kitchen extension (presumably a C19th addition) constructed of sandstone with a pitched slate roof and stone ridge tiles. This also has an outdoor WC and has a bricked up chimney flue and fireplace. This extension is finished externally with a cement based render.

There is also a barn in the grounds of the property. This is not listed, however it is understood this has a significant effect on the setting of the heritage asset. There is no date stone on the barn and its location is visible on OS maps from 1844, presumably the barn was constructed in the C17th or C18th not long after or with the original property. The barn is constructed of sandstone rubble walling with asbestos cement sheet roof coverings. There are 2 no. timber windows to the front elevation with sandstone surrounds and 1 no. doorway and 1 no. cart door opening of which there is now a timber porch. There are 3 no. timber windows to the rear elevation with sandstone surrounds, with 1 no. having a sandstone mullion. A brick chimney stack is visible to the south facing gable end and the associated fireplace has been bricked up and plastered over internally.

The property and associated barn can also be classified as a Ribble Valley Vernacular building as the materials and methods used for its construction have been sourced locally and the property was constructed using local buildings methods. Other examples of Vernacular and other listed buildings in Chipping can be seen along Windy St and Talbot St. This contributes significantly to Chipping's conservation area.

Further information on significance can be found in the Statement of Significance provided as part of this planning application.

3.1 Listing Description

SD 64 SW CHIPPING TALBOT STREET

*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)]*

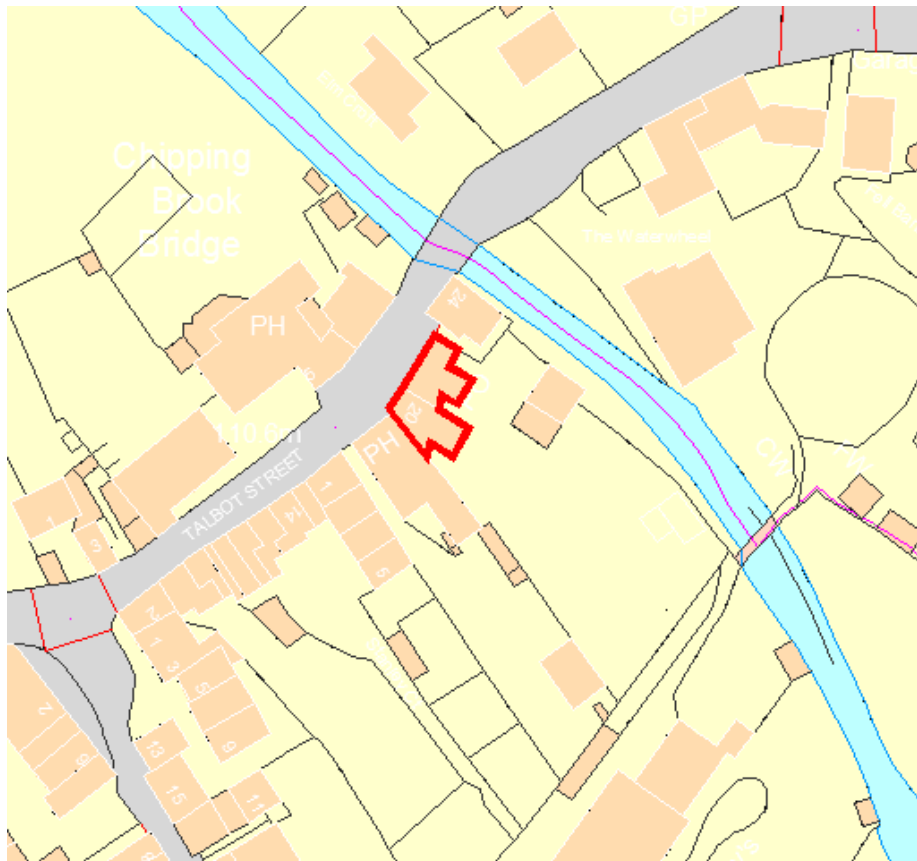
*GV II**

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

4.0 Location

The property is located on 20 & 22 Talbot Street, Chipping, Lancashire. The property is located in Chipping Conservation Area under the authority of the Ribble Valley Borough Council. The location of the properties can be seen highlighted on the below location plan.



5.0 Observations

5.01 Café Extension

The asbestos cement roof sheets above the 1950's extension can be classed as a health and safety hazard and are proposed to be removed. They roof detailing beneath the existing roof pitch has also caused an issue as there is water ingress directly below this area into the café in which damp staining is visible. It is also noted that at a gradient of 13 degrees, this slope is too shallow for slates to be fixed and another method of appropriate roof system will have to be used.

5.02 Kitchen Extension

The kitchen extension has visible damp staining throughout. There is a non-breathable cement based render surrounding the solid sandstone wall kitchen which restricts breathability throughout and traps moisture in the walls. It is presumed the internal plaster is also cement based although this could not be confirmed without intrusive examination. A blocked up chimney stack is also visible with more internal damp staining localised in this area.

The external ground levels are built up by mulch and bark chippings to approx. 30cm above ground level, there is no visible damp proof course. Some mulch was removed which was very damp within

a few inches with no significant rainfall within the past few weeks and in the summer months, showing built up ground levels are retaining significant amounts of water. There are also no rainwater goods to the kitchen extension allowing rainwater to flow into the bark chippings and mulch, retaining water further.

5.03 Windows

There are two windows to the rear elevation that are flush with the kitchen extension and below rainwater goods such as downpipes and guttering. They are set in a sandstone mullion which separates the two windows. Both are affected by extensive wet rot and are completely sealed shut, the wet rot is extensive enough for them to be considered beyond economic repair with splice repairs not being an economical or practical option. (REVIEW JOINERY REPORT)

5.04 Gable End

Damp staining is visible internally at ground floor level to the gable wall. Cement based pointing is present and cement based plaster is also present internally to ground floor restricting breathability and trapping moisture in the gable wall. It is proposed this is removed and replaced with breathable lime mortar and plaster.

5.05 Barn

Upon inspection, the timber cill to the stone mullioned window to the rear elevation had completely rotted away leaving a missing cill below the glass. The jambs of the timber window are also rotten and need replacing. The ridge tiles are out of place and require refixing.

5.06 Beams

Information detailed here is as per the structural engineers report.

A crack has appeared at the bearing of the beam onto the mullion between the windows on the rear elevation. A crack was noted in the beam adjacent to the staircase in the sitting room. Access was obtained into the roof space above the bathroom and it was confirmed that the partition wall does not extend above the ceiling. The ceiling joists span onto timber beams which are supported by the partition wall.

The beam is overloaded with a combination of the load from the original partition and additional loads which have been subsequently added which include; the water tank, additional plasterboard and additional material to re-level the floor. The movement is considered to be relatively recent due to unstained timber being visible at the internal faces of the crack in the beam. The beam has been temporarily propped with Acrow props and it is recommended that repair or replacement is undertaken in order to ensure structural integrity.

The second beam over the sitting room is of small cross section and although it has not yet failed, if remedial work is carried out it is recommended that consideration is given to this beam also to avoid future deterioration.

The beam in the dining room has failed and a repair has been previously attempted. The remedial timber cantilever props to the beam have rotated and although there are no signs of very recent movement, it is considered prudent to strengthen the beam or provide support to ensure long term structural stability.

6.0 Proposal & Methodology

To avoid a 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 when appropriate. Hand tools would be used throughout as to cause minimal damage to the surrounding stonework.

It is noted that there is a wattle and daub partition to the bathroom from the bedroom on the first floor. As discussed in the structural report, there is no way of levelling the floors following the installation of the steel beams without causing some minor damage to the lower level of the wattle and daub partition. Extreme caution and care will be stressed to the contractors that wherever possible, damage should be minimised as much as possible. This partition will be temporarily propped during the course of the works as per the structural engineer's design.

It will be made clear to all contractors that the works should be strictly set to the JYM Drawings:-

1912/15/01 – Internal – Proposed Works

1912/15/02 – External – Proposed Works

1912/15/03 – Barn – Proposed Works

1912/15/04 – Rear Elevation Roof – Proposed Works

1912/15/05 – Bathroom – Proposed Works

7.0 Method statement

7.1 Timetable of works

The client/contractor will give the council a minimum of a two week notice prior to commencement of works and the project is anticipated to take six to eight working weeks to complete. Start date TBC.

7.2 Protection of trees, retained structures and buildings

It is extremely unlikely that any of the surrounding structures will be affected by the works as any other structures are independent of each other and the property is detached from any other structures. There are no trees which will be affected by the proposed works.

7.3 Removal of material from site

Any debris or materials removed will be regularly cleared from site by the contractor.

7.4 Protection of wildlife

No bat surveys have been undertaken as of yet due to works not being undertaken to the main roof, however this can be undertaken if required by a licensed and RVBC approved consultant.

7.5 Access and scaffolding

Scaffolding would be required for the roof works to the café extension and pointing works to the gable end and associated chimney stack. A MEWP will be used for the re-fixing of the ridge tiles to the barn, as the roof is of asbestos cement sheeting construction it is a safer method of undertaking the works.

A very small access scaffold may also be required for installation of the proposed gutter to the kitchen extension and installation of ventilation. The rest of the proposed works will be at ground level and therefore no access equipment will be required.

8.0 Conclusion

In an attempt to protect the existing building from any damage caused by further water ingress, structural failure and other issues which could lead to a significant erosion of the buildings character, directly causing further damage to the appearance of the conservation area, this document is to be included in the planning application. It is also worth noting that the proposed works are important for the property to continue to run as a successful commercial premises as a café and the oldest continually trading shop in Britain in the short and long term.

The replacement of the timber windows throughout the property is to be classed as necessary as within the coming years these will continue to deteriorate and cause water ingress and further draughts, as noted in the joinery report. As splice repairs would be extensive throughout and in many cases not possible as a repair due to poor original design, the windows are classed as beyond economic repair and replacement would be more appropriate and economically viable.

A significant amount of the proposed repair works can also be seen as a restoration to the building aesthetically and historically. The removal of modern cement based materials such as renders, plaster and pointing can be also seen as a restoration as this material would not have been used during its original construction and is restricting the properties breathability. Replacement with lime based renders, plasters and pointing mortars will restore the properties original aesthetic and will allow the property to breathe. An appropriate aggregate and mortar will be used that matches the aesthetic of other historic pointing mortars throughout Chipping.

The issue of the timber beams and the structural works are of the most significance however, and works are urgently required to stabilise the existing first floor to maintain structural integrity, with hugely detrimental effects to the heritage asset and its significance if this is not undertaken. The proposed method attempts to minimise harm to the property during the replacement of the beams include for re-use of the existing materials wherever possible and restoration of the aesthetic properties upon completion. This includes cladding the steel beams with an aged/coloured timber to match the existing timber beams and reinstatement of the timber lath plastered ceiling to the ground floor living room. If these works are not undertaken, the property would eventually be classed as unsafe, as the timber beams are currently supported by temporary acrow props to prevent imminent collapse of the first floor floor structures. Further detail on the proposed structural works is available in the specification.

As long as the highlighted issues continue without being addressed, this could then lead to deterioration of the Listed Building and continued use as a café and shop, which is deemed unfavourable, as it would damage the appearance and townscape value of the Chipping Conservation Area whilst also damaging the appearance and condition of the property itself. The properties significance as the oldest continually running shop in the UK would also be threatened and this should be preserved wherever possible.

9.0 Guidance

National Planning Policy Framework, 2019

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning (Listed Buildings and Conservation Areas) Act 1990

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

SPAB, Control of Dampness

https://www.spab.org.uk/sites/default/files/SPAB%20Control_of_Dampness_Edn_01_Rev_01_0.pdf

British Listed Buildings, The Post Office & John Brabins House

<https://britishlistedbuildings.co.uk/101362244-post-office-and-john-brabins-house-chipping#.XShcN-tKi00>

Building Regulations, Part F Ventilation

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/468871/ADF_LOCKED.pdf