

HERITAGE STATEMENT

1-3 WINDY STREET
CHIPPING





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1.0 INTRODUCTION

1.1 OVERVIEW AND SCOPE OF REPORT

This Heritage Statement has been written in support of the Listed Building planning application for the change of use and restoration back to two separate dwellings to the Grade II listed buildings at 1-3 Windy Street within the Chipping Village Conservation Area within an Area of Outstanding Natural Beauty.

Data has been gathered from a range of primary and secondary sources including visits to the site and surrounding area, a search of the National Heritage List for England, Local Planning Authority, historic materials and maps.

NWDC have been commissioned to prepare this document as part of a Listed Building Planning application which includes work of repair and restoration both internally and externally. The purpose of this report is to provide the Local Planning Authority with the necessary and appropriate information to explain the proposed works.

1.2 THE DESIGN BRIEF

The design brief for this project is to restore this building back to two separate dwellings. The proposed works include the restoration of lime mortar to both elevations and the removal of inappropriate cement mortar. Our client wishes to restore all windows back to timber painted sliding sash windows with narrow width double glazed units. Internally the footprint remains relatively unchanged; internal timber stud work walls will be constructed to form two bedrooms and a family bathroom on the first floor and a vestibule to the main entrances on the ground floor. The small outrigger to No. 3 will be restored as it is in a very poor state of repair.

1.3 EXECUTIVE SUMMARY

The listed buildings of No.s 1 and 3 Windy Street forms part of a prominent view within the Conservation Area. The restoration proposed poses no detrimental impact to the listed buildings nor the Conservation Area. Indeed the proposals serve to remove inappropriate materials and items from the elevations and restore lime mortar pointing and timber sliding sash windows inline with the original design intent. The proposals to the rear elevation involve minor loss of historic fabric, not original to the original building, where it is necessary to make the outrigger safe and suitable for habitation. Overall this scheme is of sensitive restoration to restore the terrace into three separate dwellings to the original and historic intention.



Front elevation : No. 3 Windy Street

2.0 THE EXISTING

2.1 THE SITE

Chipping is a small rural village located in the Ribble Valley on the edge of the Trough of Bowland in Lancashire, north east of the city of Preston. Nestled within low lying farmland the area around Chipping is mostly used for agriculture. Chipping Brook runs south through the village and joins into the River Hodder. Parlick Fell and Fairsnape Fell circle the village to the north with Longridge Fell to the south of the village. There are long distant views to the east to Pendle Hill. The village lies within the Forest of Bowland which is an Area of Outstanding Natural Beauty.

The village itself retains the charm and visual character of its rural post medieval past. There is an obvious central historic core centred around St. Bartholomew's Church, at the junction of Talbot Street, Garstang Road, Church Raikie and Windy Street. Tightly packed stone cottages are arranged along main thoroughfares through the village forming widened communal spaces alongside narrow street patterns. Windy Street forms one of the main thoroughfares through the village. At its junction with Talbot Road there is an irregular open area which could indicate the site of the historic 'market square'. Cobbled pavements still exists throughout the village.

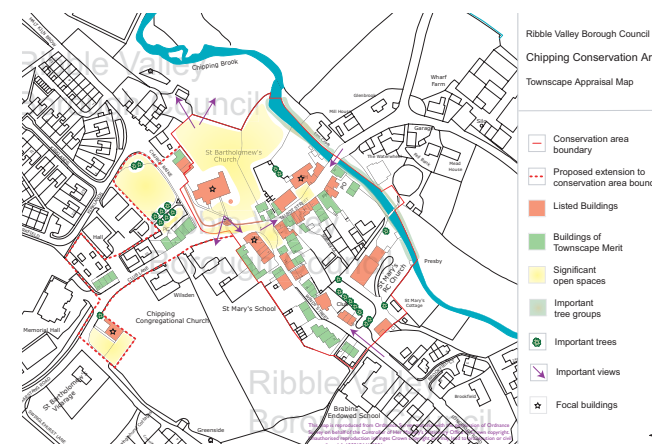
2.2 THE CONSERVATION AREA

the village was designated a Conservation Area on 7th October 1969 and Windy Street lies in the centre of the Conservation Area. Summary of the special interest of Chipping Conservation Area lists the following;

- Historic layout and street pattern of Talbot Street and Windy Street
- Rural setting of the village in lowland farmland below Parlick Fell and Fairsnape Fell
- St. Bartholomew's Church and churchyard including sundial, stone boundary wall and steps
- St. Mary's Church, churchyard, presbytery, former school garden and environs
- Chipping Brook
- Open areas in front of the The Sun Inn and the Talbot Hotel
- Prevalent use of local stone as a building material
- Architectural and historic interest of the conservation areas's buildings including 24 listed buildings
- Trees particularly beside Chipping Brook and in the churchyards of St. Bartholomew's and St. Marys Church
- Well tended roadside gardens
- Historical association with John Brabin: Grade II listed house, school and almshouses
- Area of historic stone floor scape
- Views of Pendle Hill and the distant Fells to the north.

Its strengths are defined as

- Picturesque small Lancashire village
- Proximity to the Fells
- Historic character and appearance including 24 listed buildings
- Location within Forest of Bowland Area of Outstanding Natural Beauty



Chipping Village Conservation Area
Courtesy of Ribble Valley Borough Council

2.03 THE BUILDINGS

The buildings of No.1 and No. 3 Windy Street are both listed and form part of a stone terrace of three houses dating from circa early 1800s. The terrace forms the corner of Talbot Street and extends along Windy Street and is clearly recognisable as a terrace; the roof is complete, the stonework is continuous and fenestration identical. The corner dwelling, however, is bigger than the two identical dwellings on Windy Street, and has a corner entrance. There is also indication an additional dwelling to Talbot Street within the terrace.

Roof : The roof is finished with diminishing slates with a hip terminating the corner junction. The roof scape is punctuated with elegant stone stacks. The roof scape is a prominent feature of the terrace when viewed from the open space at the village core outside the Sun Inn opposite. There were originally three stone chimney stacks to each of the three properties within the terrace. The stone chimney stack to the south end gable of the terrace, at no. 3, has been demolished and replaced with a steel outlet pipe.

Stonework : The walls surfaces to both the front and rear elevations have been pointed with a cement based mortar at some point in the past. This is now having a detrimental impact on the condition of the stone. The fact that it is strap pointing, a method of pointing which extends over the surface of the stone, further exacerbates the damage to the stonework. The stonework is in a moderate condition. There is a regular formation and clear identification of three properties to the terrace on Windy Street, clearly defined by regular window openings with a single entrance door to the front elevation to Windy Street. There is some finesse to the elevation with additional stone detailing which is not found in the village on the earlier dwellings; moulded stone gutter, margined quoins and simple stone door and window surrounds. There is a stone tablet over the entrance door of No. 1, centre position to the Windy Street terrace, which is now illegible. The ground floor window to No.3 has been widened in the past when the property became a shop. The stone jambs are different from the others with additional simple stone quoins.

Doors : One door stone surround per dwelling to the front elevation. Doors are not original and in a very poor condition. No. 3 appears to have an internal door which has been utilised for the external main front door and is of very poor quality.

Windows : Both elevations have a mixture of modern timber painted casement and fixed windows with single and double glazing. The ground floor window to No.3 has a modern bow window in position. All windows are of poor quality and condition.

Stepped access to lower ground floor : There are stone steps from the cobbled pavement on the front elevation down to the lower ground floor. There is one access door directly under the main



Windy Street



entrance door to No. 3 which provides access to the lower ground floor of No.3. The steps are not original and cut across an original opening, with stone surrounds to match those on the upper floors, from the lower ground floor area of No.3. There is also a corresponding window opening to the interior of No.1 to the lower ground floor area which indicates that once the property would have had a window in this position matching that of No.3.

Outrigger : Two storey extension to the rear of No.3 constructed of brickwork single leaf wall, cement rendered on random rubble stone plinth. It is not original but must have been built between 1818 and 1840 when the remainder of Windy Street was constructed. The construction is of poor quality and in a state of dereliction.

Interior : The plans on each floor are largely unadorned and open plan save for exposed floor structure including some timber beams, the majority are modern. Timber stud partition walls have been located to divide spaces for a kitchen in No.3 on the ground floor but the ground floor remains open plan in No. 1. Both properties have been subdivided on the first floor with timber partitions forming bedrooms and bathrooms. Internal timber stairs leading to the first floor are modern and of poor quality. Chimney breasts remain on all floors.

Lower ground floor has a modern concrete floor with exposed drainage.

The timber stair to the outrigger joining the ground and lower ground floor appears original to the time of construction of the outrigger and is in a poor condition, as is the timber floor and external construction. The large stone separating dividing wall in-between the two dwellings is legible but has been disturbed and altered on the lower ground and ground floor plans. Given the enormity of the structure and consistency and legibility of this wall throughout the building, it would seem likely and probable that the lower ground floor of No.1 may have been a separate single basement dwelling accessed only via the altered door opening on the rear elevation. This could be further expounded by the centrally positioned chimney breast which suggest one large space only with one front basement window and access via the rear. The pavement area directly in front of No. 1 is finished with modern concrete.



Front elevation



Outrigger to No. 3



Front window to No. 1

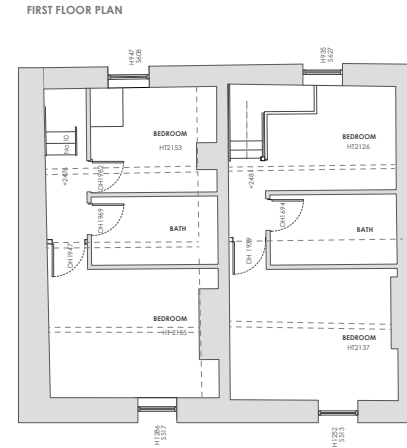
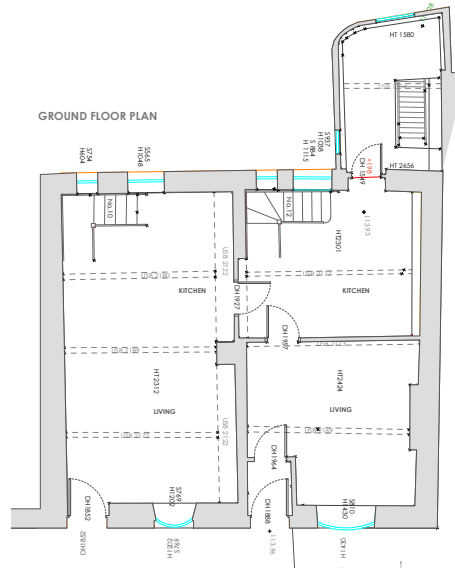
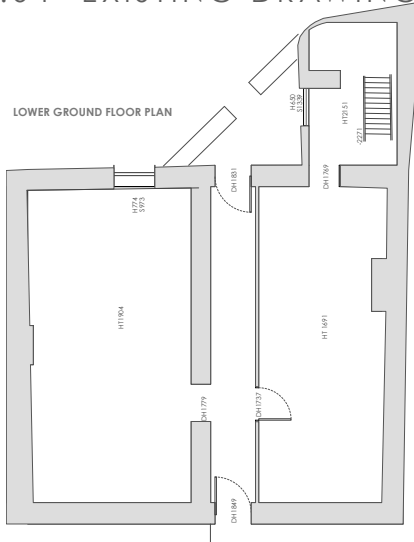


Basement stone steps



Rear elevation

2.04 EXISTING DRAWINGS



3.0 THE PROPOSED

3.1 THE SCHEME

The proposal seeks approval to restore the building named 1-3 Windy Street back to two dwellings. This includes the following;

EXTERNAL

Roof : The roof and finish will remain unaltered and unchanged. The chimney stack will be restored to the south end of No.3 and the modern steel flue removed. The new stack will be constructed in stone to match the type, size and shape of the existing constructed with the same stone to match the original stone stacks which are retained on the two other buildings forming the terrace. The stone to be utilised will be identical in type, size, shape and tooling. The built form of the stack will match the existing.

Stonework : The wall surfaces to both front and rear elevations shall have the cement based strap pointing carefully removed utilising hand tools only and replaced with a lime based mortar. Lime mortar will be introduced into the joints and brushed back flush to stone arrises.

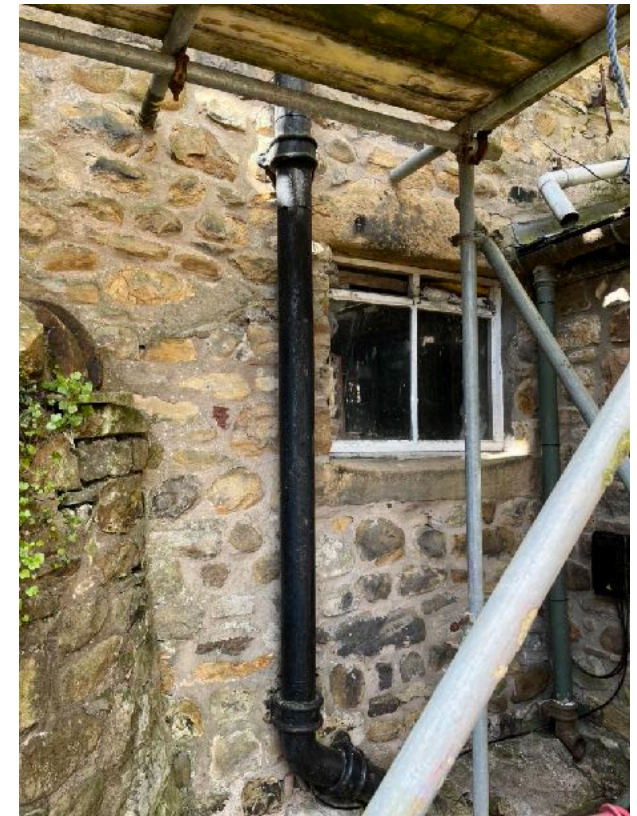
Doors : Original doorways are to be retained to both elevations. Doors are not original and in a very poor condition. It is proposed to install handmade boarded, framed, ledged and braced insulated timber painted doors to the front and rear elevations. The basement window on the rear elevation is to be restored to a door and the original stone door threshold, currently used as a window cill, returned to its original position.

Windows : Original window openings are retained and restored on the lower ground floor. All modern windows will be replaced with timber painted sliding sash windows with narrow double glazed units with hardwood painted glazing bars.

INTERNAL

The ground floor plan remains largely unadorned and open plan with only the insertion of a timber partition to create a small weather proofing lobby at the entrance door. The street is named Windy Street and a lobby is essential in this location.

Lower ground floor plans to both premises will have timber partitions creating a small bathroom and utility/kitchen areas. The modern floor will be replaced with an insulated and tanked floor slab with integral drainage. The internal walls of the basement will be lined with a tanking system and plastered. A new timber painted staircase will be introduced to No.1 to give internal vertical access in-between the ground and lower ground floors. The upper floor to each dwelling will be subdivided to create two meaning full and useable bedrooms with a bathroom.



Original doorway now window to rear elevation

3.2 PROPOSED DRAWINGS

LOWER GROUND FLOOR PLAN

- NEW NARROW WITH DOUBLE GLAZED TIMBER FRAMED WINDOW DOOR BEFORE MATERIALS TO BE CLAD TO ORIGINAL POSITION AT THIS LEVEL
- NEW TIMBER STAIRCASE TO GROUND FLOOR
- NEW NEWTON DOE WITH WATERPROOFING SYSTEM TO INTERNAL WALLS TO LOWER GROUND FLOOR FINISHED WITH LAKE PLASTER
- NEW CONCRETE INSULATED FLOOR SLAB WITH DRAINING SYSTEM
- NEW SHOWER ROOM AND UTILITY ROOM CEILING WITH 100MM LAMINATING BLOCKWORK WALLS
- NEW TIMBER SLIDING SASH NARROW WITH DOUBLE GLAZED WINDOW TO EXISTING OPENING
- RESTORE CAST IRON GRATE WITH WOODEN STONE SURROUND TO REDUCED WINDOW WELL
- RESTORE AND REBUILD MATERIAL STONE CHIMNEY HANGERS STONE TOP TO MATCH ADJACENT OFF STAIRS STONE BLOCK CHIMNEY STACK STONE BASE TO MATCH EXISTING STONE IN SIZE, FINISHING COLOUR, TYPE
- REMOVE CEILING STRIP POINTING TO EXISTING CORNER JOINT REPORT BY APPROVED LIME WORKER
- REMOVE SINGLE CLAY TILE HANGERS AND SPILL WINDOWS TO REPAIR HANGERS WITH DOUBLE GLAZED TIMBER FRAMED SLIDING SASH WINDOWS, ALL EXISTING STONE HEADS AND SILL TO BE REINFORCED
- NEW TIMBER FRAMED HALF GLAZED WOODEN WINDOW TO REAR AND BRICKS TO REAR DOOR TO NO. 3
- RESTORE REAR DOOR OPENING (NO. 1) AND REDUCE STONE DOOR THRESHOLD, REINFORCE GOOD INTERIOR, REINFORCE USED AS WINDOW CELL NEW HALF GLAZED WOODEN WINDOW, REINFORCE AND BRICKED STABLE THRESHOLD DOOR TO NO. 1
- REBUILD EXISTING CONCRETE RAINWATER PIPE AND BRICK STONE BASE WITH INTERIOR BRICKWORK TO REAR DOOR TO UPPER SECTION
- EXISTING SAND ON RUBBLE REAR WARD DOWN WE WITH TRIANGULAR SHAPED COPINGS TO BE REINFORCED AND REINFORCED NEW GRATE

GROUND FLOOR PLAN

- BUILD TWO STOREY TO INCLUDE EXISTING (REAR) FOOTPRINT
- INTERWORK FOR THREE STAIRCASE DOWN TO LOWER GROUND FLOOR
- NEW TIMBER NARROW WITH DOUBLE GLAZED FULL HEIGHT WINDOW DOOR TO EXISTING EXISTING OPENING
- NEW NEWTON DOE WITH WATERPROOFING SYSTEM TO INTERNAL WALLS TO LOWER GROUND FLOOR FINISHED WITH LAKE PLASTER
- NEW CONCRETE INSULATED FLOOR SLAB WITH DRAINING SYSTEM
- CONSIDERATE AND MAKE GOOD EXISTING EXTERIOR WALL BETWEEN ORIGINAL DWELLINGS
- NEW SHOWER ROOM, UTILITY ROOM AND EXISTING STRIP WALL CEILING WITH 100MM LAMINATING BLOCKWORK WALLS
- NEW TIMBER SLIDING SASH NARROW WITH DOUBLE GLAZED WINDOW TO EXISTING OPENING
- NEW TIMBER STAIR DOWN TO LOWER GROUND FLOOR
- NEW TIMBER STAIR DOWN TO LOWER GROUND FLOOR
- RESTORE STONE CORNER CONCRETE EXISTING STONE BRICKWORK WALL WITH NEW BLACK PAINTED BALUSTRADE TO REPLACE EXISTING CONCRETE CAST IRON FABRIC

FIRST FLOOR PLAN

- BUILD TWO STOREY COURSEWORK OVER EXISTING EXISTING FOOTPRINT
- NEW TIMBER SLIDING SASH NARROW WITH DOUBLE GLAZED WINDOW TO ALL EXISTING OPENINGS
- NEW TIMBER STAIRCASE IN ORIGINAL POSITION TO FIRST FLOOR IN BOTH PROPERTIES
- NEW TIMBER STUD WORK WALLS TO FORM HALLWAY TO BOTH PROPERTIES
- NEW SOLID TIMBER FRAMED BRICK AND BRICKED DOOR TO BOTH PROPERTIES
- RESTORE STONE CORNER CONCRETE EXISTING STONE BRICKWORK WALL WITH NEW BLACK PAINTED BALUSTRADE TO REPLACE EXISTING CONCRETE CAST IRON FABRIC
- NEW TIMBER SLIDING SASH NARROW WITH DOUBLE GLAZED WINDOW TO ALL EXISTING OPENINGS
- NEW TIMBER STAIRCASE IN ORIGINAL POSITION TO BOTH PROPERTIES
- NEW TIMBER STUD WORK WALLS TO FORM WATERCOOS AND BEDROOMS TO FIRST FLOOR
- NEW TIMBER SLIDING SASH NARROW WITH DOUBLE GLAZED WINDOW TO ALL EXISTING OPENINGS

REAR ELEVATION

FRONT ELEVATION

- REMOVE CEILING STRIP POINTING TO REAR ELEVATION REPORT BY APPROVED LIME WORKER
- REMOVE ALL SINGLE CLAY TILE HANGERS AND SPILL WINDOWS TO GROUND FLOOR AND REPLACE WITH NARROW WITH DOUBLE GLAZED TIMBER FRAMED SLIDING SASH WINDOWS WITH EXISTING OPENINGS
- NEW TIMBER FRAMED SOLID DOOR AND BRICKED DOOR WITH CONCRETE THRESHOLD
- NEW TIMBER FRAMED DOUBLE GLAZED SLIDING SASH WINDOWS TO EXISTING WINDOW OPENINGS TO LOWER GROUND FLOOR TO REAR DOOR AREA AND RESTORE WINDOW WELL TO NO. 1 WINDOW WITH NEW STONE THRESHOLD AROUND WINDOW WELL AND BLACK PAINTED GRATE
- CONSIDERATE EXISTING STONE BRICKWORK WALL TO MAKE SURE NEW BLACK PAINTED BALUSTRADE TO REPLACE EXISTING CONCRETE CAST IRON FABRIC
- REMOVE CEILING STRIP POINTING TO FRONT ELEVATION REPORT BY APPROVED LIME WORKER
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- CONSIDERATE EXISTING STONE BRICKWORK WALL TO MAKE SURE NEW BLACK PAINTED BALUSTRADE TO REPLACE EXISTING CONCRETE CAST IRON FABRIC

4.0 HERITAGE ASSESSMENT AND ANALYSIS OF THE LISTED BUILDING

4.1 LISTED BUILDING CITATION

Category : Listed Building

Grade: II

List Entry Number : 1365612

Date first listed : 13-Feb-1967

Date of most recent amendment : 22-Nov-1983

List Entry Name : PROCTOR'S SHOP

Statutory : PROCTOR'S SHOP, 1 AND 3,

Address 1: WINDY STREET

County : Lancashire

District : Ribble Valley (District Authority)

Parish : Chipping

National Grid Reference : SD 62276 43286

SD 64 SW CHIPPING WINDY STREET

4/89 13.2.67 Nos. 1 and 3 (Proctor's shop) (formerly listed as Nos 1 and 3) GV II

Shop, late C18th. Squared sandstone with slate roof. 2 storeys. Chamfered quoins at right-hand end, with moulded stone gutter cornice. 2 bays, the windows being modern with plain stone surrounds. The right-hand ground-floor window is wider. Plain stone door surrounds to the left of each bay, the left-hand one being blocked to form a window. Above this door, on the 1st floor, is a plaque now worn and illegible. Chimney to the right of the 1st bay and at the left of the facade, adjoining No. 2 Talbot Street.

Listing NGR: SD6227643286



1662 map



1786 map

4.2 HISTORICAL CONTEXT

Wider Historical Context

The village name is thought to be derived from the Old English word 'Chepyn' which is translated to 'market' and the village held a market near the bridge over the Chipping Brook for centuries and it was a exchange point for cattle farmers. There were two fairs each year, one after easter and one in August and these market fairs lasted right up until the 1950s.

At the centre of the village is Chipping Church, St. Bartholmew, which is reputed to have been built before Clitheroe Castle, the piscine in the south wall is claimed to date from the 12th century. Indeed there are references to a church being built in Chipping around 597AD. In the Domesday Survey of 1069 the village is referred to as 'Chippenden'.

As well as farming and agriculture the village and surrounding hamlets became involved with spinning and handloom weaving in the late 17th and 18th centuries, mainly centred around John Brabin, a local cloth merchant who had a shop in the village selling hand dyed cloth. He is the village's most celebrated inhabitants and landowners. His will of 9th April 1683 left funds to build a school, almshouses and charity both still present today with the village and in his name.

It is likely that John Brabin inherited money from his links to the Parkinson family by marriage and he built up his business of cloth merchant and dyer. He would give out yarn to be woven by handloom weavers, predominantly in the homes of the chipping inhabitants, who would weave into cloth in their homes for John Brabin to dye and then sell in his shop in the village. Later with the invention of the water wheel mills were constructed around the end of the 18th century to make bigger and more pieces of cloth. The first mill established in Chipping was in 1785 and was named Kirk Mill.

The House

The terrace was constructed inbetween 1786 and 1818 as it appears on the 1818 map of the village. It is likely that the outrigger was constructed around the time of the construction of the rest of Windy Street in the early to mid 1800s when the construction along Windy Street is continued. The building has two distinct sides; the genteel classical detailing of the front facade with stone moulded eaves gutter, regularised stone dressed window and door openings and margined stone quoins.

The terrace visual indications tell of an original building of three dwellings accessed from Windy Street, one accessed from Talbot Street and potentially two/three accessed from the rear courtyard. The dwellings accessed from the courtyard would be basement dwellings consisting of just one room or they could have been utilised as weaving room.



1818 map



1840 map

4.3 ASSESSMENT OF IMPACT OF THE PROPOSED ON THE HISTORIC BUILDING

The table contained in the Appendix of this document details all amendments to the historic buildings at No. 1 and 3 Windy Street, all features affected and their justification for change. This table is to be read in conjunction with the following text and the drawings. We have referred to this in order to make our assessment here.

Overview of the significance of 1 - 3 Windy Street

High aesthetic value : This is reflected in the Grade II listing building status.

External front elevation retains much of the historic character of a late 18th century dwelling of stone and slate roof. It was extended in the late 19th century but retains its original earlier form which is clearly recognisable both internally and externally. The terrace forms an important view within the historic core of the village and the view is a big contributor to the character and streetscape of the Chipping Village Conservation Area. The building's frontage is an important setting and backdrop to the informal 'village square' with its more formal classical aesthetic. There is moderate Evidential value to the once named 'Proctor's Shop' which once inhabited No. 3. This can be sustained with the retention of the wider 'shop' window and could be continued in the name of the dwelling.

Front elevation : The front elevation is a key element to one of the main views within the Conservation Area. The existing windows and doors to this front elevation cause harm to the Conservation Area and have a negative impact on the principal elevation of the listed building. The elevation is of high aesthetic value. The original design intent of two separate dwellings is clearly legible on the front elevation. The restoration of the basement windows will have a positive impact on the historical value of the buildings and add detailed interest of the existence of the cellars to these dwellings. Cellars are already noted within the Conservation Area Appraisal.

Chimney Stack : The loss of the stone chimney stack to the end of the terrace, at no. 3, is visually obtrusive and has a negative impact on the Conservation Area and the Listed Building. The restoration of the chimney stack will have a positive impact on the listed building and the setting of the Conservation Areas as one of the most prominent views in the village.

Stonework : The stonework is of high aesthetic and historical significance but is in a poor condition due to the inappropriate cement based pointing. The replacement of the pointing with a lime mortar that is not a 'strapped' technique will have a positive impact on the building and the Conservation Area.

Doors and windows : Removal of incongruous and dilapidated window frames will have a positive impact on the listed building and the important vista within the Conservation Area. The introduction of timber painted sliding sash windows with double glazed units will have a positive impact on the



1888 map

building in terms of aesthetic and longevity of the the buildings use. One could say that the bow window is an indication of the historical shop feature but the window is in such poor condition and visually detracts from the cohesive nature of the elevation that it causes harm and a negative visual impact to the listed building and the conservation area.

Rear elevation : This elevation is of less aesthetic significance than the front elevation but still is of moderate aesthetic and high historical significance. The haphazard nature of the fenestration has high historical importance; small windows signify stair or small areas internally. The restrictive and random nature of the tightly packed communal areas to the rear is of high historical significance and this is maintained. The 19th century maps show the courtyards being developed to the rear with the expansion of the village due to the industrialisation of the weaving industry and recognition of hygiene and health issues with the introduction of privies etc. This elevation is not part of a prominent view within the Conservation Area and has been altered with modern fenestration and amended openings and not specifically noted in the Listed building Citation. Roughly hewn stone lintels are still in existence over openings. It seems likely that the existing basement window to the rear of No.1 would have been a doorway originally; the stone lintel over is much too large for a window and the cill has extensive wear to the middle which signifies it has been walked on/over as a threshold.

Outrigger : The outrigger is of high historical significance but currently of low aesthetic significance. It is unclear exactly when this was constructed but we can clearly see the base/plinth is of random rubbers stonework similar to that on the rest of the rear elevation. The upper levels of construction of the external wall are of solid brickwork. There is a slightly curved corner to the outrigger which adds interest and character. The cement render has a negative impact on the listed building and the Conservation Area. It's restoration will have a positive impact the aesthetic significance to the listed building.

The interior

The interior holds moderate historical value with retention of original floor construction to upper floors and roofs. The interior holds moderate aesthetic value with the retention of the original internal plan form, fireplaces and window openings. The plan remains open with three main timber beams spanning from thick load bearing separating walls and is clearly retained and legible in the proposals.

The census of 1881 does not identify particular addresses along Windy Street but notes individual houses as 'chipping village' with residences holding up to 10 people.

The presence of window opening to the basement floor hold some historical value and signifies the presence of an internal habitable space; the opening is too large for it to be a coal chute. The presence of an historical window well opening can not be located or identified on the street as modern concrete exists. The restoration of the basement window opening would have a positive impact on the aesthetic and historical value and potentially Evidential Value illustrating historical living conditions in the village.



Historical photograph of Windy Street and Talbot Street 1907



Historical photograph of the terrace : date unknown Circa Early 1900s



The presence of evidence of a rear door opening in no. 1 is likely to signify evidence of a dwelling which enhances Historical and Evidential value to the listed building.

The setting

High aesthetic value of the exterior of the dwellings which reflect its Grade II listing building status. External elevations retain much of the historic character and original form of an 18th century dwelling which is architecturally distinct from its neighbours, clearly recognisable and forms an important view within the historic core of the village and is a big contributor to the character and streetscape of the Conservation Area.

The setting of the house forms part of its significance and the scale and density of the buildings built form in relation to its neighbours is not affected.

4.4 CONCLUSION

It is considered that there is a compelling case for these proposals to Windy Street to restore the building, originally known as 1-3 Windy Street (Listed Building Citation), back into two dwellings.

It has been demonstrated that all proposals will be a positive contribution to the building and the listed terrace. They improve the historic fabric and the internal environment of the interior thus securing long term consistent and continued use.

The proposals will improve the exterior aesthetic of the building, the Conservation Area and will make a positive contribution to the character and local distinctiveness of the area.

The NPPF requires an assessment to understand the nature of the significance of heritage assets and how they will be affected by the development. Assessment of this type is necessary to understand potential impact on the building and to implement mitigation strategies.

The proposal therefore positively achieves the objectives set out in the NPPF relating to the conservation of the historic environment.



4.5 PLANNING POLICY CONTEXT

The works will be determined in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The duty at Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states;

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regards to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

The national planning policies regarding the conservation of the historic environment are contained within the National Planning Policy Framework (2021) and the relevant policies consist of the following;

194. 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

197. In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. 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.

METHODOLOGY

Conservation Principles : Policy and Guidance for the sustainable management of the historic environment (English Heritage 2008)

The English Heritage document Conservation Principles : Policies and Guidance for the Sustainable Management of Historic Environment is intended to guide conservation thinking and practice in England. It defines conservation as managing change in a way that will sustain the significance of the place. If the significance of a place is to be retained and its historic value to be managed sympathetically then further change will be needed. Development doesn't mean to devalue the significance of the place its fabric or associated values.

The principles states that new work or alteration to a significant place should be acceptable if;

- There is sufficient information to understand the impacts of the proposal of the significance of the place
- The proposal would not materially harm the value of the place
- The proposal would be of good design and execution
- The long term consequences of the proposals can be demonstrated to be benign



The principles state that there is not one answer to achieve the quality of work and no simple rule to achieve this. The most important factor is to respect the values established through an assessment of the significance of the building and its setting. It should also be stated that the Conservation Area is subject to an Article 4 Direction which further restricts changes that can be made to buildings within the Conservation Area without first obtaining planning permission (PBC, 1990).

SOURCES

Examination of historic maps.
Data on scheduled monuments and listed buildings held by Historic England.
Preston Council web resources.
Preston Digital Archive images on Flickr.
Available information on Google maps.

SIGNIFICANCE CRITERIA

A heritage asset is defined in the NPPF as “A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

RELEVANT PLANNING HISTORY

1953 - shows as a dual property : shared drain with Talbot Street
3/2007/0727 : REFUSED
3/2007/0728 : LISTED BUILDING : REFUSED
3/2007/1017 : Change of use from shop and dwelling to shop with living accommodation and separate dwelling : GRANTED : Conditional Consent : 21.12.2007
3/2007/1016 : Listed building consent for the above. : GRANTED : Conditional consent : 30.01.2008
3/10/0963 : Conditional consent for renewal of above 3/2007/1016 : GRANTED : 14.11.2011
3/10/0986 : Conditional consent for renewal of above 3/2007/2016 : GRANTED : 14.11.2011



APPENDIX