

## Heritage Statement



Kirk House

Malt Kiln Lane, Chipping

PR3 2GP

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## Introduction

The proposal is for maintenance, repairs and minor alterations to the property which requires Listed Building Consent.

## Location and Designation

The property is Grade II listed and is in the Kirk Mill Conservation Area.

## List Description

*"House, 1793. Coursed, squared sandstone with slate roof. 3 storeys, 4 bays, the 3 left-hand bays canted. Windows sashed with glazing bars in plain stone surrounds, the 3 left-hand bays having sill bands. The door, in the right-hand bay, has a plain stone surround with semi-circular glazed head, Tuscan pilasters and an open pediment. Moulded stone gutter cornice and gable stacks. Between bays 3 and 4 '1793' is cast on a lead rainwater head. Gable chimneys."*

'The List' - Historic England

## Site Significance

The property was built in 1793, as displayed on the hopper to the front façade. It is typical of the Georgian period of architecture and is closely linked to the adjacent Kirk Mill. It was built as a Liverpool, merchant style house by the second company of Mill owners<sup>1</sup> who hailed from Liverpool and the surrounding area. The property features a canted three-bay façade and stone door case and internally the property

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<sup>1</sup> Kirkmill.org.uk

still features much of its original joinery, including the staircase and window shutters. It was built as a Mill owners house and until only relatively recently remained so. The property was the home of Mill owners/those associated with Kirk Mill including the Berry family whose chair-works occupied Kirk Mill from 1886<sup>2</sup>. There have been varying phases and alterations to the property over the years. The property currently exists as the original dwelling Georgian dwelling with a 1950's two storey rear extension, as indicated by a date stone over a door to the rear, stating 1954. The property is likely to have had a west wing previously. There is evidence of previous doorways and openings throughout the property.

Kirk Mill itself is significant as it is an early example of an Arkwright-type cotton Mill. It still contains the original 32ft waterwheel, the mill pond and surrounding water ways.

### Communal Value

The communal (social value) is derived from the proximity and affiliation with the adjacent Mill and former owners of the property.

### Aesthetic Value

The front follows the classic symmetry of a Georgian townhouse and the use of traditional materials and construction details including internally staircase with Vitruvian scroll detailing and other joinery including shutters to the bay windows.

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<sup>2</sup> Kirkmill.org.uk

## Heritage Impact Assessment

The overall impact of the proposed scheme would take into account the public benefits (or positive impacts) which can outweigh the harmful effects of the changes.

Public benefits may include heritage benefits, such as:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- reducing or removing risks to a heritage asset
- securing the optimum viable use of a heritage asset in support of its long-term conservation

The designs have been carefully developed to be sympathetic to the historic fabric of the listed building. The proposals are necessary to support the optimum viable use of the principal listed building as a dwelling. As far as possible the interventions have been made to less significant areas of the listed building. The proposals should be read together as being broadly positive in impact and providing the public benefits described in the guidance.

The table below considers the scale of any other impacts by analysing key elements of the proposal. The applicant has considered whether the intervention is the minimum necessary and whether any additional mitigation can be applied to control the risk of harmful impacts, and better sustain the special interest of the building.

Proposal	Impact	Mitigation
Lead chute to lead gutter on front façade.	Positive	Improves storm resilience and helps to reduce the risk of rainwater goods

		becoming overwhelmed. The position of the outlet is to be confirmed.
Painting rainwater goods and change of colour.	Positive	The rainwater goods require re-decoration. The proposal is to paint them in black, which is a traditional colour for cast iron rainwater goods on historic properties and will be easier to maintain in the future.
Re-pointing of East gable wall.	Positive	The gable wall is pointed in a hard cement mortar. The proposal is to rake out and re-point in a sympathetic, NHL3.5 1:3 ratio mix, using traditional methods. This will match pointing used on the adjacent Kirk Mill. Mortar sample to be controlled through planning condition.
Creation of a fireplace to front room.	Positive	To remove existing wood-burner to the front room and install a new fireplace, hearth and wood burning stove. The proposal is to create an opening in the wall where the wood-burner will sit. This will be more in keeping with the heritage and architectural style of the property.
Replace rear (west) upvc 'L' gutter with aluminium gutter.	Positive	Cast iron was considered as an option but the 'L' configuration has made it vulnerable to leaks and a gutter without joints is preferable in order to mitigate

		further leaks and moisture damage to the property.
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The impacts have been examined for harm to the heritage values. This report considers the impacts which require some discussion, justification or mitigation.

## SUMMARY

The building is listed Grade II and within Kirk Mill Conservation Area.

The significance of the building has been assessed by considering its heritage values.

The impact of the proposals has been assessed as likely to cause less than substantial harm to the building's significance and to other buildings within the conservation area. Indeed, the interventions are considered positive.

This level of harm to the building's significance is justified by the public benefits of the scheme. In particular, the interventions are needed to secure the ongoing optimum viable use of the building as a family home.

Where there is any residual risk of harm to the building's special interest, the applicant states that certain planning conditions would be acceptable