



Mr & Mrs Hankinson

# **Proposed Window Enlargement**

The Hey, Cutler Lane, Chipping, PR3 2SY  
Heritage Statement

A4654 rev 0

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## 1.0 INTRODUCTION

- 1.1 The purpose of this Heritage Statement is to support a planning application submitted on behalf of Mr & Mrs Hankinson.
- 1.2 This application is within the AONB.
- 1.3 This full planning application proposes the replacement of three existing window openings with one larger opening.
- 1.4 The host dwelling is not listed, however it is within the setting of Higher Chipping House which is Grade ii listed.

## 2.0 HERITAGE

### 2.1 **Buildings are classified in grades to show their relative importance:**

- Grade I - buildings of exceptional interest.
- Grade II\* - particularly important buildings of more than special interest.
- Grade II - buildings of special interest warranting preservation.

2.2 Higher Chipping House lies to the south west of The Hey, separated by Cutler Lane. The Hey was formerly Higher Chipping Barn and was converted to a dwelling back in 1977. Permitted development rights were not removed, however the property sits within the Forest of Bowland A.O.N.B.

2.3 The listing for Higher Chipping House reads :-

*SD 64 SW CHIPPING CUTLER LANE*

*4/65 Higher Chipping House 13.2.67*

*Grade II*

*House, late C18th. Coursed watershot sandstone with slate roof. Double- pile plan with end stacks. A symmetrical composition of 2 storeys with attic and 3 bays. Facade has chamfered quoins. Windows sashed with architraves. Door has architrave, fluted Doric pilasters, triglyph frieze and moulded pediment, all badly worn. The rear wall has chamfered mullioned windows of C18th type, flush with the wall and with tooling. The central stair window has a transom only. The rear door has a plain stone surround with furrowed diagonal tooling. Interior. Raised and fielded panelled doors on the ground floor. Right-hand front room has a stone parlour fireplace with moulded surround and cornice hood. The left-hand room has a C19th fireplace said to have come from Wyreside Tower, having an elliptical arch with fluted keystone, fluted pilasters, and cornice.*

*Listing NGR: SD6146341486*

### 3.0 PROPOSALS

3.1 The main living room of the property is situated on the first floor and has a high semi-vaulted ceiling. There are three opening windows to the northeastern elevation and these proposals are to combine these windows into one large opening to enable the occupants to enjoy the expansive views offered from the elevated living space.

3.2 There are no easy public views of this elevation. It is just about seen from Cutler Lane when approaching from the north, however it is not able to be read in conjunction with Higher Chipping House due to screening by The Hey itself and it's associated garage / outbuilding.

3.3 There are no views offered from the wider public realm, including nearby road network and public footpaths. Any view of the proposals by virtue of it's position, screens the view of Higher Chipping House.

### 4.0 CONCLUSION

4.1 After carefully assessing this proposal with regard to the setting of the listed building there is no negative effect in terms of visual impact upon Higher Chipping House.