

CHIPPING CONSERVATION AREA APPRAISAL



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CHIPPING CONSERVATION AREA APPRAISAL

Introduction

Purpose of the appraisal

This appraisal seeks to record and analyse the various features which give the Chipping Conservation Area its special architectural and historic interest. The area's buildings and spaces are noted and described, and marked on the Townscape Appraisal map along with listed buildings, buildings of townscape merit, significant trees and spaces, and important views into and out of the conservation area. There is a presumption that all of these features should be "preserved or enhanced", as required by the legislation.

This appraisal builds upon national policy, as set out in PPG15, and local policy, as set out in the Local Plan 1998, and provides a firm basis on which applications for development within the Chipping Conservation Area can be assessed.



St Bartholomew's Church

Summary of special interest

The special interest that justifies designation of the Chipping Conservation Area derives from the following features:

- 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 and environs;
- Chipping Brook;
- Open areas in front of The Sun Inn and the Talbot Hotel;
- Prevalent use of local stone as a building material;

- Architectural and historic interest of the conservation area's buildings, including 24 listed buildings;
- Trees, particularly beside Chipping Brook and in the churchyards of St Bartholomew's and St Mary's Church;
- Well tended roadside gardens;
- Historical association with John Brabin: grade II listed house, school and almshouses;
- Areas of historic stone floorscape;
- Views of Pendle Hill and the distant Fells to the north.



Stone cobbled passage to nos. 7 to 11 Windy Street

The planning policy context

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A conservation area is defined as “*an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*”. It is the quality and interest of an *area*, rather than that of individual buildings, which is the prime consideration in identifying a conservation area.

Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This document should be read in conjunction with national planning policy guidance, particularly Planning Policy Guidance Note 15 (PPG 15) – Planning and the Historic Environment. The layout and content follows guidance produced by English Heritage, the Heritage Lottery Fund and the English Historic Towns Forum.

Local planning policy

Local planning policies for the preservation of scheduled monuments and conservation of historic parks and gardens, listed buildings and conservation areas are set out in the Ribble Valley Local Plan which was adopted in June 1998 (Policies ENV14, ENV15, ENV16, ENV17, ENV18, ENV19, ENV20, ENV21) and the Joint Lancashire Structure Plan 2001-2016 which was adopted on 31st March 2005 (Policies 20 and 21, supported by draft Supplementary Planning Guidance (SPG) entitled 'Landscape and Heritage').

The Chipping Conservation Area was designated on 7th October 1969. This document updates and replaces the Conservation Area Appraisal for Chipping which was prepared by the County Planning Officer in 1971.



Junction of Talbot Street and Windy Street from the church steps

Location and setting

Location and context

Chipping is a small rural village located in the Ribble Valley on the edge of the Trough of Bowland in Lancashire. It lies within the Forest of Bowland Area of Outstanding Natural Beauty. The village is approximately 15 km west of Clitheroe and 19 km NNE of Preston.

General character and plan form

The settlement has evolved along the two main thoroughfares through the village with, generally speaking, buildings fronting directly onto the street with rear gardens. No. 1 Talbot Street and The Talbot Hotel are set well back from the building line of Talbot Street, the former behind the site of a village well (Sally Well), the latter behind a cobbled parking area. Uncharacteristically, no. 24 Talbot Street, no. 17 & 19 Windy Street and no. 27 Windy Street (John Brabin's Old School) have their gable ends to the street. Two further exceptions to the linear pattern of development are Stanley Court, off Talbot Street, and nos. 7, 9, and 11 Windy Street which form a small courtyard reached via a wide passage

from the open space in front of The Sun. These haphazard exceptions to the linear form contribute to the area's varied townscape.

St Bartholomew's Church and St Mary's Church stand in individual plots on the fringe of the historic core formed by Talbot Street and Windy Street. Their well tree'd churchyards are two of the most significant open spaces in the conservation area.



John Brabin's Old School, Windy Street

Landscape setting

Topography and relationship to surroundings

The village lies in undulating lowland farmland. The immediate surrounding of the village is open, occasionally wooded, countryside in agricultural use. To the north the land rises steeply to Parlick Fell (432 m) and Fairsnape Fell (510m). To the south lies Longridge Fell. The settlement sits beside Chipping Brook which runs southwards to join the Loud which in turn joins the River Hodder. The open countryside around the hamlet is an intrinsic part of its character. Much of the conservation area is bounded by open fields.

Historic development and archaeology

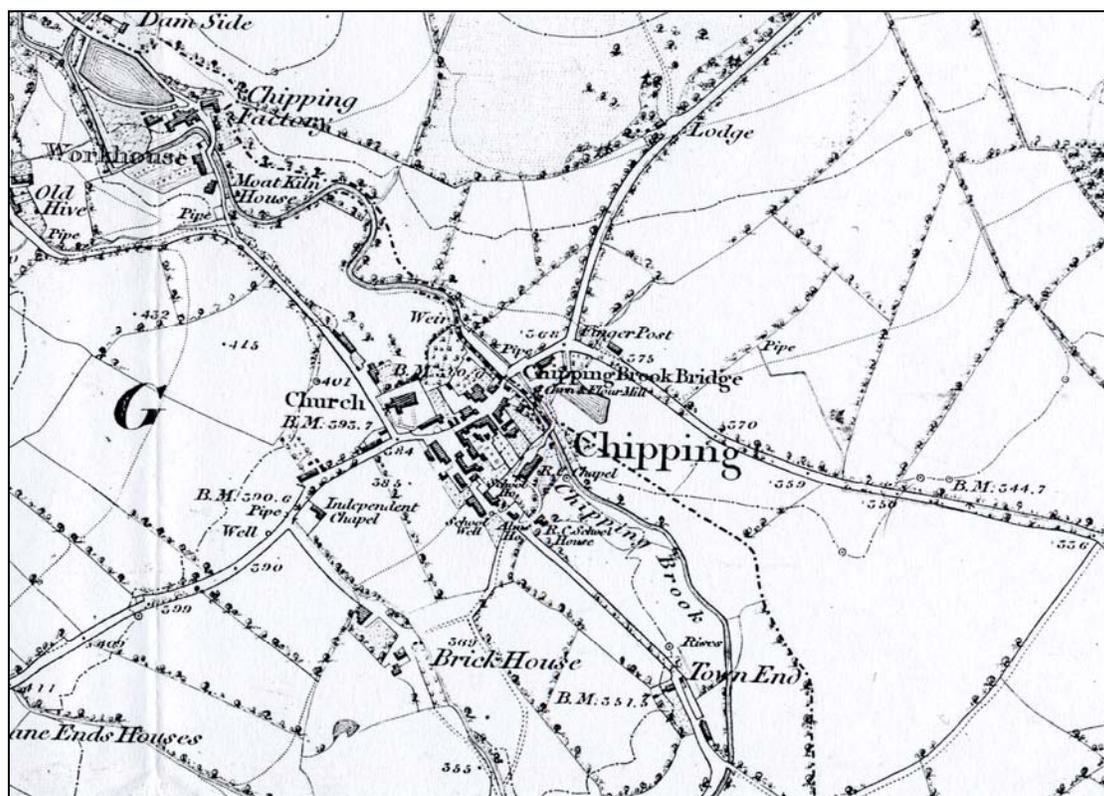
Origins and historic development

The following short history is based largely upon the short history to be found in the leaflet, 'Chipping Village Walk', produced by the Chipping Local History Society.

Chipping is a beautiful stone built village with medieval origins. By the early 12th century it was in the hands of the de Lacy family and from that time it was included in the lands of the lordship or 'honour' of Clitheroe.

'Chippenden' is listed in the Domesday Book but no church is mentioned but this may be because the Normans were not well informed about this part of England. The name Chipping is derived from the Old English *ceping*, meaning 'market place'. Though there are several places with the name Chipping in the title (e.g. Chipping Sodbury, Chipping Norton, Chipping Camden), Chipping is the only one without a suffix.

The market developed near the bridge over Chipping Brook at the entrance to the Royal Forest of Bowland, an area of cattle farms, or 'vaccaries', owned by the Crown. The Chipping market was at a point of exchange between two different economies and a major outlet for the Bowland cattle farms.



Ordnance Survey 1850

The 'Status of Blagborneshire', written in c1354 claims that Chipping Church was built before Clitheroe Castle. This claim is supported by the oldest part of the existing church, a piscine in the South wall said to date from the 12th century. The tower was built c1450 and the rest of the church was rebuilt in 1506.

There were two fairs each year, on the first Tuesday after Easter and on St. Bartholomew's Day, August 24th. Cattle would be sold in the street. The last markets in Chipping were sheep sales, at the back of The Talbot, in the 1950s.

Cheesemaking, wood and leather working and especially textiles were a source of extra income for a community principally involved in agriculture. Spinning and handloom weaving became increasingly important in the late 17th and 18th centuries. John Brabin was a cloth merchant with a shop in the centre of the village who became a local benefactor, founding a school and charity by his will of 1683.

Chipping flourished industrially when the water power of the district was fully developed. By the mid 19th century there were 7 water powered mills on Chipping Brook, some above, some below the village. There were two cotton spinning mills, and works producing spindles and flies and rollers for spinning machines, an iron and brass foundry, a corn mill, a nail works and a chair works. Chipping is still well known for its chairs but there is little evidence of the village's industrial past to be seen in the Chipping Conservation Area.



'John Brabin's House', nos. 22-24 Talbot Street

Spatial analysis

Key views and vistas

The focal point of the village is St Bartholomew's Church which is set on rising land in a prominent central location west of the brook. However, it does not have great visual prominence within the core of the conservation area i.e. along Windy Street and Talbot Street. Nevertheless, its elevated position offers views over the rooftops of Talbot Street. Entering the village from south or east, it is The Sun Inn, directly overlooking the meeting

point of these two streets that is the prominent feature. A popular view in photograph and postcard is down Talbot Street.

There are several long views to distant hills, notably Pendle Hill which is visible from the church steps, and Wolf Fell, looking northwards from the southern end of Windy Street. A similar view can be gained from St Bartholomew's churchyard. Views of the wider landscape from the village edge help to reinforce the village's distinctive rural location.



Stone mullioned windows at the rear of no. 15 Windy Street

The character of spaces within the area

The settlement is tightly packed alongside Windy Street and Talbot Street with few gaps between buildings. There are two important open spaces within the built environment and two semi-public open areas on the fringe of the conservation area. These spaces contribute to the area's special interest and have historical interest.

First, there is an open area in front of The Sun at the intersection of Talbot Street and Windy Street. This wide space, cobbled on the east side, is perhaps the site of a former market. Second, a similar open area in front of The Talbot may represent part of a farm 'yard' (The Talbot may once have been a farmhouse) and place for agricultural sales.

On the outskirts of this small conservation area, St Bartholomew's Church stands in a well-stocked churchyard which extends northwards, giving the building a fine setting. Land to the west of the churchyard falls steeply to the brook and is an essential part of the open character of this quarter of the conservation area. Similarly there is an area of open space, containing a graveyard overshadowed by large mature trees, beside St Mary's Roman Catholic Church. This low-level area is secluded and more enclosed than St Bartholomew's churchyard.

In the heart of the village is a private open area formed by the rear gardens of properties on the south side of Talbot Street and the east side of Windy Street.

Definition of the special interest of the conservation area

Activities/uses

The conservation area, which contains only part of the village, is primarily residential. It contains two active places of worship, St Bartholomew's Church and St Mary's Roman Catholic Church, and two pubs, The Sun Inn and The Tillotsons. A third pub/hotel, The Talbot, is currently vacant. There is a Post Office and Craft Centre at no. 20 Talbot Street, a general store and two speciality shops (The Bridal Shop and Ye Olde Curiosity Shop).

Chipping receives many visitors, particularly at the weekends during the summer months. The majority arrive by car but some leave their vehicles in the area whilst walking on the nearby Fells.



An example of Chipping's stone floorscape: cobbles and stone kerbs

Townscape and settlement pattern

Chipping has a varied and interesting townscape as a result of the informal layout of historic buildings beside two curving streets of varying width that descend from the elevated churchyard of St Bartholomew's Church. Other important townscape features are:

- Streamside location;
- Informal 'village square' outside The Sun Inn;
- Interesting roofscape;
- Areas of historic floorscape;
- Secluded environs of St Mary's Roman Catholic Church.

The conservation area is composed of two streets, Talbot Street and Windy Street, which meet at a spacious junction which forms a 'village square' in front of The Sun Inn just below the brow of a hill rising from Chipping Brook. Just west of this junction St Bartholomew's Church stands on an elevated platform bounded by a tall sandstone retaining wall with triangular coping and a flight of nine wide stone steps (listed grade II). The steps were constructed following the demolition of a row of houses in front of the church in 1873.

Talbot Street widens as it proceeds downhill, lined on either side by listed and unlisted historic buildings, all of which make a valuable contribution to the character and appearance of the conservation area. The south side has the appearance of a terrace. Development on the north side is less uniform, with more openings and a less regular building line. Chipping Brook can be viewed from the bridge at the lower (west) end of Talbot Street.

Windy Street, as it runs south-west from the square, begins as a narrow enclosed route then widens outside nos. 29 & 33 (John Brabin's Almshouses) where, on the opposite side of the road, houses are set back from the road behind small front gardens. From here, a lane drops steeply down to a discreet out-of-the-way area around St Mary's Roman Catholic Church, beside the brook. St Mary's Church, Presbytery and Old School were built in 1827. Constructed with ashlar stone and Welsh slate roofs, they have a formal classical appearance quite different to the much earlier vernacular dwellings along Talbot Street and Windy Street. Tall trees overshadow a narrow graveyard and stone boundary wall, railings and a hedge add to the formality of the area.



The Sun Inn overlooks the probable site of an ancient market

Architectural and historic character

Chipping Conservation Area is characterised by stone historic buildings of traditional construction dating mainly from the late 17th century to the early 19th century. There are 24 listing entries for the conservation area.

The oldest building in the Chipping Conservation Area is St Bartholomew's Church (grade II*) which is largely an early 16th century rebuilding of an older edifice, restored in 1872. Beside the south door is a sandstone base with brass sundial and gnomon, dated 1708, listed grade II.

The most interesting buildings from the 17th century are associated with John Brabin. Nos. 20 & 22 Talbot Street, also known as John Brabin's House, is inscribed I:B 1668. John Brabin was a London cloth merchant and dyer who died in 1683. He is also

commemorated in no. 27 Windy Street (John Brabin's Old School) and nos. 29 & 33 (John Brabin's Almshouses). Nos. 20 & 22 Talbot Street is built with sandstone rubble. Its 17th century origins are evident in first floor stone mullioned windows and its chamfered stone door surround with triangular head. No. 27 Windy Street has a large projecting 17th century porch with an ashlar front, saddle-backed coping with three ball finials, a studded plank door and a badly worn moulded door surround.

In addition to a number of 18th century vernacular stone cottages (e.g. nos 2 and 16 Talbot Street), the 18th century is represented by the Talbot Hotel, which is said to have an inscription date of 1779 but probably has earlier origins. The barn and stable to the south west also dates from the late 18th century. The Talbot is one of the few buildings to be rendered (front wall) and is set well back from the road.

From the 19th century, the most notable buildings are St Mary's Church, presbytery and former school built c1827 on land given by the then squire of Leagram, George Weld. It was built by the Catholic community at a cost of £1130.

There is very little 20th century development within the conservation area. Nos. 18-22 Windy Street is a modern development that fits in well with the conservation area's historic appearance.



Typical use of stone for window and door surrounds

Key unlisted buildings - Buildings of Townscape Merit

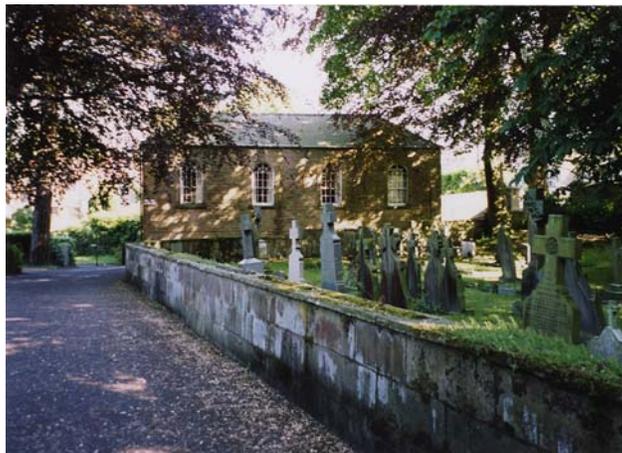
Marked on the Townscape Appraisal map for the Chipping Conservation Area are a number of *unlisted* buildings which have been judged as making a positive contribution to the character and appearance of the conservation area. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

Building methods, materials and local details

The historic buildings of Chipping are almost exclusively built with local stone. (A brick rear extension to no. 20 Talbot Street looks extraordinarily out of place.) Stone walls, dressed stone quoins, stone windows and stone door architraves are commonplace. In contrast to the rubble stone walls of, for example, nos. 12 & 14 Talbot Street, The Sun Inn and nos. 1 & 3 Windy Street are built with squared coursed sandstone and St Mary's Roman Catholic Church is built with fine ashlar stone. The prevalent use of stone as a building material provides a cohesive and attractive townscape which is part of the village's local identity

Stone roofing slates would once have been more prevalent but Welsh slate is now the most characteristic roofing material. John Brabin's Almshouses are roofed entirely with stone slate and have stone slate canopies above the doors. Nos. 12-14 Talbot Street and nos. 17 & 19 Windy Street are roofed with a combination of stone and slate.

Welsh slate sizes vary and some of the roofs are laid using diminishing courses of slate (e.g. no. 5 Windy Street). Difference in size can be seen by comparing the large slates on nos. 1 & 3 Windy Street with the small slates on no. 5 Talbot Street, across the road. The roof of no. 24 Talbot Street, beside the brook, has a decorative horizontal band of unusual rounded slates.



Trees and gravestones in St Mary's churchyard

Stone mullioned windows are characteristic of 17th century buildings. On the first floor of nos. 20 & 22 Talbot Street are a 3-light and a 4-light mullioned window with inner hollow chamfer and outer chamfer, with hood. Similar distinctively 17th century windows can be found at nos. 12 & 14 Talbot Street, nos. 17 & 19 Windy Street, no. 27 Windy Street and elsewhere. Stone mullion windows at the rear of no. 15 Windy Street have leaded lights. Timber or metal casements are common but many have been altered by the insertion of inappropriate modern replacements.

As vertical sliding sashes became popular, window (and door) details including architraves, lintels and cills, are made from single pieces of worked stone, without any mouldings, e.g. no. 7 Talbot Street. External joinery is typically painted white.

One special characteristic of the conservation area are the attractive clay “castle” pots, which can be seen throughout the centre. Of note are the indented triangular tops to each pot. Together with the variety of roof material, stone and slate laid in a variety of courses, the pots contribute to a lively roofscape.

Floorscape

Parts of historic floorscape contribute to the conservation area’s special historic character and appearance. There are wide cobbled areas at the Sun Inn and the north end of Windy Street, forming part of the square and passage to nos. 7 to 11. Cobbles are common along both Talbot Street and Windy Street and there are wide stone kerbs in Windy Street. The stone steps to the churchyard, rising from an area of cobbles, are listed. To the west of the church, a modern area of stone paving complements the historic church. Stone boundary walls, with roughly rounded or triangular capping, and stone piers are also a feature of the area.

These surfaces should be protected and repaired as necessary, using traditional techniques and materials.

Green spaces, trees and other natural elements

Trees are an important feature of the conservation area particularly those growing beside the stream and in the churchyards of St Bartholomew’s and St Mary’s Church. These, and other significant trees or tree groups, are marked on the Townscape Appraisal map. Lack of a specific reference does not imply that a tree or group is not of value.

Local details and features

Mains water only came to the village in 1913 and there are still two wells in the village: the Sally Well opposite the Sun Inn and a well of 1869 besides Brabin’s Old School. Cellars are a feature of some of the buildings as can be seen from the downward steps at nos. 1-3 Windy Street. A red telephone box and ER II post box add to the area’s typically English appearance. Datestones are a feature of buildings in the conservation the area. For example, I.B 1668 at no. 20 Talbot Street and G.W. 1675 at no. 6 Talbot Street.

Issues

This section provides a summary of the SWOT analysis (Strengths, Weaknesses, Opportunities, Threats) identified during the appraisal process.

Strengths: The most important *positive* features of the Chipping Conservation Area:

- 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;

Weaknesses: The principal *negative* features of the Chipping Conservation Area are:

- Insensitive alterations to historic buildings spoiling the conservation area's strong historic character and appearance;
- Neglected appearance of the vacant Talbot Hotel, front and rear, to the detriment of the conservation area;
- The Tillotsons painted in a cream colour with garish green quoins blighting the setting of adjacent listed buildings;
- Unco-ordinated road signs by the Sally Well spoiling the well's appearance;
- Tall TV aerials spoiling the historic roofscape, especially as viewed from St Bartholomew's Church;
- Double yellow lines intruding upon historic streetscene particularly in Windy Street;
- Insufficient off road car parking resulting in cars parked on the pavement in Talbot Street.



The Sun Inn closes the view up Talbot Street

Opportunities within the Chipping Conservation Area

Sites for development or enhancement.

Given current planning policy and the importance of the conservation area's open spaces and gardens, there are very few sites for development within the conservation area.

The following works might enhance the conservation area's historic environment:

- Removal of external electrical wiring and boxes on the Post Office;
- The steps down to the well beside Brabin's Old School, which have been patched with concrete, might be more sensitively repaired;
- Screening of gas cylinders at rear of The Talbot;
- Replacement of galvanised steel railings beside entrance to St Mary's Church, or painting;
- Re-painting of The Tillotsons to match the black and white colours of The Talbot;
- Restoration and re-use of The Talbot.



Modern dwellings that fit in with the conservation area

Threats to the Chipping Conservation Area

- Continuing loss of original architectural details and use of inappropriate modern materials or details.

Many of the unlisted, and some of the listed, buildings in the conservation have been adversely affected by the use of inappropriate modern materials or details. Common faults include:

- the replacement of original timber sash windows with uPVC or stained hardwood;
- the loss of original panelled front doors and their replacement with stained hardwood, uPVC or aluminium doors;
- use of garish timber stain on garden gates and garage cladding.

Recommendations

Chipping Conservation Area boundary review

It is recommended that an area west of St Bartholomew's Church be added to the conservation area. The proposed area is marked on the Townscape Appraisal map and includes: Chipping Congregational Chapel, opened in 1882 (grade II); Club Row (nos.14-20 Club Lane), which was built in 1822 by the Chipping Brothers' Friendly Society; nos. 2-8 Club Lane, containing a former smithy; nos. 2 and 4 Church Raikie (grade II) and an area of green open space which has the role of a modern village green.



Stone mullioned window dating from the 17th century

Monitoring and review.

This document should be reviewed every five years in the light of the Local Development Framework and emerging government policy. A review should include the following:

- An evaluation of changes that have taken place in the conservation area, ideally by means of an updated photographic record;
- An assessment of whether the various recommendations detailed in this document have been acted upon, including opportunities for enhancement;
- A building condition survey;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

Bibliography

Chipping Village Walk Chipping Local History Society
Longer Sen, A Miscellany Chipping Local History Society
Victoria County History; Volume VII pp20-33
Ordnance Survey map (6") 1850

July 2005 amended 25.08.05/25.10.05

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