



RIBBLE VALLEY
BOROUGH COUNCIL

For office use only

Application No.

321130112 P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for conservation area consent for demolition in a conservation area.
Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Rev	First name:	Michele	Surname:	Jarmay
Company name:	Clitheroe United Reformed Church				
Street address:	Clitheroe URC				
	Castlegate				
Town/City:	Clitheroe				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB7 1AZ				
Telephone number:	Country Code	National Number	Extension Number		
Mobile number:					
Fax number:					
Email address:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ivan	Surname:	Wilson
Company name:	IWA Architects Ltd.				
Street address:	Waterloo Mill				
	Waterloo Road				
Town/City:	Clitheroe				
County:	Lancashire				
Country:	United Kingdom				
Postcode:	BB7 1LR				
Telephone number:	Country Code	National Number	Extension Number		
		01200 423487			
Mobile number:					
Fax number:					
Email address:	admin@iwarchitects.co.uk				

3. Description of the Proposal

Please describe the proposed works:

Replace the defective tall north and south facing windows of the church with an upgraded yet like-for-like appearance window system. The work will include essential repairs to stone window mullions.

Has the work already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:
Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Letter from Diane Cafferty to Revd. Michelle Jarman containing advice and information, including comments and opinions from Adrian Dowd (RVBC Conservation and Design Officer). These proposals have attempted to take full account of the comments received to ensure the window appearance remains as close as possible to the original.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Explanation for Proposed Demolition Work

Why is it necessary to demolish all or part of the building(s) and/or structure(s)?

Demolition is necessary to remove the current defective window panes, therefore allowing a suitable replacement. This work is intended to overcome water ingress, draughts and repair the broken stone window mullions. The church has the opportunity to obtain a grant for this work on condition that the reglazing is double glazed to improve heat retention.

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

11. Certificates (Certificate B)

Certificate Of Ownership - Certificate B

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

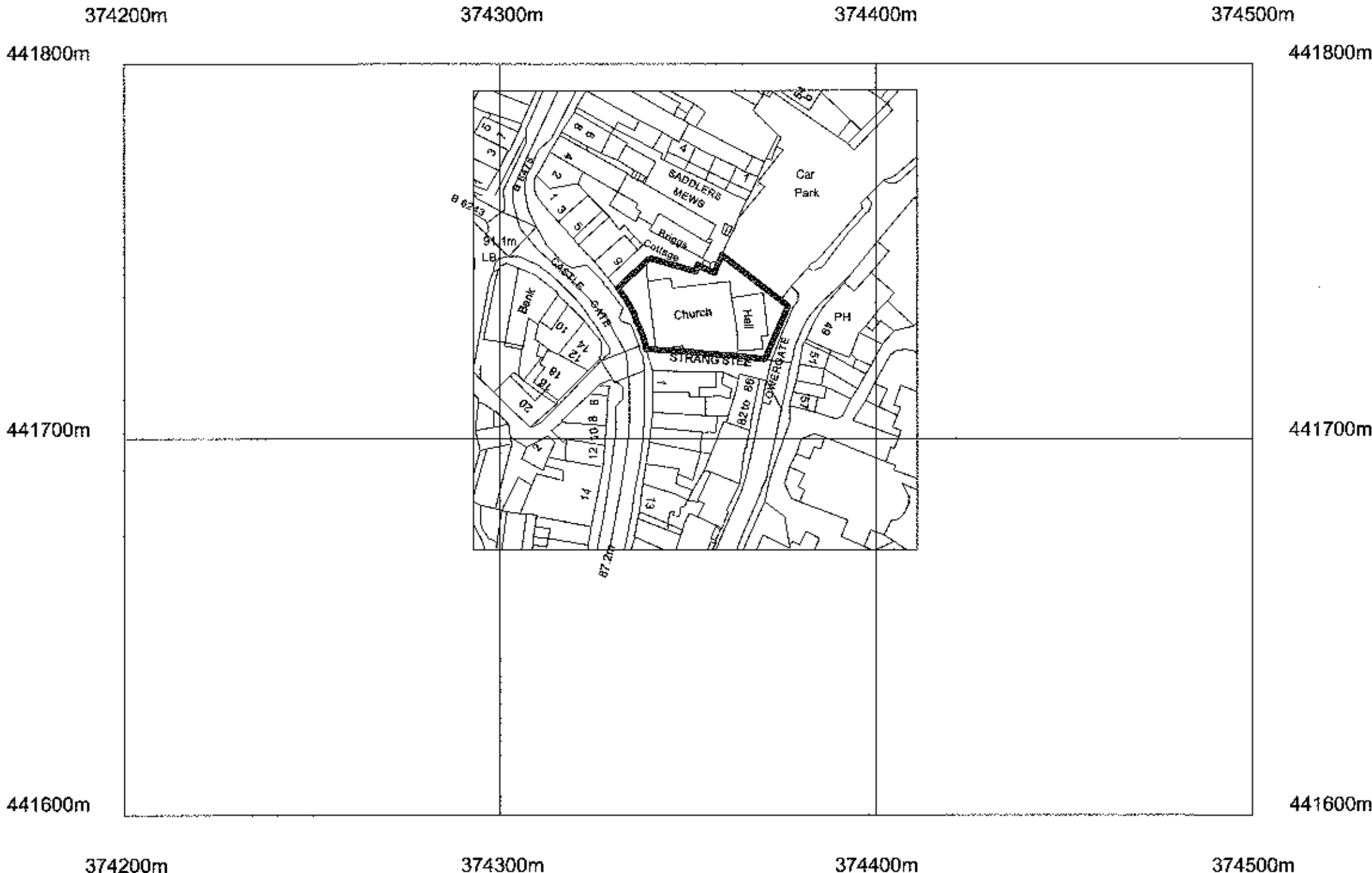
Notice recipient				Date notice served												
Name:	URC Synod			14/01/2013												
Number:		Suffix:														
Street:	Franklin Street															
Locality:	Eccles															
Town:	Manchester															
Postcode:	M30 0QZ															
<table border="0"> <tr> <td>Title:</td> <td>Mr</td> <td>First name:</td> <td>Ivan</td> <td>Surname:</td> <td>Wilson</td> </tr> <tr> <td>Person role:</td> <td>Agent</td> <td>Declaration date:</td> <td>03/01/2013</td> <td>☒</td> <td>Declaration made</td> </tr> </table>					Title:	Mr	First name:	Ivan	Surname:	Wilson	Person role:	Agent	Declaration date:	03/01/2013	☒	Declaration made
Title:	Mr	First name:	Ivan	Surname:	Wilson											
Person role:	Agent	Declaration date:	03/01/2013	☒	Declaration made											

12. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 03/01/2013

321130112P



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Design and Access Statement.

Introduction / Brief:

IWA were appointed by the United Reformed Church, Clitheroe to provide technical assistance on the replacement of windows on the North and South Elevations of the church. Following assessment of the windows, it has become apparent they require replacement due to the extent of the water ingress damage with additional rust damage from ferramenta bars.

The church has been developing a business plan to make the building viable for wider community use. Part of that effort requires repairs and upgrading of the fabric to reduce the carbon foot print and reduce running costs. The Church has a grant offer from the Lancashire Environmental Fund to enable the window repairs and replacements to be done provided double glazing is used to current Building regulation U values. The work must also be completed and paid for before the end of June this year. The grant allows repairs and replacements provided double glazing is used to reduce the heat loss.

Process and Window replacement Design Proposals:

The pre-application comments received indicated a need to replace the glass in a like-for-like manner, with the minimum visible frame possible, while also being durable for future maintenance and for economical reasons. In total there are 8 tall gothic arched windows, which require replacement, with 4 on the North and 4 on the South Elevation. On the south side they are not clearly visible due to the existing projecting extensions to the building on that side.

The double glazing options considered included standard aluminium thermally broken frames, which are too large or too visible, which would have changed the external aesthetics of the building. In response to this problem we considered a Heritage bronze metal frame, which enabled reduction of the size of the window frame to the extent that the frame in the rebated stone would hardly be seen, however this was too expensive.

We are therefore recommending a thin profile galvanised metal frame by Cotswold Casements who have provided the details being proposed. These are galvanised steel frames, allowing a shadow gap appearance of just 11mm and 19mm horizontal bars to replicate the original window appearance. The detail of the frame allows it to sit within the recess of the existing window stone mullion, meaning no harm will be done to the stone. This option is also durable, increasing the life of the windows as well as affordable for the church. We are specifying double glazed units and have located a company who can replicate the current diamond pattern effect for the outer pane. The original cris cross obscure pattern glass can be replicated where replacements are needed. A company called "Brilliant glass" are able to provide the matching glass. The inner pane being 4mm toughened clear float glass.

The church is widely used by the community on a regular basis for activities such as Ribbles Valley Dance and Birthday Parties as well as regular church services. The specification of double glazed units is necessary to prevent heat loss and stop the current draughts caused by the damaged windows. Due to these reasons, this is the most economically and environmentally viable option for the church and the community, with minimal impact to the church itself.

The replacement windows will sit within the existing stone mullion and appear as an exact replacement of the existing windows externally resulting in minimal impact to the church building and its visual appearance. With careful detailing, the existing horizontal bars will also be replicated to maintain the original appearance.

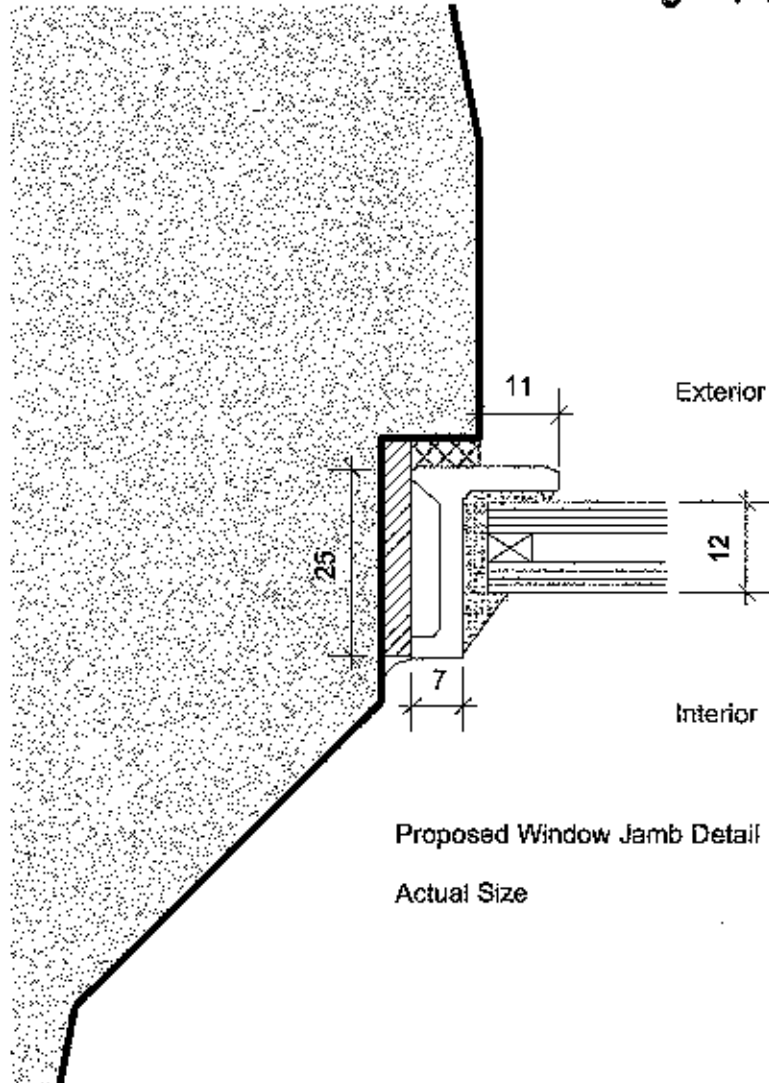
The attached Heritage Statement was submitted at pre-application submission stage.

Ivan Wilson

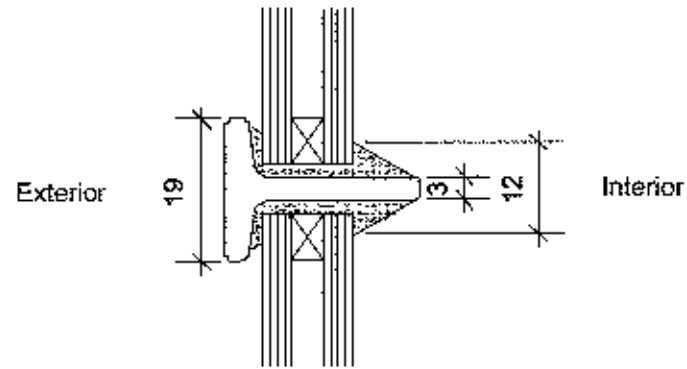
IWA Architects Ltd.

14/01/2013

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Proposed Window Jamb Detail
Actual Size



Proposed T-Bar Section Detail
Actual Size

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Dimensions should not be scaled. All dimensions to be checked on site by the contractor before commencement of the relevant part of the work.

Note: These proposed details refer to windows S7, S8, S9, S10, N6, N7, N8 and N9 as indicated on drawing 1914.EX.01.

Rev.	Date	Description
	11/01/2013	

URC Window Replacements
Clitheroe

Typical Window Jamb Detail
and T-Bar Section Detail

Draw. No.: 1914.SK.03	Rev.: -
Date: 01/2013	Scale: 1:1 @A4

IWA Architects

Whitford Mill, Waterloo Road, Clitheroe, Lancashire, BB7 1LM.

t: +44 (0)1200 452487
f: +44 (0)1200 452476
e: info@iwaarchitects.co.uk
w: www.iwaarchitects.co.uk