

HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED REPLACEMENT
WINDOWS, DOORS AND RECEPTION ALTERATIONS TO RIBCHESTER ST WILFRID'S
C of E PRIMARY SCHOOL, CHURCH STREET, RIBCHESTER, PR3 3XP

a). This heritage, design and access statement has been prepared in support of an application for permission to replace the existing window units to the South West and South East elevations of the original stone built premises.

The property is not a listed building, but does lie within Ribchester Conservation Area – see Figure 1 in Annex A. The property is used as a Primary School education establishment.

b). Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, and the extent of the proposed works have driven the length of this document.

HERITAGE

c). Historical Context.

A review of documented histories of Ribchester St Wilfrid's C of E Primary School reveals little of significance recorded about the property, although it is mentioned briefly in the Ribble Valley Borough Council - Ribchester Conservation Area Appraisal.

Ribchester St Wilfrid's CE Primary School on Church Street was built circa 1872 as a National School. A search of the area using the Heritage Gateway website and the PastScape website did not provide any further information about the property

d). Aesthetic & Communal Context.

Ribchester Conservation Area consists of the village core centred around a small triangular area, on one side of which is the White Bull Inn, and Stydd, a rural area north-east of the main settlement which contains two churches and 18th century almshouses.

Ribchester village is dominated by rows of handloom weavers' cottages, many of which were built in the late eighteenth century, but some of which were also adapted from existing houses. There is a scattering of older houses in the village, many of which have seventeenth or eighteenth century datestones. There is a small amount of late nineteenth or early twentieth century development on the north side of the village, around Blackburn Road. The area also includes the excavated areas of the Roman baths and granaries, now preserved in an open area of land for display to the public, and the Roman Museum, next to the church.

THE PROPERTY

e). History and Development.

The front of the property, which faces on to Church Street is believed to have been built circa 1872 from locally quarried Sandstone laid in horizontal courses and bedded in mortar, the roof coverings comprise double lapped slate to pitched roof timbers. Doors and windows to the original premises are formed from stone jambs and mullions, with 2 No large windows comprising of a triple lancet window with 3No tracery glazed panels, the other windows are comprised of 1No single lancet window and 1No rectangular window, all windows are glazed directly into the stonework. The external walls of the property are heavily buttressed, again using local Sandstone.

The property was originally constructed as a national school in the late 19th. Century (see Figure 2 in Annex A), and has been extended as the need for expansion became apparent with the growing population and the modern requirements for schools.

The existing windows to the original stone built premises are glazed directly in to the stonework and are single glazed, at a later date sections have been removed and modern timber and PVCu double glazed opening lights installed, these look totally out of character for this type of building and window unit

Where the kitchen has been created within the original building the ceiling has been constructed to abut the existing window (window looking out onto Church Street) glazing panels have been removed and timber panels have been installed to hide the ceiling construction.

The reception is an extension added at a later date probably the mid 1990's around the same time as the extensions, and its construction is of dwarf stone walls with the rest of the walls being windows and entrance double doors manufactured from wood, with the structural steel work exposed, the roof which oversails the reception to form a porch area is constructed from timber joists and finished with double lap slates. The soffit to the porch area is covered in plyboard.

The reception's design, construction method and materials used are modern with no attempt to match the original building so visually the juxtaposition of the old and new are clearly apparent when viewed from Church Street.

The classroom extensions added to the school at the rear and side have been screened to reduce their impact to a minimum when viewed from Church Street

see Figures 4 to 9 in Annex A showing existing elevations and reception

ASSESSMENT OF HERITAGE SIGNIFICANCE

The building which formed the original Ribchester St Wilfrid's C of E Primary School, is a good example of a 19th. Century stone building, which resides within the existing Ribchester Conservation Area and has a significant visual impact upon the street scene of Church Street. Some of the visual impact is distracted by use of incongruent materials to replace the existing windows in the recent past.

DESIGN PROPOSALS

The aim of the proposed work is to replace existing single glazed window units to the original building, replace existing doors and windows with aluminium to the reception area and replace the cladding, box in the structural steelwork and fit a new sign above the reception area

It is proposed that all windows within the stone buildings be replaced using materials which enhance the aesthetics of the buildings.

The Ribchester Conservation Area Management Guide states the following on windows;

Windows: Sliding sash and side-hung casements are the two principal window types. As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'. It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building.

Glazing bars in old buildings are invariably moulded and slender. Over time, the thickness and moulding of glazing bars, the size and arrangement of panes and other historic window details varied. Care is therefore needed in the repair and replacement of historic windows to ensure works are 'honest' and not historically misleading. Details should be appropriate to the date of the building or to the date when the window aperture was made.

Seventeenth century stone mullion windows were normally glazed with leaded lights in a thin metal frame. If necessary, they should be replaced with a similar design ensuring that the stonework dominates.

The proposed window details will match this description as shown on drawing NI003160 / B02. The proposed replacement windows will be manufactured with Double Glazed Units incorporated which will also enhance the thermal retention properties of the premises.

The proposed replacement windows to the original building are manufactured by Touchstone Glazing Solutions. and are designed to be in keeping with the original windows. (See submitted drawings for proposed window sections and photographs).

The object of these proposals are to develop the property and to improve the appearance, utility, flexibility, thermal performance and reduce its carbon footprint. The overall approach aims to improve the contribution the property makes to its setting without degrading its significance.

AMOUNT

The proposal is for the replacement of all original windows to the South West and South East Elevations of the original property and refurbishment to the external envelope including window and door replacement to the reception extension see Drawing NI003160 B01/ B02/ B03

LAYOUT

There is no change to the current layout of the site.

SCALE

The proposals are to replace the windows within the existing fenestration openings.

LANDSCAPING

Landscaping will not be affected or altered by these proposals.

APPEARANCE

The replacement of windows in the original part of the property will help sustain the appearance of the heritage asset: and the frame colour scheme will be appropriate for the building.

ACCESS

Access to the premises will not be altered by these proposals.

ANNEX A

GEOGRAPHICAL CONTEXT

Figure 1 shows the location of the property within the Conservation Area.

Location of Ribchester St Wilfrid's C of E Primary School 

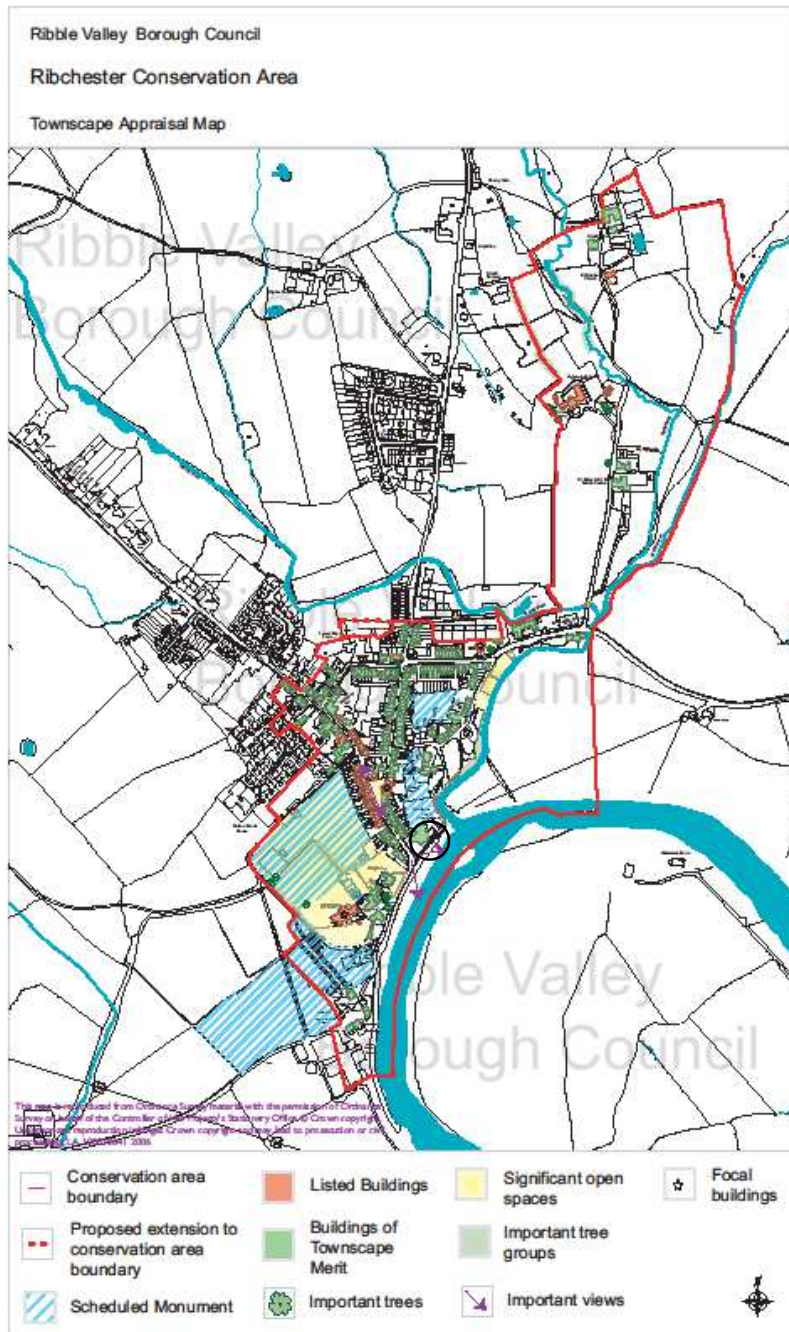
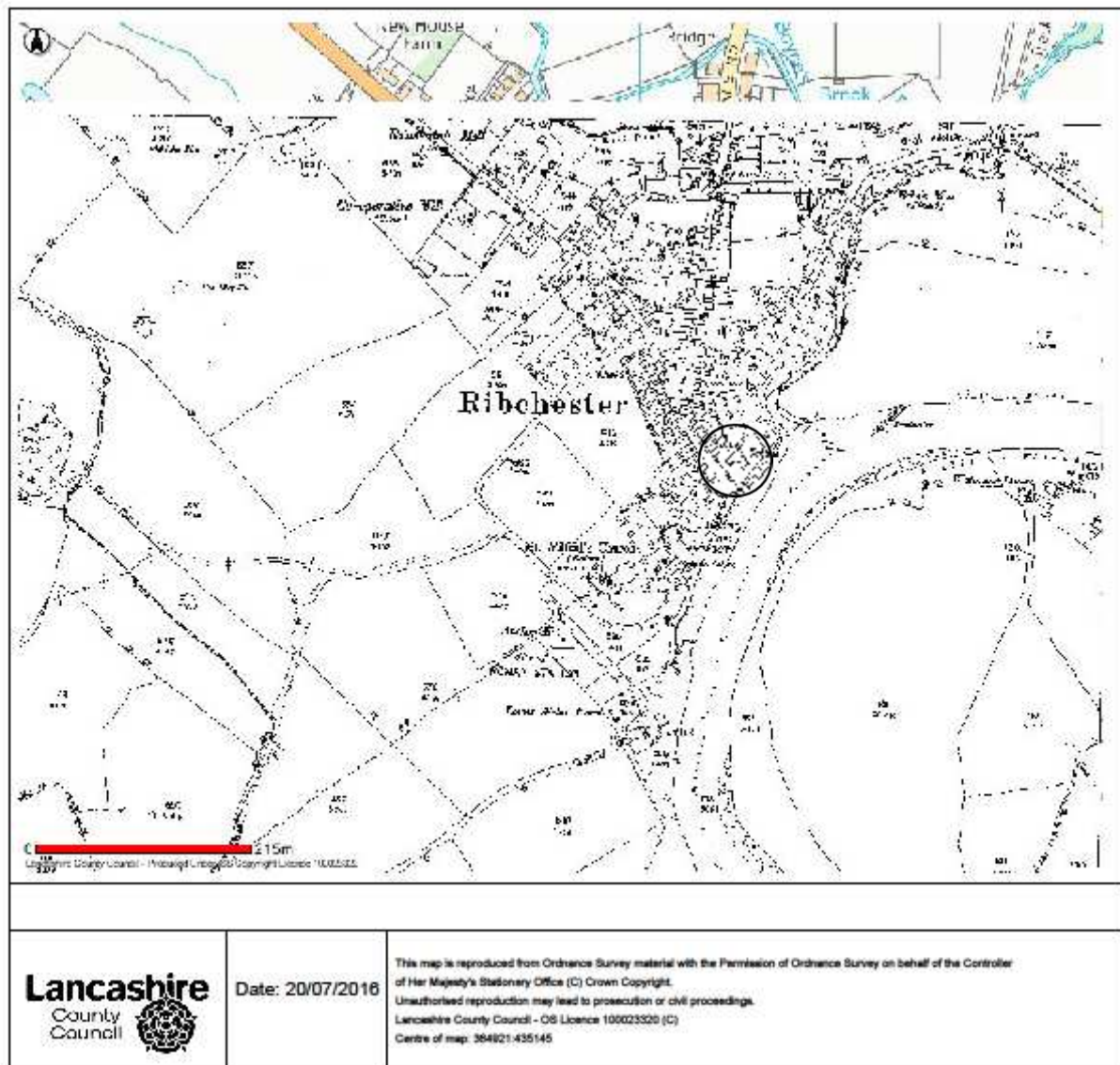



Figure 2 Location of Ribchester St. Wilfrid's C of E Primary School Building

Extract from First Edition 1:12500 maps



Location of Ribchester St. Wilfrid's C of E Primary School 

Photographs showing Street Scene of Church Street

Figure 3



Photographs showing Elevations of Ribchester St. Wilfrid's C of E Primary School

Figure 4 (South West Elevation) facing on to Church Street



Figure 5(South East Elevation) facing on to the river



Figure 6 (South East Elevation) facing on to the river



Figure 7 Reception entrance



Figure 8 Reception side



Figure 9 Reception rear

