

Application No. **PP-06035260:**

New windows to No. 11 Church Street, Ribchester

HERITAGE STATEMENT

Heritage Context:

1. No.11 Church Street is a listed, grade II building located at the historic core of the Ribchester Conservation Area. It forms part of a row of late 18th century terraced hand loom weavers' cottages along Church Street across the triangular village square from the White Bull pub at the heart of the village. These cottages are two of the special interest features of the Ribchester Conservation Area namely:
 - "Narrow closely developed streets of the former handloom weavers' settlement.
 - Handloom weavers' cottages particularly in Church Street and Water Street."
2. They also form part of the important views up and down Church Street identified in the Townscape Appraisal Map.
3. The SWOT Analysis of the Ribchester Conservation Area Appraisal identifies the following Weaknesses and Threats applicable to this application:
 - Weaknesses:
 - "Loss of architectural detail (original windows, doors etc.).
 - Insensitive alteration of historic buildings spoiling the Conservation Area's historic character and appearance.
 - Threats:
 - Continuing loss of original architectural details and use of inappropriate modern materials or details."
4. The design guidance contained in the conservation area management guidance for Ribchester includes the following specific guidance relating to replacement of windows applicable to this application:
 - 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.
 - Paint is usually the correct finish for timber windows; staining is not a traditional finish and should not normally be used.

Recent development history of 11 Church Street:

5. This property has been in the ownership of Mr. and Mrs. Mallam since November 1973 during which time two applications have been made for its further development.
6. The first of these was for a new external timber balcony to the rear of the property in the mid to late 1970s – precise date unknown.
7. The second (3/1989/0856) was for a new bedroom in the roof space which was approved in December 1989 and implemented in November 1990.
8. During the process of implementing this latter development, the three front windows of the property were replaced on a like for like basis i.e. as top hung windows with a central glazing bar (see photos attached to the application) - as they had been replaced previously by the former owners before the building was listed. These windows are now rotten.

Proposed window replacement strategy (see Design Statement)

9. The aim of the replacement of these windows is to satisfy the guidelines given in the Conservation Area Management Plan by restoring the appearance of the building especially that fronting Church Street to a historically relevant one using traditional designs and materials.
10. The existing windows (all of which are timber top hung windows and in poor condition) need to be replaced.
11. The form of the existing windows is not historically relevant to the original building since their design is based upon previous window replacements implemented by the former owners in the late 1960s before the building was listed. They informed us at the time of sale (November 1973) that they decided not to replace the existing vertical sliding sash windows for reasons of safety regarding their young children being possibly able to open the bottom sash of sliding sash windows.
12. Research from early 20th century photos of Church Street held by the Ribchester Local History Society (see attached photos to this application) shows that the majority of windows in Church Street were vertical sliding sash windows with either two panes over and two panes under or multiple panes over and under (usually six panes over and six panes under).
13. In order to maximise the amount of daylight in the rooms of the cottage, it has been decided to use new traditional weighted vertical sliding sash windows with two panes over and two panes under.
14. All windows will be painted white externally.
15. For energy conservation reasons it is intended to use 'heritage', thin double glazing (Slimlite or equivalent), which has been accepted in listed buildings in other historic cities and towns across the country (e.g. Edinburgh which has the most number of listed buildings after London).

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