

**Joiners Arms**

320180126

**Listed buildings consent**

**Heritage statement**

**Extractor Fans**

**The address of the building:**

Joiners Arms,  
90 Whalley Road,  
Clitheroe ,  
BB7 1EE

**Building description and use**

The property is a Listed mid terrace property built in 1914 and is located on the outskirts of Clitheroe Town Centre. It is a four storey property (including a basement) and is constructed from solid stone walls with coursed facing stonework on the front elevation of the ground floor and a rendered finish to the first and second floors and rear elevation. To the rear of the property there is a two storey extension covering the full width of the rear of the property with a part pitched slate roof and part flat felt roof structure. The external walls of the extension are a mix of brickwork, rubble stonework and a rendered finish. The roof to the main building is a pitched roof with concrete tiles.

The window and doors are timber frame sash windows painted white on the front elevation with timber sash varnished windows to the rear elevation with one number white UPVC windows within the extension. At the rear is a large garden and children's play area.

The current use of the building is as temporary accommodation for people who are homeless in the borough of the Ribble Valley.

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### Listing

The listing: 90 – 110 Whalley Road.

List number: 1362229

Grade: Grade II

### Reason for the proposed works

The former Public house has previously been converted into 7 flats in various sizes; some with en suite facilities and some with shared male and female bathrooms. All rooms have cooking facilities but some of the rooms are left without any means of mechanical ventilation. The flats without ventilation are suffering from damp problems that are made worse by the additional moisture in the air caused by cooking. It has been noted that in some flats mould spores have been forming on the internal face of the external walls. In addition to this on the top floor it has been noted that there are dampness issues due to penetrative water ingress, a survey of the roof has indicated that the current concrete tile has started to fail. It has also been noted that the bitumen flat roof and the lower level slate pitched roof are also in a semi dilapidated state.

### Proposed works

To combat the damp issues caused by cooking it is proposed that extractor fans are installed in the flats that currently do not benefit from mechanical ventilation. The works would include core drilling the external walls to provide a penetration through the walls to enable the humid air to be expelled. Externally there will be a small plastic grill with dimensions of around 150mm x 150mm in a colour to suit the consent. Internally there will be a hood over the cooker and it is proposed that the ducting is boxed in where a direct ceiling or wall penetration is not possible. As flat 7 is contained within the roof space there is no means of penetrating the wall for the ducting. It is proposed that the ducting will go through the roof to the side of the chimney mirroring the ducting that serves flat 6.

As the roof survey has identified that the current roofing is not suitable it is proposed to replace the concrete tiles on the main roof with natural blue slates (the sizes to be discussed with the conservation officer) with bonding gutters where the roof meets the neighbouring property.

It is proposed that the flat bitumen roof is to be replaced by a fibre glass flat roof system with a battleship grey coloured finish.

It is also proposed that the lower pitched roof is re-felted and re-slatted using the existing slates if in a reusable condition new natural slates if they aren't in a reusable state to match the existing.

### Aim of the works

The aim of the proposed works is to reduce the moisture in the air to protect the internal fabric of the building and to reduce the risk of mould that could be a health issue for the residents.

The roof renewal aspect of the works will increase the aesthetics of the building and retain its original character. The works will also improve the thermal properties of the property and increase the lifespan of the building and reduce the threat of penetrative dampness through the roof space.

320180126

**Impact of the works**

The impact on the external face of the building will be minimal with no structural changes to the fabric of the building and no changes to the overall character of the building as there are existing ventilation grills on both the front and rear elevations of the building. The grills are available in a range of colours to best suit the existing external character of the façade. We recognise that the colour of the grills could be an issue and will work to incorporate any recommendations made. The ducting through the roof will be similar to the existing ducting through the roof space to the opposite side of the central chimney on the front elevation.

The proposed roof works will enhance the original character of the building as the roof to the main building will be reverted back to its original blue slate finish. The works to the rear roof sections will not be visible from the ground but will have minimum impact as the flat roof is to be constructed with a fibre glass finish in battleship grey, similar in colour to the existing felt finish. The impact of the rear pitched roof will be minimal and visually will remain the same but with a percentage of new slates to replace any damaged of the damaged existing slates.