

# **DESIGN STATEMENT**

## **22 CHURCH STREET RIBCHESTER - NEW WINDOWS AND DOORS**

### **Introduction:**

It has been acknowledged in the Ribble Valley Borough Council 'Pre-Application Enquiry Response' (April 2019), that the existing windows are in a poor state of repair and it is appropriate to replace them considering they are of no historical relevance to the property.

We have noted that the replacement of unsympathetic, non-original windows is welcomed, subject to the new frames causing no greater harm to and where possible, enhancing the character of the building. Our core aim is therefore visual betterment, accounting for the contribution which the current windows make to the building and the wider asset, as shown in the key street scenes of 22 Church Street on the next page.



**Church Street View South (22 Highlighted)**



**Church Street View North (22 Highlighted)**

### Existing windows and doors:

- No original windows or doors remain in the property
- The existing 9 windows consist of top-hung casement, top-hung faux sash and side-hung casement both single and double glazed and finished in white paint and wood stain finishes.
- The rear french door is a side-hung casement, double glazed and finished in wood stain.
- All the windows and doors are in a poor state of repair and need replacement.
- In alignment with the Ribchester Conservation Area Appraisal, the top-opening casements with asymmetrically spaced lights are unsuitable for the building. The second floor windows to the front of the property (shown in the image below) are thought to meet the design standards set out in the appraisal, that is, side-hung symmetrical casements, however the finish is wood stain rather than white paint.



**Front Elevation (4 Windows) – Adjoining Church Street**





**Rear Elevation (5 Windows and French Doors) – Adjoining the Scheduled Monument**

### Historic windows in Church St. Ribchester:

- There is an absence of clear historic information relating to the original windows. Historic England 'Traditional Windows Their Care, Repair and Upgrading' (February 2017) advise that sliding sash and side-hung casements are the two principal window types appropriate, this is echoed in the Ribchester Conservation Area Appraisal.
- The second floor windows to the front and rear, unique features of the hand loom weavers cottages, are of a size and proportion unsuitable for sliding sash (see elevations above). Therefore side-hung casement will be the principle design used to create a consistent window visual across the entire facade front and rear.
- Historic England states an appropriate side-hung casement window of the period (18<sup>th</sup> century) consists of white timber with 2 panes either side of the mullion. The historic period, proportions and functionality of this window design appropriately match the fenestration configuration at 22 Church Street.



### Existing windows on Church Street properties in Ribchester:

- There is a significant variety of window styles along Church Street which provides some difficulty in identifying the original vernacular.
- The replacement windows are of mixed materials (wood and UPVC), mixed finishes (stain, painted white, painted colour), style (casement top-hung, casement side-hung, faux sash and sliding sash) and panes (single, double, quadruple and multi).
- Many of these replacements have been implemented quite recently.
- Currently as stated in Historic England 'Traditional Windows Their Care, Repair and Upgrading' (February 2017) "where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings."

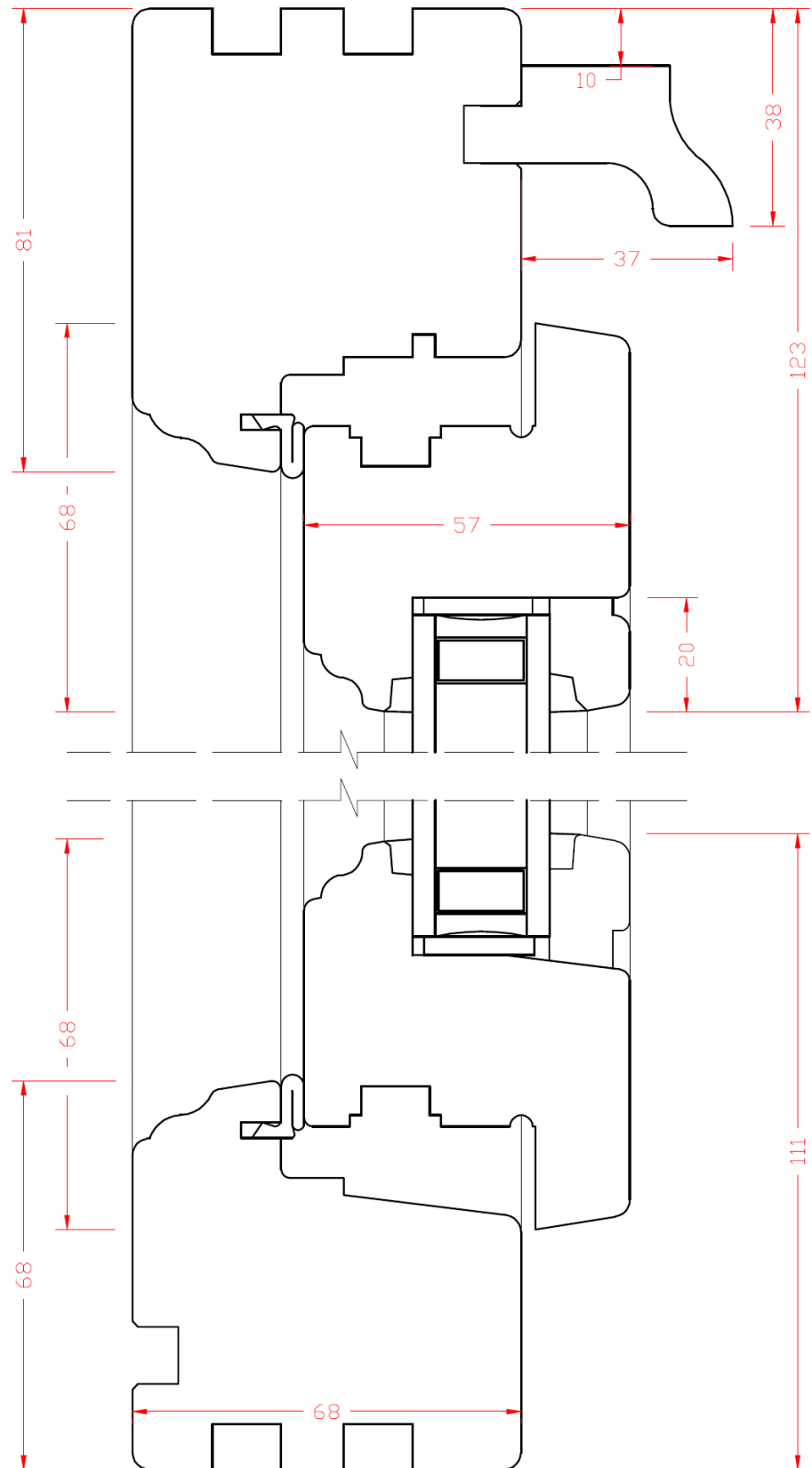
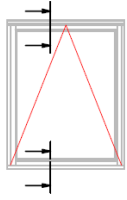
### The type of window and doors replacements:

- All windows and doors will be made in timber and painted white inside and out.
- All windows and doors will be traditional side-hung casements with equal sightline proportions and as narrow as possible horizontal glazing bars as per traditional single glazing bars. All windows will have 4 panes except the second floor windows which proportionally are limited to 2 panes.
- All windows and doors will be double glazed to achieve energy savings and reduce noise pollution especially where the frontage adjoins the main road (3/10 windows and doors are currently not double glazed in the property). The double glazing units to be used will be a slim line version, thinner than the units currently in situ. It is noted that Historic England's guidance is that replacing modern windows with new windows of a sympathetic historic pattern, whether single-glazed or double-glazed, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under the national planning policy. Further, where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single-glazing, do not usually harm the significance of the building.
- All windows and doors will have an A energy rating
- All windows and doors will be "Secure by Design" rated



### **Scaled Window Drawing**

(Please note the larger scale windows will contain a single horizontal glazing bar midway to maintain a consistent window proportioning across the facades)



**Vertical Window Section**