



**DESIGN & ACCESS WITH
HERITAGE STATEMENT
IN CONNECTION WITH
29 AND 33 WINDY ST
CHIPPING
LANCASHIRE**

**ON BEHALF OF
THE BRABINS TRUST**

V1.0

(LM/LM/1608/03)

**DESIGN & ACCESS WITH
HERITAGE STATEMENT
IN CONNECTION WITH
29 WINDY ST
CHIPPING
LANCASHIRE**

**ON BEHALF OF
THE BRABINS TRUST**

V1.0

(LM/LM/1608/03)



JYM Partnership LLP
Oak House
28 Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Signed by: *L. McKevitt.*

Dated: 18/06/19

Checked by: *C Bell*

Dated: 18/06/19

John Brabin's Almshouses

1.0 Author

The author is a Building Surveyor at JYM Partnership and is close to completing an MSc in Building Conservation and Adaptation at the University of Central Lancashire with plans to then progress onto RICS membership. The author is also an IHBC affiliate and working towards membership.

2.0 Introduction

2.1 Purpose

The purpose of this application is a proposal for replacement of a section of a stone mullion to the cottage and proposal for installation of extractor louvres to the rear elevation of the kitchen and bathroom to 29 Windy Street. The replacement of asbestos guttering to the front elevation with cast iron gutters is also proposed. Due to ongoing electrical and heating issues, it is proposed to replace the existing electrical wiring and install an electrical boiler system.

The property is a grade II listed building. 29 Windy Street is also located in Chipping Conservation Area. It is worth noting that this application relates to variations that are part of other works being undertaken to the property (REF 3-2018-0013) of which the Conservation Officer is already aware.

2.2 Proposed Works

The first issue is in the form of severe spalling to the central section of the stone mullion on the ground floor to the front elevation. If not replaced, this would continue to deteriorate and cause the mullion to become unstable which could result in eventual collapse and loss of historic fabric.

The second issue involves damp and mould build up due to lack of ventilation in the property. The installation of extractor/ventilation louvres to the rear elevation in the ground floor kitchen and first floor bathroom is proposed to remedy this as condensation related issues have been an issue in the property for some time.

The third issue involves the removal and replacement of an asbestos cement gutter to the front elevation. A section of this was damaged and as a H&S issue this has been removed by a licensed asbestos removal contractor, with no replacement being installed until consent is received. The proposal is to replace the guttering to the front elevation at 29 & 33 Windy Street in black extruded aluminium or cast iron.

Due to a poor heating system and failing and costly electrical heaters, heating of the property is costly and minimally effective. It is proposed to install an electrical Amptec boiler (details in Appendix C) which does not require a flue as typical gas boilers. This would also include replacement of all existing radiators and installation of 2 new radiators to the living room and kitchen.

The existing electrical services are also in poor condition, with certain sockets and storage heaters no longer working. The proposal is to replace the sockets and electrical wiring and remove the storage heaters and replace them with radiators as per the above.

The proposed external works would be to the rear elevation and would include removal of small sections of stone to install the ventilation louvres which would be 200x200 in size. The replacement of the guttering to the front elevation would also be part of the external works. The replacement of the central section of the stone mullion would consist of supporting the lintel, removing the damaged central section and replacement with a like for like sandstone mullion.

3.0 A description of the significance of the heritage asset

29 & 33 Windy Street, also known as Chipping/John Brabin's Almshouses, comprises of two semi-detached sandstone rubble cottages. Both of the cottages have stone mullioned windows which are a key aesthetic characteristic of 17th century buildings and the three doors at the front elevation of the terrace have triangular stone slate canopies. The roof also consists of stone slate with two central rock faced stone chimney stacks, these are thought to be added in the late 19th or 20th centuries.

The Almshouses have been altered in the past as they were previously 3 Almshouses built in 1684 by the John Brabin's trust after his death. They are now 2 properties and the third door and canopy between the two properties is blocked. The right hand southern facing gable has a sandstone date stone reading 'JOHN BRABIN 1684'.

The Almshouses can also be classified as a Ribble Valley Vernacular building as the materials and methods used for its construction were sourced locally and the Almshouses were built using local buildings methods, e.g. the use of slobbered pointing to rear elevation. Other examples of Vernacular and also listed buildings in Chipping can be seen along Windy St and Talbot St, which also consists of John Brabin's old school. This contributes significantly to Chipping's conservation area.

Further information on significance can be found in the Statement of Significance provided as part of this planning application.

3.1 Listing Description

SD 64 SW CHIPPING WINDY STREET

4/93 Nos. 29 & 33 (John Brabin's Almshouses)

13.2.67 (formerly listed as Nos 29 and 33)

GV II

2 cottages, formerly 3 almshouses, late C17th, altered. Sandstone rubble with stone slate roof. 2 storeys. Facade has 3 chamfered door surrounds with triangular heads. All the windows are of 2 lights with mullion. To the right of the left-hand door is a window on each floor, the ground-floor one having a plain stone head, rebated and chamfered jambs and a chamfered mullion. The 1st floor window has a plain stone surround and square mullion. To the right of the middle door are windows with similar details. The right-hand door has a window to its left on each floor having plain stone surrounds and square mullions. The present chimneys are probably late C19th or C20th, being of rock-faced stone and on each side of the central bay. The right-hand gable has, on the 1st floor, a sandstone plaque with moulded border carved 'JOHN BRABIN 1684'.

Listing NGR: SD6233443212

4.0 Location

The semi-detached cottages are located on 29 & 33 Windy Street, Chipping, Lancashire on Longridge Rd from Chipping to Longridge. The property is located in Chipping Conservation Area under the authority of the Ribble Valley Borough Council. The location of the properties can be seen highlighted in red on the below location plan.



Figure 1,
Location plan highlighting properties 29 & 33 Windy Street

5.0 Observations

Damp and mildew build up has occurred previously within the property at 29 Windy Street in wet services areas such as the kitchen and bathroom. It is observed that there is inadequate ventilation in these areas with only one small window to each room with wet services such as sinks, showers etc. The low ceilings in the wet services areas also contribute to this build up. With no chimney stack for ventilation, each wet services room currently only have one small window for ventilation.

Following the removal of the asbestos textured coatings internally, it became visible that the internal section of the central section of the sandstone mullion on the ground floor at 29 Windy Street was severely spalling. This is presumably due to the non-breathable textured coating that was applied which sped up the natural decay of the sandstone, as shown in Figure 1 below.

During the removal of the asbestos textured coatings, the licensed asbestos removal contractor (LARC) noted that the gutter to the front elevation was also asbestos and was damaged. This was not picked up during the initial asbestos survey. As a H&S issue, this section was removed temporarily and will not be replaced until Listed Building Consent is approved. It is proposed to also remove the

remaining asbestos guttering to 33 Windy Street and replace the whole section of guttering along 29 & 33 Windy Street in cast iron or black extruded aluminium.



Figure 2,

Visible decay of the central section of the sandstone mullion following removal of asbestos textured coatings.

6.0 Proposal & Methodology

To avoid a loss of character and retain the appearance of the heritage asset and the conservation area, it is proposed that like for like repairs are undertaken when appropriate. Hand tools would be used throughout as to cause minimal damage to the surrounding stonework.

It will be made clear to all contractors that the works should be strictly set to the JYM Drawings:-
1608/07 – Front Elevation - Stone Mullion Section Replacement & Gutter Replacement A3
1608/08 – Rear Elevation - Ventilation Louvre Installation A3
1608/09 – Floor Plan – Electrical Boiler Installation A3

6.1 Stone Mullion Repairs

The replacement of the central section of the stone mullion would be classed as a like for like repair, therefore the replacement section would be of a local sandstone of the same aesthetic as the existing. This would not have any impact on the aesthetic value of the heritage asset. The method is minimally invasive and the removal would require propping the lintel whilst the central section is removed and the new section is fixed. Once the new section is fixed into place the support can be removed.

6.2 Gutter Replacement

The replacement of the guttering to 29 & 33 Windy Street would involve the removal and disposal of the remaining section of the gutter by a licensed asbestos removal contractor. This would require some low level minor access scaffolding. Once the guttering is removed the new proposed guttering could be fixed and scaffolding dismantled. As the asbestos cement gutters are likely a C20th addition, the installation of cast iron gutters can be seen as a restoration as this would likely have been used originally. The existing gutter fixings are fixed into the stonework and off cast iron and would be re used throughout to retain the aesthetic and avoid damage to the stonework during removal.

6.3 Electrical Wiring Replacement

The replacement of the existing electrical wiring is necessary as the existing wiring is poor and appliances such as storage heaters and sockets are no longer working in some areas or becoming unreliable. It is therefore suggested that the existing wiring, sockets and heating appliances are removed and replaced. Sympathetic methods would be taken to reduce the harm to historic fabric, this includes any fixings of wires into mortar or other perishable materials such as mortar instead of the sandstone walling.

6.4 Installation of Ventilation

The installation of ventilation louvres to the kitchen and bathrooms at 29 Windy Street would require access scaffolding to the rear elevation and also require works internally. It is suggested that the ventilation louvres would be to the rear elevation as to avoid damaging the aesthetic of the front elevation whilst also reducing condensation issues internally and trying to bring the heritage asset closer to modern ventilation standards.

The reference to Building Regulations Part F states that adequate ventilation needs to be provided to prevent excess condensation build up which could damage the structure of the property. It is understood the building regulations only apply to new works and there is no general requirement to upgrade properties. However, with the buildings continued use by the Brabins Trust as a tenanted Almshouse it is important that this is comfortably habitable for the tenant.

Therefore, it is proposed to use sympathetic black cast iron square slotted conversation grilles from the RIBA accredited Conservation supplier Cast Iron Air Brick Company (www.castironairbricks.co.uk). Each grille would measure 200mmx200mm, require a bore diameter of 125mm and have an airflow of 14,500mm² each. The total air flow would then meet ventilation standards set out in Building Regulations part F. The product sheet is attached as Appendix B to this report in which all grille measurements, air flow measurements and bore hole diameters are visible.

The proposed locations are noted on JYM Drawing 08. It should be noted that in the bathroom the proposed location for installation of the ventilation grille would be through existing cement plaster to minimise damage to the historic fabric.



Figure 2,
Example of the proposed black cast iron square slotted conservation grille.

6.5 Installation of Electric Boiler and other plumbing works

It is proposed to install an electrical Amptec boiler (Appendix C) which does not require a flue as typical gas boilers and meets Building Regulations Part G, Part L. The electrical boiler itself is very small and has a 90mm square footprint and would be located in the cupboard in the bathroom. As an electrical boiler does not require a flue, this would be much more suitable than a gas central heating system which would require intrusive pipework installations and formation of a flue.

The installation would also include replacement of all existing radiators and installation of 2 new radiators to the kitchen and living room. This installation would require two minor chases being formed in the walls from the kitchen to the living room and from the bathroom to the bedroom as per JYM Drawing 09. It will be instructed that wherever possible, the pipework should be through mortar joints and that installing pipework through the historic stonework should be avoided as much as possible.

7.0 Method statement

7.1 Timetable of works

The client/contractor will give the council a minimum of one week's notice prior to commencement of works and the project is anticipated to take two working weeks to complete. This is aimed to be undertaken in August/September 2019 which would coincide with the remaining internal plastering as part of the other works to the property (REF 3-2018-0013).

7.2 Protection of trees, retained structures and buildings

It is extremely unlikely that any of the surrounding structures will be affected by the works as any other structures are independent of each other and the Almshouses are detached from any other structures. There are no trees which will be affected by the proposed works.

7.3 Removal of material from site

Any debris or materials removed will be regularly cleared from site by the contractor.

7.4 Protection of wildlife

Multiple bat surveys have been undertaken prior to any works beginning as part of the main project by licensed and RVBC approved consultants Bowland Ecology. No evidence of roosting bats were observed during the works by the ecologist and the Bat Supervision Report is attached as Appendix A to this report.

8.0 Conclusion

In an attempt to protect the existing building at 29 & 33 Windy Street from any damage caused by condensation, structural damage from the stone mullion and water ingress which could lead to a possible erosion of the buildings character and further damage to the appearance of the conservation area. It is then appropriate to replace the existing asbestos cement based gutters to both properties, replace the central section of the sandstone mullion and install extractor louvre ventilation to the kitchen and bathroom in 29 Windy Street. The works will also assist in bringing the heritage asset closer to modern standards ventilation wise using sympathetic materials with minimal damage to the aesthetic.

The installation of an electric boiler is necessary to bring the property closer to current heating standards. With current heating of the property being unsatisfactory and costly, now is an appropriate time to improve services for the future tenants. The heating of the property will also help to prevent damp and mould build up on internal surfaces.

The replacement of electrical wiring is also necessary as within the coming years these will continue to deteriorate and as other internal works are currently being undertaken, now is an appropriate time to improve electrical services for the future tenants.

The proposed repair works can also be seen as a restoration to the building aesthetically and historically. With the removal of the asbestos cement gutters to the front elevation which are a likely C20th addition and reinstatement with cast iron or black extruded aluminium, the building would be restored closer to its original aesthetic than previously.

As long as the highlighted issues continue without being addressed, this could then lead to deterioration of the Listed Building and this is deemed unfavourable, as it would damage the appearance and townscape value of the Chipping Conservation Area whilst also damaging the appearance and condition of the Almshouses themselves.

9.0 Guidance

National Planning Policy Framework, 2019

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning (Listed Buildings and Conservation Areas) Act 1990

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

Historic England, Installation of Electrical or Other Services

<https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/installing-services/>

SPAB, Control of Dampness

https://www.spab.org.uk/sites/default/files/SPAB%20Control_of_Dampness_Edn_01_Rev_01_0.pdf

British Listed Buildings, John Brabins Almshouses

<https://britishlistedbuildings.co.uk/101072286-john-brabins-almshouses-chipping#.XQigPBZKi00>

Building Regulations, Part F Ventilation

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/468871/ADF_LOCKED.pdf

Building Regulations, Part G Sanitation, Hot Water Safety and Efficiency

<https://www.gov.uk/government/publications/sanitation-hot-water-safety-and-water-efficiency-approved-document-g>

Building Regulations, Part L Conservation of Fuel and Power

<https://www.gov.uk/government/publications/conservation-of-fuel-and-power-approved-document-l>