

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.
- The rear elevation consists of a modern kitchen extension and velux attic windows incorporated c.1995 (application 3/1995/0096) which has seriously eroded any historical relevance, which is consistent across the entire rear elevation of Church Street.



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.
- Houses 16 to 22 Church Street is a late 18th century Georgian terrace and as stated in the 3/2019/0582 application response "multi-paned vertical sliding sash windows would be expected on the ground and first floor front elevations.
- Pre-application advice provided 1st April 2019 states: *"significant variety in window styles along Church Street which provides some difficulty in providing advice regarding future proposals ... Sliding sash and side-hung casements are the two principal window types ... It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building (Ribchester Conservation Area Management Guidance) ... it is my view that sash style windows to the frontage and side hung casements to the rear would be a suitable approach to this property. I would draw your attention to Listed Building Consent ref – 3/2017/0388 for the installation of new windows at no.11 Church Street, where similar issues were considered."*
- Similarly the Delegate Report conducted 7th May 2019 states: *"Historic photographic evidence held by RVBC indicates that this Georgian terrace had vertical-sliding sash windows of various forms and not side-opening casements – the incongruity of the latter*

proposal is most pronounced at the terrace front elevation which is an otherwise carefully considered neo-classical composition.”

- The available evidence and advice suggests that multi-paned vertical sliding sash windows would be most appropriate for the ground and first floor windows of the front elevation, which is identified in The Ribchester Conservation Area Appraisal as an ‘Important View’.
- 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.

Existing windows on Church Street properties in Ribchester:

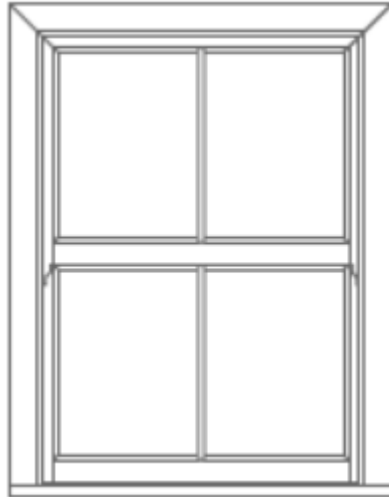
- There is a significant variety of window styles along Church Street which provides some difficulty in identifying the original venacular.
- The replacement windows are of mixed materials (wood and UPVC), mixed finishes (stain, painted white, painted colour), style (casement top-hung, casement side-hung, 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.”
- Whilst the front elevations of Church Street have retained some original features the rears have been completely eroded, predominantly with the inclusion of relatively modern ground floor extensions and loft conversions. As noted from 20 and 21 Church Street (rooflights and extension detailed form and materials; Listed Building enforcement appeals; allowed; 2009) “The appeal is allowed ... whereas the front elevation of the row of houses, and those of other houses to both sides, is well preserved, the rear elevation has been seriously eroded”. It is therefore not appropriate to apply the same design rigour to the rear kitchen extension (c.1995) as part of the rear street elevation.

The type of window and doors replacements:

- All windows and doors will be made in timber and painted white inside and out.
- **Front Elevation:**
 - All front elevation ground and first floor windows will be vertical sliding sash 6 over 6 panes (Illustrated below).
 - The front elevation second floor window will be 2 pane side hung casement as limited by the physical dimensions.
- **Rear Elevation:**
 - All rear elevation 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.
 - The Rear elevation second floor window will be 2 pane side hung casement as limited by the physical dimensions.
- All windows and doors will be double glazed to achieve energy savings and reduce noise pollution especially where the frontage adjoins the main road (7/10 windows and doors are currently 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

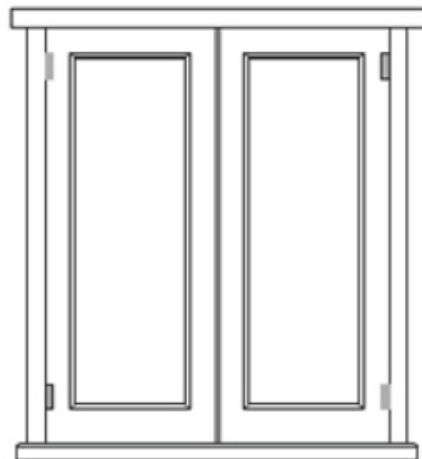
compared to modern, polished single-glazing, do not usually harm the significance of the building.

- It is expected on the 3 windows upgraded to double glazed there will be an enhanced U-value from 4.8 to 2.8.
- All windows and doors will have an A energy rating to increase the houses efficiency.
- All windows and doors will be “Secure by Design” rated to increase the houses security.



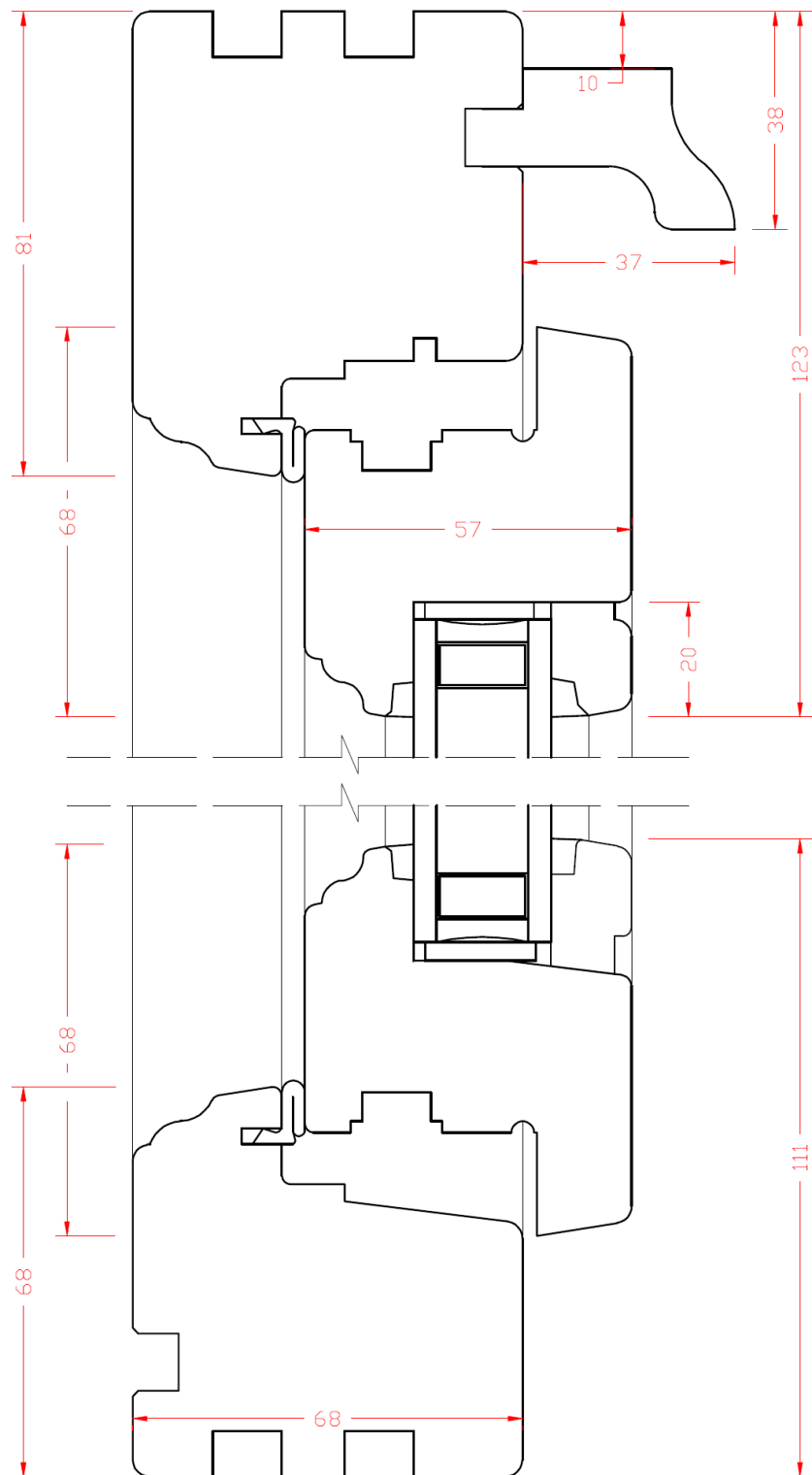
Scaled Vertical Sliding Sash Window Drawing

(Please note the windows will be configured in a 6 over 6 pane configuration as aligned with the 18th century Georgian vernacular and Church Street photographic evidence)

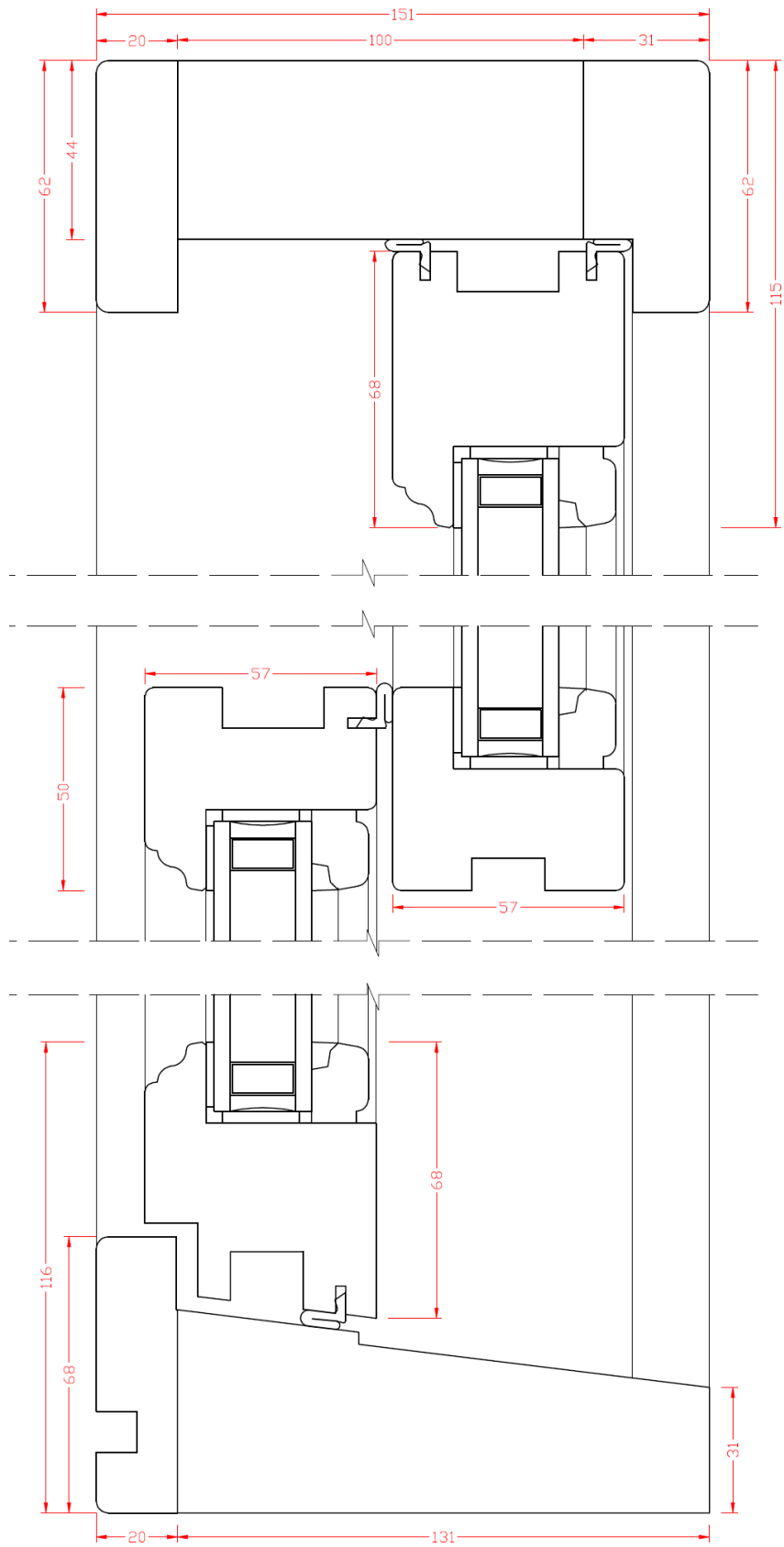


Scaled Side Hung Casement Window Drawing

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



Side Hung Casement Vertical Window Section



Sliding Sash Vertical Window Section