

HERITAGE STATEMENT

22 CHURCH STREET RIBCHESTER - NEW WINDOWS AND DOORS

1. No.22 Church Street is a Grade II listed 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, opposite the village square and White Bull pub, at the heart of the village. These cottages possess two of the special interest features of the Ribchester Conservation Area namely:
 - a. "Narrow closely developed streets of the former handloom weavers settlement"
 - b. "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. There are three risks identified in the Ribchester Conservation Area Appraisal that are applicable to this application:
 - a. "Loss of architectural detail (original windows, doors etc.)"
 - b. "Insensitive alteration of historic buildings spoiling the conservation areas historic character and appearance"
 - c. "Continuing loss of original architectural details and use of inappropriate modern material or details"
4. The design guidance contained in the conservation area management guidance for Ribchester includes, specifically for windows, the following details:
 - a. Sliding sash and side-hung casements are the two principle window types. As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'.
 - b. It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building.
 - c. 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 have altered. Care is therefore needed in the repair and replacement of historic windows to ensure works are 'honest' and not historically misleading.
 - d. Details should be appropriate to the date of the building or to the date when the window aperture was made.
 - e. Paint is usually the correct finish for timber windows. Staining is not a traditional finish and should not normally be used.

Recent Development History

5. Mr M.Tweddle and Miss J.Kee have owned the property since December 2018 in which time no applications for development have been made.
6. All of the windows and doors are unsympathetic replacements of the originals at an unknown previous date.
7. It is thought that c.1995 a rear elevation kitchen extension and roof lights were added.

Proposed Window and Door Replacement Strategy

8. The aim of the window and door replacement is to satisfy the guidelines given in the Conservation Area Management Plan by enhancing the appearance of the building, particularly fronting Church Street, to a more historically relevant one using traditional materials and finishes.
9. The existing windows and doors are in poor condition and need to be replaced.
10. The form of the existing windows is not historically relevant to the original building. Going further than the guidelines, to replace 'like for like', the replacements aim to enhance the appearance, efficiency and security of the building. The windows will be reinstated to a traditional design which will enhance the contribution that the property makes to the street scene.

11. In the absence of specific historical information the Ribchester Conservation Area Appraisal, Historic England Guidelines and the physical window proportions have been used to guide the choices made.
12. The frontage displays atypical windows types characterised by the use as handloom workshops, this can be seen at 22 Church Street in the second floor attic windows and opposite at 61 and 62 Church Street in the basement windows. This important historical feature has been referenced in the design and proportion of the replacement windows.
13. Due to the paucity of visual evidence the front elevation windows will align with the most likely window style of the property period (6 over 6 vertical sliding sash windows).
14. Work will re-establish the correct window finishes as white painted.
15. Work will reinstate symmetrical window frames with equal sightline panes, as true to historical designs, that will enhance the views of Church Street and from the Scheduled Monument.
16. Slimmer profile double glazing will be used than currently installed. This follows the Historic England 'Traditional Windows Their Care, Repair and Upgrading' (February 2017) guidance on double glazing being appropriate where:
 - a. Current windows retain no significant historical glass, have sufficiently deep glazing rebates and are robust enough to accommodate it (double glazing already in situ in 7/10 windows being replaced).
 - b. Where the significance of a building has been harmed by the installation of replacement windows of non-historic design and the replacement windows are:
 - i. more sympathetic in design and the net impact on significance will be neutral or positive
 - ii. no incidental damage to the building fabric will result from the removal of the existing windows
17. Upgrading the windows to A rated specifications will reduce the property's carbon footprint and noise pollution from the road adjoining the frontage.
18. All the replacement windows and doors will maintain the timber construction.
19. Replacing the windows with safe by design standard windows will increase the properties security. Ensuring standards meet current BS7950 and key locking handles fitted.
20. Reinstate working window openings that ensure ease of usability and conform to current building regulations on fire escapes.
21. Consider that 22 Church street is an important part of the street scene to the front elevation however the rear of the property and street has been seriously eroded.