



**HERITAGE STATEMENT
FOR REFURBISHMENT WORKS TO
11 RAILWAY VIEW ROAD, CLITHEROE**

1. Introduction

- 1.1 11 & 13 Railway View Road, Clitheroe are classified as Grade II Listed with both properties appearing on the Historic England Register as a single entry, extracted below. Our application is relevant to No. 11 only.

This List entry was subject to a Minor Amendment on 24/01/2017

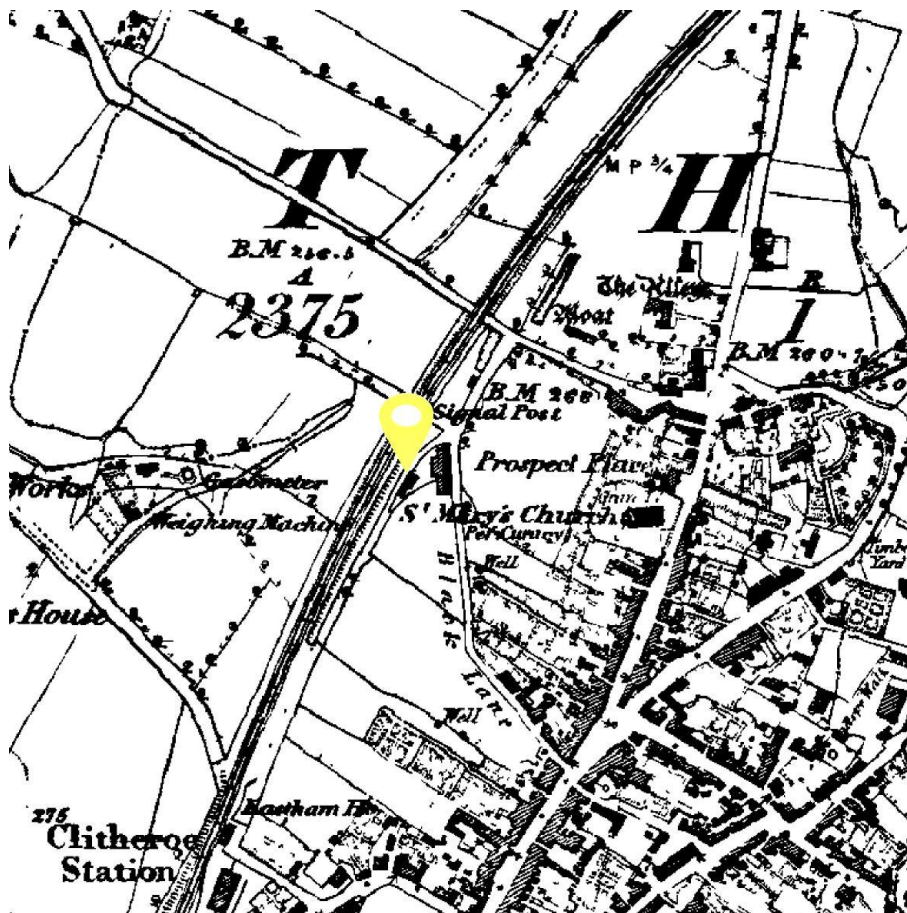
SD 7442, 4/207

RAILWAY VIEW ROAD (East Side), Nos 11 and 13

Early-mid C19. 2 storeys, rendered. Slate roof with two stone stacks and stone blocking course. Rusticated quoins to left. two windows to both storeys, stone surrounds, hung sashes with glazing bars. Doors of four panels in stone surrounds with wood hoods on brackets.

Listing NGR: SD7425142096

- 1.2 The Listing notes that the buildings are early-mid C19. The first available historic mapping from 1847 appears to show the small grouping with a much clearer view of the buildings appearing in later mapping.



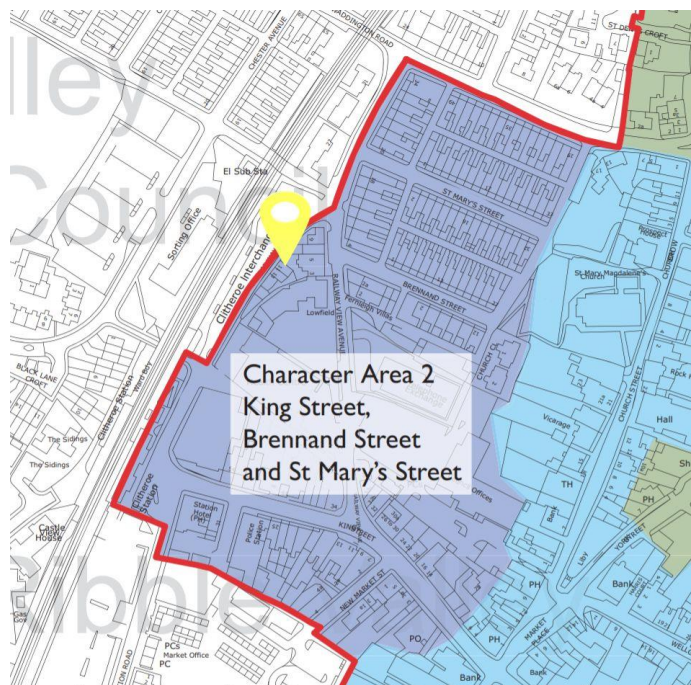
Picture 1 - OS Map 1847



Picture 2 - OS Map 1886

1.3 11 Railway View Road is located in the north western corner of Character Area 2 of the Clitheroe Conservation Area. Assessment of the Clitheroe Conservation Area Appraisal 2006 does not make any specific reference to the property or its contribution or significance to the Conservation Area.

1.4 We understand the existing property has been empty for around 20 years and is in need of significant repair and upgrade in order to make the property habitable and secure the heritage asset for future generations.



Picture 3 - Extract from Conservation Area Map

2 Existing

2.1 The existing property comprises a two-storey end of terrace constructed from solid stone walls with a rendered finish under a hipped pitched slate roof. The roof discharges into a square lead lined edge gutter which has been recently repaired. This gutter discharges through a cast iron hopper to cast iron down pipes.

- 2.2 The timber hood referenced in the Listing has fallen off the building due to rot but has been retained. Unfortunately, the timber hood is on very poor condition and beyond repair therefore an exact replica has been manufactured copying details, size etc.
- 2.3 The simple façade is punctuated with a pair of narrow timber window openings providing light to the living room and bedroom above. These windows are not original and we would estimate their age to be around 1960. Although replicating the traditional glazing bar patterns one would expect for this period of property, they are in fact top hung hinged casements.
- 2.4 A 4 panelled timber door, assumed to be original, with glazed fan light over provides the only access into the property.
- 2.5 As noted in the Listing, the property has rusticated quoins and stone surrounds to the windows and doors. These appear to have been painted with a modern paint which is flaking and in poor condition generally.
- 2.6 The render has feature horizontal coursing lines scored into the finish which match the rusticated quoin coursing but with an additional line providing narrower banding.
- 2.7 The northern elevation is more utilitarian in appearance with two windows; the ground floor bowed window being a C20 intervention whilst the first floor sliding sash window appears to be original. The render finish is also less ornate on this elevation being standard roughcast render with a paint finish and no applied coursing.
- 2.8 The render to both elevations appears to be a hard cement-based product with evidence of cracking to the surface finish.
- 2.9 Unusually, the demise of 11 Railway View Road only extends to $\frac{3}{4}$ width of the gable end with the final $\frac{1}{4}$ occupied by 13 Railway View Road.
- 2.10 Internally, the property is a simple “2 Up / 2 Down” with the ground floor providing a small living room with early C20 fire place, dining area and a kitchen to the rear. At first floor a bedroom is provided to the front, with the rear room occupied by an overly large bathroom, clearly a later intervention.



Picture 4 – West elevation along Railway View Road



Picture 5 - North elevation



Picture 6 - Bow window to kitchen



Picture 7 - Original front door with hood missing



Picture 8 - Mock sash window with top hung casement



Picture 9 - Timber hood to #13

3 Proposals

- 3.1 As noted in the introduction, the property has been unoccupied for circa. 20 years and is in need of significant renovation and refurbishment to make the property habitable. The programme of works is outlined below.
- 3.2 The existing render finish will be removed completely and replaced with a lime based insulating lime render, which will then be finished with a mineral based masonry paint, such as Keim Granital, to provide breathability to the stone walls. The existing detailing with the coursing lines will be replicated.
- 3.3 Existing stone surrounds, quoins and sills will be carefully stripped of modern paints using low impact sand blasting or similar techniques. Once cleaned and prepared, the quoins and surrounds will be painted using a mineral based paint such as Keim Granital which will provide weatherproofing but crucially breathability to maintain the vapour open nature of the building.
- 3.4 The replica timber hood will be reinstated over the door to match the retained feature at #13.
- 3.5 An exact replica of the existing front entrance door will be manufactured using Accoya and factory finished with new weather seals, thresholds etc.

- 3.6 Existing top hung casement windows to the west (front) elevation will be removed and replaced with Accoya factory finished double glazed sliding sash windows to both the western and northern elevations. Refer to application drawings 5561 (PL) 02 & 03 for details.
- 3.7 The original sliding sash window and bow fronted window to the kitchen will be removed and replaced with new double glazed sliding sash windows.
- 3.8 Rainwater goods will either be renovated and re-decorated or replaced with new cast iron to match existing.
- 3.9 Internally, the extent of renovation provides opportunities to improve the internal layout to make it suitable for modern living with minimal intervention.
- 3.10 At ground floor the dividing wall between the kitchen and living spaces will be opened up to provide a wider opening. This widening will allow more natural light to enter the living spaces and enhance the internal environment.
- 3.11 All the internal plaster will be removed from the external walls and will be replaced with insulated lime plaster, finished with mineral paints. The combined use of insulated render and plaster together with double glazing the new sliding sash windows provides a sympathetic approach to thermal improvements to building fabric.
- 3.12 At first floor level, a new door opening is provided from the front bedroom to allow access to a small bathroom formed from a portion of the rear room.
- 3.13 This room is then divided to create a 2nd small single bedroom also with access to the bathroom providing a 'Jack & Jill' arrangement.

4 Assessment

- 4.1 The National Planning Policy Framework Section 16 clauses 184 to 202 cover the requirements to evaluate and assess the impact of development on the historic environment and in this instance a 'Designated Heritage Asset'. Heritage Assets include not only Listed Buildings but wider contextual designations such as Conservation Areas.
- 4.2 As noted above, 11 Railway View Road is both Grade II Listed and located within the north western section of the Clitheroe Conservation Area.
- 4.3 Assessing the impact of the existing building in the wider Conservation Area. The dwelling is located adjacent to a busy road, north of the Clitheroe Interchange railway station and directly opposite a large macadam bus lay-by. South and attached to the grouping is an early C20 depot or garage building which adds to the utilitarian appearance in this area. Development along Railway View Road, with wide open carriageway and bus lay by, has severed any visual link between the dwelling and the railway. The building sits quietly on a slight bend in the road in a small terrace of 4 domestic dwellings, which have a NEUTRAL impact on the Conservation Area.
- 4.4 However, the general condition of the property when viewed in the context of the near-by properties, particularly Railway View Avenue to the east, could be considered as causing HARM to the Conservation Area. Therefore, the proposed sympathetic programme of renovation to the

property using traditional materials should be welcomed as it will secure the Asset whilst removing the HARM caused by the Condition.

- 4.5 Clauses 189-192 of the National Planning Policy Framework, provide guidance on the level of detail required for assessment of a Heritage Asset and the impact of the proposals. As noted above, although Grade II Listed, the building is modest and makes only a minimal contribution to the wider Conservation Area. Therefore, we consider a simple assessment of the property and impact to be necessary.
- 4.6 The existing building is in need of renovation and repair. The windows in particular require replacement. The current arrangement, with the exception of the bathroom window to the northern elevation, are C20 interventions with top hung casements. The bow window to the kitchen in particular appears incongruous and causes visual HARM.
- 4.7 Although replacement of single glazed windows with double glazed is generally considered HARMFUL to the Asset, of the 4 windows to be replaced only one is original. The proposal is to replace the windows with new double-glazed vertical sliding sash windows. The bow window is removed and replaced with a pair of vertical sliding sash windows with central mullion. We cannot be entirely sure of the original window configuration to this opening but rather than major structural intervention, the use of a double sliding sash restores the verticality and proportions associated with this age of property.
- 4.8 When assessing the proposals, the wider considerations such as the proximity of the dwelling to the main road, bus lay-by and environmental improvements (thermal & noise) should be a major determining factor. The benefits to the occupier in an improved internal environment together with the wider public benefit of securing the asset in the long term through careful and sympathetic renovation, we would suggest outweighs any concern over the use of double glazing. The double-glazed units are narrow in profile and have been successfully used on Grade II Listed and Heritage Assets elsewhere where we have been involved.



Picture 10 - Example of Cottage Renovation in Kendal using double glazed sliding sash windows by ECOSASH

- 4.9 In addition to the window replacements, a replica front door will be manufactured & installed and the broken wooden hood canopy reinstated with an authentic replica of the original. This will restore the appearance of the dwelling to match #13 adjacent, matching the description in the Listing and thus making a POSITIVE contribution to the asset.

- 4.10 Further aesthetic improvements including re-rendering and renovation / decoration of the stonework and rainwater goods with appropriate materials will enhance the asset and make a POSITIVE contribution to the asset.
- 4.11 The Listing makes no reference to the internal spaces. There are no features of architectural interest other than the mid C20 fireplace, to be retained and refurbished as part of the proposals. The internal interventions are minimal but with significant impact making the dwelling more suited to C21 living.
- 4.12 In particular, the simple intervention to open up the wall between the kitchen and living area will provide improved daylighting levels to the internal spaces. The first floor adaptation of the existing bathroom to provide a bedroom and small bathroom, provides an improved use of space.
- 4.13 The internal plastering will be removed and replaced with a lime based insulated plaster which will retain the vapour open construction whilst offering thermal improvements.
- 4.14 Finally, reviewing the Ribble Valley Borough Council Core Strategy 2008 – 2028 – Policy EN5 Heritage Assets is relevant to these proposals. The policy states *“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.”*

It continues, *“Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.”*

We suggest that the proposed alterations wholly align with the aspirations outlined in the Core Strategy.

5 Conclusion

- 5.1 11 Railway View Road, Clitheroe is a Grade II Listed building located in the north western portion of the Conservation Area.
- 5.2 The dwelling has been uninhabited for around 20 years and is in need of substantial refurbishment to bring up to current standards.
- 5.3 The proposals involve replacement windows, door, rendering, decoration and internal alterations to make improvements to the spatial arrangements.
- 5.4 On balance, when assessed against National and Local Policies, we assess that the proposals will make a POSITIVE contribution to the Designated Heritage Asset and the wider Conservation Area.