

## **HERITAGE STATEMENT**

21 Church Street

Ribchester

PR3 3XP

### **1.0 Introduction**

This report is to support a planning application to demolish a “stand-alone” rear stone outhouse located in the rear garden of No 21 Church Street, Ribchester. PR3 3XP.

Application Reference No 3/2021/0417

#### **1.02**

Ribchester is an ancient riverside village built on the site of the Roman fort of Bremetennacum a large portion of which is believed to lie under the old church and churchyard.

#### **1.03 Historical**

Church Street is identified as part of Ribchester’s Conservation area and has an historical importance to Ribchester.

Church Street has several buildings which as a group have a Grade 11 Listed Status of which No 21 Church Street falls within this Listed Status.

“16-22 Church Street” has a Grade 11 Listed Buildings (No 1147455 Listed on 22<sup>nd</sup> November 1983) under Ribble Valley District Authority. Described as part of a row of weaver’s cottages dating back to the late 18<sup>th</sup> Century built as two stories with attics above.

To the rear of the property lies the Queen Elizabeth playing fields with the football pitch and team dugouts located to the rear of the properties on Church Street.

Within the rear garden accessed by the shared “ginnel” a single storey stone outbuilding with a stone slate roof. The building is currently being used a garden and children’s toy store. The rear wall to the outbuilding forms part of the boundary wall to the property and the playing fields. The outbuilding is sub-divided internally into two separate areas by a brick and stone single leaf wall.

#### **1.04 Materials**

The single storey outbuilding has an external footprint of 2660 x 3600 (9.6 sq.m.) and is divided into two separate spaces. The smaller area 870 x 1800mm (1.6 sq.m) and the larger area 2160 x 1800 (3.88 sq.m). It is believed that the building may have originally functioned as either an outside toilet facility or perhaps to keep animals. The property next door (No 22) would originally have also had an outbuilding attached but appears to have been demolished in the past. This is apparent as the external face does not correspond with the existing stonework construction of No 21. The walls are built up in stonework natural to the area with weathered stone lintols to both door openings. The walls are a substantial thickness of typically 378mm. The roof however has a traditional stone slate roof which differs from the main dwelling roof which is a Welsh slate roof construction. The roof build-up consists of stone slates of a typical size of 360 x 740 x 25mm sat on 47 x 20 battens laid on 70 x 50 rafters sat

upon a mid-span timber beam of 120 x 230mm. The roof falls back towards the playing fields with a 60mm overhang with no gutters or down pipes present.

The outbuilding floors are a mixture of a poured concrete slab to the smaller space. The larger space has a combination of solid "York stone" slabs, cobble set, or river boulders and poured concrete. A single Georgian wired clear glazed window panel 250 x 312mm is the only natural lighting to the internal spaces. The two spaces are accessed via timber doors one being an inward opening "ledged" door and the other being an outward opening "ledged and braced" door both in painted timber.

The boundary wall to the playing fields is approximately 1100mm high but increased in height to 1376mm to accommodate the outbuilding structure.

The rear of the main property has been extended to create a kitchen / dining area with outward opening doors leading onto a raised timber patio area. The remaining garden area has been developed into a children's play area with an "Astro-turf" floor finish. A paved footpath links all areas and there are a set of concrete blocks that have been laid out to provide an access to the playing fields.

There are no signs of any bats roosting or bat droppings on the floor, so we assume that the building does not have a resident bat population.

### **1.05 Proposals**

The main issue with the existing outbuilding is that the internal heights do not have sufficient head height to allow a person to stand-up. The door heights are 1720 x 827mm and 1851 x 624mm and the internal space is further restricted by an internal 120 x 230mm timber support beam which only allows an internal of height 1550mm. There are other stone buildings on the adjacent properties, and these are of a taller nature suggesting that in the past this outbuilding may have been shortened in height for some reason.

The building due to the restrictions in head height does not provide a usable space and the boundary wall with the adjacent property is showing signs of movement. The stone slate roof has had a repair carried out and has some roof underlay present.

The owners of the property would like to maximise the usefulness of the building and propose to demolish the structure and replace with a similar structure utilising and incorporating the existing materials. They would like to install a "jacuzzi/ hot tub" that could be used by all the family and to achieve this would require the footprint of the building to be enlarged and the structure of the building to be increased in height to meet current standards. We do not believe that the existing foundations to the walls would support an increase in height and therefore we would recommend that they are dug out and replaced with foundations suitable for the location.

The elevations that face towards the playing fields would be re-built in the local sandstone in a style to match the existing random rubble construction. The height of the building on the boundary wall is currently 1376mm and would be increased to give a new boundary height of 1742mm. This is not dissimilar to the other outbuilding located along Church Street. The highest point of the building facing back towards the main building would therefore be 2782mm an increase of 450mm. The roof pitch of the building would match the existing. The shortfall in materials will be carefully sourced and will match the existing stonework to BS EN 771-6 following good local recognised practice to a high standard. The masonry will be brought to course at regular intervals of not more than 450mm.

The existing stone slates are to be carefully removed and re-used to re-roof the roof. New stone slates will be required to make up the shortfall, but they will be sourced to match the existing as closely as possible in terms of geological type, colour, texture, size, thickness and edge dressing. All re-roofing works to meet a minimum requirement of BS 5534:2003 Code of Practice for slating and tiling.

The elevation facing towards the main building is intended to be fully glazed with outward opening or bi-folding glazed doors.

To accommodate the jacuzzi / hot tub the building will require to be extended in length and width. The new sizes proposed are 4460 x 3310mm (14.8 sq.m.) providing an internal floor space of 3700 x 2900mm (10.8 sq.m.). To provide an overhang and framing to the glazed elevation the two side walls are extended. The stepped access is retained but would only be 500mm wide set against the existing stone wall boundary between properties No 20 and No 21.

Please refer to the following drawings which identify the proposals and the attached photographs.

201117 / 01 Existing Plans

201117 / 02 Proposed Plans

201117 / 03 Existing and Proposed Plans and Elevations

201117 / 04 Location Plan

### **1.06 Justification**

The size and scale will not be out of keeping with the local area. There already exist other examples along Church Street that have been repaired and increased in height. The proposal will be largely unseen from public viewpoints.

The proposed revised heights echo those of adjacent properties within the conservation area. Materials to be used will be existing that will be integrated with new that will be sourced from the local area and should not deteriorate the historic environment. The stone slate roof coverings will again be a careful crafted reuse of existing materials and the shortfall will again be sourced to match the existing. The roof pitch will match the existing building and again reflect the adjacent properties.

The proposed replacement building will sit within its surroundings largely unseen from most public approaches through the historic areas. It can be seen from the playing fields to the rear of the property but will be similar to other outbuildings which have a mixture of repairs, roof coverings and heights. Due care and attention will be required to incorporate details which echo the adjacent properties and the local area.

We would hope that you can consider these proposals favourably and approve as required.

Rear elevation from the playing field.



Front Elevation from the garden.



Number 21 Church Street Ribchester



Door and stone lintel details.





Stone slate roof detail.



Internal repairs showing different materials.



Small store room with concrete base.



Larger store room with York stone slabs and cobble floor finish





Roof construction with timber beam..



Structural crack in wall.





Adjacent rear properties showing different roof heights and roof finishes



Adjacent rear property showing tallest roof structure.



