



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

Revision A 06.10.21

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

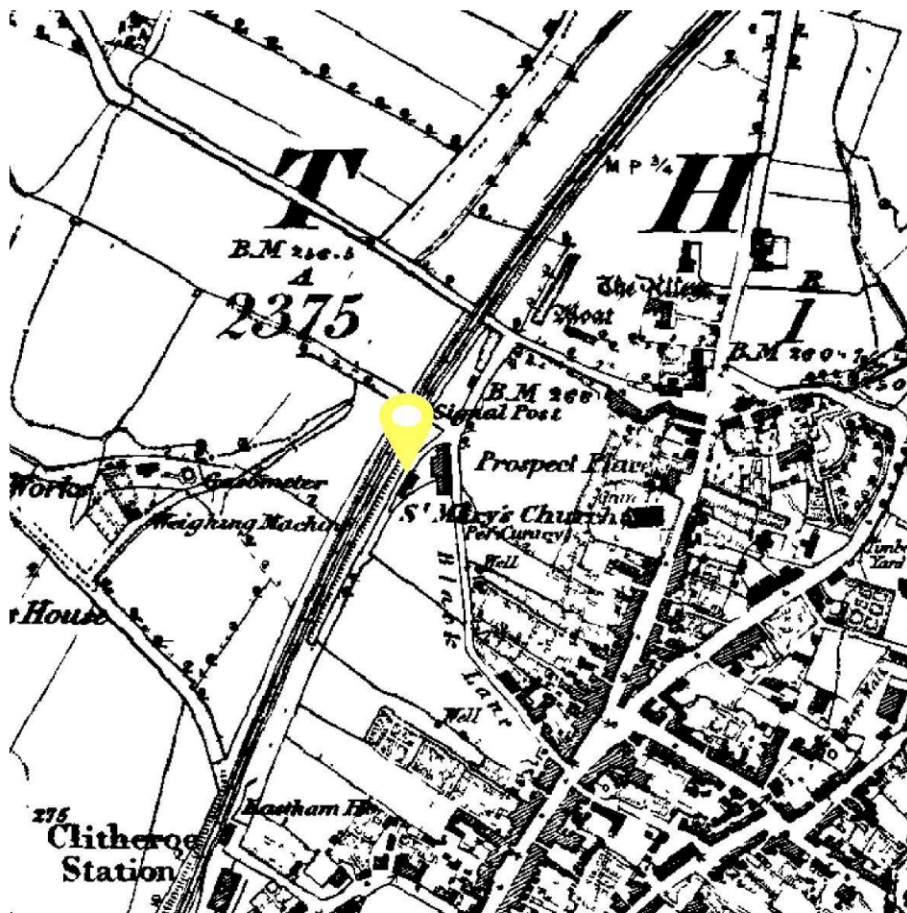
SD 7442, 4/207

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

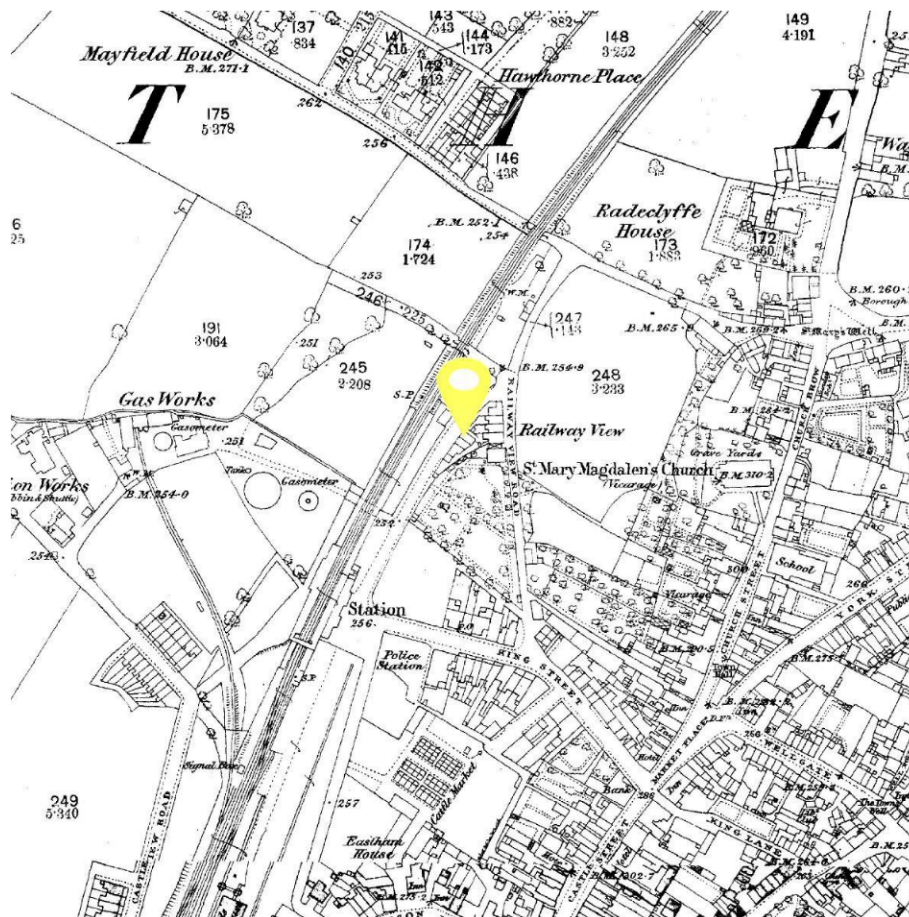
Early-mid C19. 2 storeys, rendered. Slate roof with two stone stacks and stone blocking course. Rusticated quoins to left. two windows to both storeys, stone surrounds, hung sashes with glazing bars. Doors of four panels in stone surrounds with wood hoods on brackets.

Listing NGR: SD7425142096

- 1.2 The Listing notes that the buildings are early-mid C19. The first available historic mapping from circa. 1860 appears to show the small grouping with a much clearer view of the buildings appearing in later mapping.



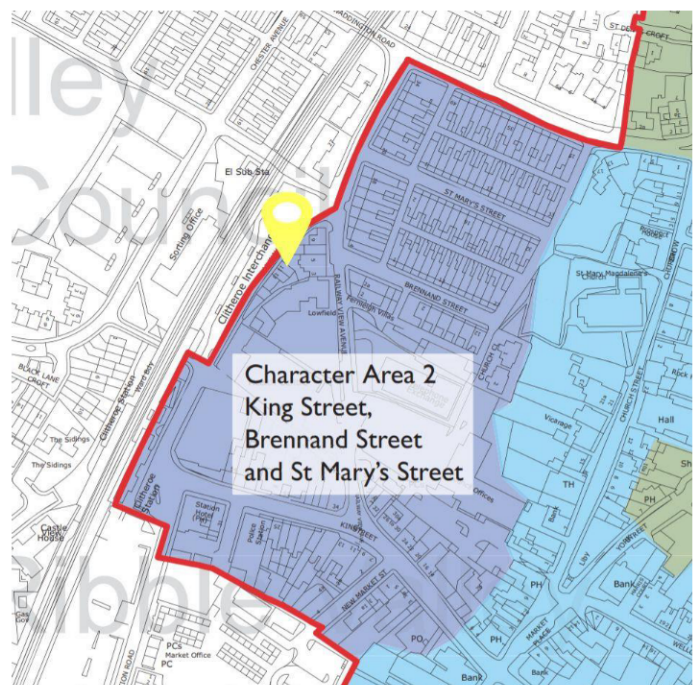
Picture 1 - OS Map 1860-65



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 in 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 plastic based 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 northern 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 cleaned to remove algae etc. in readiness for re-coating 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 retained.
- 3.3 Existing stone surrounds, quoins and sills will be carefully stripped of modern paints using low impact removal techniques such as the DOFF high temperature steam system so as to limit any damage to the underlying stone material. From the DOFF technical website it states:

"DOFF cleans stonework and masonry using high-temperature steam. Whilst the temperature in the system is high, the pressure on the surface being cleaned is very gentle and the volume of water is low. The surface is therefore not saturated and will be dry within minutes."

*The superheated water vapor will remove paint, moss, algae, fungi and other biological matter and will also kill off spores. This means there's then no need to use a chemical biocide during the removal process or as a protection against further biological activity."*¹

- 3.4 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.
- 3.5 The replica timber hood will be reinstated over the door to match the retained feature at #13.
- 3.6 The existing door will be retained, repaired as necessary and re-decorated.
- 3.7 Existing top hung casement windows to the west (front) elevation will be removed and replaced with Accoya factory finished single glazed sliding sash windows. Refer to application drawings 5561 (PL) 02B & 03A for details.
- 3.8 The original sliding sash window and bow fronted window to the kitchen will also be removed and replaced with new single glazed sliding sash windows incorporating weatherseals for improved thermal and acoustic comfort.
- 3.9 Rainwater goods will either be renovated and re-decorated or replaced with new cast iron to match existing.
- 3.10 Internally, only minor alterations to the internal layout are proposed.
- 3.11 At ground floor the door between the kitchen and living spaces will be removed to provide a more open feel to the space and borrow additional natural light.
- 3.12 The kitchen will be removed and replaced with new with a small section of the kitchen being partitioned to provide space for the electric heating controls and storage.
- 3.13 All the internal plaster is rotten and will be hacked off back to the stone base and replaced with an insulated lime plaster, such as EcoCork by SecilTek which comprises a lightweight insulating render, formulated with natural cork aggregates, sands and natural hydraulic lime. The lime render base coat will then receive a finishing coat of SecilTek Reabilita Cal AC which is a lime-based premixed fine top coat renovation plaster. All internal walls will be finished with mineral paints.
- 3.14 The combined use of insulated plaster together with weather sealed single glazed sliding sash windows will provide a sympathetic approach to gaining thermal improvements whilst maintaining crucial breathability to the building fabric.
- 3.15 At first floor level, the existing cylinder cupboard and bathroom fittings will be removed. A new compact bathroom will be formed from 1/3 of the room with the remaining space dedicated to a study space.
- 3.16 The new dividing wall will be constructed using timber boarding with an integral pocket sliding door. This choice of materials will enable the evolution of the space to be clearly read and understood, with the new wall clearly defined as a new intervention.

¹ Taken from Stone Health Website <https://stonehealth.com/products/doff/>

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 buildings sit 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 As noted, both #11 & #13 Railway View are considered under the same Listing with the latter appearing to retain the original single glazed sliding sash windows. The proposal to install new single glazed sliding sash windows will ensure unity of appearance across the two properties.
- 4.8 The bow window on the north will be 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.
- 4.9 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 programme of works proposed.

- 4.10 In addition to the window replacements, the front door will be retained, repaired and re-decorated with 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.
- 4.11 Further aesthetic improvements including cleaning and re-decorating the render together with the renovation / decoration of the stonework and rainwater goods with appropriate materials will enhance the asset and make a POSITIVE contribution.
 - 4.11.1 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.
 - 4.11.2 An assessment of the existing 'Plan Form', as can be seen on the existing floor plans, suggests that the building originally comprised two rooms on the ground floor and at least two on the first floor.
 - 4.11.3 Based on the joinery detailing, we believe that during the early-mid part of the C20, the entrance lobby at the bottom of the stairs was installed to provide some relief from the weather / noise instead thus preventing entry from the street directly into the living space.
 - 4.11.4 At first floor level, the front room remains unchanged from its original proportions. However, the rear room has been sub-divided through the inclusion of a cylinder / airing cupboard, most likely in the late C20. The room is now used as a disproportionately sized bathroom. There is a timber beam visible at ceiling level suggesting a possible sub-division in the past although there is no evidence of how this arrangement may have worked, particularly as the door from the landing is original.
- 4.12 In terms of the effect of the proposals on the 'Plan Form'.
 - 4.12.1 At ground floor, the layout remains as existing save for the installation of a small store room off the kitchen space. This new storage area provides space for the heating / hot water electric boiler together with valuable storage space for general domestic usage such as vacuum cleaner, ironing board etc. There is very little space to store anything in the building and therefore we do not consider this small intervention detrimental to the plan form or reading of the building's evolution.
 - 4.12.2 At first floor, the front bedroom remains unchanged.
 - 4.12.3 The rear room is sub-divided to incorporate a separate bathroom and study space. Whilst this alters the original proportions of the room, the proposal to use materials other than plaster to form the partition, will ensure that the new wall is clearly defined as an intervention. This modest insertion will allow the dwelling to function as a modern home and again we do not consider this to be detrimental to the overall building.
- 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 COMMENTARY OF DELEGATED REPORT FROM APPLICATION 3/2021/0645

- 5.1 This application seeks to address concerns raised under the previous application which was refused on numerous grounds. Following, we take each point raised in the reasons for refusal and discuss how this has been addressed.

Replacement of Front door

- 5.2 Following further assessment and discussions with the applicant, the existing door will be retained and re-decorated.

Replacement of 1st floor gable window

- 5.3 Our proposal still seeks replacement of this window with a fully weather sealed single glazed alternative with toughened safety glass to improve safety to this low level window.

Removal of the internal wall & sub-division at ground floor.

- 5.4 The scheme submitted for consideration has been adjusted to retain the dividing wall between the living room & kitchen. The door will be removed and a lined opening proposed.

- 5.4.1 The renovated dwelling requires a source for heat & hot water and therefore by removing the inappropriate airing cupboard to the 1st floor back room a space is required for a contained electric boiler to deal with domestic hot water & heating. Space is at a premium and therefore in order to make a workable kitchen space, the boiler will be housed within a cupboard formed at the end of the kitchen. We do not consider this small intervention detrimental to the overall plan form.

Dividing Wall at First Floor Level

- 5.5 Currently the bathroom occupies the entire rear section of the building. The space is sub-divided currently with the mid C20 airing cupboard. The proposals seek approval to remove the airing cupboard and form a new self contained bathroom. The partition wall will be timber boarded offering a visual differential reference to and allowing this to be clearly ‘read’ as an intervention. The remaining space is designated as a Study.

- 5.5.1 The original scheme proposed the bathroom would be a 'Jack & Jill' style with access from both bedrooms. The door from the front bedroom into the bathroom has been removed thereby retaining the plan form arrangement.

Replacement windows with double glazed alternatives and associated visual impact in relation to #13.

- 5.6 The proposals seek consent for replacement single glazed sliding sash windows, fully weather sealed incorporating slender glazing bars and putty fixed glazing. The change from double to single glazed is considered to eliminate any visual harm to the adjacent property.
- 5.6.1 It should be noted that this change to single glazing is a significant adjustment from the previous proposals. The delegated report stated *"No information has been submitted to confirm the efficacy of the double-glazed unit proposed in respect to noise attenuation"*. No information was provided as it is common knowledge that double glazing significantly reduces sound transmission.
- 5.6.2 The accepted levels of internal noise for residential premises are contained in British Standard 8233: 1999: 'Sound Insulation and Noise Reduction for Buildings - Code of Practice' and additionally, the World Health Organisation recommendations of 1980 "Environmental Health Criteria 12: Noise" updated in 1999 state "..... a level of less than 35dB is recommended to preserve the restorative process of sleep."²
- 5.6.3 A bedroom with a single glazed window overlooking a busy road could have internal noise levels of approximately 50dB. The use of double glazing would significantly improve the internal acoustic comfort of the dwelling by reducing the noise by around 29dB based on a 4/20/4 double glazed unit.³
- 5.6.4 The revised proposal for replacement windows with single glazing in order to meet the aesthetic concerns raised by the previous application incorporating double glazing, accepts that this is less than ideal for the thermal & acoustic comfort within the property.

Removal of External Render

- 5.7 This part of the original proposals has been removed from the current submission. The existing render will be cleaned and re-painted.

Removal of Internal Plaster

- 5.7.1 As noted in the delegated report, much of the existing plaster is modern and in a poor condition. The report notes that the plaster around the front window may be original and suggests its loss would be detrimental to the Asset. However, the very act of replacing the windows will require removal of the plaster to the reveals, new sill boards etc and it would be inappropriate to renovate the building without renewing the plaster in these locations.
- 5.7.2 In addition, there are significant areas of damp and rotten plaster within the building which should be removed to make the refurbished home a clean / safe environment. Our proposal to renovate with a vapour open lime based insulating plaster system, uses traditional materials

² <https://tinyurl.com/vw8k9b9h>

³ <https://www.regencyglass.co.uk/sealed-unit-types/noise-control/>

compatible with the stone substrate with the added benefit of modestly enhancing the thermal comfort of the dwelling.

- 5.7.3 Using the elemental U Value calculation methodology, the existing external wall U value is assessed at 2.0 W/m²K. By replacing the internal plaster with an insulating alternative, this figure is significantly reduced to 0.9 W/m²K, a 55% reduction. We therefore suggest that any loss of internal plaster is far outweighed by the improvements to the thermal efficiency and comfort of the property.

Cleaning Methodology

- 5.7.4 The existing stone quoins are coated with an acrylic based paint which is clearly seen on inspection. The use of the DOFF high pressure water system to remove the paint material from the stone and render is shown to be a low impact method of paint removal with limited damage to the substrate.

6 Conclusion

- 6.1 11 Railway View Road, Clitheroe is a Grade II Listed building located in the north western portion of the Conservation Area.
- 6.2 The dwelling has been uninhabited for around 20 years and is in need of substantial refurbishment to bring up to more modern standards.
- 6.3 The proposals involve replacement windows, renovation of the entrance door, render and stone details, decoration and internal alterations to make improvements to the spatial arrangements.
- 6.4 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.