



## **Heritage Statement**

### **Stydd Almshouses, Ribchester**

**Prepared by**

**Arcus Consulting LLP**

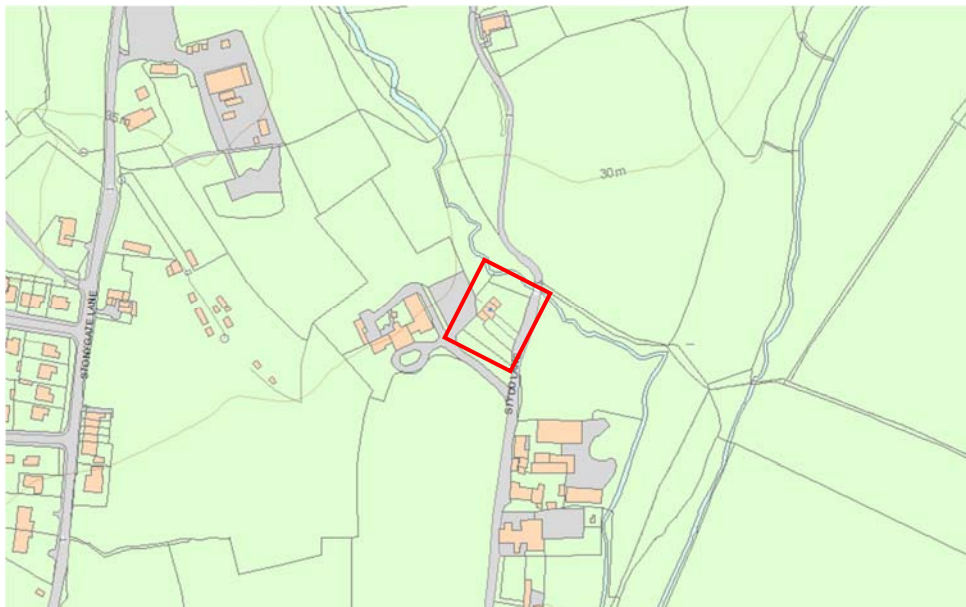
**On behalf of**

**Your Housing Group**

## 1. Introduction

- 1.1 This heritage statement has been produced to support the Listed Building consent application for the proposed render repair works and redecoration to gable, along with the provision of insulated plasterboard to the interior of the gable wall to eliminate the risk of condensation, whilst the replacement of damaged garden gate is also required.
- 1.2 In line with Policy 128 of Government guidance on the historic environment contained in National Planning Policy Framework (NPPF) this Statement seeks to provide information regarding the nature and significance of the current building on the site and the impact resulting from the proposal upon the character and appearance of the Conservation Area.
- 1.3 In order to inform this statement, site visits were carried out during which an internal and external inspection was conducted. This fieldwork was supported by available documentary and cartographic sources. Based on the information gathered during the study (including the form, construction, materials, historic context and associations, use, and the age and quality of its surviving fabric) the significance of the building and its context has been assessed.
- 1.4 The site for the proposed scheme is 1-4 Stydd Almshouses, Ribchester, Preston, PR3 3YQ.
- 1.5 The site is identified on the location plan below; the property is Grade II\* listed and is within the Ribchester Conservation area.

**Image 1: Site Location**



**Reference:** Google Maps

- 1.6 The building is listed under entry number 1308488 and is given the following listing description:
- 1.5 *“The property comprises sandstone ashlar and brick (the sides are rear pebble dashed) with stone slate roof. The property is 2 storeys with the central portion projecting out with a truncated shaped gable, topped by a cornice. On the 1<sup>st</sup> floor is an arcade of 3 semi-circular moulded arches with keystones, 2 unfluted Doric columns and 2 similar half columns. The 2 outer openings have stone balustrades. This is approached by a central flight of 16 stone steps, curving outwards at the bottom and having a solid parapet with shaped coping. This is flanked on the ground floor by 2 open door surrounds with cyma mouldings. Behind the arcade on the 1st floor are 3 doors of 2 raised and fielded panels each. On the ground floor, visible through the outer stone doorways, are 3 similar doors and 2 sashed windows with glazing bars. On each side of this central portion is one bay of the main building, having sashed windows with glazing bars in plain stone surrounds of quarter-round section. The end gables have copings and chimney caps. At the rear are modern windows with plain reveals.”*

Originally the property consisted of 6no. sets of rooms, each containing a sitting room, bedroom and pantry.

In 1990, the building was restored and converted into 4no. flats under the Eaves Brook Housing Association.

We now seek permission to carefully remove the sections of render around existing cracks, before re-rendering with lime mortar and redecorating the area with similar materials and colour.

## **2. The Site and Surrounding Area**

### **The Location**

- 2.1 The details of the site are shown on the location plan (P6951.001).

### **The Surrounding Area**

- 2.2 Stydd Almshouses is located within the Ribchester conservation area, which is predominantly residential properties, featuring a mixture of 18<sup>th</sup> Century cottages, and 17-18<sup>th</sup> Century houses, with a small number of shops and services nearby.
- 2.3 The Almshouses are situated on Stydd Lane in Ribchester. The building is set back from the main access road. Stydd Lane is connected to the main highway leading off Blackburn Road, providing direct access into Ribchester. To the West of the Almshouses lies the church of St. Peter and St. Paul featuring an access road from Stydd Lane to a carpark which is shared by both the Almshouses residents and church congregation.

### **3.0 Proposed Works and Justification.**

- 3.1 The proposal will look to carefully remove existing sections of render to the gable where cracking has taken place, with render to be removed using hand tools only, and the waste to be disposed of appropriately offsite. The condition of the exposed brickwork will be assessed, and any repairs required identified. At this stage we would invite the Council's conservation officer down to discuss the requirements and any further action they believe is necessary prior to re-rendering. The existing render will be tested to determine the type and thickness, with the identified type used to re-render all areas where render was previously removed across the gable wall. Once the render has cured, the wall will be treated with BBA Approved Sovereign Weather-chek Façade Cream, with the product impregnating the surface of the render, adding additional water repellent properties whilst not affected the appearance of breathability of the wall.
- 3.2 The proposed works will have little-to-no impact on the external appearance of the existing building. If these works were not to take place, the impact of water ingress would cause further significant damage to the building and its features.
- 3.3 Internally, the existing plaster to the gable wall is to be retained, with the insulated plasterboard fixed over the top of both wall and skirting boards. Plasterboard joints are to be tapered and edges of the wall sealed, followed by a skim finish and decoration. New skirting boards are to be installed to gable wall and tied in with existing at corners. These works will ensure that any potential risk of condensation / mould growth is eliminated.
- 3.4 The replacement of the garden gate and frame is necessary as there are missing sections of panelling, whilst both the frame and gate are rotting. The new gate and frame are to match that of the existing in style and colour.
- 3.5 The proposed works have been designed using materials that best match those existing. The key principle of the works is to repair/replace elements which have suffered damage and look to prevent any further loss occurring, ensuring the building does not suffer from further damage.

#### **Access**

- 3.6 Access to the property to carry out internal works is via an entrance door to the front elevation. The front elevation has stepped access only.

#### **4.0 Conclusion**

The proposed repair and redecoration work to Stydd Almshouses are entirely suitable for its use and will ensure render to the gable end is kept in good condition and alleviating the issue from deteriorating further and limit the amount of works required. Internally, the introduction of insulated plasterboard would look to raise the temperature of the gable wall, which in turn would raise the dew point temperature, preventing condensation from forming. The replacement of the garden gate will ensure that its function is not compromised by the continued decay to the current gate.

**Image 2: Front Elevation**



**Reference:** Google Maps

**Image 3: Side Elevation of Almshouses**



**Reference:** Google Maps

**Image 4: Water Staining to Internal Wall**



**Reference: Google Maps**

**Image 5: External Gate to Property**



**Reference: Google Maps**