



HM ARCHITECTURE



HERITAGE STATEMENT

FOR REFURBISHMENT WORKS TO

11 RAILWAY VIEW ROAD, CLITHEROE

Revision A 06.10.21

Revision B 02.11.22

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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

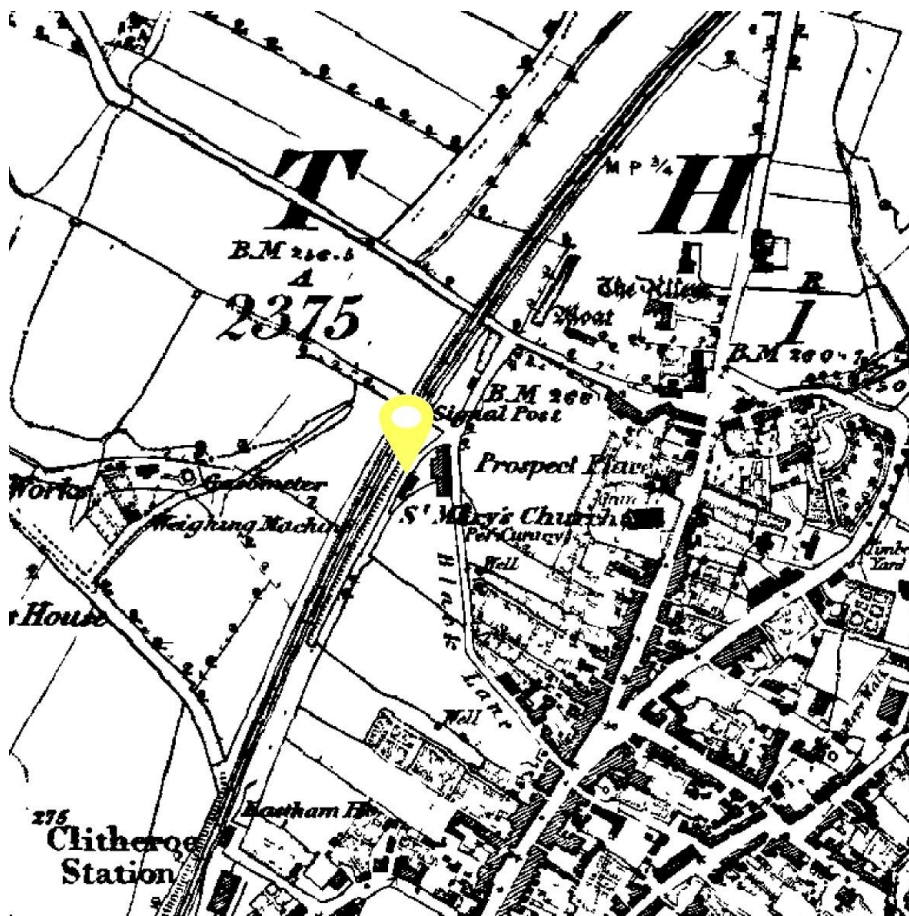
SD 7442, 4/207

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.



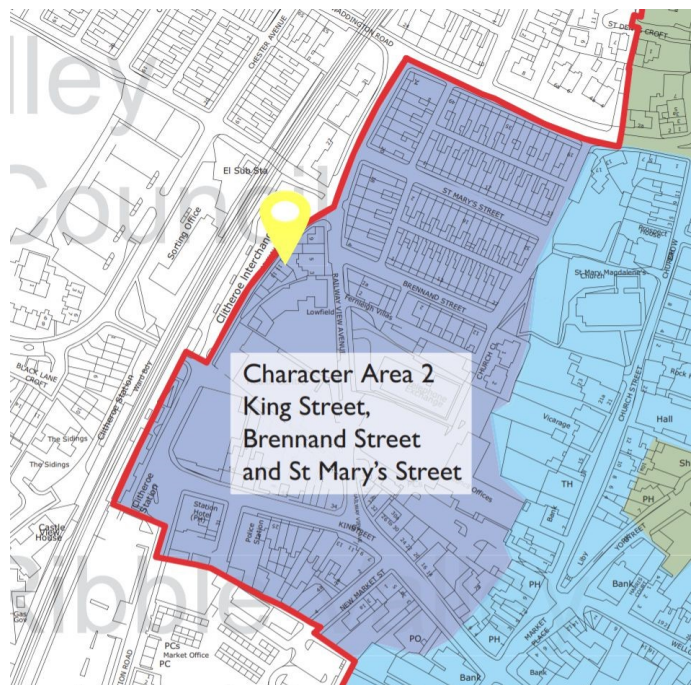
Picture 1 - OS Map 1860-65



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 opaque sliding sash window to the northern elevation will be retained and renovated / decorated.
- 3.9 The bow fronted window to the kitchen will be removed and replaced with new single glazed sliding sash windows incorporating weatherseals for improved thermal and acoustic comfort.
- 3.10 Rainwater goods will either be renovated and re-decorated or replaced with new cast iron to match existing.
- 3.11 Internally, only minor alterations to the internal layout are proposed.
- 3.12 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.
- 3.13 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.
- 3.14 At first floor level, the existing cylinder cupboard and bathroom fittings will be removed. A new modern shower room will be installed as per the layout included with this submission together with a small dressing room.

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 any perceived 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 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.

- 4.10 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.
- 4.10.1 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.
- 4.10.2 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.
- 4.10.3 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.
- 4.10.4 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.
- 4.11 In terms of the effect of the proposals on the 'Plan Form' our proposals retain the original 'two up-two down' arrangement.
- 4.11.1 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.
- 4.11.2 At first floor, the front bedroom remains unchanged.
- 4.11.3 The rear room is refitted with new shower room fittings following the removal of the cylinder cupboard and a small dressing area.
- 4.12 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 more modern standards.
- 5.3 The proposals involve replacement windows, renovation of the entrance door, render and stone details, decoration and internal alterations.
- 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.