

## **DESIGN & ACCESS STATEMENT**

### ***22 CHURCH STREET RIBCHESTER – REPLACEMENT WINDOWS TO FRONT AND REAR***

#### **HERITAGE ASSESSMENT**

##### **Introduction**

1. Heritage assessment to support a listed building consent application for the replacement of 7 ground and first floor windows at 22 Church Street, Ribchester.
2. No.22 Church Street is a Grade II listed building located at the historic core of the Ribchester Conservation Area. It forms part of a row of late 18<sup>th</sup> century terraced hand loom weavers cottages along Church Street, opposite the village square and White Bull public house, at the heart of the village. These cottages possess two of the special interest features of the Ribchester Conservation Area namely:
  - a. "Narrow closely developed streets of the former handloom weavers settlement"
  - b. "Handloom weavers cottages particularly in Church Street and Water Street"
3. They also form part of the important views up and down Church Street identified in the Townscape Appraisal Map.
4. There are three risks identified in the Ribchester Conservation Area Appraisal that are applicable to this application:
  - a. "Loss of architectural detail (original windows, doors etc.)"
  - b. "Insensitive alteration of historic buildings spoiling the conservation areas historic character and appearance"
  - c. "Continuing loss of original architectural details and use of inappropriate modern material or details"
5. The design guidance contained in the conservation area management guidance for Ribchester includes, specifically for windows, the following details:
  - a. Sliding sash and side-hung casements are the two principle window types. As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'.
  - b. It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building.
  - c. Glazing bars in old buildings are invariably moulded and slender. Over time, the thickness and moulding of glazing bars, the size and arrangement of panes and other historic window details have altered. Care is therefore needed in the repair and replacement of historic windows to ensure works are 'honest' and not historically misleading.
  - d. Details should be appropriate to the date of the building or to the date when the window aperture was made.
  - e. Paint is usually the correct finish for timber windows. Staining is not a traditional finish and should not normally be used.

##### **Recent Development History**

6. Mr M.Tweddle and Mrs J. Tweddle have owned the property since December 2018 in which time 3 previous applications have been made to ascertain an appropriate window specification for the property, to replace non-original windows which weakened the significance of the property, were in a poor state of repair and posed a safety risk. References to these have been provided within the online application submission. It is hoped the recent approval at 26 Church Street provides a specification precedent to proceed on.
7. It is thought that c.1995 a rear elevation kitchen extension and roof lights were added.

##### **Proposed Window Replacement Strategy**

8. The aim of the window replacement is to satisfy the guidelines given in the Conservation Area Management Plan by enhancing the appearance of the building, particularly fronting Church Street, to a more historically relevant one using traditional materials and finishes.
9. The existing windows were acknowledged to be in poor condition and in need of replacement.
10. As no original windows remained in the property it would not contribute to the strategy to replace like for like in this case.
11. In the absence of specific historical information the Ribchester Conservation Area Appraisal, Historic England Guidelines, previous planning feedback, previous planning precedents and the physical window proportions have been used to guide the choices made.
12. The frontage displays atypical windows types characterised by the use as handloom workshops, this can be seen at 22 Church Street in the second floor attic windows and opposite at 61 and 62 Church Street in the basement windows. This important historical feature has been referenced in the design and proportion of the replacement windows.
13. Due to the paucity of visual evidence the front elevation windows will align with the most likely window style of the property period (6 over 6 vertical sliding sash windows).
14. Work will re-establish the correct window finishes as white painted.
15. To follow the Historic England 'Traditional Windows Their Care, Repair and Upgrading' (February 2017) guidance on window replacements by following:
  - a. more sympathetic in design and the net impact on significance will be neutral or positive
  - b. no incidental damage to the building fabric will result from the removal of the existing windows
16. All the replacement windows will maintain the timber construction.
17. Replacing the windows with safe by design standard windows will increase the properties security. Ensuring standards meet current BS7950 and key locking handles fitted.
18. Reinstate working window openings that ensure ease of usability and conform to current building regulations on fire escapes.
19. Consider that 22 Church street is an important part of the street scene to the front elevation however the rear of the property and street has been seriously eroded.



**Church Street View South (22 Highlighted)**



**Church Street View North (22 Highlighted)**

## DESIGN STATEMENT

### Introduction:

20. Design statement for the replacement of all ground and first floor windows (7), front and rear, to a specification which will strengthen the significance of the property, in light of a relatively recent specification precedent being set at 26 Church Street.
21. We have noted that the replacement of unsympathetic, non-original windows is welcomed, subject to the new frames causing no greater harm to and where possible, enhancing the character of the building. Our core aim is therefore visual betterment, accounting for the contribution which the current windows make to the building and the wider asset.

### Context:

22. There is a significant variety of window styles along Church Street which provides some difficulty in identifying the original vernacular.
23. For example the current window specifications on Church Street include window types of mixed materials (wood and UPVC), mixed finishes (stain, painted white, painted colour), various styles (casement top-hung, casement side-hung, faux sash and sliding sash) and various panes (single, double, quadruple and multi).
24. Currently as stated in Historic England 'Traditional Windows Their Care, Repair and Upgrading' (February 2017) "where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings."
25. Whilst the front elevations of Church Street have retained some original features the rears have been significantly eroded, predominantly with the inclusion of relatively modern ground floor extensions, loft conversions and roof lights. As noted from 20 and 21 Church Street (rooflights and extension detailed form and materials; Listed Building enforcement appeals; allowed; 2009) "The appeal is allowed ... whereas the front elevation of the row of houses, and those of other houses to both sides, is well preserved, the rear elevation has been seriously eroded". It is therefore not appropriate to apply the same design rigour to the rear kitchen extension (c.1995) as part of the rear street elevation.
26. No original windows or doors remain in 22 Church Street and no direct evidence to our knowledge exists of the specific original window specifications.
27. The existing windows consist of casement and sash with both single and double glazing and finished in white paint.
28. The rear elevation consists of a modern kitchen extension and velux attic windows incorporated c.1995 (application 3/1995/0096) which has seriously eroded any historical relevance, which is consistent across the entire rear elevation of Church Street.

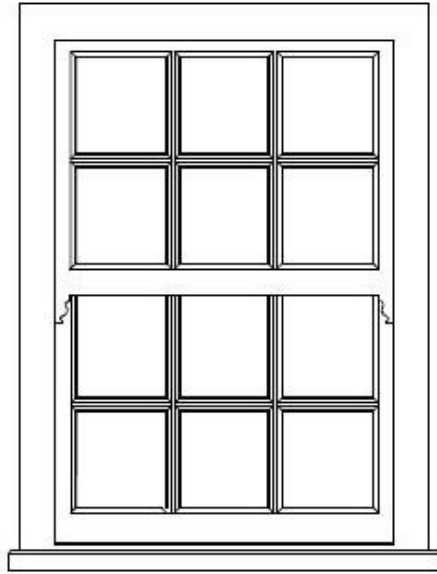
### Design Summary:

29. In absence of clear historical information relating to the original windows and/or an approved window design specification for Church Street an acceptable specification has been sort based on a) pre planning advice feedback, b) previous planning application refusal reasons, c) recent planning approvals and d) available historic evidence:
  - a) **Pre planning advice:** It has been acknowledged in the Ribble Valley Borough Council 'Pre-Application Enquiry Response' (April 2019), that the existing windows are in a poor state of repair and it is appropriate to replace them considering they are of no historical relevance to the property. Further that the recommendation for replacement be as follows "I would recommend that 4 pane, timber sash windows are used in the principal elevation and side hung openings to the rear, accounting for the Conservation Area Management guidance and giving due consideration to the nature of more recent approvals within the area."

- b) **Previous planning refusal reasons:** Application decision notice of refusal 3/2019/1137 was due to the "rear windows opening mechanisms" (that is casements) and "impact of front elevation double glazing". Application decision notice of refusal 3/2019/0582 was due to a "2/2 pane sash" configuration and use of "side-opening casement windows" to the rear. Application decision notice of refusal 3/2019/0368 was due to the use of "side-opening casement windows" throughout.
- c) **Recent planning approvals:** 26 Church Street Ribchester PR3 3XP, had planning approved on 04/12/2020, post the refusals on 22 Church street, for a number of works, but most notably replacement windows (planning application: 3/2020/0548). This is the most recent precedent on the street of a similar listed building receiving approval for replacement windows. The specification which was approved is sliding sash, single glazed, wood and white paint finish.
- d) **Historical Evidence:** There is an acknowledged absence of clear historic information relating to the original windows. Historic England 'Traditional Windows Their Care, Repair and Upgrading' (February 2017) advise that sliding sash and side-hung casements are the two principal window types appropriate, this is echoed in the Ribchester Conservation Area Appraisal. Houses 16 to 22 Church Street are a late 18th century Georgian terrace and as stated in the 3/2019/0582 application response "multi-paned vertical sliding sash windows would be expected on the ground and first floor front elevations". Pre-application advice provided 1st April 2019 states: "significant variety in window styles along Church Street which provides some difficulty in providing advice regarding future proposals ... Sliding sash and side-hung casements are the two principal window types ... It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building (Ribchester Conservation Area Management Guidance). Similarly the Delegate Report conducted 7th May 2019 states: "Historic photographic evidence held by RVBC indicates that this Georgian terrace had vertical-sliding sash windows of various forms and not side-opening casements – the incongruity of the latter proposal is most pronounced at the terrace front elevation which is an otherwise carefully considered neo-classical composition." The available evidence and advice suggests that multi-paned vertical sliding sash windows would be most appropriate for the ground and first floor windows of the front elevation, which is identified in The Ribchester Conservation Area Appraisal as an 'Important View'.
- e) **Design Conclusion:** Although not consistent in each case and in the absence of a published agreed specification, it can therefore be assumed for the window design that multi paned sliding sash windows and not casements are acceptable, single glazing and not double glazing is acceptable, wood is an appropriate material and white paint is an appropriate finish.

### Design Specification:

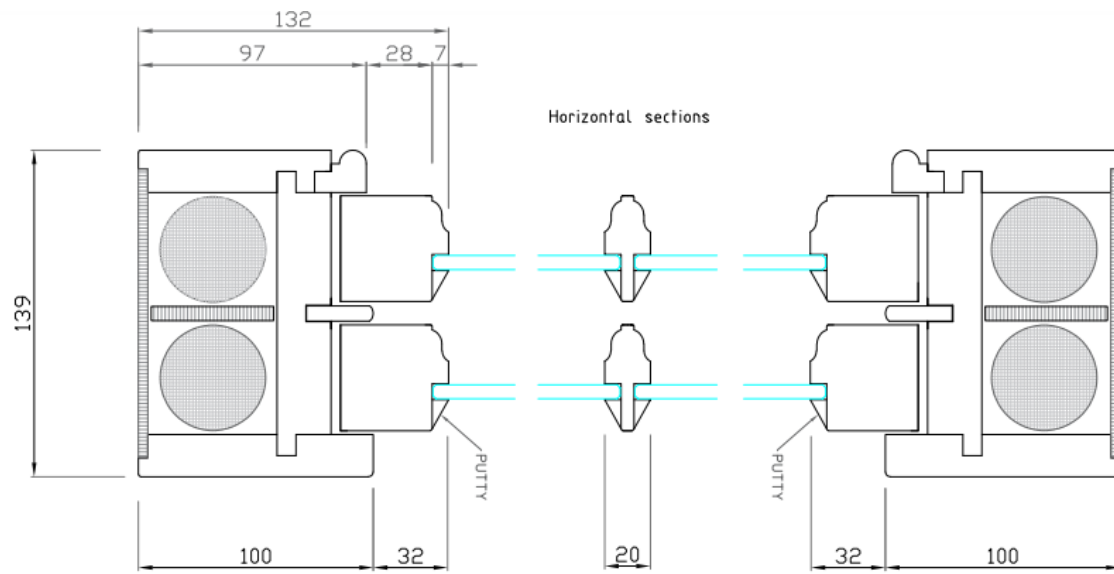
30. Specification has been based on the above design conclusions and drawing submissions of the most recently approved precedent at 26 Church Street (3/2020/0548) provided by Sanderson Brothers, with the noted condition amendment of double to single glazing:
  - a. All windows and doors will be made in timber and painted white inside and out. (Illustrated in figure 1.2 below)
  - b. All front and rear elevation ground and first floor windows will be vertical sliding sash 6 over 6 panes. (Illustrated in figure 1.1 below)
  - a. All windows will be single glazed. (Illustrated in sections 1.3 and 1.4 below)
  - c. All windows and doors will be "Secure by Design" rated to increase the houses security.



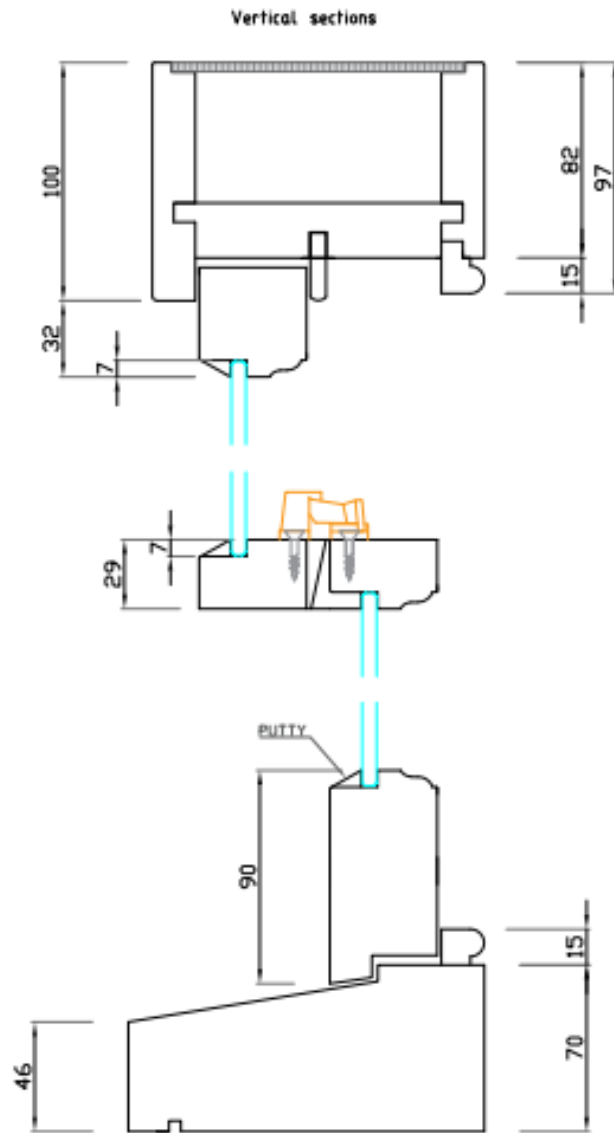
**1.1 Scaled Vertical Sliding Sash Window Drawing (1:20)**



**1.2 Vertical Sliding Sash Window Image**



### 1.3 Horizontal Window Section with Dimensions



**1.4 Vertical Window Section with Dimensions**