

HERITAGE ASSESSMENT

22 CHURCH STREET RIBCHESTER – REPLACEMENT WINDOWS TO FRONT AND REAR

Introduction

1. Heritage assessment to support a listed building consent application for the replacement of the ground and first floor windows at 22 Church Street, Ribchester.
2. 22 Church Street is a designated heritage asset, as a grade II listed building, and lies within the Ribchester Conservation Area. The properties rear boundary also adjoins the scheduled monument of Ribchester Roman Fort (Bremetennacum).
3. The property lies on the west side of Church Street and forms part of a row of late 18th century terraced hand loom weavers cottages, opposite the village square and White Bull public house, at the heart of the village.
4. The Ribchester conservation area was designated in 1973 as “an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” and specifically to Ribchester it “consists of the village core centered around a small triangular area, on one side of which is the White Bull Inn, and Stydd, a rural area north-east of the main settlement which contains two churches and 18th century almshouses”.
5. The property 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”
6. They also form part of the important views up and down Church Street identified in the Townscape Appraisal Map.
7. 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”
8. 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.
9. The adjoining scheduled monument to the rear of the property is scheduled under the Ancient Monument and Archaeological Areas Act 1979 as amended, as it appears to the Secretary of State to be of national importance.

22 Church Street

10. Mr [REDACTED] and Mrs [REDACTED] have owned the property since [REDACTED] 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.

11. 22 Church Street is a mid terrace, three storey house to the northern end of Church Street. The front is faced with squared sandstone laid in deep courses across all three storeys and topped with stone corbels supporting the guttering before a slate roof.
12. The doorway (to both the house and ginnel) and the windows poses sandstone jambs and lintels.
13. The rear of the house is also bare stonework, unlike many of the other properties which have had later renderings added. It is thought that c.1995 a rear elevation kitchen extension and roof lights were added.

Proposed Window Replacement Strategy

14. 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.
15. 22 Church Street is a grade II listed building, so of national importance as a building of special architectural or historic interest. It also has importance because of its contribution to the Ribchester Conservation Area. Its significance lies in its late 18th century date as one of a row of cottages built to accommodate hand-loom cotton weavers. The house itself is therefore functional in nature and plain by design.
16. The existing windows were acknowledged to be in poor condition and in need of replacement.
17. As no original windows remained in the property it would not contribute to the strategy to replace like for like in this case.
18. 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.
19. 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.
20. 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).
21. Work will re-establish the correct window finishes as white painted.
22. 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
23. All the replacement windows will maintain the timber construction.
24. Replacing the windows with safe by design standard windows will increase the properties security. Ensuring standards meet current BS7950 and key locking handles fitted.
25. Reinstate working window openings that ensure ease of usability and conform to current building regulations on fire escapes.
26. Consider that 22 Church street is an important part of the street scene, particularly to the front elevation, however the street to the front and rear has been seriously eroded.



Church Street View South (22 Highlighted)



Church Street View North (22 Highlighted)