SUPPORTING INFORMATION

22 CHURCH STREET RIBCHESTER – REPLACEMENT WINDOWS TO FRONT AND REAR

1. Supporting information for the purpose of definition and clarification of the application including:
    a. Methodology
    b. Window History
    c. Proposed Windows

Methodology

2. It is expected the methodology for installation of the windows will largely follow standard procedures, due to the fact that:
    a. There is no conservation of the existing windows required as they are non-original and,
    b. There are no amendments to the original window openings required.
3. Method:
4. Conduct Health, Safety and Environment (HSE) risk assessment prior to commencing work and put in place mitigations.
5. Identify all personnel, materials, parts, and equipment required to commence work and that these are available for the start of works date, to minimise disruption and ensure sound fitting.
6. Materials, parts, and equipment to be delivered to site via roadside parking access.
7. Affected areas to have protective sheeting applied to prevent damage to building fabric and goods.
8. Access for removal and installation to be mainly conducted from internally and as required carried out externally either at ground level or via a first-floor ladder in accordance with HSE regulations, there will no be requirement for scaffolding.
9. Exisiting windows to be removed. Firstly, by removing internal leaves and ironmongery, before cutting and leavering out the frames. Due to the windows being non-original inserts it is not expected to invlove excessive disturbance to the original building fabric. Due to lack of significance of the windows they will be removed from site and correctly disposed of.
10. Prior to fitting, clean and make good the recesses, any repairs to utilise like for like materials in accordance with the properties period.
11. New windows to be supplied preassembled and finished ready for installation and are to be fitted in accordance with the manufacturer and FENSA requirements.
12. Windows to be inserted within original building openings and secured with packers and frame fixings into the masonry walls, which will not be visible internally or externally once completed.
13. Windows tested to ensure correct operation, secure fit and level.
14. Window frames to then be made good with matching trim and/or sealant, where required, to cover gaps, create weather protection and complete the fitting. As required like for like or conservation materials to be used in accordance with properties period.
15. Upon completion removal of all rubbish, scrap and waste materials/packaging from the premises and dispose of appropriately.

Window History

15. It is understood that the windows at 22 Church Street had been updated in the late 1900s, possibly as part of the work carried out under application 3/1995/0096 in 1995. No written or photographic evidence of the windows at 22 Church Street pre this change could be found, to understand if they replaced the originals or were done in stages etc. Due to some differences in specifications (e.g. some were double and some single glazed) it is likely they were not all replaced at the same time or under the same application.
16. These replacement windows to the front and rear elevations are shown (and numbered for reference of this application) in the two images below, which show that no original windows remained in the property and that the replacements consisted of a mix of top-hung casement, top-hung faux sash, in a mixture of single and double glazed and finished in white paint and wood stain finishes. It is understood that none of these windows were appropriate for the significance of the property; in alignment with the Ribchester Conservation Area Appraisal, the top-opening casements with asymmetrically spaced lights are unsuitable for the building.
17. All the windows were in a poor state of repair and needed replacement as 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."
18. Further to this, these windows posed a serious health, safety and security risk to both the occupants and the public as:
    a) The first-floor window openings had been sealed shut,
    b) The ground floor windowpanes were loose in their casements to the street,
    c) The ground floor windows did not have locking openings and,
    d) Some of the window frames had rotted through.

1.1 c.1995 Windows - Front Elevation – Adjoining Church Street

1.2 c.1995 Windows - Rear Elevation – Adjoining the Scheduled Monument

19. The current windows at the property consist of sliding sash to the front elevation and side hung casement to the rear. All in white finished solid wood with double glazing. These are shown in the two images below.
20. In the absence of a defined window specification for Church Street, with the lack of historical information and with the errosion of the significance of the street (to the rear due to modern extensions and roof lighting and to the front due to unsympathetic window replacements, for example the sole use of UPVC in neighbouring properties) it has been incredibly difficult to ascertain consistent answers on the correct window types to be used, as pointed out in first correspondence with planning "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) … it is my view that sash style windows to the frontage and side hung casements to the rear would be a suitable approach to this property."

1.3 Current Windows - Front Elevation – Adjoining Church Street

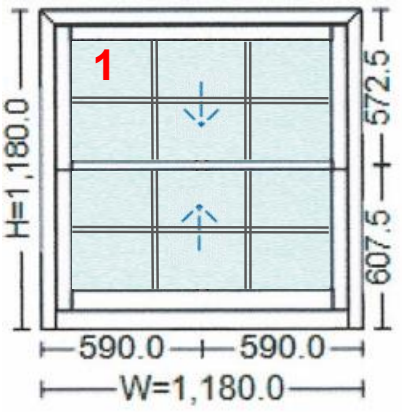
1.4 Current Windows - Rear Elevation – Adjoining the Scheduled Monument

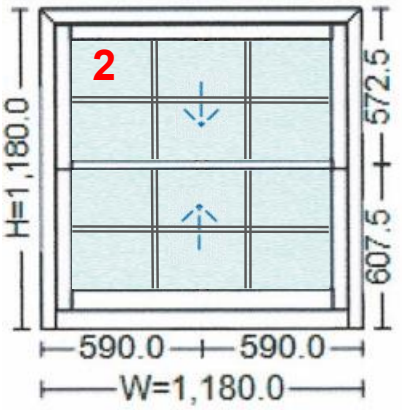
Window Reference	Window Size (HxW in mm)
1	1180 x 1180
2	1180 x 1180
3	950 x 810
4	800 x 900
5	900 x 600
6	800 x 600
7	800 x 600

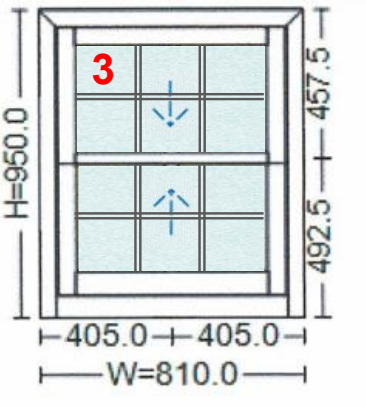
1.5 Current Windows – Dimensions of Openings

Proposed Windows

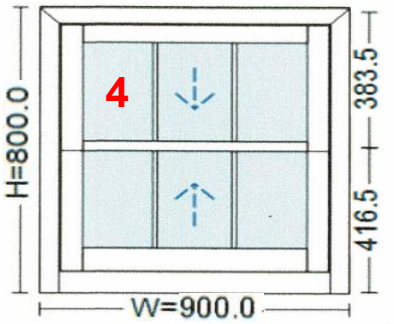
21. The proposed windows are detailed below (using the same number referencing as used above).
22. **Front Elevation:**
23. Front Elevation – Adjoining Church Street – All 6 over 6 sliding sash configurations, in order with the proportion of the window openings and to provide a consistent approach to the front elevation.
24. Front Elevation – Adjoining Church Street - Scaled window drawings and dimensions:

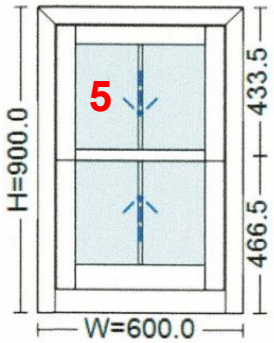


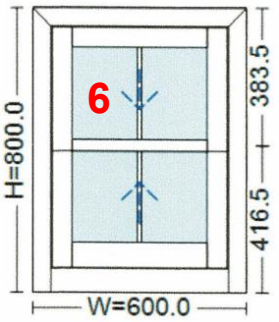


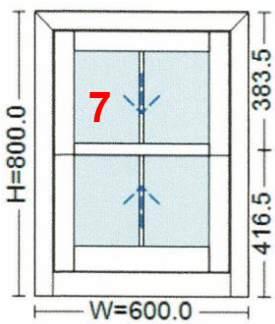


25. **Rear Elevation:**
26. Rear Elevation – Adjoining Scheduled Monument – 3 over 3 sliding sash and 2 over 2 sliding sash configurations, in order with the proportion of the window openings (which are reduced in size as compared to the front elevation), the same configuration approach has been taken across all rear elevation windows to provide a consistent and harmonious approach (This also matches the rear elevation window configuration which was most recently approved at 26 Church Street).
    a) Please note this is a clarification of pane configuration from the original design statement for the rear elevation, which stated 6 over 6, due to reconsideration of the window proportions and more horizontal emphasis of the first-floor window (Window #4) as compared to the front elevation, as pointed out in further discussions with planning.
27. Rear Elevation – Adjoining Scheduled Monument – Scaled window drawings and dimensions:

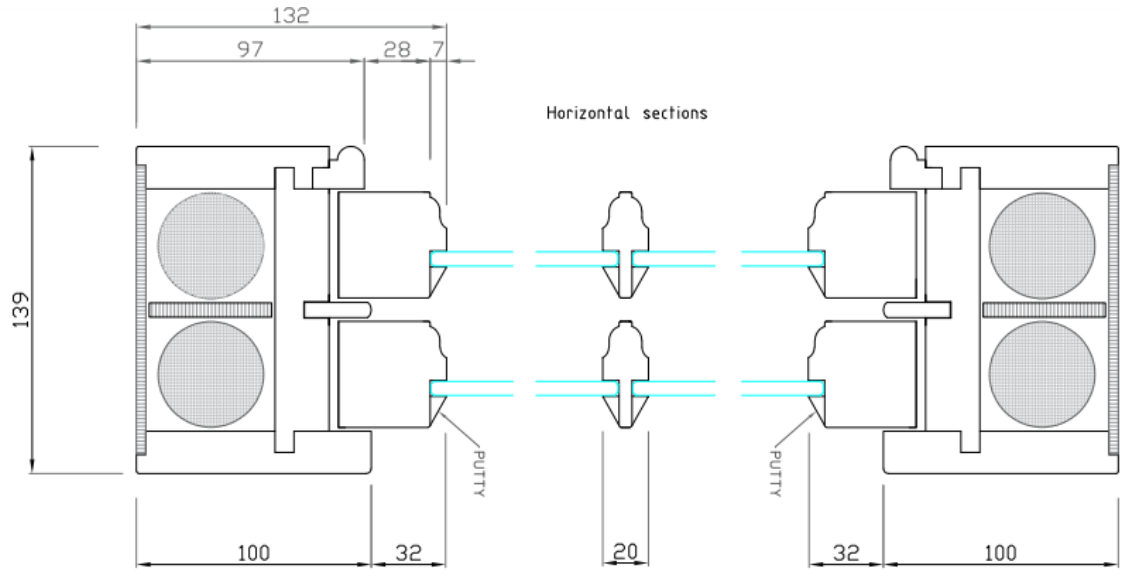




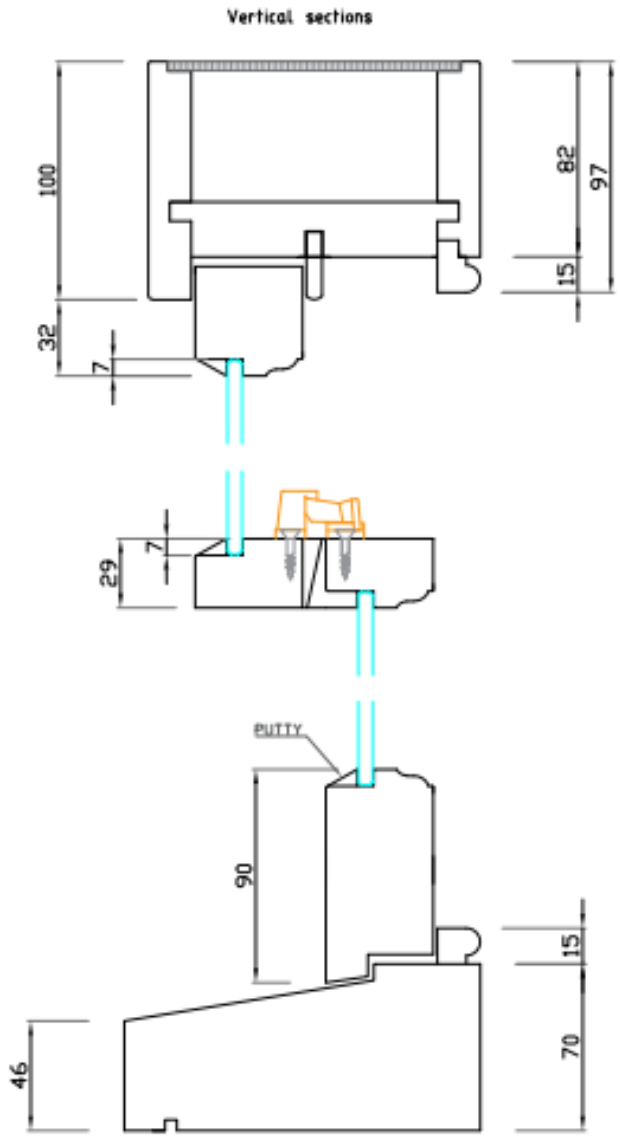




28. Vertical and horizontal scaled window sections included below as a direct reference for windows 1 to 7 above:



1.6 Horizontal Window Section



1.7 Vertical Window Section