



PROPOSED REPLACEMENT WINDOWS
AT
29 CHURCH STREET, RIBCHESTER
HERITAGE STATEMENT

BY

SUNDERLAND PEACOCK AND ASSOCIATES

Job No. 6900

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1.0 OVERVIEW

- 1.1 This report has been prepared by Sunderland Peacock and Associates Ltd on behalf of the applicant to support a householder planning application, as well as listed building consent for external works to No.29 Church St, Ribchester.
- 1.2 This report is in support of the application and should be read in conjunction with the supporting information.

2.0 EXISTING

- 2.1 Figure 1 is a Google Maps extract illustrating the location of existing building that forms the basis of this application.
- 2.2 The existing site consists of a Grade II listed property existing terraced property. The external materials of the property consist of existing coursed natural stone to the rear elevation with a natural slate roof and timber framed casement windows.

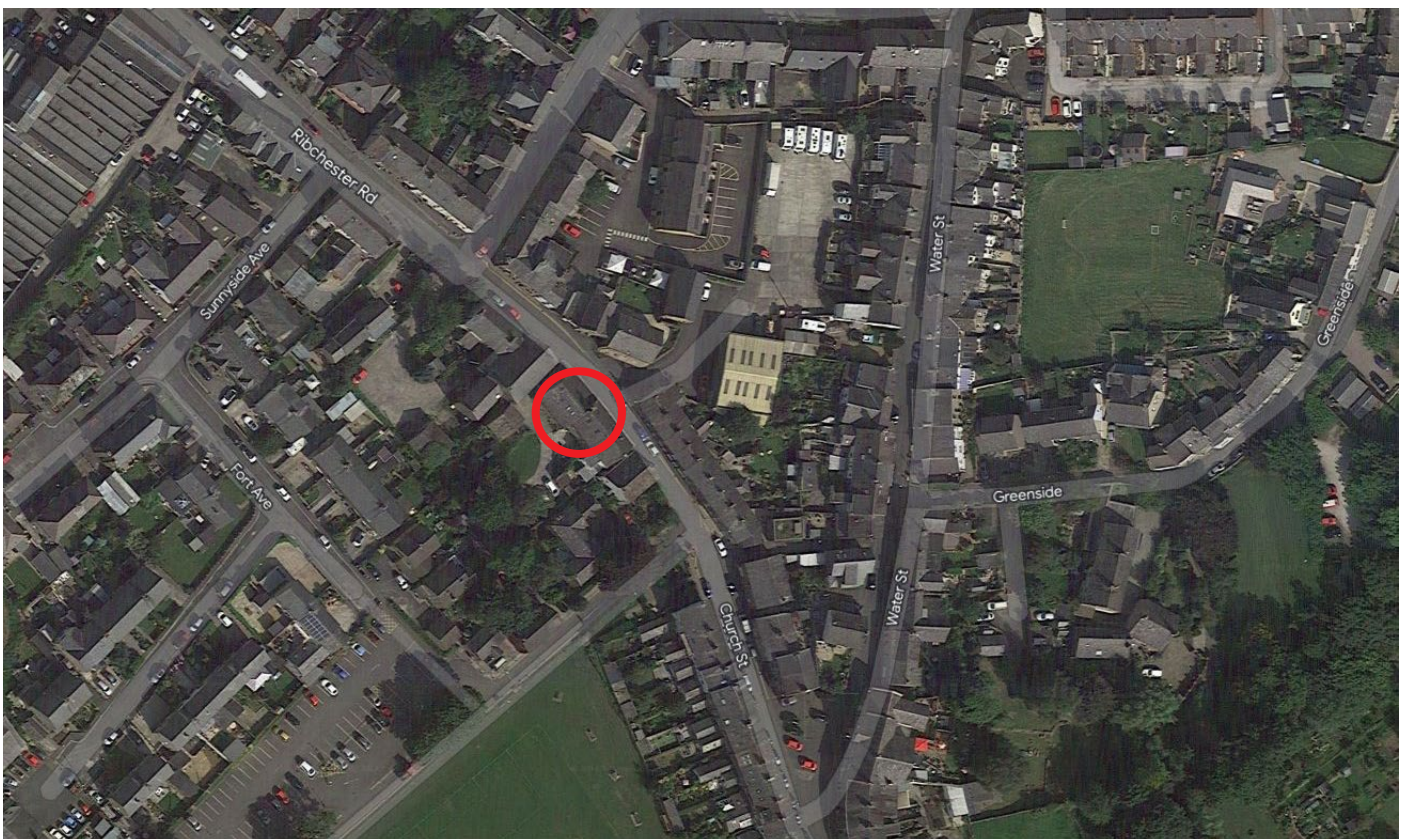


Fig 1. Google maps location.



Fig 2. External photograph viewed from the rear yard.

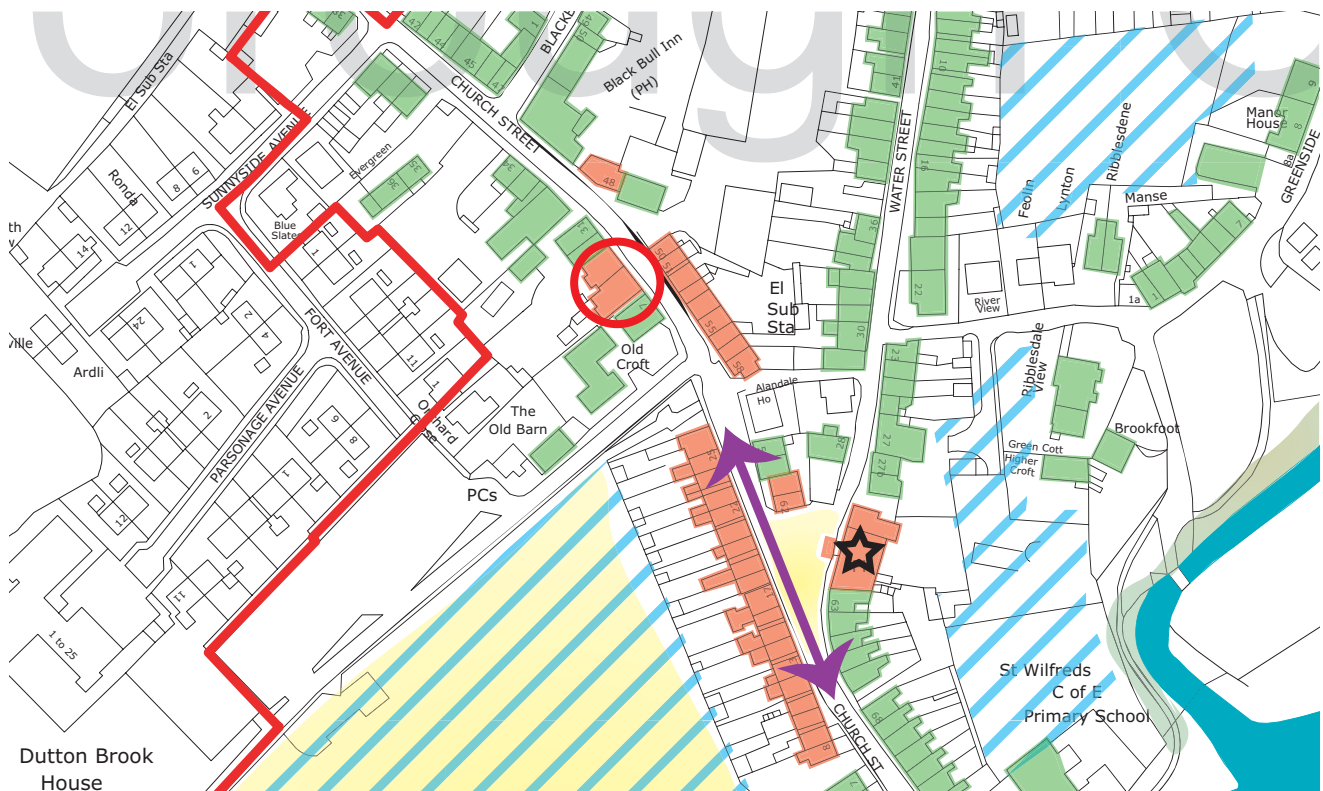


Fig 3. Ribchester Conservation Area Map

3.0 PROPOSAL

- 3.1 The proposal which forms the basis of this householder planning permission and listed building consent, is for the replacement of the modern casement windows to the rear elevation. The replacement windows are to be timber traditional flush casement windows. The proposed windows are required to ensure that the property is in a suitable living condition for the inhabitants of the dwelling.
- 3.2 For more information see drawing ref: 6900-W01-Proposed Elevation and Window Schedule.

4.0 HERITAGE STATEMENT

- 4.1 No.29 Church Street, is a grade II listed building and is designated as such under section 1 (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest. The property was first listed on the 11th November 1966.
- 4.2 The official list entry states: Pair of houses, 1745. Brick with sandstone dressings and slate roof. 2 storeys. Plinth, string course, chamfered quoins and moulded cornice gutter all of stone. No. 29, to the right, of 3 bays with central door. No. 28, to the left, of one bay with the door to the right. The windows have architraves, those on the ground floor having raised and fielded panels carved on aprons. The windows to No. 29 are sashed with glazing bars. Those to No. 28 are modern. Both doorways have architraves and cornices, that to No. 29 having a raised and fielded panel carved on its frieze. The right-hand gable has a stone chimney cap, the left-hand gable a modern cap. Between the houses is a brick cap, set forward of the ridge. At each end of the facade is a lead downspout with 'EEI 1745' cast on each hopper.
- 4.3 The proposed works to the property will have no impact on the street scene of Church Street, or on the Ribchester Conservation Area. The replacement windows are in the same form as the current windows, therefore will not have any visual impact on the listed building.

5.0 CONCLUSION

- 5.1 In conclusion, the proposed works that this application seeks approval for, will have no impact on the Ribchester conservation area and will enhance the living standards of No.29 Church Street. As the proposed windows are in the same form as the existing the visual impact of the listed building will not be harmed. The proposal seeks only to provide a quality detailed refurbishment utilising traditional materials.