

1) Features on the existing site

This terraced house is part of a row of Sandstone cottages, which have become known as Club Row. They are built from squared coursed sandstone quaried in Longridge and were built as Weaver's cottages. They have slate roofs and brick chimney stacks. There are 20 cottages in total, and they were started in 1793, with four being built together, proceeding down the entire row. This property was the final of the first four to be built and would have been completed in the late 1790's. They were built by the Longridge Building Society and are listed for historical value, being the oldest surviving row of houses believed in the world, of the earliest terminating building society. They were grade II listed in 1971 and formed a section in a book by S.J. Price in 1958 titled "Building Societies their Origin and History".

Some of the houses have a second window on the first floor, which has been added since they were built. There is no second window on this property. The windows have plain reveals and projecting stone sills. The property is accessed at the front, from the pavement, through a door surrounded by plain stone.

There is a third doorway between each pair of houses leading down a tunnel between the houses to the rear yard and garden. This access door is shared on this property with number 10. There is a cellar, accessed through a small low door in the living room. It is believed the cellar would have had two windows or a window and door at the rear. However, on this property the windows in the cellar have been removed and covered over, probably due to a small lean-to garden room, being built on the back of the property some time ago, by previous owners. The cellars would have been used for weaving and would have had plenty of light. The cellar is only under the rear of the house, with a coal storage area in a very low narrow passage, which runs from the front of the property to the rear cellar. The coal shute is accessed from the cobbled and flagged tunnel area near the third door.

2) Access issues

Currently access is from the pavement through the front door and down the tunnel from the third door. This is all on one level with no steps. The rear exit is from the garden room down steps into the garden. The only window at the rear to access through in an emergency would be the bathroom window, which is on the first floor. At the front of the property neither window could be opened sufficiently to use as an escape route, and they are difficult to open due to warping. The cellar also provides no access out of the building. The new windows will be both top and bottom sliding sash windows and can provide means of escape, although only from the first floor at the rear. The current homeowner [REDACTED] and the proposed new sash windows will have hidden springs. These are designed to be free sliding and easy to open and close, [REDACTED] to use them easily. The new windows are designed to be rot and warp free and will not twist. Therefore, they should reliably open and close and have a 25-year guarantee. They are made from engineered hardwood.

The windows will also have discrete trickle vents fitted to allow breathability and to improve the internal living environment, for the health of occupants and maintenance of the solid stone walls and lime plaster.

3) Layout of proposed development

There will be no change to the layout of the current site.

4) Scale and appearance

The proposed windows will improve the scale and appearance from the current windows. The slim sash windows proposed will be narrower than traditional sash windows and so the timber frame will not be as thick. This is because the channel in the window reveals has previously been filled in so the windows can no longer sit in this channel. By using slim sash windows, they will restore the appearance of the house. The sash windows will once again provide the depth between the two sash sections, that will return them to the original appearance and design of this Georgian property. This is currently missing in the current window design which has no depth, due to having top opening window sections. The current windows are also not balanced in their appearance, having a smaller top opening section. So visually the proposed two apertures for the top and bottom sash will restore that missing balance to the building. It will greatly improve the appearance at both the front and rear of the house and improve the look of properties on Club Row.

5) Landscaping

Not applicable to this application.

6) Heritage assets issues

The current windows are an eyesore and add no heritage or historical value to the property. The proposed windows will vastly improve the appearance of the property and have been carefully selected from a company that make high quality timber windows for listed and historic buildings. Their knowledge has extended to making sure that the proposed windows also sit within the surroundings and match the other windows within Club Row. As such they will enhance not just this property but also the row of houses, for the community.

The colour has also been carefully considered and advice sought from the Georgian Society. The windows from this period would have been painted and not left as natural wood. Oak has been used inside the property however the windows on such a modest cottage would probably have been made from cheaper wood, hence the paint helped preserve the wood. The colour chosen is a pale delicate grey, which has a touch of black pigment, like what the original windows could have looked like. It will complement and enhance the sandstone. The proposed windows are sympathetic to the character of the area with no undue detrimental effect on visual impact.