

18 Church Street - Design & Access Statement

New Windows (5 to the Front & 3 to the Rear)

The design guidance contained in the Conservation Area management guidance for Ribchester, includes, specifically for windows, the following details:-

Sliding sash, either 'two panes over and two panes under' or 'six panes over and six panes under', or side hung casement are the two principle types. As a rule, windows in historic buildings should be repaired, or if beyond repair should be replaced 'like for like'.

It is important that the design, scale and proportion of new windows should be sympathetic to the character of the building.

Glazing bars in old buildings are invariably moulded or 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.

Details should be appropriate to the date of the building or to the date when the window aperture was made.

Paint is usually the correct finish for timber windows. Staining is not a traditional finish and should not normally be used.

EXISTING WINDOWS

The existing windows to the front of the house are PVC, double glazed, leaded windows, installed prior to existing owners (over 36 years ago), probably prior to listing.

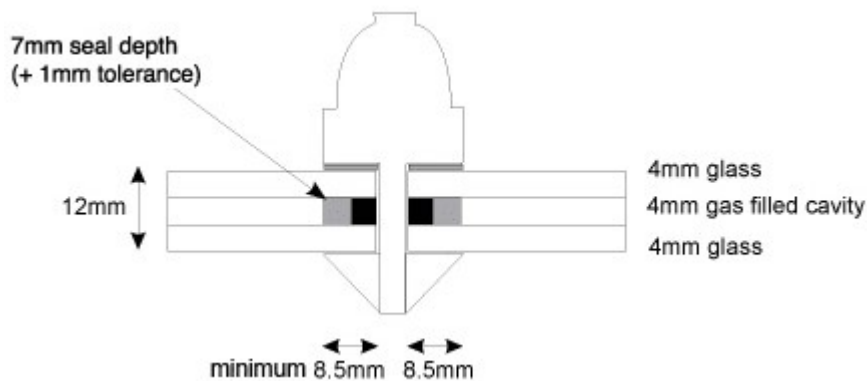
The existing windows to the back of the house are UPVC, double glazed casement, originally installed over 36 years ago, probably prior to listing.

PROPOSED REPLACEMENTS

All windows will be made of timber, painted white to the outside.

The new glazing in all the windows is intended to be double glazed for energy saving reasons. However, the double glazing units to be used are to be 'Slimlite' or equivalent 12-14mm, which are much thinner than the standard double glazing units and are accepted by planning authorities of historic towns and cities as being suitable for use in listed buildings and as approved in 3/2017/0388 planning application for Church Street. These high performance conservation double glazed units use warm edge spacer bars, ensuring they are as thermally efficient as possible and can produce centre pane U values of 1.9 or 1.5 Wm²K to 1.4 or 1.2 Wm²K gas filled cavity. 4mm to 6mm cavity with 7mm to 8mm sightline (+1mm tolerance). This enables period property homeowners to benefit enormously from energy efficiency, improving heat retention, therefore lowering energy consumption, reducing noise and improving security, listed building double glazing, whilst replacing the original design of period windows, including the narrow glazing bars so important to maintain a fully authentic appearance.

Example of conservation glazing details



THE FRONT ground and first floor will be traditional vertical sliding sash windows (corded and weighted) with as narrow as possible glazing bars as per traditional single glazing bars. To maximise the light inside what are dark cottages, it has been decided to use 'two panes over and two panes under'.

The second floor window is a reduced scale and not appropriate or feasible for sliding sash and therefore the second principle window type of fixed casement split into three sections (as current design) with centre section having vertical side hung opening (for safety reasons as window is at floor level) is more appropriate.

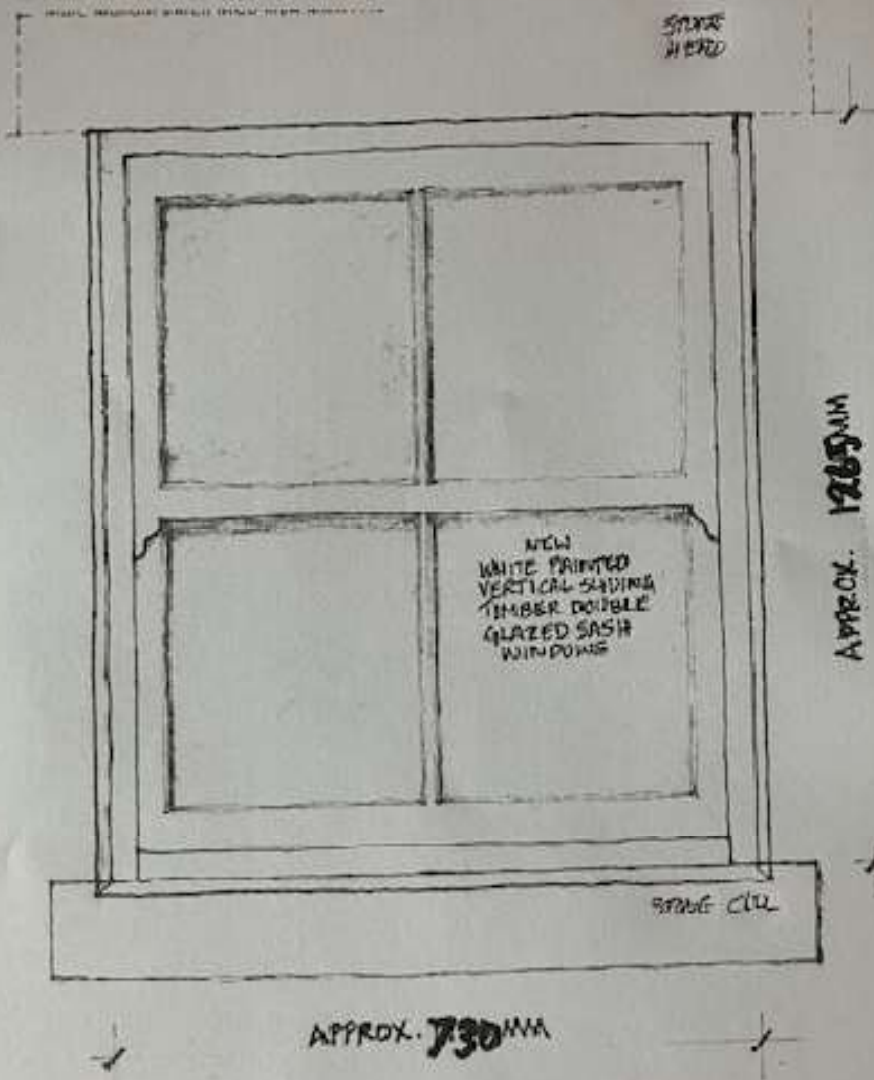
THE REAR first and second floor to be side hung casement with centre vertical openings and flying mullion to ensure ease of usability and conform to current building regulations on fire escapes.

The ground floor window will be a fixed casement.

Proposed Sliding Sash Window

18 CHURCH STR RIBCHESTER

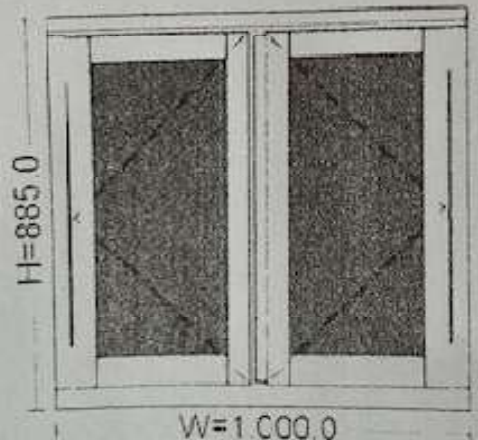
4 NEW SLIDING SASH WINDOWS



Proposed Side Hung Casement Window Back First Floor

18 Church Str PITCHESTER

TRADITIONAL CASEMENT FLUSH WINDOW
BACK FIRST FLOOR



Viewed from outside. Opens outwards.