

HERITAGE STATEMENT

ALMSHOUSES

Flat 1-4

STYDD LANE

RIBCHESTER

LANCASHIRE

PR3 3YQ



FOR
YOUR HOUSING GROUP
ASTON EVENUE
RISLEY
WARRINGTON
WA3 6ZN

1.00 Property overview:

Location:

The property is located within Stydd Lane which forms part of the Ribchester Conservation area and lies within the parish of Ribchester and Ribble Valley (District Authority). National grid reference SD 65382 35805

The building is set back from the main access road. Stydd Lane is connected to the main highway leading off Blackburn Road, providing direct access into Ribchester. To the west of the Almshouses lies the church of St. Peter and St. Paul featuring an access road from Stydd Lane to a carpark which is shared by both the Almshouses residents and church congregation.

2.00 Listing:

The property is a grade II* listed building. List entry number 1308488

Historic England Listing details:

Almshouses, founded under the will of John Shireburne, who died in 1726. Sandstone ashlar and brick (the sides and rear pebble dashed) with stone slate roof. 2 storeys, unusual for alms houses. The central portion projects with a truncated shaped gable, topped by a cornice. On the 1st floor is an arcade of 3 semi-circular moulded arches with keystones, 2 unfluted Doric columns and 2 similar half columns as responds. The 2 outer openings have stone balustrades. This is approached by a central flight of 16 stone steps, curving outwards at the bottom and having a solid parapet with shaped coping. This is flanked on the ground floor by 2 open door surrounds with cyma mouldings. Behind the arcade on the 1st floor are 3 doors of 2 raised and fielded panels each. On the ground floor, visible through the outer stone doorways, are 3 similar doors and 2 sashed windows with glazing bars. On each side of this central portion is one bay of the main building, having sashed windows with glazing bars in plain stone surrounds of quarter-round section. The end gables have copings and chimney caps. At the rear are modern windows with plain reveals.

3.00 Property configuration:

The property has been converted we understand in the 1990s to form four number one-bedroom apartments.

Two apartments located to the ground floor and a further two on the first floor. Apartment front doors are all located on the front elevation. First floor apartments are accessed by the central external staircase.

Flat 01 is located on left hand side when looking onto front elevation with flat 3 above it. Flat 02 is located on right hand side when looking onto front elevation with flat 4 above it.

Each flat consists of a Livingroom set to one side and accessed directly from front door. Set behind Livingroom to the rear of the property is the bedroom. This is accessed direct from Livingroom.

To the front elevation, adjacent side of the Livingroom is the kitchen, this is accessed from the Livingroom. To the rear elevation, adjacent side to bedroom in the Bathroom. This is accessed from the kitchen.

Flats 2 and 4 are handed versions of flats 1 and 3

4.00 Planning and listed building consent history:

Follows is a brief overview of application history as displayed on Ribble valley Borough Council Planning search.

Application 3/2013/0647

Alter or Extend a Listed Building

Proposed fabric repairs to external masonry including cleaning, re-pointing, redecoration of external joinery and repairs to well. Replacing modern windows with new timber windows. Removing modern tubular handrail and replacing with handrails either side of stair. Alterations to external hard landscaping finishes.

Decision:

Refused

Application 3/2013/0824

Alter or Extend a Listed Building

Fabric repairs to external masonry including cleaning/repointing/repairs to well; redecoration of external joinery; Removal of modern tubular handrail and replacement with new handrails either side of stair

Decision:

Approved with conditions

Application 3/2013/0837

Alter or Extend a Listed Building

Alteration and refurbishment of internal spaces

Decision:

Approved with conditions

Application 3/2014/0070

Discharge of Conditions

Discharge of conditions 2 (fireplace) and 3 (services) of listed building consent 3/2013/0837

Decision:

Approved

Application 3/2014/0531

Discharge of Conditions

Discharge of conditions 2(materials), 3(Method statement re pointing), 4 specifications re

fixing handrails), 5(Specifications of redecoration works), 6(specifications of friable stonework descaling), 7 (specification of column repairs)& 8 (Justification for proposed brick and stone cleaning)of planning consent 3/2013/0824

Decision:

Approved

Application 3/2021/1211

Alter or Extend a Listed Building

Render repair works to the gable (defective high level area towards base of pitch and crack repair to RHS of chimney). Redecoration works following completion of the render works to gable only to same colour. Provision of insulated plasterboard and skim to bedroom gable wall complete to eliminate any potential risk of condensation/mould growth. Replacement of garden gate to match existing.

Decision:

Refused

Application 3/2022/1159

Alter or Extend a Listed Building

Listed Building Consent for external repairs to right-hand (NE) gable comprising lining stone copings, replacement of chimney flashing, re-rendering, re-pointing and redecoration, internal re-plastering, redecoration and installation of extraction fan and ventilation, gutter and downpipe repairs.

Decision:

Approved with conditions

5.00 Review of significant features:

Externally:

Facing brick (Front elevation):

The front elevation is prominently facing brick with stone features. Facing brick is believed to be original.



Photo 01: Front elevation brickwork

Stone:

Stone is believed to be original although appears to have undergone localised repair in the past, possibly with cement-based mortar.



Photo showing open joints to gable copings, with resulting running water down and behind render and poor condition of coping where abuts chimney.

Photo 02: Gable copings:

Photo showing kneeler stone to rear elevation and poor pointing and lead soakers where meets slate



Photo 03: Stone Kneeler stone

External render (Rear and both gable elevations):

The rear elevation and both gable elevations are predominantly painted dashed render with stone features.

A report was commissioned in March 2023 to ascertain the type of render and paint.

This was undertaken by Lincoln Conservation (a part of Lincoln University), report reference 2023/13.

This confirmed the render to be a Portland cement with a ratio of 3:1 (sand/ cement) with an applied pebble dashing dating from around 1990.

The paint finish was confirmed as being 2-3 coats of modern alkyd (plastic) masonry paint. The paint combined with cement-based render is impervious.

The render and paint is not original.



Render stopped short of stone quoins, risk of water penetration behind.

Poor pointing to resulting exposed brickwork

Photo 4: Gable to flats number 1 and 3

Internally:

There are no features of historic interest within the building (flats 1-4) It is understood the property was to some extent refurbished around 1990s

Internal plaster

A report was commissioned March 2023 to ascertain the type of plaster and paint. This was undertaken by Lincoln Conservation (a part of Lincoln University) report reference 2023/13.

This confirmed that plaster was gypsum based (calcium sulphate)

The paint finish was confirmed as being 2-3 coats of modern alkyd (plastic) paint.

The paint combined with gypsum-based plaster is impervious.

The plaster and/or paint is not original.

Coving/ cornice:

There were no coving or cornices present within the properties

Dado and picture rails:

There was no dado and picture rails present within the properties

Skirtings

Skirtings appear to be modern painted softwood of simple design being bull nosed rounded approximately 94x19mm. Skirtings do not appear to be original.



Photo 05: Typical skirting

Architraves:

Architraves appear to be modern painted softwood of simple design being bull nosed rounded approximately 44x19mm. Architraves do not appear to be original.

Internal doors:

Doors appear to be modern pressed panelled doors with a paint finish. Doors do not appear to be original

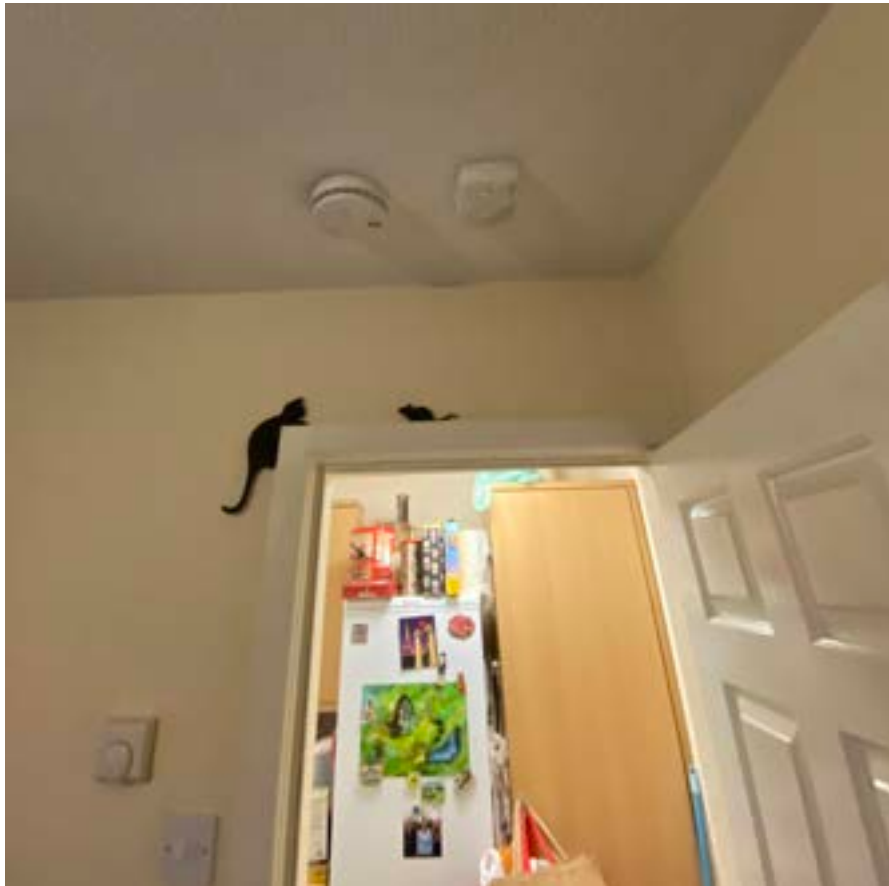


Photo 06: showing typical modern door, absence of coving cornice, dado and picture rails

Rear elevation bedroom and bathroom windows:

Rear elevation windows are painted timber casement single glazed type windows with modern painted casement stay.

They are externally timber beaded.

The arises to window frames and casement appear to be clearly defined and not softened as may be expected from old repeatedly decorated windows.

Rear elevation windows therefor do not appear to be original.

Rear elevation windows are supplemented with modern internal secondary glazing.



Photos 7 and 8: Typical external and internal view of rear elevation window



Photo 09: Typical rear elevation casement stay

Front elevation Kitchen window:

Front elevation kitchen window is a painted timber sliding sash, single glazed type window with polished brass ironmongery. It is 4 over 4 in configuration.

It is externally timber beaded.

The frames appear “chunky” in comparison to historic frames and the proportion being oblong but “squat” is not consistent with historic sliding sash proportions.

The frame does not appear to be recessed behind brickwork, set back from render approximately 30-50mm. We assume operation is spiral balance sprung.

The arises to window frames and casement appear to be clearly defined and not softened as may be expected from old repeatedly decorated windows.

Front elevation windows do not appear to be original.

Front elevation windows are supplemented with internal secondary glazing.



Photo 10 and 11: Typical external and internal view of front elevation kitchen window



Photo 12: Typical external view of kitchen window proximity to front render face.

Front elevation Livingroom window:

Front elevation Livingroom window is a painted timber sliding sash, single glazed type window with polished brass ironmongery. It is 6 over 6 in configuration.

It is externally timber beaded.

The frames appear “chunky” in comparison to historic frames. The proportion appears to be consistent with a sliding sash window.

The frame appears to be recessed behind stonework.

We understand that it has a traditional weighted pulley system.

The arises to window frames and sashes appear to be clearly defined and not softened as may be expected from old repeatedly decorated windows.

Front elevation windows do not appear to be original.

Front elevation windows are supplemented with internal secondary glazing. These do not align with main frames.



Photo 13: External view of typical Livingroom window

6.00 Overview, purpose of the application:

The extent, nature and justification for works are covered within design and access statement.

This application bears many similarities to that submitted and approved within application 3/2022/1159

- Application 3/2022/1159 (approved with conditions) related to flat 4 and associated gable elevation.
- It addressed issues in relation to poor ventilation and water ingress encountered within flat 4.
- The application established by specialist sampling and analysis that painted dashed render applied to rear elevation and both gables is an addition (not original) being cement based with standard masonry paint
- The addition of painted dashed render adversely impacts on the effectiveness of gable copings to shed water way from the building by removing an effective overhang.
- The condition of copings to gable is poor in areas, with gaps and irregular stone faces.
- The poor overhang and poor condition of copings generally has resulted in water tracking behind render causing render cracks and moisture ingress to habitable rooms within.
- Internally the property has no historic features remaining.
- Plaster sampling was undertaken to internal plaster; this confirms it to be gypsum based and non-breathable.

The approach to address the above issues as approved included:

- Removal and reinstatement of gable copings.
- fitting of lead flashing under copings lapped with lead soakers and turned down over gable wall to protect upper edge of render from water ingress.
- The repair of render on a like for like basis and decorate or replace render with lime render with a breathable paint system. Whilst the latter is obviously the preferred option it is costly and was not enforced as part of the approval.
- To repair and seal the junctions between render and quoins where due to render being set proud allows water to track behind and into property.
- To replace plaster internally where damaged
- To fit bathroom extract fan venting through a terracotta airbrick

This application:

Following further inspections of flats 1,2 and 3 (including externally) the issue of damp resulting from poor gable copings, defects in render, required maintenance works to rainwater goods is like that approved under application 3/2022/1159 and the approach is essentially the same:

- To address source of water ingress (Attend to verge copings, lead flashings and where applicable soakers, repair render).

- To attend to the immediate impact of water ingress (dry out the property using a dehumidifier, applying suitable heating within the property, repairing consequential damage to plaster and timberwork).

-To attend to the additional issues that have contributed to damp within the property

1. Poor ventilation: By fitting of bathroom extract fan where not fitted, in a manner approved under application to flat 4 and by fitting of positive ventilation unit venting from loft space and kitchen (There is no required external intervention with this form of system). This will facilitate more efficient moisture transfer externally.

2. Thermally inefficient windows: Windows are suffering excessive condensation and whilst secondary glazing has been fitted, this has been ineffective and given the residents age group these properties cater for, has not proved practical for residents to use. This has resulted in poor natural ventilation (exasperating condensation). By their nature secondary glazing are extremely awkward to open particularly for those with dexterity issues.

Reviewing the windows within the property, they are not original, are in poor condition, thermally inefficient (single glazed) and not in keeping with the historic nature of the property. Of note are the following issues:

-Rear elevation windows, some have square heads others arched and are of modern timber casement profile. It is proposed to replace with double glazed units (greater thermal efficiency and suitable for residents to use), a more traditional flush casement design with constant arched heads.

- Front elevation windows within the property, they are not original, are in poor condition, thermally inefficient (single glazed) and do not appear to be of the proportions that would be expected of traditional sliding sash windows. The kitchen window glazing proportions are also not consistent with what would be expected of traditional sliding sash windows. Heritage slim double glazed units with integral draught seals will improve thermal performance whilst allowing more accurate sectional proportion to timber members. Replacing kitchen glazing configuration from 4 over 4 to 2 over 4 will restore the original glazing proportions.

NOTE:

The client has submitted a single planning application and two listed building consent applications.

The purpose of both listed building consent applications is to remedy defects as described within attached reports.

Primarily the applicant wishes to install an insulated timber stud to the inside face of external walls but in case this is not acceptable to the conservation department the second application is solely for repair of defects.

Insulated stud to external walls being proposed under one of the listed building consent applications is as follows:

Erect a timber stud frame set off from internal plaster at external walls by around 10mm and frame infilled with Thermafleec insulation (breathable sheep's wool). To apply timber counter battens to room face and fit a secondary layer of reduced thickness Thermafleec to mitigate cold bridging within timber frame. Room face will be lined with foil backed plasterboard, joints taped and 3mm skim coat with a paint finish applied. Window junctions will incorporate a thin layer of Thermafleec insulation set between timber battens lined with foil backed plasterboard to head and jambs and timber window board to sill.

This form of internal drylining has been submitted for approval and approved within listed building within the Liverpool city council region.

To replace skirtings on a like for like basis and replace services on a like for like basis.

Key issues identified as contributing to damp within the properties is poor heating and ventilation, this proposal will reduce heating costs, reduce fuel poverty and enable residents to better heat their home.

Amendments:

Version 2 (03/09/2025) Report amended to reflect the councils required application process so as to separate original 2 number combined planning and listed building consent applications for internal and external remedial repairs with options with and without insulated timber stud to internal face of external walls

Amended as follows:

- A single planning application (internal wall insulation does not fall under the jurisdiction of planning)
- Two separate listed building consent application one for remedial works including internal drylining of external walls and
- The other for remedial works excluding internal drylining of external walls
- Omission of reference to application 1 and application 2