

Refurbishment of No. 24 Chapel Street, Slaidburn for The Slaidburn Estate

Historic Building Impact Assessment

Description

No. 24 Chapel Street, Slaidburn is a Grade II Listed Building on the south side of Chapel Street, the end house of a terrace including Nos. 20, 22 and 24 Listed collectively.

The row dates from 1811, squared sandstone walls with large quoins under a slate roof, three storeys high. Windows and doors have plain stone surrounds. There are large doorways clearly indicating commercial use of the ground floor but not in No. 24. The party walls separating the houses do not appear to be linear through the block with some over sailing 'flying freeholds' above a rear ground floor room (the whole terrace belongs to the Applicants).

No. 24 is only one bay wide with front door to the right, timber sixteen pane sash windows to ground and first floors with the top floor window smaller with a six pane sash window. All are single glazed.

The gable end facing east contains a chimney and the staircase runs across the property up a cross wall.

The front door is wooden, with raised and fielded panels and accessed from the pavement by three stone steps.

The Listing Description does not mention anything about the rear elevation of the property which opens onto a small yard enclosed by stone walls/outhouses, but there is an area enclosed by stone walls adjacent to the gable end which may be regarded as part of the curtilage. The land to the rear of the yard is down to grass and is at a higher level than the house ground floor or yard. The back door is ledged and boarded in timber and there are twelve pane top hung casement windows 1st and 2nd floors and one modern top hung casement window and a small 4 light top hung casement window on the ground floor at the rear.



Image 1
Front Elevation of 24 Chapel Street

Proposals

No. 24 Chapel Street is a rental property, as are many in Slaidburn, previously occupied by a long term tenant but now vacant.

The Slaidburn Estate wishes to refurbish and upgrade the property as part of a managed programme of improvement to the Estate properties as and when dwellings become vacant.

The intention is to make the property more suitable as a long term rental as a family home for the 21st Century and at least insulate the property to a higher level so that it can achieve a better E.P.C. rating and be more economical for a future tenant.

The building is in relatively sound condition with no major structural issues but there is some evidence of damp penetrating particularly through the gable end wall which appears to be rendered in sand/cement render which although basically intact is probably retaining moisture within this tall, exposed wall. It is proposed that this is removed and replaced with lime render using naturally hydraulic lime and sharp river sand 1:3 mix applied in three coats. This work will include the chimney up to the underside of a projecting stone capping.

It is proposed to install a timber framed vestibule and internal door behind the front door onto Chapel Street, to reduce draughts and improve privacy, security and also to create a slower exit by persons to reduce any danger from the front steps directly onto Chapel Street. This will have no impact on the historic fabric.



Image 2
Gable End - Sand / Cement Render



Image 3
Gable End - Sand / Cement Render

The existing kitchen is below a room which is part of No. 22 Chapel Street and the ceiling although appearing to be of plasterboard is probably not hour fire resisting as required by Building Regulations for a 'party floor'. The existing will be taken down, 150mm thick Rockwool Acoustic Batts friction fitted between joists and the whole under drawn with two layers of 12.5mm Fireline board (first layer foil backed) and skimmed in plaster to improve fire resistance and sound attenuation.



Image 4
Existing kitchen

There is an isolated free standing bath in the rear room on the second floor. It is proposed to install a short stud partition wall in the 1st floor store and remove a short section of stud wall to incorporate a bath in the existing bathroom. It is also proposed to install a WC in the rear second floor bedroom. This will be contained by a timber stud partition wall and internal door and include a washbasin - all draining to the existing SVP on the rear wall of the dwelling. None of these alterations will have any effect on the historic fabric and will be entirely removable and readable as new alterations.



Image 5
Existing bathroom

Insulation

Plaster on the inside of external walls is a mixture of lime, gypsum and cement plastering and all this will be carefully knocked off and the walls brushed down and re-pointed in lime mortar. All external walls, ground, first floor and second will be dry lined using 62.5mm thick Unilin insulation bonded to plasterboard fixed over 32 x 19mm treated battens, plugged and screwed to walls at 600mm c/s through strips of Hyload or equal D.P.C. with non ferrous screws. This will provide significant improvements to the thermal insulation of the dwelling and the air gap (19mm) between the wall and the dry lining will prevent interstitial condensation in the void. 12mm gaps will be left at bottom of dry lining and top into floor/ceiling voids to allow ventilation of stone wall face.



Image 6
Existing internal walls (bedroom)



Image 7
Existing internal walls (landing)



Image 8
Existing Lounge



Image 9
Existing Lounge

Splayed and square internal window reveals, soffits etc. will be lined with 25mm thick Unilin insulated wallboard housed into new window frames and chamfered to wall face board which will reduce cold bridging at openings. There are no architraves around window openings.

The existing skirting boards are modern torus moulded softwood items or very thin plain battens and will be re-used or replaced with like for like materials. There are no covings or other features to retain.

Existing second floor ceilings will be insulated with one layer of Crown or equal insulation laid in one direction between joists and a second layer 150mm thick running at right angles. Stepped sloping ceilings on the second floor will be insulated with 60mm Unilin insulation boards cut to fit between rafters supplemented with Crown or equal quilt where possible.

There is a coal fired range cooker in a room to the rear and this is to be removed. The house has had some form of central heating – radiators present heating from the range. The existing central heating will be run from a new external oil fired boiler situated in the rear yard.



Image 10
Existing coal fired range



Image 11
Existing radiators (lounge)

Windows

The existing windows are softwood single glazed sash windows painted white and it is proposed to replace these with new matching sash windows in Utile but with double glazed units to improve the insulation of the dwelling. These will be factory finished in white to match the existing and details and sections are appended.

Conclusion

There are only minor changes proposed to the plan form and none to the elevations of 24 Chapel Street.

Window replacement is 'like for like' apart from the proposed glazing being double glazed units rather than single glazing.

All other works apart from the new render to the gable end are internal and are to upgrade insulation levels to make the property more suitable to let as a family home in the current times.

It is absolutely vital that Listed Buildings remain in use to ensure their long term maintenance, and the proposed works will make the future of No. 24 Chapel Street as an attractive family home secure for the foreseeable future.

The Listing Description only mentions the external aspects of the building and these will be unchanged and all other matters are either like for like or reasonable upgradings with no impact on the historic fabric. Therefore the impact of these proposals on the appearance or actual substance of the Historic Building will be very low.

R.G. Bramley B.A. (Hons) Dip. Arch. R.I.B.A.
Bramley-Pate + Partners, Chartered Architects
184-186 Station Road
Bamber Bridge,
Preston
PR5 6SE

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