

	Repair	Restoration	Total	Townscape	Heritage Output	Listed	Condition	Use	Factor
Block 1	15-45 Burnley Road and Former Bank Building								
Average	£ 12,776.98	£ 42,717.70	£ 55,494.68	2	2	1	2	2	22
29 Burnley Road	£ 12,333.53	£ 44,481.29	£ 56,814.81	2	2	1	3	4	48
33 Burnley Road	£ 22,271.98	£ 44,481.29	£ 66,753.27	2	2	1	3	4	48
35 Burnley Road	£ 11,012.88	£ 44,481.29	£ 55,494.16	2	2	1	3	4	48
37 Burnley Road	£ 12,803.59	£ 44,481.29	£ 57,284.88	2	2	1	2	4	32
Block 1	£ 58,421.98	£ 177,925.14	£ 236,347.12						
Block 2	10-22 Burnley Road								
Average	£ 8,310.50	£ 27,008.73	£ 35,319.24	2	1	1	2	1	8.7
10 Burnley Road	£ 11,600.23	£ 27,677.24	£ 39,277.48	2	2	1	2	3	24
16 Burnley Road	£ 10,800.23	£ 37,822.97	£ 48,623.20	2	2	1	3	1	12
22 Burnley Road	£ 8,102.97	£ 28,105.22	£ 36,208.20	3	1	1	3	1	9
Block 2	£ 30,503.44	£ 93,605.44	£ 124,108.88						
Block 3	3-17 Church Street								
Average	£ 16,037.28	£ 46,574.35	£ 62,611.63	3	2	1	2	2	15
9 Church Street	£ 21,936.22	£ 51,187.50	£ 73,123.72	3	2	1	2	2	24
11-13 Church Street	£ 24,498.20	£ 98,156.40	£ 122,654.60	2	2	1	2	4	32
17 Church Street	£ 11,594.86	£ 42,346.76	£ 53,941.62	4	2	1	2	1	16
Block 3	£ 58,029.28	£ 191,690.66	£ 249,719.94						
Block 4	1-17 Burnley Road and 1-7 Central								
Average	£ 14,435.06	£ 53,269.88	£ 67,704.94	3	2	1	2	2	12
5 Burnley Road	£ 14,689.73	£ 51,894.41	£ 66,584.14	2	2	1	2	4	32
1 Central	£ 10,700.40	£ 33,411.51	£ 44,111.90	3	2	1	2	1	12
3 Central	£ 12,641.01	£ 15,975.63	£ 28,616.64	3	2	1	2	1	12
	£ 38,031.14	£ 101,281.54	£ 139,312.68						
Block 5	Gawthorpe Street								
Average	£ 19,024.15	£ 39,536.68	£ 58,560.83	3	2	4	2	2	101
1 Moor Lane	£ 11,935.65	£ 60,229.87	£ 72,165.52	4	2	4	2	2	128
3 Moor Lane	£ 13,647.54	£ 58,803.30	£ 72,450.84	4	2	4	2	2	128
1 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40	4	2	4	2	2	128
5 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40	3	2	4	3	2	144
7 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40	3	2	4	4	2	192
22 Bank Street	£ 10,109.38	£ 19,759.69	£ 29,869.08	3	2	4	4	4	384
Block 5	£ 90,078.13	£ 296,235.52	£ 386,313.64						
Block 6	Post Office and Farny's Sarnies								
Post Office	£ 53,979.82	£ 157,220.12	£ 211,199.94	4	2	1	2	1	16
Farny's Sarnies	£ 35,089.71	£ 71,661.47	£ 106,751.18	3	2	1	2	1	12
	£ 89,069.53	£ 228,223.78	£ 317,293.31						
Block 7	National School retail units on Burnley Road								
Average	£ 136,933.24	£ 209,552.04	£ 346,485.29	2	2	1	2	1	180
Vacant Retail Units	£ 189,729.29	£ 208,940.59	£ 398,669.88	3	3	3	4	2	216
	£ 189,729.29	£ 208,940.59	£ 398,669.88						
TOTAL (Blocks 1-7)	£ 553,862.78	£ 1,297,902.68	£ 1,851,765.45						
Block 8	National School - Mill Street								
Enabling works	£ 50,000.00		£ 50,000.00						
Restoration		£ 554,526.00	£ 554,526.00	3	4	4	4	2	384
	£ 50,000.00	£ 554,526.00	£ 604,526.00						

SUMMARY SHEET
Padiham Townscape Heritage Initiative
Block I - 22/08/2014

Block I				Prioritisation					
	Repair	Restoration	Total	Townscape	Heritage Impact	Listed	Condition	Use	Factor
15-17 Burnley Road	£ 122,033.57	£ -	£ 122,033.57	4	1	4	1	1	16
19 Burnley Road	£ 11,043.32	£ 50,838.31	£ 61,881.63	3	2	1	2	1	12
21 Burnley Road	£ 13,622.06	£ 37,401.93	£ 51,023.98	2	2	1	1	1	4
23 Burnley Road	£ 14,840.53	£ 42,135.45	£ 56,975.98	2	1	1	1	1	2
25 Burnley Road	£ 9,468.39	£ 41,768.36	£ 51,236.75	2	2	1	2	1	8
27 Burnley Road	£ 14,392.85	£ 43,863.49	£ 58,256.34	2	2	1	2	1	8
29 Burnley Road	£ 12,333.53	£ 44,481.29	£ 56,814.81	2	2	1	3	4	48
31 Burnley Road	£ 11,527.71	£ 44,481.29	£ 56,008.99	2	2	1	2	2	16
33 Burnley Road	£ 22,271.98	£ 44,481.29	£ 66,753.27	2	2	1	3	4	48
35 Burnley Road	£ 11,012.88	£ 44,481.29	£ 55,494.16	2	2	1	3	4	48
37 Burnley Road	£ 12,803.59	£ 44,481.29	£ 57,284.88	2	2	1	2	4	32
39 Burnley Road	£ 7,230.00	£ 31,480.72	£ 38,710.72	3	2	1	2	1	12
41- 43 Burnley Road	£ 20,794.64	£ 20,637.96	£ 41,432.60	4	2	4	2	3	192
45 Burnley Road	£ 18,377.18	£ 25,168.46	£ 43,545.64	4	2	4	2	3	192
Former bank Burnley Road	£ 36,964.07	£ 55,489.69	£ 92,453.75	4	2	4	2	4	256
	£ 338,716.28	£ 571,190.79	£ 909,907.07	40	28	27	30	35	894

Average incl Banks	£ 22,581.09	£ 38,079.39	£ 60,660.47						
Average excl Banks	£ 12,776.98	£ 42,717.70	£ 55,494.68	2	2	1	2	2	22



1893 by William Dent of Nelson.

Branch bank with chambers above. Late C19 for the Craven Bank. Sandstone ashlar and polished pink granite with green slate roof. Occupies triangular site between 2 roads towards top of sloping site, with a circular staircase tower with conical roof to emphasise corner: Free Italianate. 2 storeys and 5 bays articulated by entablatures and by pilasters with, on the ground floor, chamfered rustication and pediments above the entablature and, on first floor, reeding beneath sunk panels. Windows - double in most bays - have square heads and, on ground floor, granite surrounds. Overall is a balustrade in which most dies carry cartouches. Upper two storeys of stair-tower have engaged granite columns with Corinthian capitals between windows with semi-circular heads. Doorcase has rusticated pilasters, carved consoles supporting entablature and pediment, and tympanum richly decorated with a medley of Renaissance motifs. Interior: Banking hall has panelled dado around walls and beneath counter; mosaic floor with border of arabesques, and original windows painted with arabesques and initials CBLD. A fine piece of late Victorian street architecture.

Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Barclays Bank

Bank 2 storey with 3 storey tower; slate roof.

Grade II

Principal corner building - high townscape value

Good

Occupied and actively trading

Outline specification - 15-17 Burnley Road	Repair	Restoration
Range over roof repairing any missing broken or damaged slates. Views mostly obscured.	£ 5,175.00	
Provisional sum for detailed leadwork inspection and patch repairs inc. ridges and concealed gutters. Rain water goods may be undersized/ have internal downpipes, include for testing capacity and installing lead catchpit/ spitter detail if required.	£ 2,000.00	
Install lead overdrawing to cornice	£ 2,100.00	
Rake out and repoint 3No. chimneys, reseal pots and renew flaunching in NHL 5 mortars. Allow for indents to repair eroded stones.	£ 4,500.00	
Carefully take down and rebuild rear stack - replacing 10% of stone with new to match existing, all leadwork and trays, allow to line 2 No. flues and test appliances, refix. new pots. Re-point and flaunch in NHL5.	£ 4,450.00	
Remove friable stone and re-point c. 8 sm of stone work.	£ 400.00	
Carefully take down and rebuild parapet above cornice where rotated to Ightenhall Street	£ 14,000.00	
Provisional sum for stone indent repairs say 3 No.	£ 540.00	
New lead work to turret (provisional sum)	£ 1,500.00	
Graffiti removal	£ 250.00	
Leadwork repairs to pediment (Burnely Road)	£ 1,500.00	
Joinery and pre-paint repairs to windows including replacing putties 40 No. @ £600 each	£ 24,000.00	
Pre-paint repairs to doors	£ 400.00	
Scaffold	£ 8,550.00	
Preliminaries	£ 8,323.80	£ -
Total Build Costs	£ 77,688.80	£ -
PROFESSIONAL FEES	£ 14,760.87	£ -
CONTINGENCIES @ 10%	£ 9,244.97	£ -
VAT @ 20%	£ 20,338.93	£ -
GROSS ELIGIBLE COSTS	£ 122,033.57	£ -

19 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Barber Bros barber shop

3 Storey building with retail unit to the ground floor; maisonette above

Unlisted

Abuts listed building. Group value with 21 Burnley Road

Fair

Occupied and actively trading

Outline specification - 19 Burnley Road	Repair	Restoration
Roof not visible from street level. Provisional sum for detailed investigation and patch repairs to slipped or damaged slates.	£ 2,500.00	
Carefully take down existing stack and dispose. Reinstall replacing 100% of stone with new to match others, all leadwork and trays, allow to line 2 No. flues and test appliances, supply and fix up to 6 No. new pots. Re-point and flash in NHL5.		£ 5,800.00
Replace lead lining to wall top gutter; and replace c. 1.5 lm with new dressed sandstone section to match existing.	£ 2,067.00	
Carefully rake out cement mortar and re-point in NHL 3.5 lime sand mortar; including removing loose material from the face of the stone.	£ 1,000.00	
Replace windows with painted hardwood 2/2 double hung sliding sashes.		£ 2,815.00
Reinstall traditional shopfront, door and stall riser repairs. Install awning and hand painted signage including traditional hanging sign or barber's pole.		£ 18,025.00
Replace base of pilasters.	£ 600.00	
Scaffold		£ 1,750.00
Preliminaries	£ 863.38	£ 3,974.60
Total Build Costs	£ 7,030.38	£ 32,364.60
PROFESSIONAL FEES	£ 1,335.77	£ 6,149.27
CONTINGENCIES @ 10%	£ 836.62	£ 3,851.39
VAT @ 20%	£ 1,840.55	£ 8,473.05
GROSS ELIGIBLE COSTS	£ 11,043.32	£ 50,838.31

21 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Blackwells Blind shop

3 Storey building with retail unit to the ground floor; maisonette above

Unlisted

Group value with 19 Burnley Road

Good

Occupied and actively trading

Outline specification - 21 Burnley Road	Repair	Restoration
Roof not visible from street level. Provisional sum for detailed investigation and patch repairs to slipped or damaged slates.	£ 2,500.00	
Reinstate chimney replacing 100% of stone with new to match others, all leadwork and trays, allow to line 2 No. flues and test appliances, supply and fix up to 6 No. new pots. Re-point and flaunch in NHL5.		£ 5,400.00
Replace lead lining to wall top gutter, and replace c. 2 lm with new dressed sandstone section to match existing.	£ 2,567.00	
Replace uPVC downpipe with new painted cast iron, including lead catchpit and spitter detail, gully connection at street level.		£ 1,030.00
Carefully rake out cement mortar and re-point in NHL 3.5 lime sand mortar, including removing loose material from the face of the stone.	£ 1,000.00	
Ease and overhaul existing windows	£ 1,200.00	
Reinstate traditional shopfront, door and stall riser repairs. Install awning and hand painted signage including traditional hanging sign.		£ 12,525.00
Replace base of pilasters.	£ 600.00	
Scaffold		£ 1,750.00
Preliminaries	£ 805.05	£ 3,105.75
Total Build Costs	£ 8,672.05	£ 23,810.75
PROFESSIONAL FEES	£ 1,647.69	£ 4,524.04
CONTINGENCIES @ 10%	£ 1,031.97	£ 2,833.48
VAT @ 20%	£ 2,270.34	£ 6,233.65
GROSS ELIGIBLE COSTS	£ 13,622.06	£ 37,401.93

23 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Restoration Furniture store

2 storey building with retail unit to the ground floor; first floor use not known.

Unlisted

Group value with 25 Burnley Road

Good

Occupied and actively trading

Outline specification - 23 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Take down and re-build chimney stack including new stone work corbels, new set of matching pots, lead tray and all lead soakers flue liners etc.		£ 3,140.00
Lift and reseal lead coving to wall top gutter, replacing any damaged / torn lead include for 4 lm of replacement stone tooled to existing section.	£ 4,562.50	
Allow to introduce new painted cast iron downpipe with catchpit/ spitter detail. Existing arrangement undersized.		£ 1,030.00
Rake out cement pointing and reinstate NHL 3.5 lime sand mortar. Re-dress 3 s.m. of damaged face work.	£ 750.00	
Attach movement monitors provisional sum for 12 months monitoring.	£ 500.00	
Replace window with painted hardwood 2/2 double hung sliding sash.		£ 1,560.00
Reinstate traditional shopfront, door and stall riser repairs. Install awning and hand painted signage including traditional hanging sign.		£ 16,850.00
Scaffold		£ 950.00
Preliminaries	£ 1,160.25	£ 3,294.20
Total Build Costs	£ 9,447.75	£ 26,824.20
PROFESSIONAL FEES	£ 1,795.07	£ 5,096.60
CONTINGENCIES @ 10%	£ 1,124.28	£ 3,192.08
VAT @ 20%	£ 2,473.42	£ 7,022.58
GROSS ELIGIBLE COSTS	£ 14,840.53	£ 42,135.45

25 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Daley's Dog Grooming Parlour

2 storey building with retail unit to the ground floor; first floor use not known.

Unlisted

Group value with 27 Burnley Road

Good

Occupied and actively trading

Outline specification - 25 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Reinstate chimney replacing 100% of stone with new to match others, all leadwork and trays, allow to line 2 No. flues and test appliances, supply and fix up to 6 No. new pots. Re-point and flaunch in NHL5.		£ 5,400.00
Lift lead covering to wall top gutter make good falls and re-instate lead covering replacing any damaged or torn lead.	£ 562.50	
Rake out cement pointing and reinstate NHL 3.5 lime sand mortar. Re-dress 3 s.m. of damaged face work.	£ 750.00	
Provisional sum for structural investigation and remedial works.	£ 1,500.00	
Replace 2No. windows with painted hardwood 2/2 double hung sliding sashes.		£ 3,125.00
Reinstate traditional shopfront, door and stall riser repairs. Install awning and hand painted signage including traditional hanging sign.		£ 13,850.00
Scaffold		£ 950.00
Preliminaries	£ 740.25	£ 3,265.50
Total Build Costs	£ 6,027.75	£ 26,590.50
PROFESSIONAL FEES	£ 1,145.27	£ 5,052.20
CONTINGENCIES @ 10%	£ 717.30	£ 3,164.27
VAT @ 20%	£ 1,578.06	£ 6,961.39
GROSS ELIGIBLE COSTS	£ 9,468.39	£ 41,768.36

27 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Party Glitz trinket store

2 storey building with retail unit to the ground floor; first floor use not known.

Unlisted

Group value with 23 and 25 Burnley Road

Good

Occupied and actively trading

Outline specification - 27 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Allow to renew flashings and soakers to rhs abutment	£ 1,000.00	
Lift and reseal lead coving to wall top gutter; replacing any damaged / torn lead include for 4 lm of replacement stone tooled to existing section.	£ 4,562.50	
Take down and re-build chimney stack including new stone work corbels, new set of matching pots, lead tray and all lead soakers flue liners etc.		£ 3,140.00
Replace uPVC downpipe with new painted cast iron, including lead catchpit and spitter detail.		£ 1,030.00
Replace 2No. windows with painted hardwood 2/2 double hung sliding sashes.		£ 3,125.00
Reinstate traditional shopfront, door and stall riser repairs. Install traditional hanging sign.		£ 16,250.00
Scaffold		£ 950.00
Preliminaries	£ 1,125.25	£ 3,429.30
Total Build Costs	£ 9,162.75	£ 27,924.30
PROFESSIONAL FEES	£ 1,740.92	£ 5,305.62
CONTINGENCIES @ 10%	£ 1,090.37	£ 3,322.99
VAT @ 20%	£ 2,398.81	£ 7,310.58
GROSS ELIGIBLE COSTS	£ 14,392.85	£ 43,863.49

29 Burnley Road



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Gorgeous Salon
Three storey - retail unit with two storey maisonette above
Unlisted
Group value with 39-39 Burnley Road
Poor
Occupied and actively traded

Outline specification - 29 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Take down stack to DPC setting aside sound materials for re-use. Re-build stack using salvaged materials include for lead tracks, soakers, flashings and set of new pots.		£ 3,140.00
Lift lead covering to wall top gutter make good falls and re-instate lead covering replacing any damaged or torn lead.	£ 562.50	
Allow to introduce new painted cast iron downpipe with catchpit/ spitter detail. Existing arrangement undersized.		£ 1,030.00
Carefully rake out cement pointing and reinstate NHL 3.5 lime sand mortar 10sm.	£ 500.00	
Indent face of 1 No. jamb and 2no. sills with new dressed sandstone.	£ 2,550.00	
Relocate satellite dish, alarm box to rear elevation.	£ 400.00	
Remove satellite dish and relocate alarm box.	£ 400.00	
Replace windows with painted hardwood 2/2 double hung sliding sashes.		£ 2,820.00
Reinstate traditional shopfront, door and stall riser repairs and hangin sign.		£ 16,500.00
Scaffold		£ 1,350.00
Preliminaries	£ 964.25	£ 3,477.60
Total Build Costs	£ 7,851.75	£ 28,317.60
PROFESSIONAL FEES	£ 1,491.83	£ 5,380.34
CONTINGENCIES @ 10%	£ 934.36	£ 3,369.79
VAT @ 20%	£ 2,055.59	£ 7,413.55
GROSS ELIGIBLE COSTS	£ 12,333.53	£ 44,481.29

31 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Not known

Three storey - retail unit with two storey maisonette above

Unlisted

Group value with 39-39 Burnley Road

Poor

Vacant and neglected

Outline specification - 31 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Provisional allowance for roof frame repairs.	£ 1,500.00	
Take down stack to DPC setting aside sound materials for re-use. Re-build stack using salvaged materials include for lead tracks, soakers, flashings and set of new pots.		£ 3,140.00
Lift lead covering to wall top gutter make good falls and re-instate lead covering replacing any damaged or torn lead.	£ 562.50	
Replace 1 No. Stone to gutter.	£ 1,000.00	
Allow to introduce new painted cast iron downpipe with catchpit/ spitter detail. Existing arrangement undersized.		£ 1,030.00
Remove invasive species growth and re-point c 10sm.	£ 650.00	
Replace windows with painted hardwood 2/2 double hung sliding sashes.		£ 2,820.00
Reinstate traditional shopfront, door and stall riser repairs and hanging sign.		£ 16,500.00
Remove satellite dish.	£ 250.00	
Scaffold		£ 1,350.00
Preliminaries	£ 901.25	£ 3,477.60
Total Build Costs	£ 7,338.75	£ 28,317.60
PROFESSIONAL FEES	£ 1,394.36	£ 5,380.34
CONTINGENCIES @ 10%	£ 873.31	£ 3,369.79
VAT @ 20%	£ 1,921.28	£ 7,413.55
GROSS ELIGIBLE COSTS	£ 11,527.71	£ 44,481.29

33 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Not known

Three storey - retail unit with two storey maisonette above

Unlisted

Group value with 39-39 Burnley Road

Poor

Vacant and neglected

Outline specification - 33 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Provisional allowance for roof frame repairs.	£ 1,500.00	
Take down stack to DPC setting aside sound materials for re-use. Re-build stack using salvaged materials include for lead tracks, soakers, flashings and set of new pots.		£ 3,140.00
Lift lead covering to wall top gutter make good falls and re-instate lead covering replacing any damaged or torn lead.	£ 562.50	
Replace 3 No. stones to gutter.	£ 3,000.00	
Allow to introduce new painted cast iron downpipe with catchpit/ spitter detail. Existing arrangement undersized.		£ 1,030.00
New stone indent repair to 1 No. Jamb and 3 No. 300 x 300 mm.	£ 1,900.00	
Undertake structural investigations, provisional sum for additional strengthening works.	£ 3,000.00	
Replace windows with painted hardwood 2/2 double hung sliding sashes.		£ 2,820.00
Reinstate traditional shopfront, door and stall riser repairs and hanging sign.		£ 16,500.00
Scaffold		£ 1,350.00
Preliminaries	£ 1,741.25	£ 3,477.60
Total Build Costs	£ 14,178.75	£ 28,317.60
PROFESSIONAL FEES	£ 2,693.96	£ 5,380.34
CONTINGENCIES @ 10%	£ 1,687.27	£ 3,369.79
VAT @ 20%	£ 3,712.00	£ 7,413.55
GROSS ELIGIBLE COSTS	£ 22,271.98	£ 44,481.29

35 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Not known

Three storey - retail unit with two storey maisonette above

Unlisted

Group value with 39-39 Burnley Road

Poor

Vacant and neglected

Outline specification - 35 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Provisional allowance for roof frame repairs.	£ 1,500.00	
Take down stack to DPC setting aside sound materials for re-use. Re-build stack using salvaged materials include for lead tracks, soakers, flashings and set of new pots.		£ 3,140.00
Lift lead covering to wall top gutter make good falls and re-instate lead covering replacing any damaged or torn lead.	£ 562.50	
Replace uPVC downpipe with new painted cast iron downpipe including catchpit/ spitter detail.		£ 1,030.00
Rake out cement pointing and reinstate NHL 3.5 lime sand mortar.	£ 562.50	
Indent stone repairs up to 3 No.	£ 1,050.00	
Replace windows with painted hardwood 2/2 double hung sliding sashes.		£ 2,820.00
Reinstate traditional shopfront, door and stall riser repairs and hanging sign.		£ 16,500.00
Scaffold		£ 1,350.00
Preliminaries	£ 861.00	£ 3,477.60
Total Build Costs	£ 7,011.00	£ 28,317.60
PROFESSIONAL FEES	£ 1,332.09	£ 5,380.34
CONTINGENCIES @ 10%	£ 834.31	£ 3,369.79
VAT @ 20%	£ 1,835.48	£ 7,413.55
GROSS ELIGIBLE COSTS	£ 11,012.88	£ 44,481.29

37 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Not known

Three storey - retail unit with two storey maisonette above

Unlisted

Group value with 39-39 Burnley Road

Poor

Vacant and neglected

Outline specification - Burnley Road 37	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Take down stack to DPC setting aside sound materials for re-use. Re-build stack using salvaged materials include for lead tracks, soakers, flashings and set of new pots.		£ 3,140.00
Lift lead covering to wall top gutter make good falls and re-instate lead covering replacing any damaged or torn lead.	£ 562.50	
Replace 1 No. Stone to gutter.	£ 1,000.00	
Indent face of 1 No. jamb and 2no. sills with new dressed sandstone.	£ 2,550.00	
Allow to introduce new painted cast iron downpipe with catchpit/ spitter detail. Existing arrangement undersized.		£ 1,030.00
Rake out cement pointing and reinstate NHL 3.5 lime sand mortar.	£ 562.50	
Replace windows with painted hardwood 2/2 double hung sliding sashes.		£ 2,820.00
Reinstate traditional shopfront, door and stall riser repairs and hanging sign.		£ 16,500.00
Scaffold		£ 1,350.00
Preliminaries	£ 1,001.00	£ 3,477.60
Total Build Costs	£ 8,151.00	£ 28,317.60
PROFESSIONAL FEES	£ 1,548.69	£ 5,380.34
CONTINGENCIES @ 10%	£ 969.97	£ 3,369.79
VAT @ 20%	£ 2,133.93	£ 7,413.55
GROSS ELIGIBLE COSTS	£ 12,803.59	£ 44,481.29

39 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Not known

Three storey - retail unit with two storey maisonette above

Unlisted

Group value with 39-39 Burnley Road

Poor

Vacant and neglected

Outline specification - 39 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings (diminishing courses random widths) setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,475.00	
Take down 2 No. stack to DPC setting aside sound materials for re-use. Re-build stack using salvaged materials include for lead tracks, soakers, flashings and set of new pots.		£ 6,280.00
Lift lead covering to wall top gutter make good falls and re-instate lead covering replacing any damaged or torn lead.	£ 562.50	
Allow for 1 No. new gutter stone.	£ 1,000.00	
Allow to replace uPVC downpipe with new painted cast iron downpipe including catchpit/ spitter detail.		£ 1,030.00
Relocate alarm box to rear elevation, relocate cables etc.		£ 250.00
Replace windows with painted hardwood 2/2 double hung sliding sashes.		£ 2,820.00
Remove shutter from shopfront and replace with bespoke gate to lobby. Make good / conserve shopfront details. New hanging sign and painted sign.		£ 5,850.00
Scaffold		£ 1,350.00
Preliminaries	£ 565.25	£ 2,461.20
Total Build Costs	£ 4,602.75	£ 20,041.20
PROFESSIONAL FEES	£ 874.52	£ 3,807.83
CONTINGENCIES @ 10%	£ 547.73	£ 2,384.90
VAT @ 20%	£ 1,205.00	£ 5,246.79
GROSS ELIGIBLE COSTS	£ 7,230.00	£ 31,480.72

43 Burnley Road



1901 by Mills Murgatroyd of Manchester

Branch bank with chambers above. 1901 for Manchester and County Bank.

Sandstone ashlar with slate roof. Free Jacobean. 2 storeys and 5 bays, with low square tower surmounted by square dome above entrance, and big bay window at right hand end. Entrance roughly in centre. Doorway with moulded jambs and moulded 4-centre arch beneath rectangular inset panel within a frame with Renaissance details. This bears date and shields of Manchester and of Lancashire. Pediment of frame rises to embrace first floor window. Double leaved door with Jacobean panelling. Banking hall to right has 5-light window set within a frame whose two king mullions are half-lozenges in plan and are decorated with lozenges. Details of bow window are similar; but it has a balustrade of square inverted vase balusters incorporating a panel of rinceaux under florid initials MCB. Most first-floor windows of 2 lights with, above the transoms, semi-circular arches from which springs a tiny mullion. Doorway to chambers at left and beyond 2 modern shop fronts under original string course. Interior: Panelling and ribbed plaster ceiling of Jacobean patterns. A boldly designed building on a sloping corner site, an obvious pendant to the Bank at no.17 Burnley road (q.v.)

Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Grade II

Outline specification - 43 Burnley Road	Repair	Restoration
Range over roof repairing any missing broken or damaged slates.	£ 2,812.50	
Provisional sum for detailed leadwork inspection and patch repairs inc. ridges and concealed gutters. Rain water goods may be undersized/ have internal downpipes, include for testing capacity and installing lead catchpit/ spitter detail if required.	£ 1,200.00	
Reinstate pots to chimney and carefully repoint chimney.	£ 600.00	£ 600.00
Conservation clean, rake out and repoint.	£ 1,050.00	
Provisionally allow for 5 No. stone indents.	£ 1,750.00	
Extensive pre-paint repairs including splice repairs to all windows.	£ 2,700.00	
Pre-paint and conservation repairs to pair of hardwood doors. Renew paneeling to soffit and cheeks, and ironmongery.	£ 1,500.00	
Reinstate traditional shopfront, door and stall riser repairs and hanging sign. Include for awning and hanging sign.		£ 9,175.00
Scaffold		£ 1,750.00
Preliminaries	£ 1,625.75	£ 1,613.50
Total Build Costs	£ 13,238.25	£ 13,138.50
PROFESSIONAL FEES	£ 2,515.27	£ 2,496.32
CONTINGENCIES @ 10%	£ 1,575.35	£ 1,563.48
VAT @ 20%	£ 3,465.77	£ 3,439.66
GROSS ELIGIBLE COSTS	£ 20,794.64	£ 20,637.96

45 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

1901 by Mills Murgatroyd of Manchester

Branch bank with chambers above. 1901 for Manchester and County Bank.

Sandstone ashlar with slate roof. Free Jacobean. 2 storeys and 5 bays, with low square tower surmounted by square dome above entrance, and big bay window at right hand end. Entrance roughly in centre. Doorway with moulded jambs and moulded 4-centre arch beneath rectangular inset panel within a frame with Renaissance details. This bears date and shields of Manchester and of Lancashire. Pediment of frame rises to embrace first floor window. Double leaved door with Jacobean panelling. Banking hall to right has 5-light window set within a frame whose two king mullions are half-lozenges in plan and are decorated with lozenges. Details of bow window are similar, but it has a balustrade of square inverted vase balusters incorporating a panel of rinceaux under florid initials MCB. Most first-floor windows of 2 lights with, above the transomes, semi-circular arches from which springs a tiny mullion. Doorway to chambers at left and beyond 2 modern shop fronts under original string course. Interior: Panelling and ribbed plaster ceiling of Jacobean patterns. A boldly designed building on a sloping corner site, an obvious pendant to the Bank at no.17 Burnley road (q.v.)

TBC

Grade II

Outline specification - 45 Burnley Road	Repair	Restoration
Range over roof repairing any missing broken or damaged slates.	£ 2,812.50	
Provisional sum for detailed leadwork inspection and patch repairs inc. ridges and concealed gutters. Rain water goods may be undersized/ have internal downpipes, include for testing capacity and installing lead catchpit/ spitter detail if required.	£ 1,200.00	
Reinstate parapet stone work.	query item	
Relocate cabling.	£ 500.00	
Provisional sum for detailed leadwork inspection and patch repairs inc. ridges and concealed gutters. Rain water goods may be undersized/ have internal downpipes, include for testing capacity and installing lead catchpit/ spitter detail if required.	£ 3,500.00	
Conservation clean, rake out and repoint.	£ 1,050.00	
Reinstate pots to chimney.		£ 600.00
Replace uPVC downpipe with new lead hopper and cast iron downpipe.		£ 1,030.00
Extensive pre-paint repairs including splice repairs to all windows. Investigate original pattern and reinstate.	£ 1,200.00	
Reinstate traditional shopfront, door and stall riser repairs and hanging sign. Include for awning and hanging sign.		£ 10,675.00
Scaffold		£ 1,750.00
Preliminaries	£ 1,436.75	£ 1,967.70
Total Build Costs	£ 11,699.25	£ 16,022.70
PROFESSIONAL FEES	£ 2,222.86	£ 3,044.31
CONTINGENCIES @ 10%	£ 1,392.21	£ 1,906.70
VAT @ 20%	£ 3,062.86	£ 4,194.74
GROSS ELIGIBLE COSTS	£ 18,377.18	£ 25,168.46

Former Bank



1901 by Mills Murgatroyd of Manchester

Branch bank with chambers above. 1901 for Manchester and County Bank.

Sandstone ashlar with slate roof. Free Jacobean. 2 storeys and 5 bays, with low square tower surmounted by square dome above entrance, and big bay window at right hand end. Entrance roughly in centre. Doorway with moulded jambs and moulded 4-centre arch beneath rectangular inset panel within a frame with Renaissance details. This bears date and shields of Manchester and of Lancashire. Pediment of frame rises to embrace first floor window. Double leaved door with Jacobean panelling. Banking hall to right has 5-light window set within a frame whose two king mullions are half-lozenges in plan and are decorated with lozenges. Details of bow window are similar; but it has a balustrade of square inverted vase balusters incorporating a panel of rinceaux under florid initials MCB. Most first-floor windows of 2 lights with, above the transomes, semi-circular arches from which springs a tiny mullion. Doorway to chambers at left and beyond 2 modern shop fronts under original string course. Interior: Panelling and ribbed plaster ceiling of Jacobean patterns. A boldly designed building on a sloping corner site, an obvious pendant to the Bank at no.17 Burnley road (q.v.)

Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Recently purchased - new owner to be identified

Bank building with chambers and two ground floor retail units

Grade II

Principal corner building - high townscape value

Fair

Part occupied

Outline specification - Former Bank Burnley Road	Repair	Restoration
Range over roof repairing any missing broken or damaged slates.	£ 4,200.00	
Reinstate missing hip tile and reseal surrounding four tiles.	£ 350.00	
Provisional sum for detailed inspection of lead tower cap and minor repairs.	£ 2,500.00	
Investigate capacity of existing rainwater system allow to increase capacity using catchpits with spitter detail.	£ 1,200.00	
Repairs to painted cast iron cellar lights, alter ventilation termination sets with a more in-keeping detail.	£ 3,500.00	
Restore brass deposit box.	£ 600.00	
Remove redundant signage fixings and cabling. Make good substrate.	£ 350.00	
Extensive pre-paint repairs including splice repairs to first floor windows.	£ 6,000.00	
Explore windows and reinstate traditional glazing patten to ground floor.		£ 23,275.00
Restore ironmongery and panelling to side and main entrances.	£ 2,500.00	
Scaffold		£ 8,550.00
Preliminaries	£ 2,332.00	£ 3,500.75
Total Build Costs	£ 23,532.00	£ 35,325.75
PROFESSIONAL FEES	£ 4,471.08	£ 6,711.89
CONTINGENCIES @ 10%	£ 2,800.31	£ 4,203.76
VAT @ 20%	£ 6,160.68	£ 9,248.28
GROSS ELIGIBLE COSTS	£ 36,964.07	£ 55,489.69

SUMMARY SHEET
Padiham Townscape Heritage Initiative
Block 2
22/08/2014

Block 2				Prioritisation					
	Repair	Restoration	Total	Townscape	Heritage Impact	Listed	Condition	Use	Factor
10 Burnley Road	£ 11,600.23	£ 27,677.24	£ 39,277.48	2	2	1	2	3	24
12 Burnley Road	£ 6,246.00	£ 25,970.70	£ 32,216.70	2	1	1	2	1	4
14 Burnley Road	£ 5,350.65	£ 25,433.48	£ 30,784.13	2	1	1	2	1	4
16 Burnley Road	£ 10,800.23	£ 37,822.97	£ 48,623.20	2	2	1	3	1	12
18 Burnley Road	£ 9,648.36	£ 20,691.68	£ 30,340.03	2	1	1	2	1	4
20 Burnley Road	£ 6,425.07	£ 23,359.84	£ 29,784.91	2	1	1	2	1	4
22 Burnley Road	£ 8,102.97	£ 28,105.22	£ 36,208.20	3	1	1	3	1	9
	£ 58,173.52	£ 189,061.13	£ 247,234.65	15	9	7	16	9	61
Average	£ 8,310.50	£ 27,008.73	£ 35,319.24	2	1	1	2	1	9

10 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Not known

Two storey building - retail use

Unlisted

Group value

Fair

Undergoing repairs - partly vacant

Outline specification - 10 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Partner rotten rafters with new treated softwood, include for fillets to make good falls. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,113.00	
Provisional sum for structural engineer to inspect roof frame and repairs.	£ 2,000.00	
Replace abutment detail to right hand side with new lead flashing using a secret gutter detail.	£ 990.00	
Take down and re-build chimney stack including for new set of matching pots, lead tray and all lead soakers flue liners etc. Reinstate in ashlar stonework.		£ 2,500.00
Lift lead lining to wall top gutter; lift and re-seat stone to correct falls. Replace lead lining in accordance with LSA guidance. Replace 4.1lm.	£ 575.00	
Replace uPVC down pipe with new painted cast iron downpipe.		£ 700.00
Allow to rake out and re-point in lime sand mortar c. 6sm of stone work.	£ 300.00	
Tile lobby floor:	£ 500.00	
Replace 1 No. window with painted hardwood 2/2 double hung sliding sash.		£ 1,688.00
Reinstate stall riser. Replace door with panted paneled painted timber. Replace lead over cornice.		£ 9,693.00
Scaffold		£ 875.00
Preliminaries	£ 906.92	£ 2,163.84
Total Build Costs	£ 7,384.92	£ 17,619.84
PROFESSIONAL FEES	£ 1,403.13	£ 3,347.77
CONTINGENCIES @ 10%	£ 878.81	£ 2,096.76
VAT @ 20%	£ 1,933.37	£ 4,612.87
GROSS ELIGIBLE COSTS	£ 11,600.23	£ 27,677.24

12 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

New and Old

Two storey building - retail use

Unlisted

Group value

Fair

Occupied and actively traded

Outline specification - 12 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Partner rotten rafters with new treated softwood, include for fillets to make good falls. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,113.00	
Take down and re-build chimney stack in ashlar stone work including for new set of matching pots, lead tray and all lead soakers flue liners etc.		£ 2,500.00
Allow to rake out and re-point in lime sand mortar c. 6sm of stone work.	£ 300.00	
Lift lead lining to wall top gutter; lift and re-seat stone to correct falls. Replace lead lining in accordance with LSA guidance. Replace 4.1lm.	£ 575.00	
Replace window with painted hardwood 2/2 double hung sliding sash.		£ 1,688.00
Repair cast iron cellar lights and re-glaze.	£ 500.00	
Undertake extensive repairs to timber shopfront including renewing lead to cornice.		£ 8,440.00
Replace door to match door at No. 14.		£ 1,000.00
Scaffold		£ 875.00
Preliminaries	£ 488.32	£ 2,030.42
Total Build Costs	£ 3,976.32	£ 16,533.42
PROFESSIONAL FEES	£ 755.50	£ 3,141.35
CONTINGENCIES @ 10%	£ 473.18	£ 1,967.48
VAT @ 20%	£ 1,041.00	£ 4,328.45
GROSS ELIGIBLE COSTS	£ 6,246.00	£ 25,970.70

14 Burnley Road



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

New and Old
Two storey building - retail use
Unlisted
Group value
Fair
Occupied and actively traded

Outline specification - 14 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Partner rotten rafters with new treated softwood, include for fillets to make good falls. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 2,113.00	
Re-build chimney stack to proper height including for new set of matching pots, lead tray and all lead soakers flue liners etc.		£ 2,500.00
Allow to rake out and re-point in lime sand mortar c. 6sm of stone work.	£ 300.00	
Lift lead lining to wall top gutter; lift and re-seat stone to correct falls. Replace lead lining in accordance with LSA guidance. Replace 4.1lm.	£ 575.00	
Replace uPVC down pipe with new painted cast iron downpipe.		£ 700.00
Replace 1 No. window with painted hardwood 2/2 double hung sliding sash.		£ 1,688.00
Undertake extensive repairs to timber shopfront. Replace lead over cornice.		£ 8,440.00
Scaffold		£ 875.00
Preliminaries	£ 418.32	£ 1,988.42
Total Build Costs	£ 3,406.32	£ 16,191.42
PROFESSIONAL FEES	£ 647.20	£ 3,076.37
CONTINGENCIES @ 10%	£ 405.35	£ 1,926.78
VAT @ 20%	£ 891.77	£ 4,238.91
GROSS ELIGIBLE COSTS	£ 5,350.65	£ 25,433.48

16 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Fish and Chip Shop

Two storey building - retail use

Unlisted

Group value

Fair

Occupied and actively traded

Outline specification - 16 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 4,331.25	
Take down and re-build ashlar stone chimney shared with 18 Burnley Road, re-build to proper height including lead tray soakers flashing and set of matching pots.		£ 2,500.00
Remove loose material and include for pre-paint repairs to gutters and downpipe, make good any loose connections prepare and paint.		£ 1,628.75
Detailed inspection of second floor cill detail, provisionally allow to replace cill with new stone cill section to match existing but including for a capillary break.	£ 1,500.00	
Replace 2 No. windows with painted hardwood 2/2 double hung sliding sash.		£ 2,813.00
Undertake pre-paint repairs to timber shopfront and decorate.		£ 12,070.00
New traditional style hangin sign.		£ 500.00
Keim paint to left hand side render panel.	£ 200.00	
Scaffold		£ 1,610.00
Preliminaries	£ 844.38	£ 2,957.05
Total Build Costs	£ 6,875.63	£ 24,078.80
PROFESSIONAL FEES	£ 1,306.37	£ 4,574.97
CONTINGENCIES @ 10%	£ 818.20	£ 2,865.38
VAT @ 20%	£ 1,800.04	£ 6,303.83
GROSS ELIGIBLE COSTS	£ 10,800.23	£ 37,822.97

18 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Gift Shop

Two storey building - retail use

Unlisted

Group value

Fair

Occupied and actively traded

Outline specification - 18 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 3,363.00	
Take down and re-build chimney shared with 16 Burnley Road, re-build to proper height including lead tray soakers flashing and set of matching pots.		£ 2,500.00
Replace uPVC down pipe with new painted cast iron. Remove loose material and include for pre-paint repairs to gutters and downpipe, make good any loose connections prepare and paint.	£ 225.00	£ 920.00
Provisional sum for inspection of structural restraint, and minor repairs/ further monitoring.	£ 1,500.00	
Investigate function and condition of iron braces.	£ 300.00	
Replace 2 No. windows with painted hardwood 2/2 double hung sliding sash.		£ 2,812.00
Undertake pre-paint repairs to timber shopfront and decorate.		£ 3,713.00
Scaffold		£ 1,610.00
Preliminaries	£ 754.32	£ 1,617.70
Total Build Costs	£ 6,142.32	£ 13,172.70
PROFESSIONAL FEES	£ 1,167.04	£ 2,502.81
CONTINGENCIES @ 10%	£ 730.94	£ 1,567.55
VAT @ 20%	£ 1,608.06	£ 3,448.61
GROSS ELIGIBLE COSTS	£ 9,648.36	£ 20,691.68

20 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Gift Shop

Two storey building - retail use

Unlisted

Group value

Fair

Occupied and actively traded

Outline specification - 20 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 3,363.00	
Take down and re-build chimney, re-build to proper height including lead tray soakers flashing and set of matching pots.		£ 2,500.00
Replace uPVC down pipe with new painted cast iron. Remove loose material and include for pre-paint repairs to gutters and downpipe, make good any loose connections prepare and paint.	£ 225.00	£ 920.00
Replace 2 No. windows with painted hardwood 2/2 double hung sliding sash.		£ 2,812.00
Undertake pre-paint repairs to timber shopfront and decorate.		£ 3,713.00
Investigate small glass bricks if found to be a former window opening reinstate traditional hardwood window, if found to be a recent alteration without consent remove and make good stone.		£ 1,500.00
Scaffold		£ 1,600.00
Preliminaries	£ 502.32	£ 1,826.30
Total Build Costs	£ 4,090.32	£ 14,871.30
PROFESSIONAL FEES	£ 777.16	£ 2,825.55
CONTINGENCIES @ 10%	£ 486.75	£ 1,769.68
VAT @ 20%	£ 1,070.85	£ 3,893.31
GROSS ELIGIBLE COSTS	£ 6,425.07	£ 23,359.84

22 Burnley Road



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Gift Shop
Two storey building - retail use
Unlisted
Group value
Fair
Occupied and actively traded

Outline specification - 22 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 4,300.00	
Take down and re-built chimney, re-build to proper height including lead tray soakers flashing and set of matching pots.		£ 2,500.00
Replace uPVC down pipe with new painted cast iron. Remove loose material and include for pre-paint repairs to gutters and downpipe, make good any loose connections prepare and paint.	£ 225.00	£ 920.00
Replace 3 No. windows with painted hardwood 2/2 double hung sliding sash.		£ 4,375.00
Undertake pre-paint repairs to timber shopfront and decorate.		£ 6,300.00
Scaffold		£ 1,600.00
Preliminaries	£ 633.50	£ 2,197.30
Total Build Costs	£ 5,158.50	£ 17,892.30
PROFESSIONAL FEES	£ 980.12	£ 3,399.54
CONTINGENCIES @ 10%	£ 613.86	£ 2,129.18
VAT @ 20%	£ 1,350.50	£ 4,684.20
GROSS ELIGIBLE COSTS	£ 8,102.97	£ 28,105.22

SUMMARY SHEET
Padiham Townscape Heritage Initiative
Block 3
22/08/2014

Block 3				Prioritisation					
	Repair	Restoration	Total	Townscape	Heritage Impact	Listed	Condition	Use	Factor
3 Church Street	£ 14,930.06	£ 14,595.87	£ 29,525.93	3	1	1	1	1	3
5 Church Street	£ 20,723.17	£ 63,793.64	£ 84,516.82	3	2	1	2	1	12
7 Church Street	£ 22,116.55	£ 69,615.66	£ 91,732.21	3	2	1	2	1	12
9 Church Street	£ 21,936.22	£ 51,187.50	£ 73,123.72	3	2	1	2	2	24
11-13 Church Street	£ 24,498.20	£ 98,156.40	£ 122,654.60	2	2	1	2	4	32
13a Church Street	£ 14,289.88	£ 36,503.66	£ 50,793.55	2	2	1	2	1	8
15 Church Street	£ 9,804.15	£ 38,742.05	£ 48,546.20	3	2	1	2	1	12
17 Church Street	£ 11,594.86	£ 42,346.76	£ 53,941.62	4	2	1	2	1	16
	£ 128,298.23	£ 372,594.80	£ 500,893.03	23	15	8	15	12	119
Average	£ 16,037.28	£ 46,574.35	£ 62,611.63	3	2	1	2	2	15

3 Church Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

The Fat Giraffe
Includes 2 and 4 Calder Street
Unlisted
Part of block with No.s 5, 7, 9 and 11
Good
Occupied actively trading

Outline specification - 3 Church Street	Repair	Restoration
Repair roof by ranging over replacing slipped and missing slates	£ 1,475.00	
Rake and repoint chimney, reseal pots and renew flaunching in NHL 5 mortars. Allow for indents to repair eroded stones.	£ 1,500.00	
Relocate steel balanced flue to redundant chimney flue.		£ 650.00
Inspect and reseal leadwork to falls in wall top gutter.	£ 500.00	
Ease and adjust windows - minor joinery repairs	£ 850.00	
Rake out a repoint ashlar stonework in lime mortar	£ 3,400.00	
Replace delaminated stones to quoins 3No.	£ 540.00	
Allow for new bespoke hand-painted hanging sign and lighting above the signage		£ 2,400.00
New cast iron downpipe		£ 1,030.00
Scaffold		£ 4,000.00
Preliminaries	£ 1,239.75	£ 1,212.00
Total Build Costs	£ 9,504.75	£ 9,292.00
PROFESSIONAL FEES	£ 1,805.90	£ 1,765.48
CONTINGENCIES @ 10%	£ 1,131.07	£ 1,105.75
VAT @ 20%	£ 2,488.34	£ 2,432.65
GROSS ELIGIBLE COSTS	£ 14,930.06	£ 14,595.87

5 Church Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Discount store with flat above

Two storey maisonette over ground floor shop, possibly with basement

Unlisted

Group value with Nos 3, 7, 9 and 11

Fair

Occupied actively trading

Outline specification - 5 Church Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs.	£ 7,000.00	
Renew lead to wall top gutter relining gutter bed to falls.	£ 675.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.		£ 4,940.00
Replace 4No. windows with new 6/6 painted hardwood traditional double hung sash windows. Include for double glazing, window locks etc.		£ 6,750.00
Allow to renew shopfront with traditional painted hardwood shopfront, cornice and brackets. Allow for awning, concealed shutter, new handpainted signage included hanging sign and new doors to flats above and shop.		£ 22,500.00
Rake out and repoint walls to front elevation in lime mortar.	£ 1,000.00	
Allow for indents / mason mortar repairs - provisionally	£ 3,000.00	
Scaffold		£ 1,750.00
Preliminaries	£ 1,517.75	£ 4,672.20
Total Build Costs	£ 13,192.75	£ 40,612.20
PROFESSIONAL FEES	£ 2,506.62	£ 7,716.32
CONTINGENCIES @ 10%	£ 1,569.94	£ 4,832.85
VAT @ 20%	£ 3,453.86	£ 10,632.27
GROSS ELIGIBLE COSTS	£ 20,723.17	£ 63,793.64

7 Church Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Fried chicken shop with flat above

Two storey maisonette over ground floor shop, possibly with basement

Unlisted

Group value with No.s 3, 5, 9 and 11

Fair

Occupied actively trading

Outline specification - 7 Church Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs.	£ 7,000.00	
Renew lead to wall top gutter relining gutter bed to falls. Include for new hopper and downpipe in cast iron and connection.	£ 675.00	£ 1,030.00
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.		£ 4,940.00
Reinstate 1No. capital to rhs pilaster		£ 1,250.00
Allow for a light conservation clean to masonry. Carefully rake out and repoint in lime mortar.	£ 1,875.00	
Provisionally allow for 12 No. indents	£ 2,160.00	
Relocate waste pipes and balanced flue.	£ 750.00	
Replace 4No. windows with new 6/6 painted hardwood traditional double hung sash windows. Include for double glazing, window locks etc.		£ 6,750.00
Allow to renew shopfront with traditional painted hardwood shopfront, cornice and brackets. Allow for awning, concealed shutter, new handpainted signage included hanging sign and new doors to flats above and shop.		£ 23,500.00
Scaffold		£ 1,750.00
Preliminaries	£ 1,619.80	£ 5,098.60
Total Build Costs	£ 14,079.80	£ 44,318.60
PROFESSIONAL FEES	£ 2,675.16	£ 8,420.53
CONTINGENCIES @ 10%	£ 1,675.50	£ 5,273.91
VAT @ 20%	£ 3,686.09	£ 11,602.61
GROSS ELIGIBLE COSTS	£ 22,116.55	£ 69,615.66

9 Church Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Turkish barber's shop with flat above - flat not accessed from Church Street

Two storey maisonette over ground floor shop, possibly with basement

Unlisted

Group value with No.s 3, 5, 7 and 11

Fair

Occupied actively trading

Outline specification - 9 Church Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs.	£ 7,000.00	
Renew lead to wall top gutter relining gutter bed to falls. Include for new hopper and downpipe in cast	£ 675.00	£ 1,030.00
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix up to 12No. new pots. Re-point and faunch in NHL5.		£ 9,080.00
Reinstate 1No. capital to rhs pilaster		£ 1,250.00
Allow for a light conservation clean to masonry. Carefully rake out and repoint in lime mortar.	£ 1,875.00	
Provisionally allow for 15 No. indents	£ 2,700.00	
Relocate gas supply pipe and alarm box.		£ 850.00
Replace 4No. windows with new 6/6 painted hardwood traditional double hung sash windows. Include for double glazing, window locks etc.		£ 6,750.00
Allow to restore missing components to shopfront with 2No. 16-pane leaded fan-lights to lobby, new fanlight / signage, conservation of stall riser, mosaic and cellar lights. Allow for awning, hanging sign and replacement for backlit box signage in handpainted bespoke signage. Renew leadwork to cornice.		£ 7,875.00
Scaffold		£ 1,750.00
Preliminaries	£ 1,715.00	£ 4,001.90
Total Build Costs	£ 13,965.00	£ 32,586.90
PROFESSIONAL FEES	£ 2,653.35	£ 6,191.51
CONTINGENCIES @ 10%	£ 1,661.84	£ 3,877.84
VAT @ 20%	£ 3,656.04	£ 8,531.25
GROSS ELIGIBLE COSTS	£ 21,936.22	£ 51,187.50

11- 13 Church Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Ground floor retail space - appears to connect with No. 13

Flats over ground floor shop, possibly with basement

Unlisted

Group value with No.s 3, 5, 7 and 9

Fair

Vacant - partly repaired

Outline specification - 11- 13 Church Street	Repair	Restoration
Upper roof - Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs.	£ 7,000.00	
Lower roof - Allow to range over roof repairing slipped and missing slates. Rebed ridge.	£ 825.00	
Rebed copings to parapet, renewing soakers and flashings to both sides.	£ 2,400.00	
Carefully take down and rebuild rhs stack (No.13) - replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2 No. flues and test appliances, supply and fix 4No. new pots. Re-point and faunch in NHL5.		£ 4,940.00
Reinstate middle stack (No.11) - replacing 100% of stone with new to match existing, all leadwork and trays, allow to line 6 No. flues and test appliances, supply and fix up to 6 No. new pots. Re-point and faunch in NHL5. (Assumes chimney breast internally to build off).		£ 5,600.00
Renew lead to upper wall top gutter relining gutter bed to falls. Include for new hopper and downpipe in cast iron and connection.	£ 675.00	£ 1,030.00
Renew lower gutter in cast iron - adjust falls using shims on stone dentils. Include for new hopper and downpipe in cast iron and connection.		£ 1,435.00
Allow for careful paint removal to stonework (approx 35 s.m. provisionally £50/s.m) including up to 3 No. test areas and various techniques.		£ 2,500.00
Reinstate 1No. capital to rhs pilaster to match extant at No. 3		£ 1,250.00
Make good to stonework following paint removal.		£ 2,000.00
Carefully rake out and repoint walls in lime mortar.	£ 1,225.00	
Relocate alarm box, cabling and aerials.		£ 850.00
Overhaul dormer including careful conservation of traditional dormer window, renewing slate roof and cheeks, include insulation and provisional sum for frame repairs.	£ 1,800.00	
Replace 5 No. windows with new 6/6 painted hardwood traditional double hung sash windows. Include for double glazing, window locks etc.		£ 8,625.00

Outline specification - 11- 13 Church Street	Repair	Restoration
Allow to restore shopfront with traditional painted hardwood shopfront, cornice and brackets. Allow for awning, new handpainted signage included hanging sign and new doors to flats above and shop.		£ 24,938.00
Scaffold		£ 2,625.00
Preliminaries	£ 1,671.00	£ 6,695.16
Total Build Costs	£ 15,596.00	£ 62,488.16
PROFESSIONAL FEES	£ 2,963.24	£ 11,872.75
CONTINGENCIES @ 10%	£ 1,855.92	£ 7,436.09
VAT @ 20%	£ 4,083.03	£ 16,359.40
GROSS ELIGIBLE COSTS	£ 24,498.20	£ 98,156.40

13a Church Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Chan Bau Chinese Take Away shop- flat above - flat not accessed from Church Street

Flat over ground floor shop

Unlisted

Pair of a pair with No.13

Fair

Occupied actively trading

Outline specification - Church Street	Repair	Restoration
Allow to range over roof repairing slipped and missing slates. Rebed ridge.	£ 925.00	
Rebed copings to parapet, renewing soakers and flashings to both sides front and rear.	£ 2,400.00	
Hack off and renew render to outer face of gable / parapet (adj. 15) - include for soakers at roof edge	£ 1,730.00	
Carefully take down and rebuild rhs stack - replacing 10% of stone with new to match existing, all leadwork and trays, allow to line 2 No. flues and test appliances, supply and fix 2 No. new pots. Re-point and flaunch in NHL5. Relocate aerial.		£ 4,450.00
Renew gutter in cast iron- adjust falls using shims on stone corbels. Include for new hopper and downpipe in cast iron and connection.		£ 1,435.00
Overhaul dormer, renewing slate roof and cheeks, include insulation and provisional sum for frame repairs.	£ 1,800.00	
Replace 2 No. windows with painted hardwood traditional windows. Include for double glazing, window locks etc. Copy dormer from 13 and consult historic images for glazing bar patterns.		£ 2,875.00
Allow for careful paint removal to stonework including 1 No. test area		£ 750.00
Make good to stonework following paint removal.	£ 800.00	
Carefully rake out and repoint walls in lime mortar.	£ 325.00	
Relocate alarm box.		£ 250.00
Overhaul shopfront by renewing signage, lighting and door to traditional patterns. Allow for new brackets and cornice, new leadwork to cornice, and awning. Allow for new bespoke hanging sign.		£ 9,750.00
Scaffold		£ 875.00
Preliminaries	£ 1,117.20	£ 2,853.90
Total Build Costs	£ 9,097.20	£ 23,238.90
PROFESSIONAL FEES	£ 1,728.47	£ 4,415.39
CONTINGENCIES @ 10%	£ 1,082.57	£ 2,765.43
VAT @ 20%	£ 2,381.65	£ 6,083.94
GROSS ELIGIBLE COSTS	£ 14,289.88	£ 36,503.66

15 Church Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

The Dwelling Place - estate agents
Two storey cottage, half of a pair
Unlisted
Part of a pair
Fair
Occupied and actively trading

Outline specification - 15 Church Street	Repair	Restoration
Allow to range over roof repairing slipped and missing slates. Rebed ridge. Reinstall flashing to abutment.	£ 2,475.00	
Provisional sum for structural investigation.	£ 1,500.00	
Repair cast iron gutter- adjust falls using shims on stone corbels. Include for new hopper and downpipe in cast iron and connection.	£ 1,500.00	
Allow for careful paint removal to stonework including 1 No. test area		£ 750.00
Carefully point in lime mortar and prepare and paint walls in pigmented limewash		£ 400.00
Replace 2 No. windows with 2/2 painted hardwood sliding sash window. Include for double glazing,		£ 3,000.00
Reinstall traditional shopfront, door and stall riser repairs. Restore traditional awning.		£ 16,500.00
Scaffold		£ 985.00
Preliminaries	£ 766.50	£ 3,028.90
Total Build Costs	£ 6,241.50	£ 24,663.90
PROFESSIONAL FEES	£ 1,185.89	£ 4,686.14
CONTINGENCIES @ 10%	£ 742.74	£ 2,935.00
VAT @ 20%	£ 1,634.02	£ 6,457.01
GROSS ELIGIBLE COSTS	£ 9,804.15	£ 38,742.05

17 Church Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Padiham Angling Centre
Two storey cottage, half of a pair
Unlisted
Part of a pair
Fair
Occupied and actively trading

Outline specification - 17 Church Street	Repair	Restoration
Allow to range over roof repairing slipped and missing slates. Rebed ridge.	£ 1,475.00	
Provisional sum for structural investigation.	£ 1,500.00	
Repair cast iron gutter- adjust falls using shims on stone corbels. Include for new hopper and downpipe in cast iron and connection.		£ 1,500.00
Allow for careful paint removal to stonework including up to 1 No. test areas		£ 750.00
Carefully point in lime mortar and prepare and paint walls in pigmented limewash		£ 500.00
Structural investigation into condition of gable wall and provisional sum for repairs	£ 3,500.00	
Relocate alarm boxes to rear elevation.		£ 350.00
Replace window with 2/2 painted hardwood sliding sash window. Include for double glazing, window locks etc.		£ 1,563.00
Reinstate traditional shopfront, door and stall riser repairs. Restore traditional awning.		£ 18,000.00
Scaffold		£ 985.00
Preliminaries	£ 906.50	£ 3,310.72
Total Build Costs	£ 7,381.50	£ 26,958.72
PROFESSIONAL FEES	£ 1,402.49	£ 5,122.16
CONTINGENCIES @ 10%	£ 878.40	£ 3,208.09
VAT @ 20%	£ 1,932.48	£ 7,057.79
GROSS ELIGIBLE COSTS	£ 11,594.86	£ 42,346.76

SUMMARY SHEET
Padiham Townscape Heritage Initiative
Block 4
22/08/2014

Block 4					Prioritisation					
	Repair	Restoration	Total	Townscape	Listed	Condition	Use	Factor		
1-3 Burnley Road	£ 22,339.72	£ 108,782.46	£ 131,122.18	4	1	1	1	2		8
5 Burnley Road	£ 14,689.73	£ 51,894.41	£ 66,584.14	2	2	1	2	4		32
7 Burnley Road	£ 8,369.22	£ 51,911.85	£ 60,281.07	2	2	1	2	1		8
9 Burnley Road	£ 13,765.63	£ 38,329.30	£ 52,094.92	2	2	1	2	1		8
11-13 Burnley Road	£ 5,841.02	£ 121,364.19	£ 127,205.21	2	2	1	2	1		8
1 Central	£ 10,700.40	£ 33,411.51	£ 44,111.90	3	2	1	2	1		12
3 Central	£ 12,641.01	£ 15,975.63	£ 28,616.64	3	2	1	2	1		12
5-7 Central	£ 27,133.72	£ 4,489.74	£ 31,623.46	3	1	1	2	1		6
	£ 115,480.45	£ 426,159.06	£ 541,639.51	21	14	8	15	12		94
Average	£ 14,435.06	£ 53,269.88	£ 67,704.94	3	2	1	2	2		12

1-3 Burnley Road



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Corner House Bliss hairdresser with flats 1 and 2 above.
Shop with 2 flats over
Unlisted.
Group value with 5-13 Burnley Road
Fair
Occupied and actively trading.

Outline specification - 1-3 Burnley Road	Repair	Restoration
Lift and reseal all ridges. Range over roof repairing slipped and damaged slates.	£ 4,125.00	
Take down and re-build 2No. large chimneys replace gas termination sets with terracotta sets.		£ 6,280.00
Replace uPVC downpipes with painted cast iron include for lead catchpit / spitter detail, test gutter material for asbestos if found to be asbestos containing replace with new painted cast iron.		£ 2,060.00
Reseat cast iron wall top gutter.	£ 1,687.50	
Provisional allowance for detailed structural investigation and remedial works to cracking around windows and projecting corner.	£ 5,000.00	
Patch re-point c. 30 sm with lime mortar.	£ 1,500.00	
Remove alarm boxes to real elevation and re-route cables.	£ 500.00	
Replace 28 No. uPVC windows with new hardwood double hung sliding sashes.		£ 35,000.00
Reinstate traditional fenestration to ground floor retail space.		£ 10,500.00
Replace 3No. uPVC doors with traditional painted timber doors.		£ 3,000.00
Scaffold		£ 5,550.00
Preliminaries	£ 1,409.38	£ 6,862.90
Total Build Costs	£ 14,221.88	£ 69,252.90
PROFESSIONAL FEES	£ 2,702.16	£ 13,158.05
CONTINGENCIES @ 10%	£ 1,692.40	£ 8,241.10
VAT @ 20%	£ 3,723.29	£ 18,130.41
GROSS ELIGIBLE COSTS	£ 22,339.72	£ 108,782.46

5 Burnley Road



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Myster Magic Fireworks - No access to flat above
Shop with 2 storey maisonette above
Unlisted
Group value with 1-3
Fair
Vacant not actively trading

Outline specification - 5 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 4,125.00	
Take down and rebuild stone stack include new lead flashings soakers and lead trays with new set of matching pots.		£ 3,140.00
Introduce new cast iron downpipe with lead catchpit and spitter detail. Undertake pre-paint preparations and decorate to match existing gutter.		£ 1,030.00
Overhaul cast iron gutters and reseal to falls. Test gutter material for asbestos if found to be asbestos	£ 675.00	
Allow for careful paint removal to stone work including 3No. Test areas and various techniques. Prepare and paint in pigmented limewash.	£ 3,125.00	
Replace 5 No. uPVC windows with new painted hardwood double hung sliding sashes.		£ 5,468.00
Shopfront not seen provisionally allow to replace with new painted timber shopfront. Include for new lead over cornice and hand painted signage. Include for hanging sign.		£ 18,375.00
Relocate TV ariels to rear elevation. Remove wall banner:	£ 500.00	
Scaffold		£ 1,750.00
Preliminaries	£ 926.75	£ 3,273.93
Total Build Costs	£ 9,351.75	£ 33,036.93
PROFESSIONAL FEES	£ 1,776.83	£ 6,277.02
CONTINGENCIES @ 10%	£ 1,112.86	£ 3,931.39
VAT @ 20%	£ 2,448.29	£ 8,649.07
GROSS ELIGIBLE COSTS	£ 14,689.73	£ 51,894.41

7 Burnley Road



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Hawali Indian Takeaway 01282 777147

Two storey maisonette over shop

Unlisted

Group value with 1-5 and 9-11

Poor

Occupied to ground floor and actively trading possibly vacant above.

Outline specification - 7 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 4,125.00	
Take down and rebuild 6 flue stone stack include new lead flashings soakers and lead trays with new set of matching pots.		£ 3,140.00
Introduce new cast iron downpipe with lead catchpit and spitter detail. Undertake pre-paint preparations and decorate to match existing gutter.		£ 1,030.00
Test gutter material for asbestos if found to be asbestos containing replace with new painted cast iron.	£ 675.00	
Replace 5 No. painted timber windows with new double hung sliding sashes to historic pattern.		£ 5,478.00
Allow to replace shopfront with new painted timber shopfront to traditional proportions include for awnings and seperate access to flat. Include for new lead over cornice and hand painted signage.		£ 18,375.00
Scaffold		£ 1,750.00
Preliminaries	£ 528.00	£ 3,275.03
Total Build Costs	£ 5,328.00	£ 33,048.03
PROFESSIONAL FEES	£ 1,012.32	£ 6,279.13
CONTINGENCIES @ 10%	£ 634.03	£ 3,932.72
VAT @ 20%	£ 1,394.87	£ 8,651.97
GROSS ELIGIBLE COSTS	£ 8,369.22	£ 51,911.85

9 Burnley Road



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Art and Soul Gallery 01282 786352
Shop with two-storey residence or office above. No access to Burnley Road
Unlisted.
Group value with 1-13
Fair
Occupied and actively trading.

Outline specification - 9 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.	£ 4,125.00	
Take down and rebuild 6 flue stone stack include new lead flashings soakers and lead trays with new set of matching pots.		£ 3,140.00
Introduce new downpipe with lead catchpit and spitter detail. Undertake pre-paint preparations and decorate to match existing gutter.	£ 1,030.00	
New lead flashing to abutment	£ 1,350.00	
Repoint c. 3sm with lime sand mortar	£ 150.00	
Make good previous repairs to window mullions by removing cement pointing and replace with lime mortar/ stone indent.	£ 540.00	
Relocate gas flue to redundant chimney flue. Relocate satellite dishes and alarm boxes.	£ 500.00	
Remove projecting sign and replace in hand-painted signage.	£ 200.00	
Replace 5 No. uPVC windows with new painted timber double hung sliding sashes.		£ 5,468.00
Shopfront replace with new painted timber shopfront. Include for new lead over cornice and hand painted signage, awning and hanging sign.		£ 11,625.00
Scaffold		£ 1,750.00
Preliminaries	£ 868.45	£ 2,418.13
Total Build Costs	£ 8,763.45	£ 24,401.13
PROFESSIONAL FEES	£ 1,665.06	£ 4,636.21
CONTINGENCIES @ 10%	£ 1,042.85	£ 2,903.73
VAT @ 20%	£ 2,294.27	£ 6,388.22
GROSS ELIGIBLE COSTS	£ 13,765.63	£ 38,329.30

11-13 Burnley Road



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations



Bargin Booze
Off licence with cashpoint and 2 No. maisonettes above.
Unlisted
Group value with 1-13
Fair
Occupied and actively trading.

Outline specification - 11-13 Burnley Road	Repair	Restoration
Lift and reseal ridge. Remove roof coverings setting aside sound materials for re-use. Re-roof making up salvaged materials with reclaimed slates say 50% salvage rate.		£ 8,250.00
Take down and rebuild 2 No. stone stacks. Include new lead flashings soakers and lead trays with new set of matching pots. Research historic photos to establish if a stack has been removed. Provisionally allow to reinstate missing stack.. Allow to replace all soakers leadwork and pots.		£ 9,420.00
Lift and reseal coping to right hand side gable wall.	£ 2,000.00	
Replace UPVC gutter with new painted cast iron. Include for lead catchpit / spitter detail and additional downpipe.	£ 1,350.00	
Replace 10 No. windows with new painted timber sash windows to historic pattern.		£ 10,936.00
Replace 2 No. shopfronts with new painted timber shopfronts include for new lead work cover cornice and awnings.		£ 37,500.00
Scaffold		£ 3,500.00
Preliminaries	£ 368.50	£ 7,656.66
Total Build Costs	£ 3,718.50	£ 77,262.66
PROFESSIONAL FEES	£ 706.52	£ 14,679.91
CONTINGENCIES @ 10%	£ 442.50	£ 9,194.26
VAT @ 20%	£ 973.50	£ 20,227.36
GROSS ELIGIBLE COSTS	£ 5,841.02	£ 121,364.19

I Central



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Aladdin's Cave kebab and pizza kitchen 01282 773311

Single storey shop

Unlisted

Group value with Baptist Chapel Setting

Poor

Occupied but not observed as actively trading.

Outline specification - I Central	Repair	Restoration
External		
Query roof detail / repair liability.	£ 1,000.00	
Take down and re-build parapet. Include for pre-paint repairs to cast iron railings and decorations.	£ 3,887.00	
Stone repairs and re-pointing	£ 1,250.00	
Windows and Doors		
Shop front not inspected provisional sum for new painted timber shopfront and alternative security arrangements including new hand painted signage.		£ 18,375.00
Scaffold		£ 787.50
Preliminaries	£ 675.07	£ 2,107.88
Total Build Costs	£ 6,812.07	£ 21,270.38
PROFESSIONAL FEES	£ 1,294.29	£ 4,041.37
CONTINGENCIES @ 10%	£ 810.64	£ 2,531.17
VAT @ 20%	£ 1,783.40	£ 5,568.58
GROSS ELIGIBLE COSTS	£ 10,700.40	£ 33,411.51

3 Central



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Imperial Hair Fashions 01282 771771

Single storey shop

Unlisted

Group value with Baptist Chapel

Fair

Occupied and actively trading.

Outline specification - 3 Central	Repair	Restoration
Query roof detail / repair liability and ownership of passage / steps.	£ 1,000.00	
Take down and re-build parapet. Include for pre-paint repairs to cast iron railings and decorations.	£ 5,000.00	
Stone repairs and re-pointing.	£ 1,250.00	
Allow for new painted timber shopfront and alternative security arrangements including new hand painted signage.		£ 8,375.00
Scaffold		£ 787.50
Preliminaries	£ 797.50	£ 1,007.88
Total Build Costs	£ 8,047.50	£ 10,170.38
PROFESSIONAL FEES	£ 1,529.03	£ 1,932.37
CONTINGENCIES @ 10%	£ 957.65	£ 1,210.27
VAT @ 20%	£ 2,106.84	£ 2,662.60
GROSS ELIGIBLE COSTS	£ 12,641.01	£ 15,975.63

5-7 Central



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Bertwhistles Bakery

Single storey shop

Unlisted

Group value with Baptist Chapel.

Fair

Occupied and very actively trading.

Outline specification - 5-7 Central	Repair	Restoration
Query roof detail / repair liability and ownership of passage / steps.		
Take down and re-build parapet. Include for pre-paint repairs to cast iron railings and gate and	£ 10,562.00	
Re-route cables from front elevation.	£ 500.00	
Stone repairs and re-pointing	£ 2,500.00	
Query ownership of gateway and plaque.	£ 1,000.00	
Remove redundant fittings.	£ 1,000.00	
Copy signage to lefthand side.		£ 500.00
Hanging sign.		£ 500.00
Scaffold		£ 1,575.00
Preliminaries	£ 1,711.82	£ 283.25
Total Build Costs	£ 17,273.82	£ 2,858.25
PROFESSIONAL FEES	£ 3,282.03	£ 543.07
CONTINGENCIES @ 10%	£ 2,055.58	£ 340.13
VAT @ 20%	£ 4,522.29	£ 748.29
GROSS ELIGIBLE COSTS	£ 27,133.72	£ 4,489.74

SUMMARY SHEET
Padiham Townscape Heritage Initiative
Block 5
22/08/2014

Block 5					Prioritisation					
	Repair	Restoration	Total		Townscape	Heritage Impact	Listed	Condition	Use	Factor
1 Moor Lane	£ 11,935.65	£ 60,229.87	£ 72,165.52		4	2	4	2	2	128
3 Moor Lane	£ 13,647.54	£ 58,803.30	£ 72,450.84		4	2	4	2	2	128
1 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		4	2	4	2	2	128
3 Gawthorpe Road	£ 38,151.93	£ 21,420.17	£ 59,572.10		4	1	4	2	2	64
5 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		3	2	4	3	2	144
7 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		3	2	4	4	2	192
9 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		3	2	4	2	2	96
11 Gawthorpe Road	£ 18,128.52	£ 51,211.11	£ 69,339.62		3	1	4	1	2	24
13 Gawthorpe Road	£ 18,128.52	£ 46,327.35	£ 64,455.86		3	1	4	2	2	48
15 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		3	2	4	2	2	96
17 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		3	2	4	2	2	96
19 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		3	2	4	2	2	96
21 Gawthorpe Road	£ 18,128.52	£ 52,480.88	£ 70,609.40		3	1	4	2	2	48
22 Bank Street	£ 10,109.38	£ 19,759.69	£ 29,869.08		3	2	4	4	4	384
24 Bank Street	£ 22,514.13	£ 16,409.43	£ 38,923.57		3	1	4	2	2	48
26 Bank Street	£ 62,170.26	£ 14,651.28	£ 76,821.54		3	2	4	2	2	96
2 Gawthorpe Road	£ 21,644.82	£ 42,537.55	£ 64,182.37		3	2	4	2	2	96
4 Gawthorpe Road	£ 16,761.06	£ 47,421.31	£ 64,182.37		3	1	4	2	2	48
6 Gawthorpe Road	£ 16,761.06	£ 47,421.31	£ 64,182.37		3	1.9	4	2	2	90
	£ 361,458.90	£ 751,196.83	£ 1,112,655.73		55	29	68	38	36	1912
Average	£ 19,024.15	£ 39,536.68	£ 58,560.83		2.9	1.5	4	2	2	101

I Moor Lane



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 1 Moor Lane	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Take down and rebuild stone stack include new lead flashings soakers and lead trays with bespoke set of tall stone pots.	£ 200.00	£ 5,500.00
Lift lead to wall top gutter and replace with new installed as per LSA guidance. Valley gutters.		£ 2,590.00
Allow for structural investigation of lintel over gable window. Provisional sum to replace lintel and make good to incised render of gable.	£ 2,000.00	
Pre-paint repairs and decorations to 3 No. cast iron airbricks onto Moor Lane.	£ 600.00	
Replace 3 sided uPVC bay window with new painted hardwood window, with decorative glazing bar pattern. Make good stone surrounds and leadwork to cap.		£ 5,000.00
Replace 5 No. uPVC windows with new painted hardwood to traditional patterns, glazing bars to match above.		£ 17,000.00
Remove glazed panels to door undertake splice repairs and reinstate traditional ironmongery to door.	£ 1,000.00	
Scaffold		£ 1,575.00
Preliminaries	£ 690.25	£ 3,483.15
Total Build Costs	£ 6,965.25	£ 35,148.15
PROFESSIONAL FEES	£ 1,323.40	£ 6,678.15
CONTINGENCIES @ 20%	£ 1,657.73	£ 8,365.26
VAT @ 20%	£ 1,989.28	£ 10,038.31
GROSS ELIGIBLE COSTS	£ 11,935.65	£ 60,229.87

3 Moor Lane



Houses, late 1840s for the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys. Approximately symmetrical with a single bay projecting centre with coped gables on moulded kneelers, and 1-bay side wings canted back to follow the curve in the road. Late-C19 shop fronts in centre and left-hand wing (no.1). Other windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter. No.3 has ashlar chimney stack with tall octagonal Jacobethan pots.

Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 3 Moor Lane	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Take down and rebuild stone stack include new lead flashings soakers and lead trays with new set of tall stone pots.	£ 200.00	£ 5,500.00
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Allow to patch repair 3 lsm of render and decorate.	£ 3,000.00	
Replace 5 No. uPVC windows with new painted hardwood to traditional patterns, glazing bars to match historic profile. Include for secondary glazing.		£ 21,250.00
Undertake splice repairs and reinstate traditional ironmongery to door.	£ 1,500.00	
Scaffold		£ 1,575.00
Preliminaries	£ 789.25	£ 3,400.65
Total Build Costs	£ 7,964.25	£ 34,315.65
PROFESSIONAL FEES	£ 1,513.21	£ 6,519.97
CONTINGENCIES @ 20%	£ 1,895.49	£ 8,167.12
VAT @ 20%	£ 2,274.59	£ 9,800.55
GROSS ELIGIBLE COSTS	£ 13,647.54	£ 58,803.30

I Gawthorpe Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overlight with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC
Two storey cottage
Grade II
Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.
Fair
Occupied

Outline specification - I Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Renew soakers to upstands.	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from above roof section section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Replace uPVC down pipe with new cast iron.		£ 650.00
Allow a provisional sum of £5,000 for stone replacements to quoins, roof parapet bracket and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Replace 3 No. uPVC casements with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace uPVC door with new painted timber door and ironmongery to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

3 Gawthorpe Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overlight with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 3 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from above roof section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Undertake extensive repairs to windows prepare and decorate.	£ 8,750.00	
Undertake extensive repairs to door prepare and decorate.	£ 1,500.00	
Replace c. 1 lm of stone to gutter.		
Scaffold		£ 875.00
Preliminaries	£ 2,734.20	£ 1,535.10
Total Build Costs	£ 22,264.20	£ 12,500.10
PROFESSIONAL FEES	£ 4,230.20	£ 2,375.02
CONTINGENCIES @ 20%	£ 5,298.88	£ 2,975.02
VAT @ 20%	£ 6,358.66	£ 3,570.03
GROSS ELIGIBLE COSTS	£ 38,151.93	£ 21,420.17

5 Gawthorpe Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overlight with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Poor

Occupied

Outline specification - 5 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from above roof section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Replace uPVC downpipe with new painted cast iron		£ 650.00
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Replace 3 No. uPVC casements with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace uPVC door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

7 Gawthorpe Street



Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overhead with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Grave

Occupied

Outline specification - 7 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from above roof section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Replace uPVC downpipe with new painted cast iron		£ 650.00
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Replace 3 No. windows with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

9 Gawthorpe Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overlight with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 9 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Introduce new painted cast iron downpipe including hopper and spitter detail.		£ 650.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Reinstate traditional style of fenestration with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace four panel door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

11 Gawthorpe Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overhead with octagonal panes as in the windows. At the time of the survey (summer 1984) nos, 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC
Two storey cottage
Grade II
Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.
Fair
Occupied

Outline specification - 11 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Reinstate traditional style of fenestration with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace paired doors with new painted timber doors to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,670.10
Total Build Costs	£ 10,579.20	£ 29,885.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,678.17
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,112.65
VAT @ 20%	£ 3,021.42	£ 8,535.18
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 51,211.11

13 Gawthorpe Street



Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overhead with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

TBC
Two storey cottage
Grade II
Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.
Fair
Occupied

Outline specification - 13 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Introduce new painted cast iron downpipe including hopper and spitter detail.		
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Undertake extensive repairs to windows prepare and decorate.		£ 8,750.00
Undertake extensive repairs to door prepare and decorate.		£ 1,500.00
Replace 1 No. stone capital to right hand side.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,320.10
Total Build Costs	£ 10,579.20	£ 27,035.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,136.67
CONTINGENCIES @ 20%	£ 2,517.85	£ 6,434.35
VAT @ 20%	£ 3,021.42	£ 7,721.22
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 46,327.35

15 Gawthorpe Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overhead with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 15 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Replace uPVC down pipe with new cast iron.		£ 650.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Replace 3 No. uPVC casements with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Repair historic timber door.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

17 Gawthorpe Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overhead with octagonal panes as in the windows. At the time of the survey (summer 1984) nos, 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC
Two storey cottage
Grade II
Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.
Fair
Occupied

Outline specification - 17 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Replace uPVC down pipe with new cast iron.		£ 650.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Reinstate traditional style of fenestration with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace six panel door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 10%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

19 Gawthorpe Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overhead with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC
Two storey cottage
Grade II
Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.
Fair
Occupied

Outline specification - 19 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Replace uPVC down pipe with new cast iron.		£ 650.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Replace 3 No. uPVC casements with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace uPVC door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

21 Gawthorpe Street



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Houses, built 1842 (datestone on no. 24 Bank Street (q.v.) but houses with lower numbers are not marked on first edition of 6" OS map of 1848). For the Shuttleworths of Gawthorpe Hall and supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings. 2 storeys and one bay each, though No.11 has a room on either side of the doorway and No.5 has a late C19 shopfront. Doorway and windows have surrounds in which jambs are formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. Some houses have original ashlar stacks with tall octagonal Jacobethan pots. Only no.19 has original fenestration and door; ie, casements of three lights on ground floor and two on first floor with cavetto mullions and glazing bars so disposed as to produce octagonal panes separated by diamond shaped panes, and a door with six tall octagonal panels and an overlight with octagonal panes as in the windows. At the time of the survey (summer 1984) nos. 11 and 13 had modern replacement windows and doors re-constructed to the pattern of no.19".

TBC
Two storey cottage
Grade II
Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.
Fair
Occupied

Outline specification - 21 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Take off and re-bed coping stones to parapets.	£ 700.00	
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Replace uPVC down pipe with new cast iron.		£ 650.00
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Reinstate traditional style of fenestration with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace six panel door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,299.20	£ 3,761.10
Total Build Costs	£ 10,579.20	£ 30,626.10
PROFESSIONAL FEES	£ 2,010.05	£ 5,818.96
CONTINGENCIES @ 20%	£ 2,517.85	£ 7,289.01
VAT @ 20%	£ 3,021.42	£ 8,746.81
GROSS ELIGIBLE COSTS	£ 18,128.52	£ 52,480.88

22 Bank Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Grave

Vacant

Outline specification - 22 Bank Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 1,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 2No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 3,500.00
Lift lead to wall top gutter and replace with new installed as per LSA guidance.		£ 2,590.00
Replace uPVC down pipe with new cast iron.		£ 650.00
Allow for careful paint removal to stonework including up to 2 No. test areas.	£ 2,000.00	
Carefully point in lime mortar, repair substrates and prepare and paint walls in pigmented limewash.	£ 1,500.00	
Replace 3No. Top hung casements with new painted hardwood double-hung sliding sashes		£ 2,500.00
Replace door with new painted hardwood door.		£ 875.00
Scaffold		£ 1,416.10
Preliminaries	£ 724.50	
Total Build Costs	£ 5,899.50	£ 11,531.10
PROFESSIONAL FEES	£ 1,120.91	£ 2,190.91
CONTINGENCIES @ 20%	£ 1,404.08	£ 2,744.40
VAT @ 20%	£ 1,684.90	£ 3,293.28
GROSS ELIGIBLE COSTS	£ 10,109.38	£ 19,759.69

24 Bank Street



Houses. 1842 for the Shuttleworths of Gawthorpe Hall, supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings and slate roofs. Nos. 24 and 26, which stand on either side of Gawthorpe Street (q.v.), have almost symmetrical gable elevations with rusticated quoins, copings on moulded kneelers, 2 plain windows on each storey, a door with a moulded cornice on carved consoles and a pair of round-arched lights in attic (that in No.24 is dated 1842). On its return elevation to Gawthorpe Street, no.26 has a new (1984) panelled door and windows with glazing bars to the original pattern of the houses in Gawthorpe Street (q.v.), i.e. so disposed as to produce octagonal panes separated by diamond-shaped panes. No.22 is a single bay cottage with quoins and copings as on no.24.

Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 24 Bank Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 1,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 2No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 3,500.00
Take off and re-bed coping stones to parapets.	£ 700.00	
Replace uPVC soil stack (lowest section painted cast iron) with new panted cast iron.		£ 950.00
Re-route gas flue through redundant chimney. Make good stone around redundant flue.	£ 800.00	
Carefully remove paint from 4No. stone cills (Bank Street).	£ 2,000.00	
Reinstate missing cast iron boot scrape.		£ 250.00
Introduce lead overdrawing to door hood.	£ 650.00	
Allow to replace putties to 6 No. windows and fan light including extensive pre-paint repairs. Prepare and decorate.	£ 5,700.00	
Replace door with new painted hardwood door.		£ 2,500.00
Scaffold		£ 1,200.00
Preliminaries	£ 1,613.50	£ 1,176.00
Total Build Costs	£ 13,138.50	£ 9,576.00
PROFESSIONAL FEES	£ 2,496.32	£ 1,819.44
CONTINGENCIES @ 20%	£ 3,126.96	£ 2,279.09
VAT @ 20%	£ 3,752.36	£ 2,734.91
GROSS ELIGIBLE COSTS	£ 22,514.13	£ 16,409.43

26 Bank Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Houses. 1842 for the Shuttleworths of Gawthorpe Hall, supposedly to the designs of Sir Charles Barry. Rendered rubble with ashlar dressings and slate roofs. Nos. 24 and 26, which stand on either side of Gawthorpe Street (q.v.), have almost symmetrical gable elevations with rusticated quoins, copings on moulded kneelers, 2 plain windows on each storey, a door with a moulded cornice on carved consoles and a pair of round-arched lights in attic (that in No.24 is dated 1842). On its return elevation to Gawthorpe Street, no.26 has a new (1984) panelled door and windows with glazing bars to the original pattern of the houses in Gawthorpe Street (q.v.), i.e. so disposed as to produce octagonal panes separated by diamond-shaped panes. No.22 is a single bay cottage with quoins and copings as on no.24.

Outline specification - 26 Bank Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Take off and re-bed coping stones to parapets.	£ 700.00	
Allow for careful paint removal to stonework including up to 2 No. test areas.	£ 3,500.00	
Carefully point in lime mortar and prepare and paint walls in pigmented limewash.	£ 3,500.00	
Replace lead overdrawing to door hood in line with LSA guidance.	£ 650.00	
Allow a provisional sum of £9,000 for stone replacements to quoins and surrounds and indent repairs.	£ 9,000.00	
Undertake extensive pre-paint repairs to 8 No. windows, prepre and decorate.	£ 7,600.00	
Re-open 2No. Closed over windows and install new painted hardwood window.	£ 4,200.00	
Reinstate missing cast iron boot scrape.		£ 250.00
Scaffold		£ 1,750.00
Preliminaries	£ 4,455.50	£ 1,050.00
Total Build Costs	£ 36,280.50	£ 8,550.00
PROFESSIONAL FEES	£ 6,893.30	£ 1,624.50
CONTINGENCIES @ 20%	£ 8,634.76	£ 2,034.90
VAT @ 20%	£ 10,361.71	£ 2,441.88
GROSS ELIGIBLE COSTS	£ 62,170.26	£ 14,651.28

2 Gawthorpe Street



Houses, built c. 1842 for the Shuttleworths of Gawthorpe Hall, supposedly to the designs of Sir Charles Barry. Rendered rubble originally with ashlar dressings, now mostly repaired and simplified in cement. 2 storeys and one bay each. Originally all doorways and windows had surrounds in which the jambs were formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. No original doors and windows survive. Included for group value.

Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 2 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Replace uPVC down pipe with new cast iron.		£ 650.00
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Reinstate traditional style of fenestration with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Repair timber door.	£ 2,500.00	
Scaffold		£ 875.00
Preliminaries	£ 1,551.20	£ 3,048.50
Total Build Costs	£ 12,631.20	£ 24,823.50
PROFESSIONAL FEES	£ 2,399.93	£ 4,716.47
CONTINGENCIES @ 20%	£ 3,006.23	£ 5,907.99
VAT @ 20%	£ 3,607.47	£ 7,089.59
GROSS ELIGIBLE COSTS	£ 21,644.82	£ 42,537.55

4 Gawthorpe Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Houses, built c.1842 for the Shuttleworths of Gawthorpe Hall, supposedly to the designs of Sir Charles Barry. Rendered rubble originally with ashlar dressings, now mostly repaired and simplified in cement. 2 storeys and one bay each. Originally all doorways and windows had surrounds in which the jambs were formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. No original doors and windows survive. Included for group value.

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 4 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Replace uPVC down pipe with new cast iron.		£ 650.00
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Reinstate traditional style of fenestration with new bespoke painted timber small pane casements including for new secondary glazing.		£ 12,750.00
Replace six panel door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,201.20	£ 3,398.50
Total Build Costs	£ 9,781.20	£ 27,673.50
PROFESSIONAL FEES	£ 1,858.43	£ 5,257.97
CONTINGENCIES @ 20%	£ 2,327.93	£ 6,586.29
VAT @ 20%	£ 2,793.51	£ 7,903.55
GROSS ELIGIBLE COSTS	£ 16,761.06	£ 47,421.31

6 Gawthorpe Street



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Houses, built c. 1842 for the Shuttleworths of Gawthorpe Hall, supposedly to the designs of Sir Charles Barry. Rendered rubble originally with ashlar dressings, now mostly repaired and simplified in cement. 2 storeys and one bay each. Originally all doorways and windows had surrounds in which the jambs were formed of alternately longer and shorter stones. Moulded eaves cornice carrying gutter; gable parapets between houses carried on moulded kneelers. No original doors and windows survive. Included for group value.

TBC

Two storey cottage

Grade II

Group value, association with Shuttleworths of Gawthorpe - possibly by Charles Barry.

Fair

Occupied

Outline specification - 6 Gawthorpe Street	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 2,475.00	
Allow to take down and rebuild rhs chimney replacing 50% of stone with new to match existing, all leadwork and trays, allow to line 2No. flues and test appliances, supply and fix 4No. new pots. Re-point and flaunch in NHL5.	£ 200.00	£ 5,500.00
Carefully remove render from projecting section of gable wall, make good substrate and re-render with lime sand mortar, and decorate in 3 coat work.	£ 405.00	
Allow a provisional sum of £5,000 for stone replacements to quoins and surrounds.	£ 5,000.00	
Replace uPVC down pipe with new cast iron.		£ 650.00
Investigate historic step detail and reinstate.		£ 2,000.00
Re-locate TV aerials and re-route cables.	£ 500.00	
Reinstate traditional style of fenestration with new bespoke painted timber small-pane casements including for new secondary glazing.		£ 12,750.00
Replace six panel door with new painted timber door to historic detail.		£ 2,500.00
Scaffold		£ 875.00
Preliminaries	£ 1,201.20	£ 3,398.50
Total Build Costs	£ 9,781.20	£ 27,673.50
PROFESSIONAL FEES	£ 1,858.43	£ 5,257.97
CONTINGENCIES @ 20%	£ 2,327.93	£ 6,586.29
VAT @ 20%	£ 2,793.51	£ 7,903.55
GROSS ELIGIBLE COSTS	£ 16,761.06	£ 47,421.31

SUMMARY SHEET
Padiham Townscape Heritage Initiative
Block 6
22/08/2014

Block 6				Prioritisation					
	Repair	Restoration	Total	Townscape	Heritage Impact	Listed	Condition	Use	Factor
Post Office	£ 53,979.82	£ 157,220.12	£ 211,199.94	4	2	1	2	1	16
Fanny's Sarnies	£ 35,089.71	£ 71,661.47	£ 106,751.18	3	2	1	2	1	12
	£ 89,069.53	£ 228,881.59	£ 317,951.12	7	4	2	4	2	28

Post Office



Owner and Contact Details
Description
Listing Status
Historic Value
Present Condition
Observations

Post office with accomodation above
Accomodation above post office.
Unlisted
Group value 36 - 32 Burnley Road
Poor
Occupied actively trading

Outline specification - Post Office	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 17,413.00	
Take down and rebuild stone stack include new lead flashings soakers and lead trays with new set of tall stone pots.	£ 200.00	£ 5,500.00
Rake out and repoint walls to front elevation in lime mortar.		£ 3,250.00
Overhaul rainwater goods and decorate.	£ 2,000.00	
Provisional sum for structural investigation and remedial works	£ 10,000.00	£ 10,000.00
Replace 13 No. windows with new painted hardwood traditional double hung sash windows. Include for double glazing, window locks etc.		£ 24,500.00
Replace side door with new painted hardwood door.		£ 1,000.00
Allow to renew shopfront with traditional painted hardwood shopfront, cornice and brackets. Allow for awning, concealed shutter, new handpainted signage included hanging sign and new doors.		£ 42,000.00
Scaffold		
Preliminaries	£ 3,257.43	£ 9,487.50
Toal Build Costs	£ 32,870.43	£ 95,737.50
PROFESSIONAL FEES	£ 6,245.38	£ 18,190.13
CONTINGENCIES @ 15%	£ 5,867.37	£ 17,089.14
VAT @ 20%	£ 8,996.64	£ 26,203.35
GROSS ELIGIBLE COSTS	£ 53,979.82	£ 157,220.12

Farny's Sarnies



Owner and Contact Details

Description

Listing Status

Historic Value

Present Condition

Observations

Farny's Sarnies

Two storey maisonette over ground floor shop.

Unlisted

Group value 36 - 32 Burnley Road

Poor

Occupied actively trading

Outline specification - Farny's Sarnies	Repair	Restoration
Allow to renew roof covering using salvaged slates mixed with new matching (say 50%). Rebed ridge and minor timber frame repairs. Lift and rebed ridge	£ 7,925.00	
Take down and rebuild stone stack include new lead flashings soakers and lead trays with new set of tall stone pots.	£ 200.00	£ 5,500.00
Rake out and repoint walls to front elevation in lime mortar.		£ 1,500.00
Overhaul rinwater goods and decorate.	£ 2,000.00	
Provisional sum for structural investigation and remedial works	£ 10,000.00	£ 10,000.00
Repair 4No. windows with new painted hardwood traditional double hung sash windows. Include for double glazing, window locks etc.		£ 6,500.00
Allow to renew shopfront with traditional painted hardwood shopfront, cornice and brackets. Allow for awning, concealed shutter, new handpainted signage included hanging sign.		£ 15,000.00
Scaffold		£ 2,600.00
Preliminaries	£ 2,213.75	£ 4,521.00
Total Build Costs	£ 22,338.75	£ 45,621.00
PROFESSIONAL FEES	£ 4,244.36	£ 8,667.99
CONTINGENCIES @ 10%	£ 2,658.31	£ 5,428.90
VAT @ 20%	£ 5,848.28	£ 11,943.58
GROSS ELIGIBLE COSTS	£ 35,089.71	£ 71,661.47

SUMMARY SHEET
Padiham Townscape Heritage Initiative
National School Building
22/08/2014

National School Building				Prioritisation					
				Townscape	Listed	Condition	Use	Heritage outputs	Factor
	Repair	Restoration	Total						
National School Building									
Vacant retail units and floors above	£ 189,729.29	£ 208,940.59	£ 398,669.88	3	3	3	4	2	216
Occupied retail unit and floor above	£ 84,137.20	£ 210,163.50	£ 294,300.70	4	3	2	3	2	144
Average	£ 136,933.24	£ 209,552.04	£ 346,485.29	2	2	1	2	1	180

National School Building



Former National School, now partly used as storage for the Prestige Bedding Centre. 1830 (6-bay ground floor of wing to right of courtyard with gable to street) and 1854 (upper floor of this wing and 2-storey wing behind courtyard) with later alterations and extensions. Dressed sandstone. Stone slate roofs with gable copings. C17 vernacular style. Earlier wing has one original chamfered mullioned window with 2 arched lights in centre between 2 openings of c1950. This pattern of window is repeated in all 3 windows on both storeys of the later wing, while the single light window to the right of the first floor of that wing is similar. Below this window is a gabled porch with a 4-centred arched doorway which in 1830 stood towards the middle of one of the long sides of the school building and was re-located here in 1854. A similar doorway (without a porch) to the left was originally the entrance to the headmaster's study. The building housed the National School between 1830 and 1902. Wings of 1862 and 1906, which front Burnley Road, are not of special interest.

Owner and Contact Details

Robert Frost MRICS, Frost and Co.

Description

Three storey, six-bay purpose-built early c20th retail and commercial building fronting Burnley Road, which is a later addition to a two-and-a-half storey early c19th former school building, itself much altered late c19th for retail to 3 further corner bays. Partially dismantled late c20th (top storey) due to structural issues.

Listing Status

Grade II

Historic Value

Important exemplar both of school building and early retail, social value in connection to co-operative movement, illustrative value of changing economy of Padiham, significant local interest as landmark.

Present Condition

Poor, grave in parts. Council considering Heritage At Risk strategies.

Observations

Part occupied.

Outline specification - National School Building	Repair	Restoration
Vacant Retail Units		
Allow to take off and rebed ridges	£ 1,300.00	
Allow to renew roof covering using salvaged slates missed with new matching (say 50%).	£ 17,903.00	
Carefully take off and rebed copings	£ 2,500.00	
Renew render to inner faces of gables, etc.	£ 1,500.00	
Renew rooflights (2No. observed)	£ 3,500.00	
Provisional sum for timber and steel roof frame repairs.	£ 20,000.00	
Timber treatment throughout.	£ 5,000.00	
Provisional sum for structural investigation and restraint system throughout.	£ 40,000.00	
Provisional sum to rebuild / repair above roof structures - 1 No. vent observed.	£ 5,000.00	
Repair lead weatherproofings, dormer cheeks, valley gutters, soakers.	£ 3,750.00	
Include for 3no. new hopper and downpipe in cast iron and connections.		£ 3,090.00
Overhaul cast iron gutters.	£ 1,300.00	
Light conservation clean. Carefully rake out and repoint in lime mortar.	£ 11,025.00	
Provisional sum for masonry repairs - say 20 No. small indents.	£ 3,600.00	
Renew windows in traditional style - include for double or secondary glazing.		£ 55,400.00
Reinstate shopfronts, overhauling existing historic fabric, including reinstating awnings and hand painted signage.		£ 59,450.00
Repairs to front entrance doors.	£ 2,500.00	
Scaffold		£ 10,718.00
Preliminaries	£ 14,265.36	£ 15,438.96
Net Build Costs	£ 133,143.36	£ 144,096.96
PROFESSIONAL FEES	£ 16,642.92	£ 18,012.12
CONTINGENCIES @ 10%	£ 13,314.34	£ 14,409.70
VAT @ 20%	£ 26,628.67	£ 32,421.82
GROSS ELIGIBLE COSTS	£ 189,729.29	£ 208,940.59

National School Building



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Historic Value

Present Condition

Poor, grave in parts. Council considering Heritage At Risk strategies.

Observations

Part occupied.

Outline specification - National School Building	Repair	Restoration
Occupied Retail Unit and floors above		
Provisional sum to reinstate top floor		£ 70,000.00
Renew stone surrounds to match existing 6No. First floor windows	£ 21,000.00	
Reinstate for 3 No. hoppers and downpipes in cast iron and connections.		£ 3,090.00
Timber treatment throughout.	£ 5,000.00	
Provisional sum for structural investigation and restraint system throughout.	£ 10,000.00	
Light conservation clean. Carefully rake out and repoint in lime mortar.	£ 3,750.00	
Provisional sum for masonry repairs	£ 10,000.00	
Renew windows in traditional style		£ 9,600.00
Reinstate shopfronts, overhauling existing historic fabric, including reinstating awnings and hand painted		£ 42,000.00
Scaffold		£ 4,500.00
Preliminaries	£ 5,970.00	£ 7,102.80
Net Build Costs	£ 55,720.00	£ 136,292.80
PROFESSIONAL FEES	£ 8,915.20	£ 21,806.85
CONTINGENCIES @ 15%	£ 8,358.00	£ 20,443.92
VAT @ 20%	£ 11,144.00	£ 31,619.93
GROSS ELIGIBLE COSTS	£ 84,137.20	£ 210,163.50