

Heritage Statement

Dearnley Old Hall

Littleborough, Rochdale

March 2023

Nicol Thomas

Introduction

Nicol Thomas is submitting this heritage statement in connection with the full planning.

Dearnley Old Hall is a Grade II* listed building located in the town of Littleborough, which is part of the Metropolitan Borough of Rochdale in Greater Manchester. It shares a site off Halifax Road with several outbuildings

Dearnley Old Hall

Historical observations suggest Dearnley Old Hall originated as a late-medieval timber-framed hall-house, possibly dating as early as the first half of the 16th century. Evidence for this derives from the existing kingpost trusses and an internal timber-framed screen. The building is comprised of a linear main range that was probably constructed around mid-17th century, and a smaller late 19th century rear wing. Being a listed Grade-II* building, Dearnley Old Hall is considered of exceptional architectural and historic interest. Its possible origins as a late-medieval open hall has further increased its significance.



Garage Proposal:

Utilizing Marshalls reconstituted stone walling for the front elevation and grey slate tiles for the roof will ensure that the proposed garage is in harmony with the surrounding area, resembling the design of Dearnley old hall.

Conclusion:

The garage is designed to be of exceptional quality and will enhance the existing house. Additionally, there is a considerable distance between the garage and the Grade 2 listed building, separated by a vast garden, minimizing any potential impact. This separation provides an opportunity to appreciate the listed building on its own merit.