



J C Building Design Limited

23 Gordon Street, Bacup, OL13 8DH

01706 872797

07824 871086

enquires@jcbuildingdesign.co.uk

www.jcbuildingdesign.co.uk

Company Reg: 10808730

Heritage Statement

Date: January 2022

Site Address

8-9 Paul Row,
Temple Lane,
Littleborough,
OL15 9QG.

Prepared by

Jordan Walker,
J C Building Design LTD.

[Paul Row \(IOE01/09404/21\) Archive Item - Images Of England Collection | Historic England](#)
Historic England

Source [PAUL ROW, Non Civil Parish - 1309683 | Historic England](#)

1.0 INTRODUCTION

This heritage statement has been prepared in support of the householder planning application to revert the grade II listed cottage back into two separate dwellings. The conversion from 8 and 9 Paul Row in to one dwelling was completed prior to the Grade II listing in 1986.

This statement has been produced as a considered necessity with the planning application to assess any potential impact the proposals may have on the heritage assets and to ensure the proposal responds positively to its context to provide a valuable addition to the surrounding area, whilst also providing assurance the historic nature of Grade II listed building is maintained. This statement is produced in response to policies set out in P128 of the National Planning Policy Framework 2012:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”

This document is to be read in conjunction with all planning drawings and any supporting documentation.

1.1. Site Location

8 Paul Row is the end property of 1 – 8 Paul Row in the urban district of Littleborough, metropolitan district of Rochdale, in the North West of England.

1.2. Site Description

Paul Row, Temple Lane is a row of cottages, originally eight, now six, dating back to the early 19th Century, and became Grade II listed on the 23rd April 1986 (List Entry List entry 1309683). It is likely the the construction purpose of the cottages was as weaver's cottages, taking in to account the upper floor window designs. The cottages are stone built with a stone-slate roof which have a double-depth plan, two storeys, and one [bay](#) each. The doorways have square-cut surround, and the windows were originally [mullioned](#), however, some have been altered.

The heritage assets of the property are predominantly focused on the front elevation of the property, as well as the materials of the roof and walls. No internal works are included on the listed description.

Internally, the ground floor consists of a kitchen and two lounges to the front of the property, one of which has an adjoining snug to overlooking the rear. The first floor consists of 1 bathroom and 3 bedrooms, one to the front of the property, one to the rear, and one which spans from the front to the rear.

2.0 Identifying Heritage Properties

1-8 Paul Row, Temple Lane are Grade 2 listed properties on the National Heritage List for England. The description of the listed properties are a *“Row of 8 cottages, now 6 cottages. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each cottage is double-depth, has 1 bay and 2 storeys. Each has a door with square-cut surround adjoining a 3-light flat-faced mullion window.*

Similar 5 or 6-light windows on first floor (total of 5 mullions missing). Bay added to right in C19. 9 ridge chimney stacks. Similar window type to rear but of 2 and 3 lights.”

3.0 Impact of proposed works:

- 3.1. We have proposed to remove the existing front elevation door of No. 8 Paul Row and for this to be replaced with a timber door mirroring the design of that from 1-6 Paul Row. We have also proposed to add a new opening to the front elevation of No.9 Paul Row, the proposed timber door is to also mirror the uniform design of 1-6 Paul Row. We have also proposed the addition of timber canopies above the front elevation door ways of both No.8 and 9, the designs of these are to mirror the design of No. 7 Paul Row. The impact of these proposals are restoring the cottages to their original appearance and maintaining the character of the row.
- 3.2. We have proposed to remove both front elevation windows from No.9 Paul Row. The existing ground floor elevation window is UPVC in material and the first floor window is timber framed. The windows removed are to be replaced with timber box sash windows, this is an aim to restoring the property back to their original states.
- 3.3. We have proposed to re-instate the existing door opening to the rear elevation of No.9 Paul Row. The proposed timber door is to match the design of the proposed front elevation doors. By re-instating the rear opening into No.9 Paul Row, the impact of this is minimal as we are restoring the cottage back to its original state re-using original openings.
- 3.4. We have proposed to remove all existing UPVC windows and doors on the rear elevation. These are to be replaced with either a timber box sash window or a flush timber casement window side hung open/fixed, as noted on the proposed drawings. ‘ JCBD-21-236-2- Proposed Floor Plans Elevations and Roof Layout’. This is an attempt to restore the proposed cottages back to their original state, and by removing and replacing the UPVC doors and windows the proposal will closely resemble the rest of the row.
- 3.5. We have proposed to add two Velux windows to the rear elevation roof of No.9 Paul Row, although these are not within keeping with the cottages character they are not overlooked by any surrounding property.
- 3.6. We have proposed to block up the existing walkways between No.8 and 9 Paul Row on both the ground and first floor. The materials used to do this are to be taken from the proposed openings, the aim for this is to minimise the loss of any historic fabric.
- 3.7. Due to the poor internal state of No.9 Paul Row, we have proposed to remove all the existing studwork and wall finishes. We are proposing to construct new studwork, a new staircase and to re – plaster all of the internals.

4. Conclusion

- 4.1. The proposed works aim to re-instate the two cottages as they would have previously been, we have also taken as many steps as possible in order to reduce any loss of historic fabric. Our proposed works within No.9 Paul Row allow for us to re-instate this as a habitable dwelling.