

New 2m high boundary fencing





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Introduction

This Heritage Statement has been prepared by Diogel Architecture to accompany an application for planning permission for the erection of new 2m high boundary fencing and two double gates to the rear of 75-81 Church Street, Queens Road, Littleborough, OL15 8AB. The purpose of this statement is to assess the potential impact of the proposed development on the nearby designated heritage assets, including listed buildings within the surrounding area.

In accordance with the guidance set out by Historic England and the Rochdale Borough Council Local Plan, this document provides an assessment of the significance of the heritage assets and analyses the impact of the proposed works on these assets and their settings. The assessment aims to ensure that the proposed works comply with local and national policies concerning

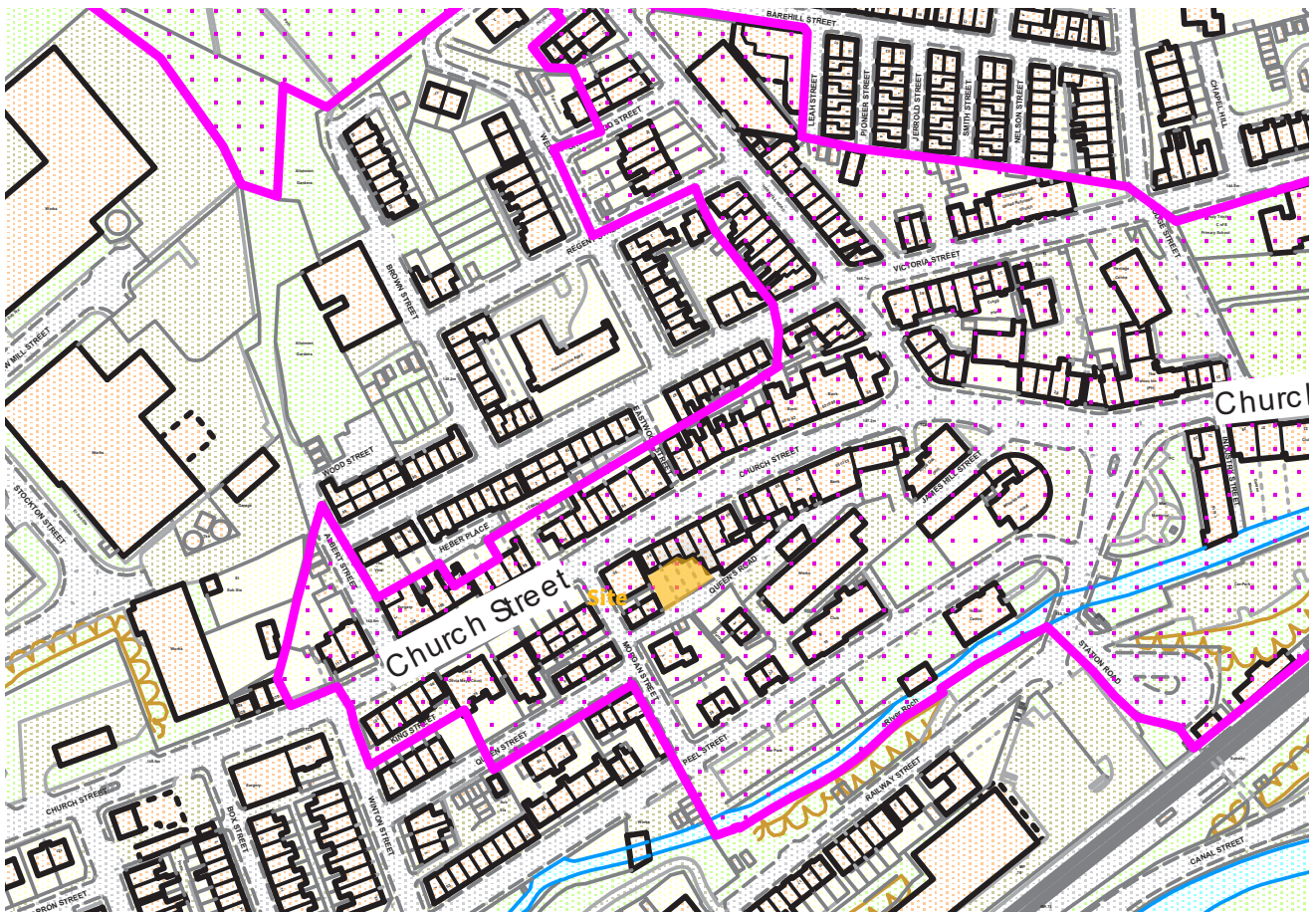
heritage conservation, particularly paragraph 194 of the National Planning Policy Framework (NPPF), Conservation Principles and Policies and Guidance (Historic England).



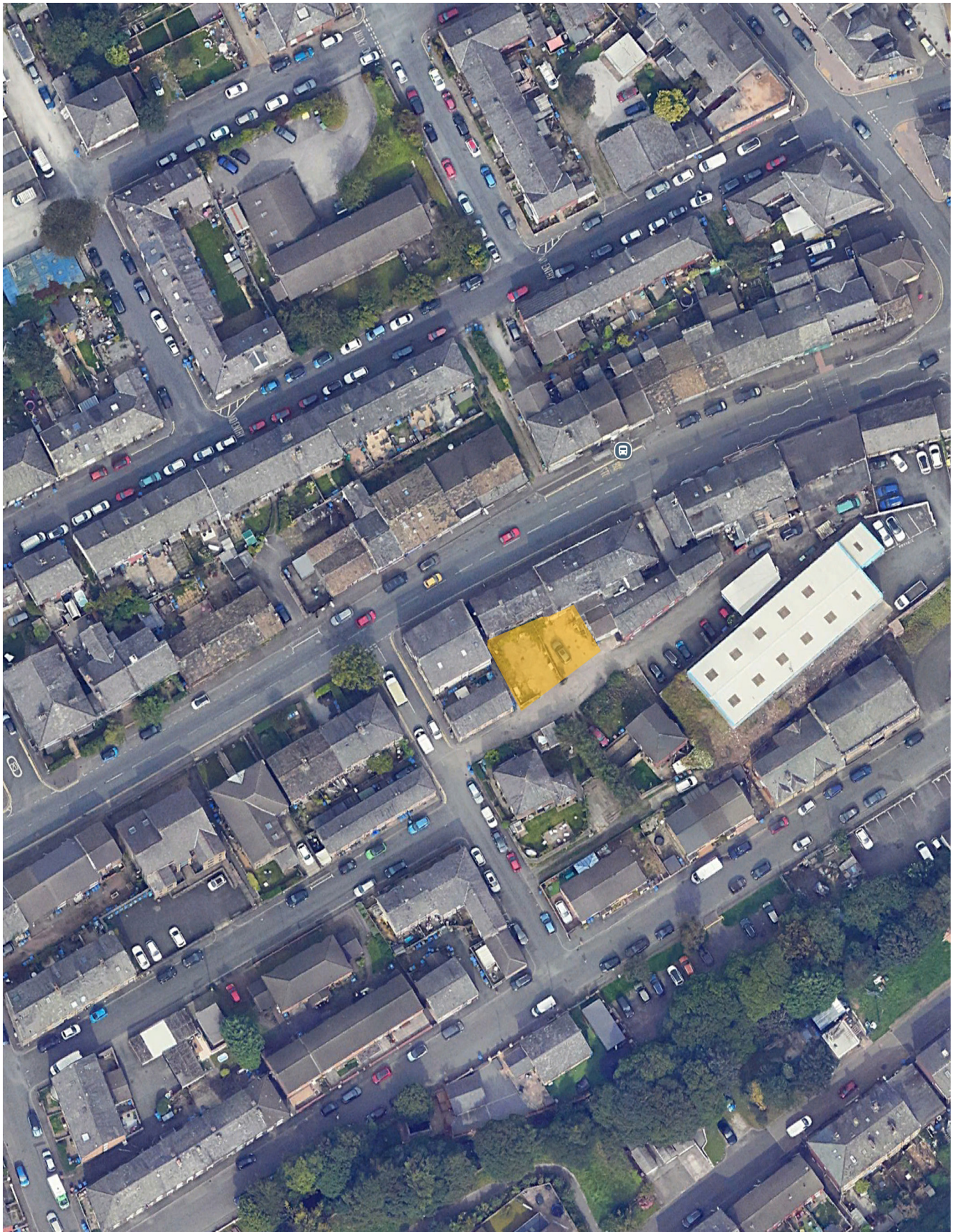
Site Location and Description

The site is located to the rear of 75-81 Church Street in Queens Road, Littleborough, OL15 8AB. The surrounding area predominantly consists of residential and non-residential properties.

The site comprises paved space with a timber fence. It is not listed, but it lies within the Littleborough Town Centre Conservation Area.



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The Nature and Significance of the Heritage Assets Near the Proposed Development

The closest listed heritage assets are:

- The Roundhouse, Wheatsheaf Buildings (Grade II listed, List Entry Number: 1068526), located approximately 50 metres from the site.

- Littleborough War Memorial (Grade II listed, List Entry Number: 1436965), located approximately 100 metres from the site.

- Littleborough Coach House Heritage Centre (Grade II listed building, List Entry Number: 1162288), is located approximately 100 metres from the site.

The conservation area is significant for its representation of a and Littleborough includes several listed buildings that contribute to its charm and historical value.

The Roundhouse, Wheatsheaf Buildings (Grade II listed)

It was built in the early 1860s; this Grade II-listed building serves as a public house and shop. It showcases a unique semi-circular design, rising three stories high with ten distinct sections or 'bays'. The exterior is crafted from rugged rock-faced stone with a slate roof. Its facade is adorned with continuous stone bands and a decorative parapet above the eaves. The north side

features two shop windows, while the doors display a variety of arch styles, including one with ornate colonnettes supporting a cusped arch and multi-foiled overlight. The Wheatsheaf has a rich history dating back to at least 1780. Historical records mention Robert Hirst as the publican in 1821, indicating the establishment's long-standing presence in the community.



Littleborough War Memorial (Grade II listed)

The Littleborough War Memorial, located on Railway Street in the town centre, was dedicated on June 17, 1922, and designed by Bolton architects Bradshaw, Hope and Gass. The monument features a York stone obelisk atop a square pedestal resting on a platform of wide and narrow steps. The

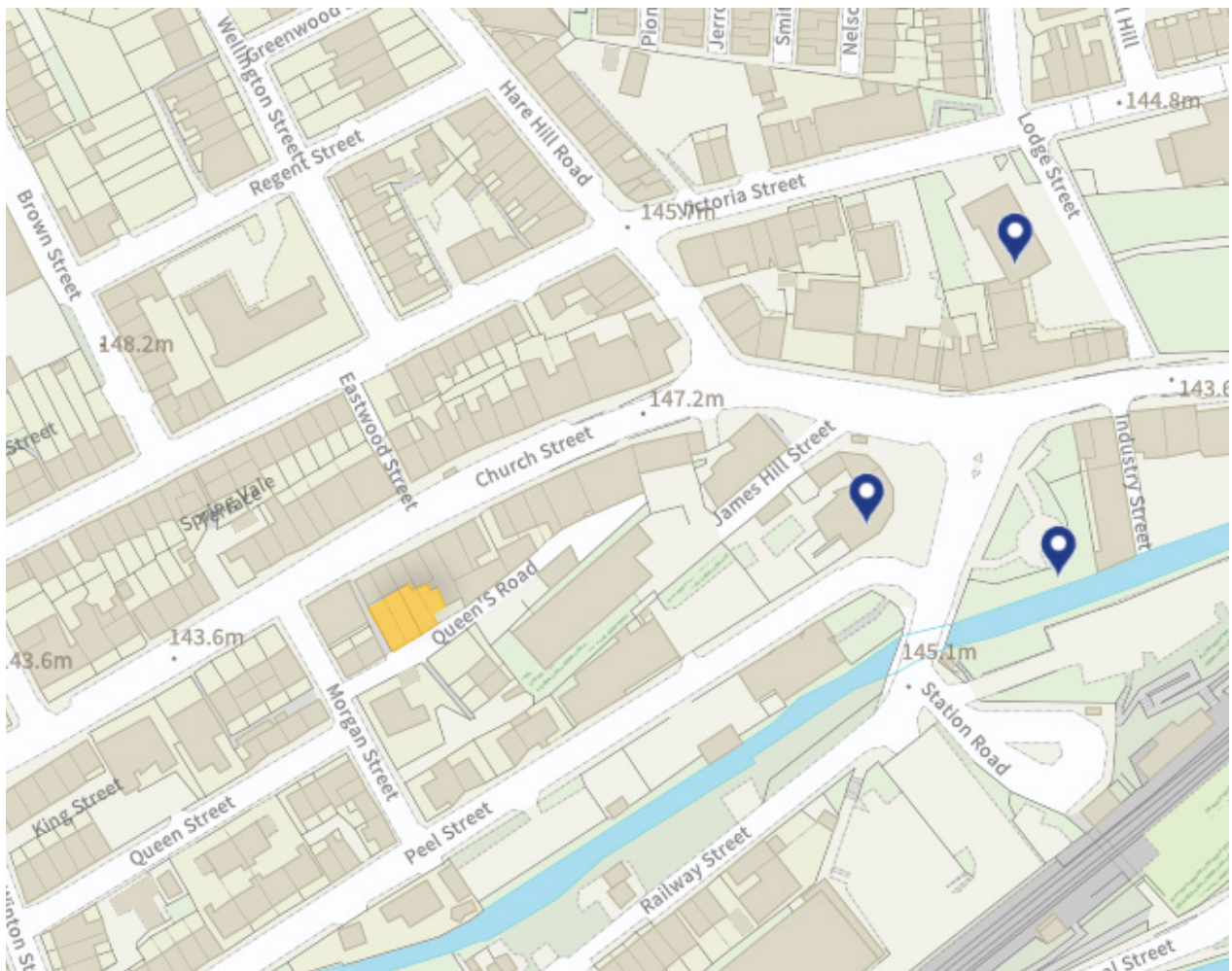
obelisk is adorned with a mid-height wreath and topped with a stone bearing carved crosses on all four sides. A granite plaque on the pedestal's front face lists the names of the fallen from both World Wars. It is set in a small semi-circular garden as a poignant tribute to Littleborough's war dead.



Littleborough Coach House Heritage Centre (Grade II)

The heritage center, formerly a coach house, dates back to the late 18th or early 19th century. The building features four bays and two stories, constructed with hammer-dressed water-shot stone and topped with a graduated stone slate roof. The first bay contains opposing coach entrances. The structure is adorned with quoins and decorative eaves gutter brackets. A segmental-arched coach entrance is flanked by a door on the left and three stabling doors on the right, all with chamfered surrounds. Above this entrance sits a small round-headed window with impost blocks

and a keystone. Inside, the roof structure is supported by queen-post trusses, been converted into a door, larger first-floor openings and a taking-in door. Another coach entrance matches the one on the front. Inside, the roof structure is supported by queen-post trusses.





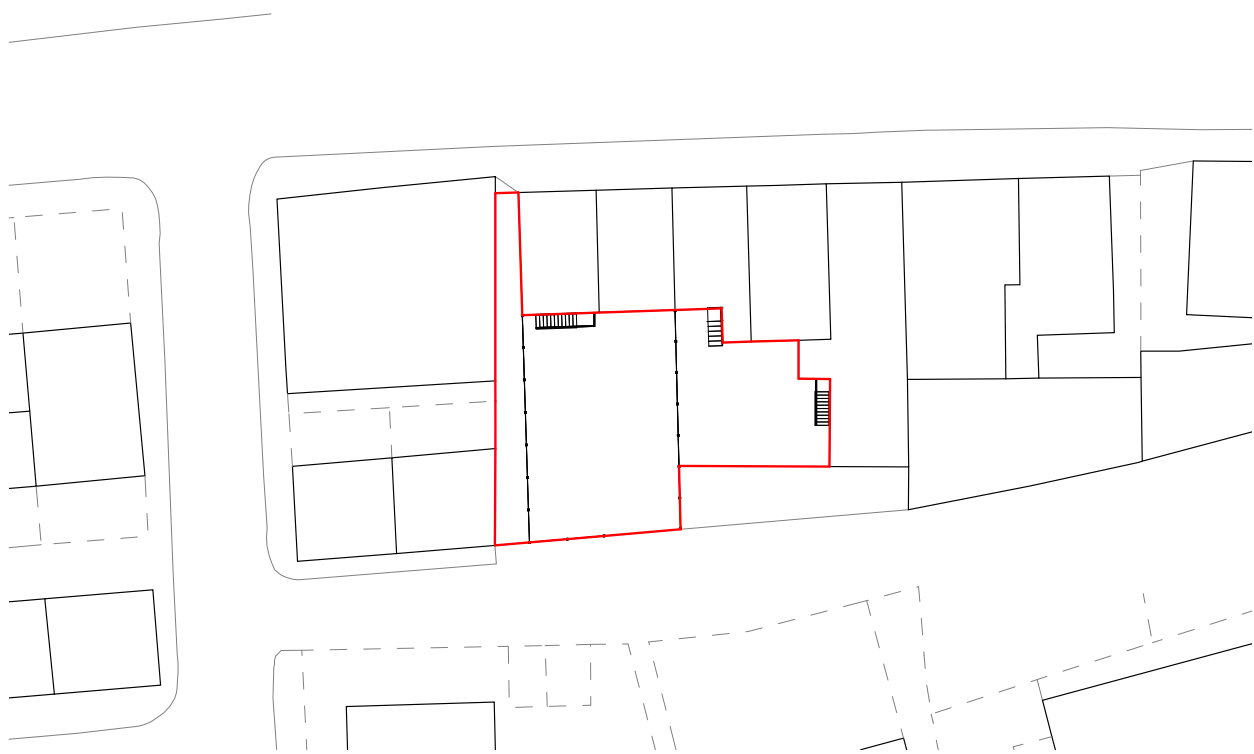
Existing site

The site includes an existing timber fence and overlooks Queens Road to the southeast and adjacent buildings to the northwest. The existing fence does not have any historical value.

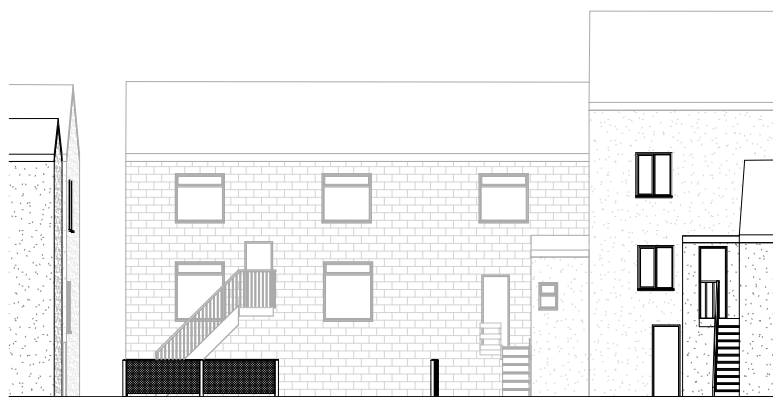
The existing fence requires modernisation to provide secure space for the residents & businesses located in adjacent buildings.



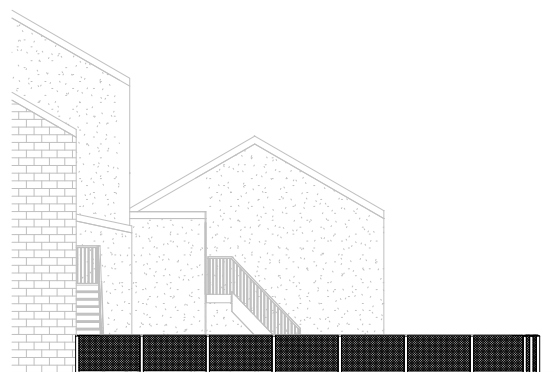
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Site Layout Plan



Rear Elevation



Side Elevation



Proposed Alterations

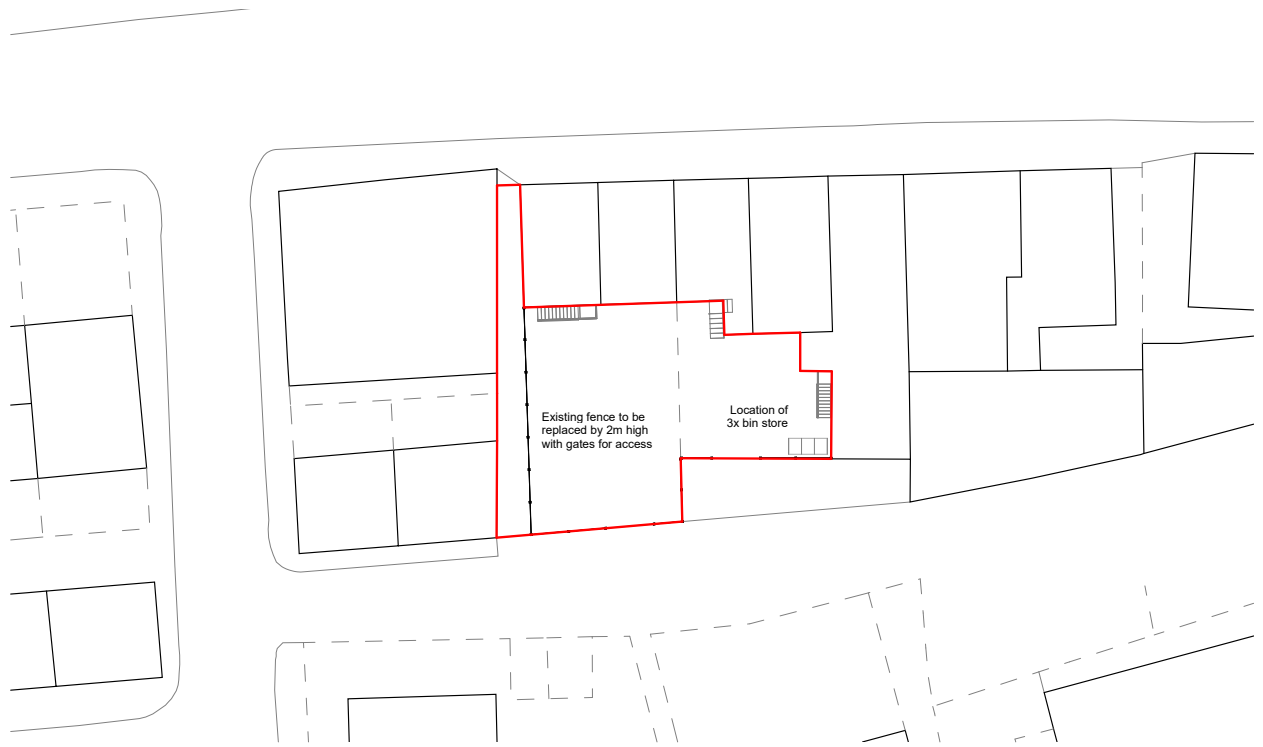
The proposal aims to upgrade the fence to secure the rear space of 75-81 Church Street properties. The proposed fence will be 2m high with gates for access.

The proposal would not physically or visually isolate any nearby situated heritage assets

or interrupt or sever any meaningful visual relationship.

The proposal will be acceptable in principle within Settlement Policy Area boundaries.

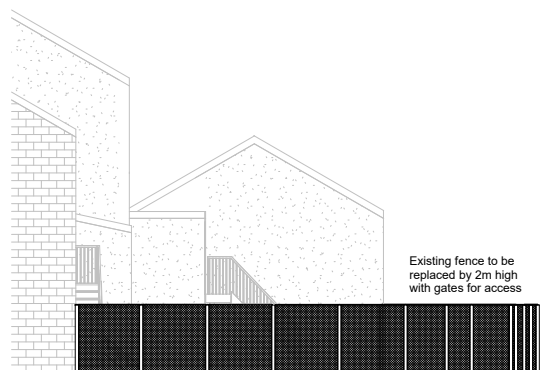




Site Layout Plan



Rear Elevation



Side Elevation



Impact of the Proposed Works on the Heritage Assets

The proposed fence with gates is designed to be sympathetic to the surrounding area, particularly the Littleborough Conservation Area and the nearby listed assets.

Impact on Littleborough Conservation Area:

The introduction of a new fence will stay within the area's character. The site is located behind 75-81 Church Street properties. The proposal is discreet, ensuring that the overall setting of the conservation area is preserved.

The Roundhouse, Wheatsheaf Buildings:

The proposed works will not alter any key views to or from The Roundhouse. The distance between the site and the Roundhouse ensures that the visual relationship between the listed building will not be compromised.

Impact on Littleborough War Memorial:

Due to the distance between the proposed works and Littleborough War Memorial, there will be no direct impact on the listed asset or its setting. The proposed alterations are entirely contained within the site of Queens Street, and no visual or structural relationship will be affected.

Littleborough Coach House Heritage Centre:

Due to the distance between the proposed works and Littleborough Coach House Heritage Centre, there will be no direct impact on the listed building or its setting, and no visual or structural relationship will be affected.



View from Church Street towards the site

Mitigation Measures

To ensure the preservation of the heritage assets and their settings, the following mitigation measures will be undertaken:

Materials:

The materials used for the fence (metal) will integrate seamlessly with the surrounding area.

Landscaping:

The site will be maintained in its current form, ensuring that the site's appearance from the street remains consistent with the area's character.

Design:

The scale and massing of the proposed fence have been carefully considered to ensure that the proposal remains subordinate to the original adjacent buildings and does not dominate the heritage assets in the area. It also follows the similar design and height of the fences in the area.

Construction Practices:

Construction will be undertaken with care to minimise any disruption to the surrounding area. Work will be scheduled to avoid unnecessary noise or visual disturbance.

Conclusion

The proposed development at Queens Road, OL15 8AB, Littleborough, has been carefully designed to ensure that it preserves the character of the surrounding conservation area and avoids any negative impact on nearby listed buildings. The use of appropriate

materials, sensitive design, and thorough consideration of the heritage significance of the area ensures that the proposal complies with local and national policies on heritage conservation. Any potential harm caused by the development will be minimal and

is outweighed by the improvements to the livability and functionality of the site and adjacent buildings for the current occupants.



View towards the Roundhouse



View towards the Morgan Street



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