



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: April 2023

Our ref: 22.2988

Your ref:

Application No: 23/00317/FUL
Application Type: Full Planning Application
Proposal: Change of use, conversion and extension of existing garage to form new detached bungalow with associated parking and garden area
Location: Land Adjacent To 8 Holme House Street, Littleborough, OL15 9QU

HERITAGE STATEMENT

The proposed development is conversion and extension of an existing garage adjacent to 8 Home House Street to form 1no bedroom bungalow dwelling with associated parking hardstanding and garden space. The development also contains the formation of new stone boundary walls.

The site is on Holme House Street, off Todmorden Road, Littleborough. Holme House Street contains a row of terrace properties to the north leading to Canal View which houses recently built large detached stone dwellings.

The application site is adjacent to 8 Holme House Street and is positioned to the west of Grade 2 listed buildings 3 and 4, Fielden Street, Summit, Littleborough, OL15 9QT. There is a yard belonging to 4 Fielden Street between the stone gable of 4 Field Street and the boundary of the application site. There is also an electric substation between the two sites, this sub station is bounded with brick built with tired render finish wall to the front and timber fencing to the side and rear.

Official list entry;

Heritage Category: Listed Building

Grade: II

List Entry Number: 1162381

Date first listed: 23-Apr-1986

Date of most recent amendment: 30-Sep-1986

List Entry Name: 3 and 4, Fielden Street and 58, Summit, Todmorden Road

Statutory Address 1: 3 and 4, Fielden Street, Summit, Littleborough, OL15 9QT

Statutory Address 2: 58, Summit, Todmorden Road, Littleborough, OL15 9QW

Location

Statutory Address: 3 and 4, Fielden Street, Summit, Littleborough, OL15 9QT

Statutory Address: 58, Summit, Todmorden Road, Littleborough, OL15 9QW

The building or site itself may lie within the boundary of more than one authority.

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 94591 18498

Details

SD 91 SW 1/66

*LITTLEBOROUGH TODMORDEN ROAD (east side) SUMMIT No. 58
(Formerly listed as No. 58, TODMORDEN ROAD)*

It Includes Fielden Street. Nos. 3 and 4.

Four houses, now three houses. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Total of four bays and two storeys. Quoins. Door to right of each bay, one blocked, one with a C20 porch. Two- or three-light flat-faced mullion ground floor windows and four-light first floor windows (one with a blocked light). Ridge chimney stacks. Former shop window in left return (now blocked). Similar window type to rear. Entrance at basement level in right return.

Listing NGR: SD9459118498

PROPOSAL IMPACT

The proposed development is conversion and extension of an existing garage adjacent to 8 Home House Street to form 1 no bedroom bungalow dwelling with associated parking hardstanding and garden space. The development also contains the formation of new stone boundary walls. Existing facing brickwork and the infill of the existing a garage door are to be rendered, the extension toward the listed buildings to be finished in stonework.

The development will modify an existing facing brickwork garage and overgrown landscaping into a habitable space, it will also introduce traditional stone boundary walls and improve boundary treatments to the site and surrounding the Sub Station. The proposed extension is subtle and has minimal impact on the blank gable of the listed building.

CONCLUSION

In conclusion, the application would not harm the character or appearance of Grade 2 listed buildings 3 and 4, Fielden Street, Summit, Littleborough, OL15 9QT. The development would be hidden when viewing the listed building from Todmorden Road and also from Fielded Street.