

Heritage Statement

Site name Littleborough Family Hub
Address of site Calderbrook Road, Littleborough, OL15 9JN
Grid Reference 393611E 417131N

1. Schedule of Works

Please state the type of proposal:-

The work involves the refurbishing and upgrading of an existing redundant ex-school classroom block, built in 1973 that is the only remaining part of the original school that was demolished in 2022, to make way for a replacement school constructed on the same site.

It is intended that the building will be adapted for use as a Family Hub replacing and extending the local childcare, NHS medical and youth provisions previously provided in the demolished school and currently being provided at Littleborough Sports Centre.

The structure is not a Listed Building or in a Conservation Area, the site however is 126m away from the Town House Conservation Area, see site plan in point 3 below.



The photo above is the North Elevation of the Existing Building – Areas of painted brickwork on the ground floor are to be chemically cleaned.

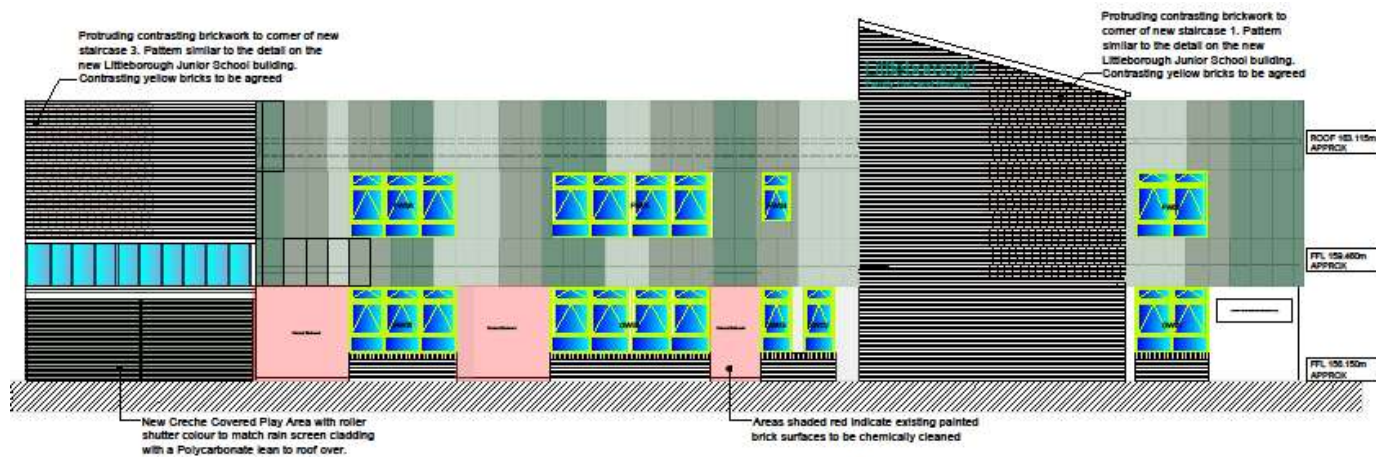
Please list the works proposed:-

The proposed work involves the upgrade of an existing 1970's building, both internally and externally to comply with current Building Regulations and legislation.

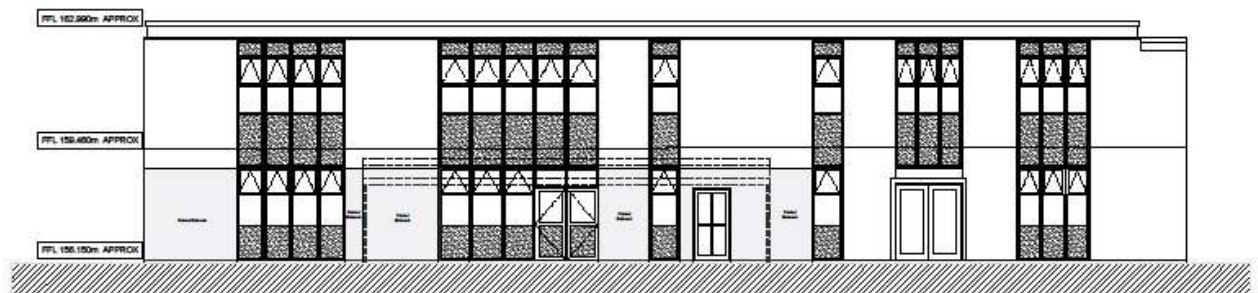
It is proposed to construct two external staircases. One is on the north elevation will replace an existing metal staircase and the other on the west elevation, contains a lift to provide disabled access to the upper floors.

External staircase extension construction comprises:-

- Brick cavity walls that match existing brickwork, with protruding brick courses, in a colour contrasting brick to match the pattern on the new Littleborough Junior School.
- Staircase 1 on the West Elevation, will have a mono pitch roof with grey Cambrian slate finish covering. The doors and windows are aluminium in a grey finish.
- Staircase 3 on the North Elevation, will have a flat built up felt roof which will be hidden by the brick parapet wall, taken up to the same height as the main parapet. The windows are grey UPVC and the escape door is steel in a gray finish.



Proposed Front Elevation (West)



Existing Front Elevation (West) Covered play areas hidden

The existing and proposed west elevation is shown above. It shows the new staircases to the west and north elevations.

Please list the works proposed to the existing building:-

For all the elevations see the Proposed Elevation drawing no. BS/28, submitted with the application.

The proposed work comprises:-

- The existing full height window/panel units are all to be removed from each elevation.
- The existing painted brickwork walls at ground floor level will be chemically cleaned.
- The existing window openings will be walled up to form new window and door openings.
- New windows will be grey UPVC
- New doors will be grey coloured aluminium.

- The first floor external walls are to be externally insulated proposed rain screen cladding at first floor level covering external insulation on the walls to upgrade the cavity wall to thermal Building Control Regulations/requirements.

Colours of the proposed Rain Screen Cladding:-



The colours of the rain screen cladding have been chosen by the local community groups that will be using the facilities in Littleborough Family Hub.

The green colours have been chosen to blend in with the surrounding trees and countryside.

2. Pre Application Advice

Meetings with Ryan Killeen and Andy Raynor to discuss the design of the new extensions and external rain screen cladding.

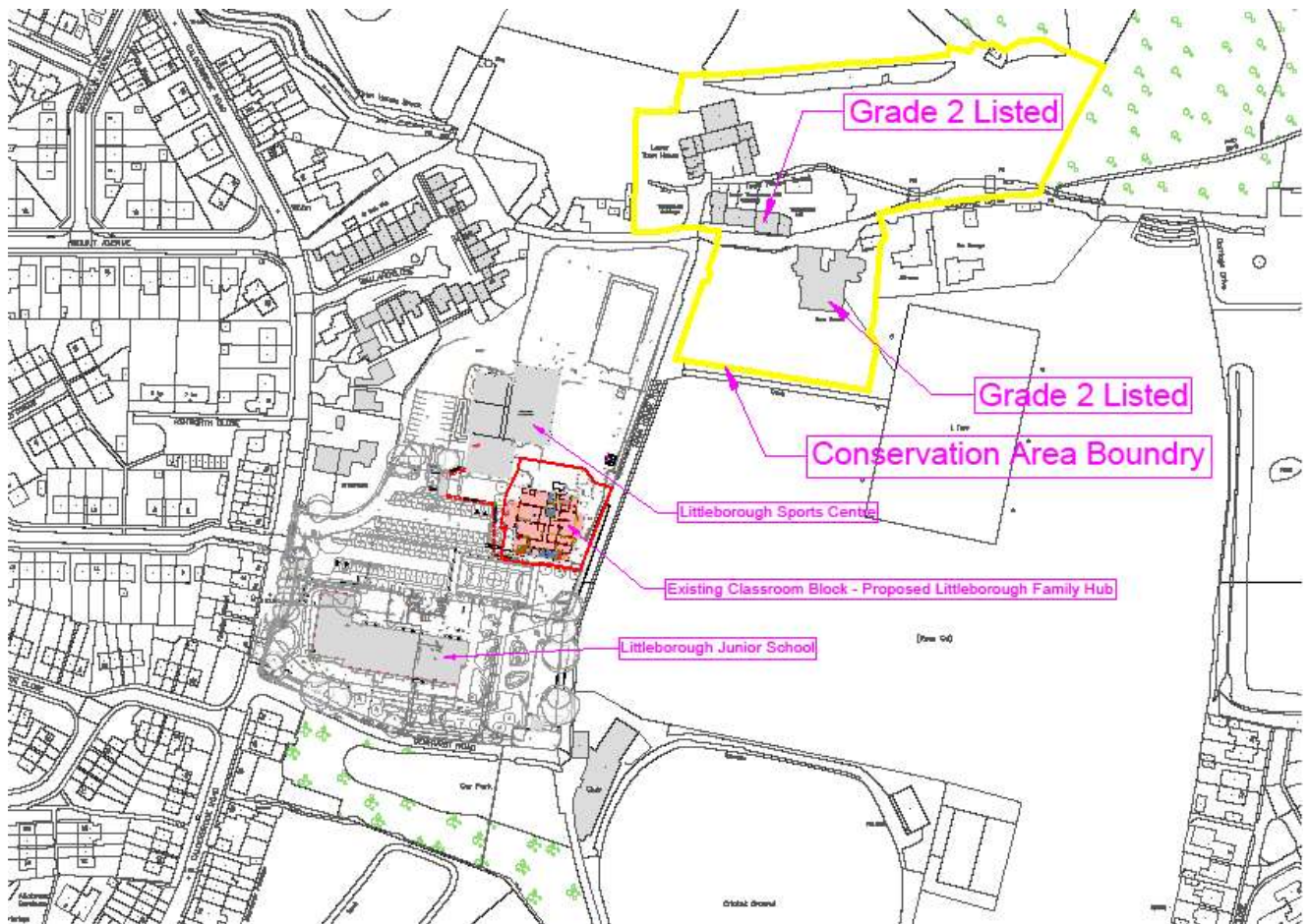
3. What heritage asset(s), including their setting, are potentially affected by the proposals?

Please see below:-

Conservation Areas and Listed Buildings

There is a conservation area (Town House Conservation Area), located to the north east of the site and several listed buildings in the surrounding area as indicated on the plan below.

The site sits outside of the conservation area, however due to the proximity to it, care has been taken with the design and of the external appearance of the existing building.



The existing building is set in a dip between Littleborough Primary School and Littleborough Sports Centre . Littleborough Cricket Club is adjacent to the site and accessed via Denhurst Road (the existing access road to the rear of the Sport Centre overflow parking and MUGA).

Littleborough Town Centre Conservation Area is located to the south of the site, it will be unaffected by the development as it is not visible from the site, with the nearest listed building approx. 281m away and obscured by Littleborough Junior School and other buildings



Town House – Grade 2 Listed building in the Conservation Area. Set back and screened by trees and is 126m from the proposed work on the existing building.



Access to Town Hall is via the tree lined Town Hall Road which also has hedges and shrubs either side of it. There are also trees in the garden of Town House, this all provides existing screening to the existing redundant school building.



Town Hall Road in winter, Town House is obscured from view by trees, hedges and shrubs. Note the new fencing round the Littleborough Junior School site is now in place.



Photo taken from the metal 1st floor fire escape staircase on the existing building, North Elevation. Town House is adjacent to the MUGA in the distance, which is screened by the trees, hedges and a 2.4m high fence on the boundary.

4 What research have you undertaken to understand the significance of the heritage asset(s) affected?

Local Authority Planning sources, internet research, local history articles and literature.

5. What is important about the affected heritage asset(s) ('the significance')?

The buildings and Town House in the Conservation Area have a historical and architectural interest, some are Grade 2 listed to protect them.

The building where the proposed work is not a listed heritage asset or in the conservation area, it's nearby but screened from the conservation area by existing vegetation.

6. How will the proposals impact on the significance of the heritage asset(s) and their setting?

The existing building has been there since the 1973 and the proposed work improves its rather dated appearance and helps it blend into the surrounding area.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) and their setting?

There is no change to the setting of the property, it is screened from the Conservation Area by the trees, hedges, shrubs and existing 2.4m high fences.