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Your ref:

## DESIGN STATEMENT



### Proposed Internal and External Alterations

**244 Harbour Lane, Milnrow, Rochdale, OL16 4EL**

Document to support Householder Planning Application and Listed Building Consent

To be read in conjunction with –

Drawings 24.3399.1 / 2 / SC1.1A / Site Location Plan

Heritage Statement – Garry Miller

Structural Report – Healey Consulting.

## 1.0 Introduction

This Design Statement has been prepared in support of a householder planning application and listed building consent for internal and external alterations to 244 Harbour Lane, Milnrow, Rochdale. The proposal seeks to carry out sympathetic repairs and modifications to improve the functionality and condition of the building while conserving its architectural and historic significance as a Grade II listed structure.

## 2.0 Site Context and Heritage Significance

The application property is located on the southern edge of Milnrow, a residential suburb within the Metropolitan Borough of Rochdale, Greater Manchester. The site sits near the junction of Harbour Lane and Ladyhouse Lane, forming part of an L-shaped stone-built terrace. The surrounding area is predominantly residential in character, with a mixture of traditional stone cottages and modern infill development.

244 Harbour Lane is a three-storey end-of-terrace building, historically constructed as a weaver's cottage in the late 18th or early 19th century. The property is listed at **Grade II**, signifying its national importance due to special architectural and historic interest.

The building displays characteristics typical of the local **Pennine vernacular**, including coursed stone construction, elongated mullioned windows, and a distinctive taking-in door—now blocked—which reflects its original use. While the interior was significantly altered in the late 20th century following commercial use, the external form and historic envelope remain largely intact and contribute positively to the local streetscape.

The property is also situated within the remnants of **Lady House Fold**, a historic moorland settlement once comprising a small cluster of cottages and agricultural outbuildings. The site's location within this historically rich setting reinforces its cultural and contextual significance.

## 3.0 Proposed Works

### 3.1 External Alterations

The proposed external works are limited in scope and have been carefully designed to respect and preserve the character of the listed building. These include:

- **Roof Refurbishment:** The existing traditional stone slate roof will be removed, assessed, and re-laid. Where feasible, original slates will be retained or reversed for reuse. Replacement will be in matching reclaimed stone slates if necessary.
- **Timber Roof Structure Repairs:** Many of the rafters require replacement due to deterioration. However, the central king post truss and purlins are expected to be retained, subject to localised end repairs where they bear into masonry.
- **Window Replacement:** Existing non-original 20th-century windows will be replaced with new aluminium-framed units, replicating the historic fenestration pattern to preserve visual coherence.
- **Side Door Modification:** A non-original side door, installed during the building's commercial adaptation, will be partially infilled and converted into a fixed window. As this feature holds no heritage value, the change is deemed neutral in impact.
- **Repointing:** Any necessary repointing works will be undertaken using traditional lime-based mortar, appropriate to the building's age and materiality.

### 3.2 Internal Alterations

Internal alterations are modest and respect the diminished heritage value of the interior. Proposed changes are intended to address structural and functional shortcomings while enhancing residential usability:

- **Staircase Replacement:** Both existing timber staircases are severely affected by woodworm and structurally unsound. New staircases will be installed, with temporary propping if retained during construction.
- **Lobby Removal:** A modern, non-original lobby near the side entrance will be removed to reinstate a more open layout.

- **First Floor Reconfiguration:** Modern stud partitions at first floor level will be removed to provide a more spacious front bedroom. This will not affect the historic core structure.
- **Second Floor Addition:** An en-suite bathroom will be introduced to the attic level. This addition will be discreetly integrated and is reversible in nature.

#### 4.0 Structural Summary

The property presents no signs of significant structural movement or subsidence. The four external walls provide the primary loadbearing structure.

The roof is supported by a central timber king post truss, with purlins bearing into party and gable-end walls. The intermediate floors rely on these same walls for structural support. No significant internal loadbearing walls exist, except a short section at ground floor level that supports a trimmed floor beam.

Roof slates are overlaid with membrane and in varying condition. While many may not be salvageable, conservation-led efforts will aim to retain or reuse as many as possible.

Widespread replacement of roof rafters is anticipated. The king post truss and purlins are expected to be retained with minor bearing-end repairs.

Staircases are structurally compromised due to woodworm and will be replaced. Temporary support will be used if they remain in place during works.

All mortar repairs will be undertaken with lime-based materials to ensure compatibility with the original stonework and to maintain breathability.

#### 5.0 Heritage Impact and Justification

The proposed works have been carefully considered to safeguard the building's special interest. External alterations are minimal and aim to restore or enhance original features. Internally, the works focus on functionality and structural safety, with little impact on significant historic fabric. Where change is proposed, it is both sympathetic and reversible, ensuring that the architectural integrity of the building is preserved.

The scheme complies with the aims of the **National Planning Policy Framework (NPPF)** and relevant local heritage policies, striking an appropriate balance between conservation and modern usability.

#### 6.0 Conclusion

The proposed development at 244 Harbour Lane represents a respectful and considered intervention within a listed historic asset. It offers necessary structural and functional improvements while maintaining the building's historic character and contribution to the local townscape. The application seeks to secure the long-term use and preservation of this heritage asset, and we therefore respectfully request that the proposals be supported.