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Heritage Statement

for

8no. Residential Units

at

Litho House, Barehill Street, Littleborough

Date: January 2021
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Revision: --

HNA Architects Ltd is registered in England & Wales with Company Number 8662846
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Existing Building

Litho House is located on the junction of Barehill Street and Leah Street, Littleborough.

The building is an L-shaped, two-storey, former warehouse building, with an internal courtyard accessed via a covered through-way. It is constructed from natural facing stone on the main façades with a mix of red facing brickwork and cream coloured render to the rear courtyard, a natural slate pitched roof with flat roofed dormers, and featuring a mix of uPVC (on the ground floor) and timber framed windows (on the first & second, dormer windowed mezzanine floors).

The building is a fairly typical example of a stone building in the area; it is not listed, but it is situated within the Littleborough Conservation Area and therefore care must be taken when carrying out any works to ensure that there is no adverse impact on the conservation area.

Proposals

The proposals are for the conversion of the building into 8no. residential units, originally approved as application no. 16/00196/FUL. The proposed works have been designed so as not to adversely impact the Littleborough Conservation Area.

The main façades on Barehill Street and Leah Street remain almost completely unchanged by the proposals as all the existing window openings, etc. are being retained, with some works to adjust existing openings, etc. being carried out to the rear within the internal courtyard.

All proposed works to existing walls and roof including any proposed infilling or reconstruction are to be carried out with matching materials in size, colour and finish. New timber windows to the first and second floors are proposed to match the existing style and the existing leaded glass elements are proposed to be preserved within these new frames to maintain the original appearance of the building. Conservation style rooflights are also proposed within the roof construction. In addition, existing historic features inside the building have been retained such as the feature glazed tiles in the existing building entrance and stairwell; two of the units will have exposed trusses from the original structure which will be retained and become prominent features.

The Conservation Officer from Rochdale Planning Department has been involved with the proposals throughout to ensure that the Littleborough Conservation Area is not adversely impacted by the proposals. The Conservation Officer has, it is understood, conversed with Littleborough Historical and Archaeological Society and a blue plaque has been arranged to be located on the Barehill Street facade to celebrate that the building was originally owned by The Cooperative Society.