



J C Building Design Limited

23 Gordon Street, Bacup, OL13 8DH

01706 872797

07824 871086

enquires@jcbuildingdesign.co.uk

www.jcbuildingdesign.co.uk

Company Reg: 10808730

Heritage Statement

Date: July 2022

Site Address

8-9 Paul Row,
Temple Lane,
Littleborough,
OL15 9QG.

Prepared by

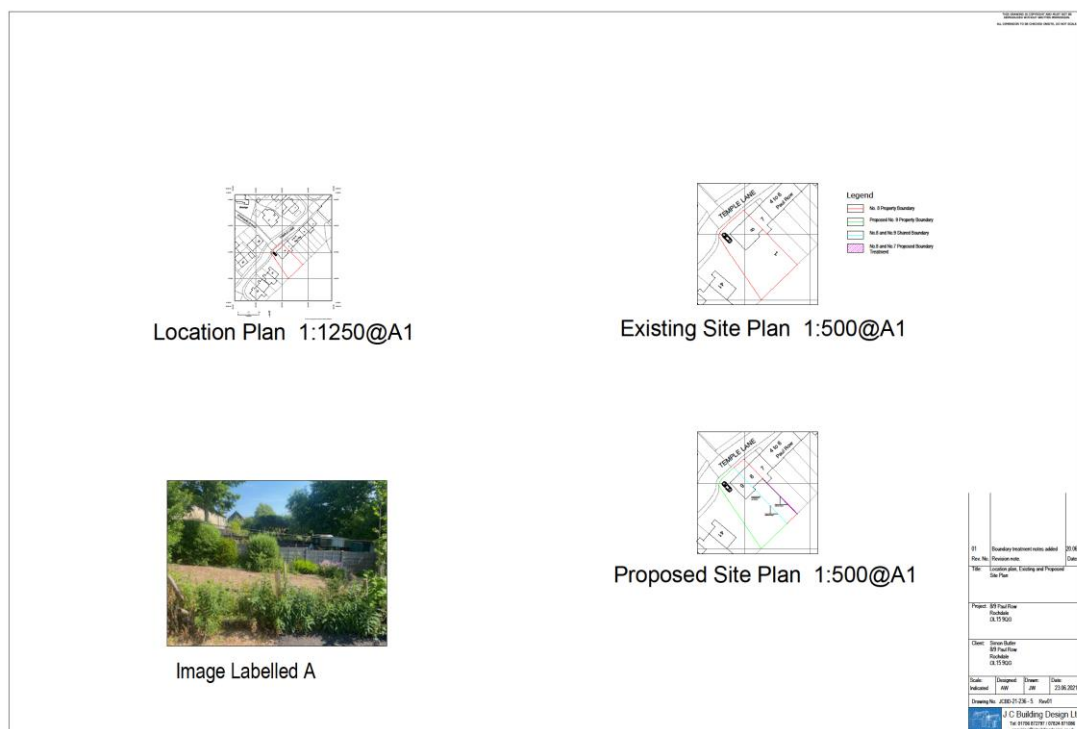
Jordan Walker,
J C Building Design LTD.

1. Introduction

- 1.1 This heritage statement should be used in conjunction to the submitted planning application in relation to 8-9 Paul Row. As detailed within the application the proposed works involve reverting the Grade II cottage back into two separate dwellings, which was previously converted to one dwelling, prior to Grade II listing, in 1986.
- 1.2 This heritage statement is required as a considered necessity to support the submitted planning application. The purpose of this statement is to assess any potential impacts from the proposed works on the heritage assets of the dwelling. The proposal ensures that the proposed works provide positive impacts and valuable assets to the surrounding area, whilst maintaining the historic nature and value of the Grade II listed assets.
- 1.3 This heritage statement is in response to policies set out within P128 of the National Planning Policy Framework 2012;
“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.”
- 1.4 Following a HER search through GMAAS, the description of the listed dwellings is ‘Row of 8 cottages, now 6 cottages. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each cottage is double-depth, has 1 bay and 2 storeys. Each has a door with square-cut surround adjoining a 3-light flat-faced mullion window. Similar 5- or 6-light windows on first floor (total of 5 mullions missing). Bay added to right in C19. 9 ridge chimney stacks. Similar window type to rear but of 2 and 3 lights. (1,2,3)’ This was obtained through sources; Bibliographic reference: D.O.E.. 1986. List of Buildings of Special Architectural or Historic Interest. Borough of Rochdale, Greater Manchester (Area of the former urban districts of Littleborough and Milnrow). 35, Website: English Heritage. 2012. The National Heritage List for England: <http://list.englishheritage.org.uk/>. Accessed 25/10/2012 and Website: Historic England. 2021. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 06/09/2021. Please see the attached Greater Manchester Archaeological Advisory Service Monument Full Report for more detail.

1.5 Site Location

8 Paul Row is the end property of 1 – 8 Paul Row in the urban district of Littleborough, Metropolitan District of Rochdale, in the North West of England.



Location Plan, Existing and proposed Site Plan

1.6 Site Description

Paul Row, Temple Lane is a row of cottages, originally eight, now six, dating back to the early 19th Century, and became Grade II listed on the 23rd April 1986 (List Entry List entry 1309683). It is likely the construction purpose of the cottages was as weaver's cottages, considering the upper floor window designs. The cottages are stone built with a stone-slate roof which have a double-depth plan, two storeys, and one [bay](#) window each. The doorways have square-cut surround, and the windows were originally [mullioned](#), however, some have been altered.

- 1.7 The heritage assets of the property are predominantly focused on the front elevation of the property, as well as the materials of the roof and walls. No internal works are included on the listed description.
- 1.8 Internally, the ground floor consists of a kitchen and two lounges to the front of the property, one of which has an adjoining snug to overlooking the rear. The first floor consists of one bathroom and three bedrooms, one to the front of the property, one to the rear, and one which spans from the front to the rear.

2. Identifying Heritage Properties

- 2.1 1-8 Paul Row, Temple Lane are Grade II listed properties on the National Heritage List for England. The description of the listed properties state *“Row of 8 cottages, now 6 cottages. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each cottage is double-depth, has 1 bay and 2 storeys. Each has a door with square-cut surround adjoining a 3-light flat-faced mullion window. Similar 5 or 6-light windows on first floor (total of 5 mullions missing). Bay added to right in C19. 9 ridge chimney stacks. Similar window type to rear but of 2 and 3 lights.”*



Front Elevation of No.8 Paul Row



Rear Elevation of No.8 Row

3. Impact of Proposed Works

- 3.1 We have proposed to remove the existing front elevation door of No. 8 Paul Row and for this to be replaced with a timber door mirroring the design of that from 1-6 Paul Row. We have also proposed to add a new opening to the front elevation of No.9 Paul Row, the proposed timber door is to also mirror the uniform design of 1-6 Paul Row. We have also proposed the addition of timber canopies above the front elevation door ways of both No.8 and 9, the designs of these are to mirror the design of No. 7 Paul Row. The impact of these proposals are restoring the cottages to their original appearance and maintaining the character of the row. This proposal follows the NPPF Section 16, P190 and P197:

‘190. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a. *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b. *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c. *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d. *opportunities to draw on the contribution made by the historic environment to the character of a place.'*

'197. *In determining applications, local planning authorities should take account of:*

- a. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.'*



Existing Door Design



Door Design of 2-4 Paul Row/Proposed Door Design

3.2 We have proposed to re-instate the existing door opening to the rear elevation of No.9 Paul Row. The proposed timber door is to match the design of the proposed front elevation doors. By re-instating the rear opening into No.9 Paul Row, the impact of this is minimal as we are restoring the cottage back to its original state re-using original openings. This proposal follows the NPPF Section 16, P190 and P197:

'190. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a. *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*

- b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c. the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d. opportunities to draw on the contribution made by the historic environment to the character of a place.'*

'197. *In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.'*

3.3 *We have proposed to remove all existing UPVC windows and doors on the rear elevation. These are to be replaced with either a timber box sash window or a flush timber casement window side hung open/fixed, as noted on the proposed drawings. ' JCBD-21-236-2- Proposed Floor Plans Elevations and Roof Layout'. This is an attempt to restore the proposed cottages back to their original state, and by removing and replacing the UPVC doors and windows the proposal will closely resemble the rest of the row. This proposal follows the NPPF Section 16, P190 and P197:*

'190. *Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a. the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b. the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c. the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d. opportunities to draw on the contribution made by the historic environment to the character of a place.'*

'197. *In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.'*

4. Conclusion

4.1 197. *In determining applications, local planning authorities should take account of:*

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

Our proposal has been designed to enhance the heritage assets of the property, by removing all of the existing UPVC windows and replacing them with timber casement windows. This will enhance the appearance of the dwelling as well as restoring the property back to its original appearance. We are also proposing to remove the existing front timber door and to replace this with a timber door that closely resembles the uniform design of 1-7 Paul Row.

4.2 200. *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

The alterations we have proposed will restore the dwelling back to its original appearance, with the correct materials used for the age of the dwelling. There will be no harm to the existing heritage assets from our proposal.

4.3 202. *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

The public benefits of our proposal are restoring the dwelling back to a single cottage, as it was originally. This footprint can be seen throughout the Row. We are also proposing to remove all of the existing UPVC windows in the property and replace these with timber casement windows, this is also a public benefit of our proposal as this will restore the property back to its original appearance, while also restoring the street scene of Paul Row.



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Descriptive Survey

Prepared By: Jordan Walker, J C Building Design LTD.

Site Address: 8 Paul Row, Rochdale, OL15 9QG.

Photo	Description	Proposed Changes	Effect of the Proposal
	Image 1A; This image illustrates the existing front elevation timber windows, existing timber door and the existing stone faced wall. The windows are estimated to be from the 19th Century and original to the dwelling. The timber doors is estimated to be from the early 21st century. The stone faced wall is estimated to be from the early 19th century and to be original to the dwelling. The image also illustrates the existing ceiling finishes and softwood beams, these are estimated to be from the early 19th century and are expected to be original to the dwelling.	There are to be no changes to the existing timber windows and the existing stone faced wall. The timber door is to be removed and is to be replaced with a door following the same uniform design as 1-7 Paul Row.	Removing the existing timber door which is out of character with the rest of Paul Row will re-instate a previously lost historic feature. It will also compliment the rest of the Row in restoring the cottage to its original appearance as well as maintaining the character of the row
	Image 2A; This image illustrates the existing stone faced wall and the existing internal fire place. Both the existing wall and fire place are estimated to be from the early 19th century and be original to the dwelling. The image also illustrates the existing ceiling finishes and softwood beams, these are estimated to be from the early 19th century and are expected to be original to the dwelling.	There are to be no changes to either the existing wall or fireplace.	With maintain the original exposed fireplace and stone faced wall this will closely resemble the original appearance of the dwelling.
	Image 3A; This image illustrates the existing MDF staircase that is estimated to be from the late 20th century, and the separating wall between the lounge and the kitchen, the exposed stud wall is estimated to be from the late 20th century. The stud wall previously had a plasterboard and skim finish, however this was removed as it was compromised. The image also illustrates the back of the wall finishes of image 1B. The image also illustrates the existing ceiling finishes and softwood beams, these are estimated to be from the early 19th century and are expected to be original to the dwelling.	The existing stair case is to be maintained. The stud wall is to be maintained and to re-instate the previously removed plaster board and skim finish.	The effects of re-instating the plasterboard finish would be minimal as there is to be no damage of the existing material.

	Image 4A; This image illustrates the dividing wall between number 8 and 9 Paul Row. The wall is predominantly stone faced, with concrete blocks used in places. The stone faced wall is estimated to be from the 19th century, and is expected to be original to the dwelling. The blockwork is estimated to be from the early 21st century. The image also illustrates the existing ceiling finishes and softwood beams, these are estimated to be from the early 19th century and are expected to be original to the dwelling.	The existing block and stone faced wall are to be re-plastered using wash sand and cement and plaster. The existing beams and ceiling finishes are to be maintained.	The effect of plastering over the stone faced wall will result in the loss of some historic fabric, however plastering over stone faced walls is seen else where in the dwelling so the proposal keeps in character with other aspects the dwelling, it is also seen as a necessity due to the miss match appearance of the stone and block.
	Image 1B; This image illustrates the stud wall separating the kitchen and the lounge with a compromised plasterboard and skim finish. This is estimated to be from the late 20th century.	The stud wall is to be maintained however the plasterboard and skim finish is to be removed due to it being compromised. This is to be replaced with new plaster board and a new skim finish.	There is to be no effect on the dwelling as the materials that are being removed are to be replaced with the same material.
	Image 2B; This image illustrates the dividing wall between number 8 and 7 Paul Row. The wall is stone faced and is estimated to be from the early 19th century, it is also expected to be original to the dwelling. This image also illustrates the ceiling joists, these are soft wood. These are expected to be form the 20th century and not original to the dwelling.	There are to be no changes to the stone faced walls. The ceiling joists are to plaster boarded over and a new skim finish.	Plaster boarding over the ceiling joists will cause no damage to the existing beams.
	Image 3B; This image illustrates the rear external wall, the wall is stone faced and is estimated to be from the early 19th century and is expected to be original to the dwelling. This image also illustrates a UPVC window, this is estimated to be from the late 20th century/early 21st century. This is not original to the dwelling house. This image also illustrates a UPVC door, this is estimated to be from the late 20th century/early 21st century. This is not original to the dwelling house.	The existing UPVC window is to be removed and replaced with a timber casement window side hung open/fixed. The existing UPVC door is to be remove and replaced with a timber external door. The stone faced wall are to be re-plastered using wash sand and cement and plaster.	Removing the existing UPVC door and window will restore the dwelling back to its original appearance.
	Image 4B; This image illustrates the existing access to No.9 Paul Row from No.8 which is a brick constructed arch way that is estimated to be from the early 20th century when No.9 Paul Row was estimated to be constructed.	The arch way is to be blocked up to allow for the separation of the two dwellings. Concrete blocks will be used to close the archway. The existing stone faced wall is then to be re-plastered using wash sand and cement and plaster.	Some historic fabric wall be lost by removing the arch way, however this is not original to the dwelling house as No.9 Paul Row was constructed later than the rest of the row. The restoring of No.8 Paul Row back to a single dwelling will closely resemble the original layout of the dwelling.

	Image 1C; This image illustrates the internal stone faced fireplace, this is estimated to be from the early 19th century and is expected to be original to the dwelling. This image also illustrates two stud walls with a plasterboard and skim finish, these are estimated to be from the late 20th century. This image also illustrates the dividing wall between No.8 and No.7 Paul Row, it has a ceramic tile finish that is expected to be from the early 21st century. This image also illustrates a plasterboard and skim finished ceiling, this is estimated to be from the late 20th century.	The stone faced fireplace, existing stud walls and their finishes and the existing tile finish are all to be maintained.	There will be no effect of maintaining the bathroom in its original condition.
	Image 3C; This image illustrates a tiled wall finish, this is expected to be from the early 21st century. This image also illustrates the existing bathroom suite that is estimated to be from the early 21st century. This image also illustrates a plasterboard and skim finished ceiling, this is estimated to be from the late 20th century.	The bathroom suite, the plasterboard ceiling finish and the tiled finish are all to be maintained.	There will be no effect of maintaining the bathroom in its original condition.
	Image 4C; This image illustrates a tiled wall finish, this is expected to be from the early 21st century. This image also illustrates the existing bathroom suite that is estimated to be from the early 21st century. This image also illustrates the existing UPVC window, this is estimated to be from the late 20th century/early 21st century.	The bathroom suite and the tiled finish are all to be maintained. The existing UPVC window is to be removed and replaced by a timber box sash window.	Removing the existing UPVC window will restore the dwelling back to its original appearance.
	Image 1D; This image illustrates the existing front elevation timber windows and the existing stone faced wall. The windows are estimated to be from the 19th Century and original to the dwelling. The stone faced wall is estimated to be from the early 19th century and to be original to the dwelling.	The timber windows and exposed stone face wall are to be maintained.	There will be no effect of maintaining the timber windows and exposed stone walls in there current condition.
	Image 2D; This image illustrates the dividing wall between No.8 and No.7 Paul Row, this wall has a expected sand and cement plastered finish, this is estimated to be from the 20th century.	The sand and cement wall finishes are to be maintained.	There will be no effect of maintaining the wall finishes in there current condition.

	Image 3D; This image illustrates the internal stud wall separating the front bedroom from the landing, the wall has a plasterboard and skim finish and is estimated to be from the late 20th century.	The existing plasterboard wall finishes are to be maintained.	There will be no effect of maintaining the wall finishes in there current condition.
	Image 4D; This image illustrates the dividing wall between No.8 and No.9 Paul Row, this wall has a expected sand and cement plastered finish, this is estimated to be from the 20th century.	The sand and cement wall finishes are to be maintained.	There will be no effect of maintaining the wall finishes in there current condition.
	Image 1E; This image illustrates the internal stud wall separating the rear bedroom from the landing, the wall has a plasterboard and skim finish and is estimated to be from the late 20th century.	The existing plasterboard wall finishes are to be maintained.	There will be no effect of maintaining the wall finishes in there current condition.
	Image 3E; This image illustrates the rear external wall, this wall has a expected sand and cement plastered finish, this is estimated to be from the 20th century.	The sand and cement wall finishes are to be maintained.	There will be no effect of maintaining the wall finishes in there current condition.
	Image 4E; This image illustrates the dividing wall between No.8 and No.9 Paul Row, this wall has a expected sand and cement plastered finish, this is estimated to be from the 20th century.	The sand and cement wall finishes are to be maintained.	There will be no effect of maintaining the wall finishes in there current condition.

	Image 2F; This image illustrates the existing MDF staircase that is estimated to be from the late 20th century. This image also illustrates the existing stud walls separating the bathroom from the landing and the front bedroom from the landing, these walls both have a plasterboard and skim finish. These walls are estimated to be from the late 20th century.	The existing plasterboard wall finishes and the existing staircase are to be maintained.	There will be no effect of maintaining the wall finishes and stair cases in their current condition.
	Image 4F; This image illustrates the dividing wall between No.8 and No.9 Paul Row, this wall has an expected sand and cement plastered finish, this is estimated to be from the 20th century. There is also a narrow walkway allowing access to the first floor of No.9 Paul Row.	The existing sand and cement wall finish is to be maintained. The walkway is to be blocked up to allow for the separation of the two dwellings. Concrete blocks will be used to close the walkway. We will then continue the existing sand and cement plaster over the proposed blockwork.	Some historic fabric wall will be lost by removing the walkway, however this is not original to the dwelling house as No.9 Paul Row was constructed later than the rest of the row. The restoring of No.8 Paul Row back to a single dwelling will closely resemble the original layout of the dwelling.
	This image illustrates the front elevation of the dwelling. The construction of the dwelling is using hammer dressed watershot stone with a graduated stone slate roof. The wall and roof construction are estimated to be from the early 19th Century. They are also expected to be original to the dwelling. This image also illustrates the external door with a square cut surround, this external door is timber and is estimated to be from the early 21st century. This image also illustrates the ground floor 3 light flat faced mullion window on the ground floor. This window is of timber construction and is estimated to be from the early 19th century and is expected to be original to the dwelling. This image also illustrates the 3 light flat faced mullion window on the first floor. This window is of timber construction and is estimated to be from the early 19th century and is expected to be original to the dwelling.	The existing windows, walls and mullions are all to be maintained. The only change to this elevation is to remove and replace the timber door with a timber door following the same uniform design as 1-7 Paul Row.	There will be no effect of maintaining the existing windows, walls and mullions in their current condition. Removing the existing timber door which is out of character with the rest of Paul Row will re-instate a previously lost historic feature. It will also complement the rest of the Row in restoring the cottage to its original appearance as well as maintaining the character of the row.
	This image illustrates the rear elevation of the dwelling. The construction of the dwelling is using hammer dressed watershot stone with a graduated stone slate roof. The wall and roof construction are estimated to be from the early 19th Century. They are also expected to be original to the dwelling. This image also illustrates the external UPVC door and is estimated to be from the late 20th century/early 21st century. This image also illustrates three UPVC windows, one on the ground floor and two on the first floor. These windows estimated to be from the late 20th century/early 21st century. These are not original to the dwelling house.	The existing walls and mullions are all to be maintained. The existing UPVC windows are to be removed and replaced with timber casement windows side hung open/fixed. The existing UPVC door is to be removed and replaced with a timber external door.	There will be no effect of maintaining the existing walls and mullions in their current condition. Removing the existing UPVC door and windows will restore the dwelling back to its original appearance.

Greater Manchester Archaeological Advisory Service Monument Full Report

14/07/2023

HER Number	Site Name	Record Type
2994.1.0	1-8 Paul Row	Listed Building

Monument Types and Dates

TERRACE (AD 19th Century to 21st Century - 1800 AD to 2050 AD)

1800 AD - 2050 AD

TERRACED HOUSE (AD 19th Century to 21st Century - 1800 AD to 2050 AD)

1800 AD - 2050 AD

Description and Sources

Description

Row of 8 cottages, now 6 cottages. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each cottage is double-depth, has 1 bay and 2 storeys. Each has a door with square-cut surround adjoining a 3-light flat-faced mullion window. Similar 5- or 6-light windows on first floor (total of 5 mullions missing). Bay added to right in C19. 9 ridge chimney stacks. Similar window type to rear but of 2 and 3 lights. (1,2,3)

Sources

- (1) Bibliographic reference: D.O.E.. 1986. List of Buildings of Special Architectural or Historic Interest. Borough of Rochdale, Greater Manchester (Area of the former urban districts of Littleborough and Milnrow). 35
- (2) Website: English Heritage. 2012. The National Heritage List for England: <http://list.english-heritage.org.uk/>. Accessed 25/10/2012
- (3) Website: Historic England. 2021. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 06/09/2021

Location

National Grid Reference

SD 9446 1826 (point) SD91NW Point

Administrative Areas

District Rochdale, Greater Manchester
Township Blatchinworth-with-Calderbrook, Rochdale, Greater Manchester

Address/Historic Names

Paul Row, Temple Lane, Summit, Littleborough, Rochdale, Greater Manchester

Designations, Statuses and Scorings

Associated Legal Designations

Conservation Area	Rock Nook	Active	DGM3552
Listed Building (II) - 1309683	Paul Row	Active	DGM3555

Row of 8 cottages, now 6 cottages. Early C19. Hammer-dressed watershot stone with graduated stone slate roof. Each cottage is double-depth, has 1 bay and 2 storeys. Each has a door with square-cut surround adjoining a 3-light flat-faced mullion window. Similar 5 or 6-light windows on first floor (total of 5 mullions missing). Bay added to right in C19. 9 ridge chimney stacks. Similar window type to rear but of 2 and 3 lights.

Other Statuses and Cross-References

Sites & Monuments Record - 2994.1.0 Active

Ratings and Scorings

Condition Uncertain

Land Use

Greater Manchester Archaeological Advisory Service Monument Full Report

HER Number 2994.1.0

Site Name 1-8 Paul Row

Associated Historic Landscape Character Records

HGM22040 Residential - Terraced Housing (Type Code: SET-RETER)

Paul Row, Temple Lane, Calderbrook, Summit

Other Land Classes

Landuse

Extant building

Related Monuments - None Recorded

Associated Finds

FGM1971 WINDOW (AD 19th Century - 1800 AD to 1899 AD)

Associated Events/Activities - None recorded

Associated Individuals/Organisations - None recorded
