

Heritage statement

Project: Rear extension and new Porch

Address: 1 The Gatehouse, Blackstone Edge Old Road in Littleborough. OL15 0JJ

Project ref: 2312

Subject: Heritage Statement

Date: 4th July 2023

1.0 Introduction

The purpose of this document is to support a full planning application to construct a rear single level extension to the rear and rebuild the existing porch of No Gatehouse, to the front to match No 3

The property is an end terrace of 5 no. attached properties of which No. 5 is a grade 2 listed building.

To the opposite side of Blackstone Edge Old Road are a the row of terraced cottage stone build properties which are locally Listed as heritage assets

The listing for No 5 states as follows:

SD 91 NW LITTLEBOROUGH BLACKSTONE EDGE OLD ROAD (north side)

1/5 No. 5

House. Late C18. Hammer-dressed watershot stone with graduated stone slate roof. 2 bays and 2 storeys with later outshut to rear. Square-cut door surround flanked by 4 and 3-light flat-faced mullion windows. 6 and 5-light windows on first floor with 3 and 1 light blocked respectively.

To the left of each bay an unexplained massive stone post rises from ground to eaves level (in 2 pieces) and has fixing lugs as if for hanging a gate or shutters. Ridge chimney stack. Rear has C20 window, porch and dormer window.

Entry Name 5 Old Road

Listing date 23 April 1986

Grade ii

Source Historic England

Source ID 1366284

English Heritage Legacy ID 213337

Coordinates

OS Easting 394781 Northings 416690

OS Grid SD947166



Existing front elevation image of No 5 with No3 and No1 to the far left



Existing rear elevation image of No 5 showing various extensions and alterations with part of No3 to the right

Proposals

The proposed rear extension is a sympathetic stone built single level flat roof extension to the rear of No1 Gatehouse and the proposed re-building the existing porch to the front is a sympathetic stone built slate pitched roof to match No 3

It is considered that on balance the proposals will have no negative impact on the Listed Building, given the separation distance from the property and the fact that the extension is to the rear, there is no perceivable impact.



Location plan of No1 Gatehouse



Existing rear elevation showing location of proposed rear extension



Existing front elevation showing existing porch to No1 and the porch to No 3 that the client wants to replicate to the front elevation of No1



Existing front elevation showing side return wall where client would proposes to form new stepped access from garage to the left of the dwelling