

Heritage Statement – 860-03B

Garden Buildings To Rear and Side of Glenmore, Alkrington Hall, Alkrington, Middleton

Summary

This statement is for 2 new garden rooms at the above address.

The larger garden room is used as a summer house and the smaller garden room is a storage shed.

Site Description

The existing building is a 2 storey pitched roof building. The building and grounds are Grade II Listed.

Wider Location

Houses in the immediate area are within the Alkrington Hall area of Alkrington, Middleton

Proposal 1

The proposal is to replace the existing garden storage building with the new summer house. This is built on the same footprint and floor slab as the original building and features a new front, side and rear façade.

The smaller storage building is to be used a small shed and replaces an original garden shed.

- **Proposed materials**

The summer house front wall has a stained timber cladding, the side and rear walls have a dark metal sheet cladding.

The smaller shed is timber clad with a fake grass roof.

- **Proposed Massing**

The larger garden building is a direct replacement of an existing garden building, therefore the massing remains exactly the same as existing.

See original building and the new building.



The smaller garden room used as storage shed is small enough to not be visible from the other side of the boundary fence/walls. It replaces an original shed of the same volume. There is no photo of the original shed, see below photo of as built new shed.



Impact

- The physical impact is virtually non-existent, due to the larger garden room remaining the same volume as the existing garden room. The small shed is less than 4 cubic metres, which is minimal and has little impact to anyone outside of the boundary wall.

Proposal 2

- Remove existing bay window and replace with new bi-fold doors. Bi-fold doors to be powder coated grey aluminium.
- Remove existing door and window and build up with brickwork façade to match existing.

HISTORICAL ENVIRONMENT RECORD (HER)

HER Number: 11617.1.0

Name: Home Farm Dairy

Grid Reference: SD 8665 0519

Protected Status: Listed Building (II) 1356227: Home Farm Dairy

Full Description: Stables, now workshop with house adjoining. A re-facing of post-1735 of a slightly earlier building. Possibly by Giacomo Leoni, who designed the hall in 1735. Brick, now rendered, with stone dressings and graduated stone slate roof. Three bays and two storeys with lean-to sheds against rear, a 1-bay addition to left and a C20 house to right which is not of special interest. Originally a symmetrical elevation with projecting plinth, rusticated quoins and eaves cornice. Central door with fanlight and Gibbs surround. Two windows to either side (one with door inserted) have keystones, stone sills and C20 casements. Central keyed oeil-de-boeuf on first floor with keyed oculus to left and square opening (formerly an oculus) to right. Interior:

Purlin roof on two king-post roof trusses with curved struts. Painted oak panelling by staircase. (1)(2)

Rochdale MBC, 1985, List of Buildings of Special Hist/Arch Interest, Rochdale (Monograph). SGM12216.

Historic England, 2022, The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>, Accessed 25/04/2022 (Website). SGM14541.

Justification

The larger garden room has no additional volume and replaces a dilapidated structure and the small shed has minimal volume as described above.