



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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HERITAGE STATEMENT

LISTED BUILDING CONSENT FOR THE REPLACEMENT OF EXISTING WINDOWS WITH UPVC AT 8 WILDHOUSE LANE, MILNROW – GRADE II LISTED COTTAGE.

1. Introduction

This Heritage Statement is prepared in support of the application for the replacement of windows at 8 Wildhouse Lane, Milnrow, a Grade II listed cottage. The property is of architectural and historical interest, and this report seeks to assess the impact of the proposed works on the heritage value of the building and ensure compliance with local and national heritage policies.

The proposed window replacements aim to preserve the historic character of the building while addressing current issues of energy efficiency and maintenance. The replacement windows will be sympathetic to the original design and in keeping with the cottage's historic fabric.

2. Historical and Architectural Significance

8 Wildhouse Lane is a Grade II listed cottage, listed primarily for its architectural features and its contribution to the local vernacular heritage. The property forms part of the rich architectural landscape of Milnrow, reflecting the traditional styles of rural Lancashire. The building's heritage significance includes:

Construction materials:

The cottage is built from local stone with a stone slate roof, reflecting traditional building techniques of the area.

Architectural features:

The property's listing details highlight specific elements such as its stone mullions, original timber windows, and cottage-style proportions.

Historical context:

The property is associated with the agricultural and domestic life of the region, contributing to an understanding of local rural history.

As a listed building, any alterations, including window replacements, must be carefully considered to preserve these elements of historical and architectural importance.

3. Existing Windows

The existing windows at 8 Wildhouse Lane are currently of poor state of repair timber frames, likely later replacements of the original timber windows, painting and treatments over the years have masked the original form, later replacements are likely to be in place currently and are in a very poor state of repair and in need of replacement. Some, if any remain, of the original timber windows are visibly in poor condition, showing signs of rot, warping, or draughts, which is common in heritage properties of this age. Previous repairs or replacements may have resulted in mismatched styles or materials, detracting from the visual harmony of the building.

The current state of the windows poses several challenges:

Energy efficiency:

Single-glazed windows are inefficient and lead to heat loss, which is not sustainable in modern living conditions.

Deterioration:

Some window frames may have suffered from water ingress or wood decay, making them structurally unsound.

Inconsistent design: Any non-original windows may not conform to the traditional style, potentially affecting the building's overall historic integrity.

4. Proposed Window Replacement

The proposed replacement windows will carefully match the original design in terms of conservation appearance, materials, and detailing. Key aspects of the replacement work include:

Material choice:

The new windows will be constructed from approved conservation style upvc, Residence 7 windows, which are a key component in keeping with the original form and heritage of the cottage. The use of Residence 7 conservation style windows ensures the reflection and link to traditional artisanry and aesthetic integrity.

Design and detailing:

The replacements will replicate the original window style, glazing bars, and proportions, the original stone mullions will not be replaced so careful working around them when removing the old frames and fitting the new frames, is critical (see Schedule of works).

Residence 7 windows / frames are an appropriate, slimline double-glazing solution and will drastically improve thermal performance without compromising the visual appearance of the windows and the heritage building.

Glazing:

To address modern energy efficiency standards, the new windows will incorporate slim-profile double glazing. This will provide enhanced thermal performance while maintaining a traditional appearance, minimizing visual disruption from the original single-glazed look.

The replacements will be undertaken with due care to avoid altering the original openings or stonework, ensuring that the historic elements of the building remain intact.

5. Impact on Heritage Significance

The proposed window replacement is designed to respect the listed status of the building while providing necessary updates for modern living. The following points outline the minimal impact on the heritage value of the building:

Visual Integrity:

The replacement windows will maintain the historic appearance of the property, as the design will closely replicate the original. The use of appropriate conservation style windows and traditional installation methods will ensure that the replacements are sympathetic to the building's historical character.

Improved Longevity:

By replacing damaged or decayed windows with high-quality replacements, the proposal enhances the long-term preservation of the cottage, reducing the need for future repairs that could impact the historic fabric.

Energy Efficiency:

The inclusion of slimline double glazing will make the property more energy-efficient, without noticeably altering the visual character of the windows. This subtle enhancement aligns with the broader goal of ensuring that heritage buildings can meet contemporary sustainability standards.

6. Compliance with National and Local Heritage Policies

The proposed works comply with the relevant policies and legislation governing listed buildings, including:

The Planning (Listed Buildings and Conservation Areas) Act 1990: The proposed works respect the special architectural and historic interest of the listed building, ensuring that the character and appearance of the building are preserved.

National Planning Policy Framework (NPPF): Paragraphs 195 and 197 of the NPPF emphasize the need to conserve heritage assets in a manner appropriate to their significance. The window replacements are designed to conserve and enhance the listed building, ensuring its continued use and sustainability.

Rochdale Local Plan and Conservation Area Guidelines: The proposal is in line with local planning policy, which encourages sensitive restoration and maintenance of historic buildings. The replacement windows will reflect traditional designs while subtly enhancing the building's thermal performance.

7. Conclusion

The proposed replacement windows at 8 Wildhouse Lane, Milnrow, have been carefully considered to ensure they respect and enhance the historic significance of this Grade II listed cottage. The use of traditional materials and design features will preserve the building's architectural character while improving its energy efficiency and long-term maintenance. By following best practices in heritage conservation, the proposal seeks to strike a balance between modern living requirements and the preservation of our architectural heritage.

The works are fully compliant with local and national heritage policies and will safeguard the building's historical integrity for future generations.