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ICBD-24-383-Rev 00 – January 2025

Heritage Statement

Application No.

24/00564/FUL

Site Address:

Land Off Smithy Nook,
Calderbrook Road,
Littleborough.
OL15 9NF

Prepared by:

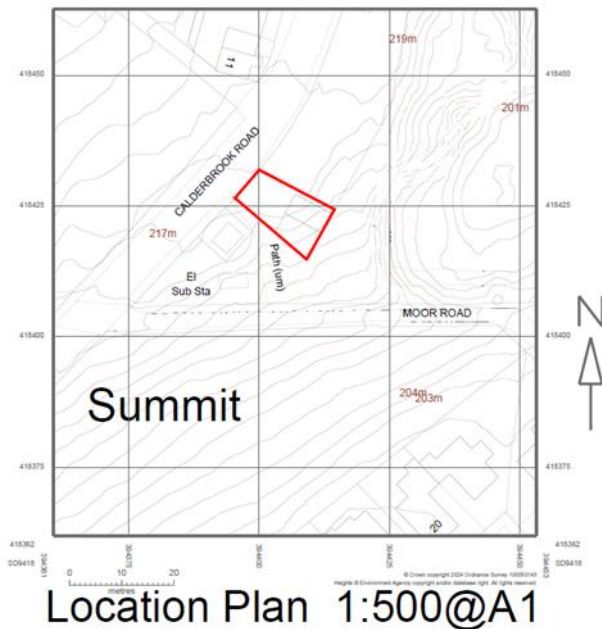
Jordan Walker
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1. Introduction

- 1.1 This heritage statement should be read in conjunction with the submitted planning application in relation to Land Off Smithy Nook, Calderbrook Road. As detailed within the application the proposed works involve converting a structurally sound stone/masonry-built storage/garage unit into a one-bedroom accommodation to include the addition of a side extension to the right-hand side at lower level, extending flush with the main rear structure 3.05m in width and a depth of 4.0m, a total additional footprint of 12.2m².
- 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 within the local area. The proposal ensures that the proposed works provide a positive impact and enhance valuable assets within the surrounding area, whilst maintaining the existing construction of the property.
- 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

The site is located in a semi-rural area off Calderbrook Road, Littleborough in an area known as Smithy Nook.



1.6 Property Description

The property is in a semi-rural area off Calderbrook Road, the existing structure has a water shot stone elevation to the front and timber cladding finishes to the sides and rear. There is a black roller garage door to the front of the property, and a mill finish aluminium roller shutter door to the side elevation. The existing structure has a flat roof construction with a profiled metal roof finish.

- 1.7 The existing property is structurally sound stone/blockwork-built storage/garage unit set within its own enclosed grounds, level parking/gardens extend to the front with a slopping garden front to rear on the right-hand side. The rear of the structure is accessible from both sides of the property.

1.8 The below image shows the proximity of the site in relation to the centre of Paul Row.



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.”*

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.

1-8 Paul Row is located approximately 168.00 meters from the property

2.2 The heritage assets of the properties 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.

2.3 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.

3. Non-designated Heritage Properties

- 3.1 Noted from the pre-application request, the site is located within close, vicinity to the non-designated heritage assets of - 11 – 25 Smithy Nook, on Calderbrook Road, positioned North of the proposal. The properties are constructed of coursed stone elevations with stone slate roofs. The properties to the front vary to a great degree in window opening size, style and appearance.
- 3.2 The existing frontage of the proposed structure is of stone construction and the proposal of the front elevation is to match existing this is within keeping of the original structure and features.

4. Impact of Proposed Works

- 4.1 We have proposed to finish the front elevation in coursed stone, this will mirror the appearance of the adjacent pump house structure and surrounding properties, this will be in keeping with the character of the area, specifically that of Paul Row and 11 – 25 Smithy Nook. We have proposed for all other external wall finishes to have a timber clad finish. This is already in place and this design will be continued.
- 4.2 We have proposed to remove both roller shutter doors, the roller shutter door on the side elevation is to be removed completely with the existing opening being blocked up and a timber clad finish being installed externally. The front elevation is to have the cill built up in water shot stonework, this is then to be finished with a UPVC casement window.
- 4.3 We have proposed for the side extension to have a living roof. Due to the property's location on a rural hill side the proposed living roof will blend seamlessly into the local environment, not only has this aspect been designed to aid in the biodiversity of the development but to minimise any impact on the surrounding areas.

5. Conclusion

- 5.1 Our proposal has been designed to restore a visually rundown property that is in a relatively unfinished condition in appearance, using materials that are suitable to the area and the properties' location. These proposals will have a positive impact on the surrounding area, not only from a visual perspective but with enhancing the character. There will be no harm to the surrounding heritage assets from our proposal due to the considerations taken in materials proposed, the distance between the property and heritage assets.