



HERITAGE STATEMENT - 1 TOWNCROFT AVENUE, MIDDLETON

Project: LISTED BUILDING CONSENT FOR WORKS TO GRADE II LISTED BUILDING

Address: 1 TOWNCROFT AVENUE
MIDDLETON
M24 5DA

Revision : P04

Date: Nov 2024

Issued For: PLANNING

Rev	Date	Description
P01	18/11/24	Issued for Planning
P02	03/02/25	Revised
P03	20/02/25	Revised
P04	09/04/25	Revised

HERITAGE STATEMENT/

INTRODUCTION

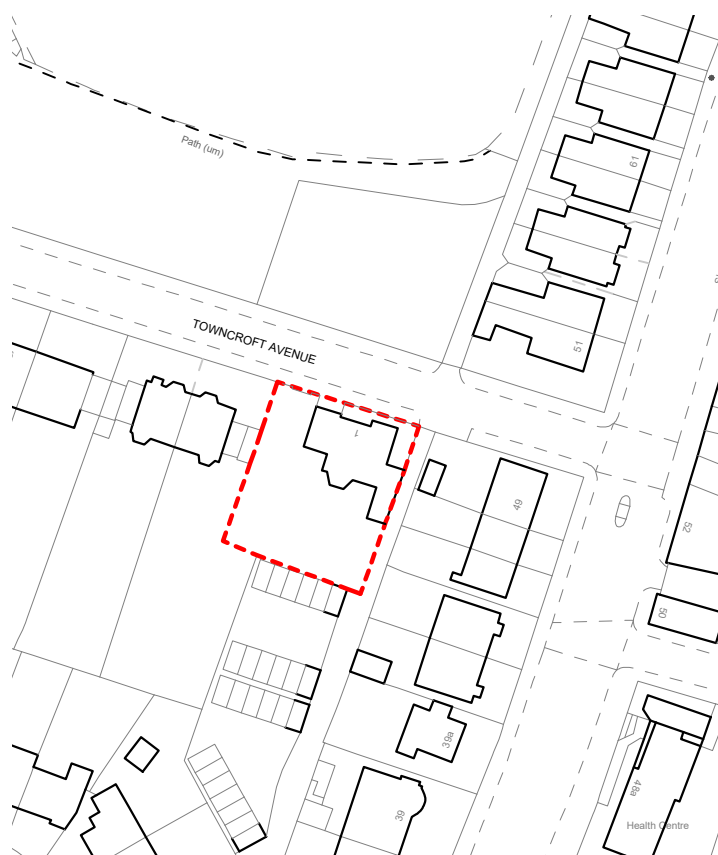
This design and access statement / heritage statement has been submitted in support of the planning application for the proposed development of the site edged red (right).

Listed Building Consent for works to Grade II Listed Building consisting; conversion of existing garage to living space with first floor side extension with front and rear dormers and first floor rear/side extension on top of existing outrigger including removal of internal chimney's and repair/refurbishment work

1 Towncroft Avenue Middleton Rochdale M24 5DA

EXISTING BUILDING AND CONTEXT

The site belongs to the metropolitan borough of Rochdale and forms a two storey Grade II listed building which is currently being used as a family dwelling. This is set within a residential area and falls under Rochdale Council's Defined Urban Area (D/10) and the protection and enhancement of Conservation Areas (BE16/18).



LOCATION PLAN

1:1250 @ A4

BUILDING LISTING

The building was listed on October 4th 2007 due to its high level of architectural merit.

It displays a high level of architectural interest in terms of its simple form and use of materials * It is a transitional and early example of modernism by the celebrated architect Edgar Wood, which anticipates his later more developed work * It has a virtually intact original interior and plan * The early use of reinforced concrete flat roofs shows innovation in construction * Relatively intact examples of photographic studios are not common and this is an interesting example whose form reflects its function * It has group value with four adjacent houses also designed by Edgar Wood all of which are listed in Grade II.

two storeys and three bays constructed of brick under a steeply pitched tiled roof. The entrance bay to the left is projecting with a flat roof of reinforced concrete. The stone-capped parapet has a pair of diaper crosses and it is slightly raised in the centre. The main entrance contains a boarded door with four-light panes above and is protected by a large wooden canopy with diagonal struts and a simple wrought iron stay. There is a small casement with a simple red brick arch to the left and a four-light first floor casement. A large ten-light casement window at ground level to the right lights the main studio, which would have relied on natural north light and above this, there are two three-light casements set immediately under the eaves; all windows are flush with the walls and all have leaded glass. A single storey garage attached to the right is a 1950s addition and is not of special interest.

This building now known as Arkholme, but formerly called The Studio was constructed as a photographic studio in 1901 for the Jackson photographic business. It was designed by the nationally renowned architect Edgar Wood (1860-1935) and is his first overtly modern design and the first of his buildings to use flat reinforced concrete roofs.

From Historic England



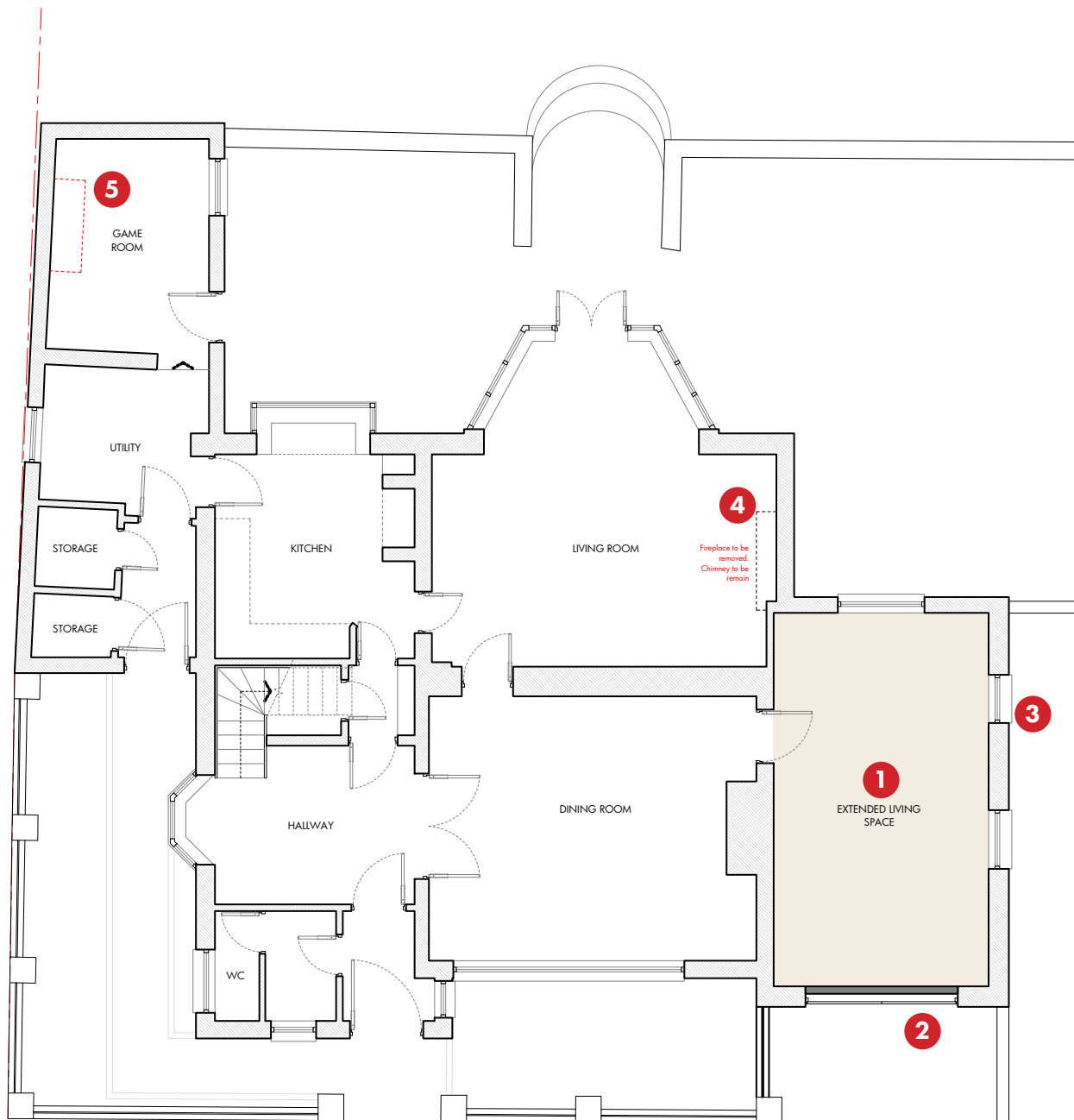
THE PROPOSAL

There are essentially four elements to the proposal.

- 1) Conversion of existing garage into living space
- 2) Retain existing garage doors and block up internally
- 3) Amend existing Sliding garage doors into window to match existing property
- 4) Remove existing fireplace on ground floor Living Room

- 5) Remove existing chimney on ground floor Game Room

All external doors to be brought back to RAL 9001(CREAM/OFF-WHITE)



PROPOSED GROUND FLOOR

1) CONVERSION OF EXISTING GARAGE TO LIVING - GARAGE DOORS RETAINED

The applicant proposes to convert the existing garage space into extended living space to better make use of the space. At the moment, there are various structural issues with cracks and damp entering the property from the garage.

At this space has not been in use for a while and has not had any refurbishment work carried out, it would be a shame to let this space deteriorate even further.

There is also a very large garden / side driveway which can accommodate several cars. Therefore the property is not short of car parking spaces.



PROPOSED DOOR INTO EXTENDED LIVING SPACE

The applicant proposes an opening into the existing garage space which will form the new extended living space via the arched alcove. The idea is to create an arched door / opening that matches and retains the arch detail.

We believe the arched alcove itself acts as a transition zone between two spaces (with it only being on one side of the chimney) and therefore we believe it would fit in within the design aesthetic of the home.



2 & 3) AMEND EXISTING SIDE DOORS INTO WINDOWS TO MATCH EXISTING PROPERTY AND RETENTION OF GARAGE DOORS

After discussions with the wider planning team, it was decided to retain the external garage doors with an internal block wall so that the existing elevation is retained.

Full measure will be taken to ensure the new window matches the existing window so that it. The proposed elevation below shows how it would look and how it would respect the existing property.



3) REMOVE EXISTING FIREPLACE IN GROUND FLOOR LIVING ROOM

The existing chimney on ground floor living room.

The applicant wishes to remove the fireplace but retain the chimney breast. We don't believe the fireplace to be original feature and over the years, the fireplace has many cracked tiles which are difficult to repair/fix.

Sensitive repairs will be made following removal.



4) REMOVE EXISTING CHIMNEY ON GROUND FLOOR GAME ROOM

Photos on the right highlights the chimney in the game room. This has already been covered and not in use. It is also a single storey outrigger which doesn't offer much value to the room / property as there is no stack above.

Following removal, repair works will be made to the structure.

As you can see from the street view photo, the outrigger is single storey so therefore would most likely not have had a chimney in its position. There is no stack at the roof level past the parapet and therefore we are unsure if this feature was original or offered anything of real architectural merit. The outrigger is also of different brick to the host dwelling and therefore might have been a later addition.

The chimney breast at ground floor is large and unused and offers very little to the room.

