

Application PP-13341512

8 Middle Newgate, Calderbrook Road, Littleborough, OL15 9NU

Grade II Listed

Heritage Statement Rev B

Bathroom refurbishment including new extract fan

Introduction

This heritage statement has been prepared to support an application for Listed Building Consent for the refurbishment of the existing first floor bathroom at 8 Middle Newgate, Calderbrook Road, Littleborough.

The bathroom is in need of refurbishment and would benefit from mechanical ventilation to cater for modern living. The existing fixtures and fittings are showing signs of wear and tear and seals are failing increasing the risk of leaks, deterioration to the plaster and floorboards. The current bathroom only has a small casement window for ventilation and, being in the centre of the house, doesn't benefit from cross ventilation.

Listing Description

Row of 5 houses. Early C19. Hammer-dressed watershot stone with graduated stone slate and C20 tile roof. Each house is 2 rooms deep (No. 8 is of a separate build and was at one time a back-to-back) has one bay and 2 storeys. Quoins. Each house has a door with square-cut stone surround, a 5-light ground floor window (except for No. 8 which is 3-light) and a 5-light first floor window (formerly of 7 lights). All have flat-faced stone mullions. Ridge chimney stacks rebuilt in C20. Left gable and rear have similar windows. C20 window in right gable.

History of previous works

8 Middle Newgate is an end-of-terrace weaver's cottage located on Calderbrook Road in Littleborough. It was constructed in 1813, and the row of five cottages is listed together at Grade II Level. The property occupies a semi-rural location on the edge of Littleborough town centre (plans have been appended to this Application).

The property underwent extensive remodelling prior to its listing in 1986. The property was in fact two back-to-back cottages for much of its lifetime. A staircase, chimney breast and an internal wall in the kitchen have been removed to make the two properties into one coherent living space.

As part of application 16/00384/LBC, the timber beams have been replaced with steel in the kitchen following severe deterioration to the timber and a new kitchen has been fitted

Despite recent alterations, the external façades maintain their original character with weaver style windows to the front and rear, all timber. The stone and pointing are both in a relatively good condition.

Setting of the building:

The building is the end terrace in a semi-rural location. Adjacent to the listed row is a further row of weaver-style houses, separated with a small unadopted access road to 2 no. black timber sheds. Further down the hill is a mixture of 1900s properties including a bungalow and semi-detached 1960-80s properties. The house has farmer's fields to the front and rear.

The gable ended property opposite the elevation affected is rendered in cement and has an adjacent standalone garage.

The row, of which 8 Middle Newgate is the end terrace, is set back from the road, each with driveways to the front. The unadopted access road adjacent to No. 8 is lined with trees. meaning from the main footpath the elevation is predominantly out of sight to the general public.

Significance of Heritage Assets

The character of the building is most evident to the front external façade as part of the row of 5 houses, with its weaver style timber windows and stone mullions.

On the elevation affected, there are modern weaver-style windows to the left side of the elevation, and one single casement window to the bathroom, which appears to be a later addition to the centre of the elevation. On the ground floor is a single side door, which is thought to have provided access to the original rear one-bedroom house. The existing bathroom waste pipes penetrate the wall under the existing bathroom window with the stack flush with the existing window stone mullion. The stone has blackened in age and consequently the black pipes do not significantly stand out.

Proposed works

The proposed works are mainly internal refurbishment works to bring the existing bathroom into the 21st century. The works will be retained within the existing bathroom footprint avoiding any further remodelling.

The only works visible from externally will be the addition of a single bathroom extract fan. This will be black in colour and is shown indicatively on the elevation below. The proposed specification of the fan is included in the appendices.

The internal works will utilise existing pipework where possible and keep any further internal penetrations to the floor to a minimum. The existing internal partitions are of modern plasterboard construction; external wall has been framed out to receive plasterboard/tiling board while leaving a circa 50mm air gap between the timber and stone walls. Existing finishes and framework will be removed and replaced with new timber framework and plasterboard/tiling board for tiles in shower area. There will be a min of 50mm air gap between timber studs and stone wall. No finish will be directly applied to the stonewalls to allow the stone to continue breathe. Works to the walls will improve the occupant's comfort as currently neither partition wall has acoustic insulation, and therefore noise can be heard from both bedrooms.

Impact on significance:

The proposed works do not impact the significance of the heritage asset or its setting. The elevation already has modern plastic pipework and therefore the addition of a new black cast iron grille would be of unreasonable negative aesthetic value.

Planning policy statement PPS5 provides a policy framework for making decisions about historic assets. A key principle enshrined in the PPS is the need to balance the significance of heritage assets against the harm caused by, and the public benefits of, the proposals. The relevant policies are covered below.

Policy HE1 relates to climate change and heritage assets. By reducing the humidity of the bathroom by installing extraction with a humidity sensor, the building should become more energy efficient.

Policy HE7 relates to proposals that affect all heritage assets and requires assessments of significance and impact to be made as part of application process. HE7.2 states that 'in considering the impact of a proposal on a heritage asset, the Local Planning Authority (LPA) should take into account the particular nature of the significance of the heritage asset'. The affected heritage assets are the listed building. The proposed works will not cause any damage to the building and, by installing extraction, will help preserve the existing original features and structure. The impact to the elevation is minimal as there is already existing penetrations and black plastic waste pipes for the existing bathroom.

HE9. PPS5 policies relate to the level of the asset's significance and the level of harm that a proposal may cause. As the proposal would not cause 'substantial harm', HE9.2 does not apply in this case.

In relation to the balance of benefits against harm, it is considered that the low level of harm is justifiable by the provision of improved living accommodation for the owner, helping to sustain the existing residential use, and by the enhanced design quality proposed.

HE10 relates to setting. The level of harm is low, as the gable wall has previously been altered, the addition is sensitively designed and it will not affect a highly significant part of the building or its setting.

Policy HE12 of PPS5 states that 'where the loss of part of a heritage asset's significance is justified', recording should be required. This report provides part of this record and if necessary, a full photographic record could be taken of the gable end of the building.

Enhancement:

By installing the bathroom extract, the room and first floor's humidity levels should significantly reduce. The first floor consists of a number of original exposed timber joists, as does the loft space above the bathroom. Therefore, installing extraction should assist in the preservation of the timber and reduce the risk of rot.

Extraction also should improve the energy efficiency of the house as high humidity environments require more energy to heat.

By refurbishing the bathroom, the risk of any damage to the floor joists through failing sealants, grout and joints is reduced.

Conclusion:

The end terrace is a Grade II listed building. It sits in a semi-rural setting, away from regular visitors to the town. The proposal to refurbish the bathroom and install a bathroom extract fan will have a small impact on the gable wall of the property and has been sensitively designed to minimise the visual impact on the setting of the building. It will not have a harmful impact on a high significance element of the building.

The proposals are consistent with advice and policies in PPS5.

Sources:

Published Department for Communities & Local Government, PPS5: Planning for the Historic Environment, 2010

Existing and indicative proposed position for extract fan

