

Application PP-13360151

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

Grade II Listed

Heritage Statement Rev A

Replacement of Windows and Doors

Introduction

This heritage statement has been prepared to support an application for Listed Building Consent for the refurbishment of the existing windows, replace of 3 no. 1st floor timber windows to the gable elevation and replacement of the existing timber front door at 8 Middle Newgate, Calderbrook Road, Littleborough.

The windows are in need of refurbishment to prevent further damage and the need for replacements. The front door and 1st floor gable windows are beyond repair and therefore need to be replaced. The room, in which the windows serve, requires additional natural ventilation, which is why 1 no. of the 3 no. windows is proposed to be replaced with an opening casement.

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.

As part of a recent application, PP-13341512, the bathroom was replaced, and mechanical extract was installed to help reduce the humidity in the house.

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 in which the new opening casement is to be installed, 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.

All the windows are not original windows; the front windows were replaced within the last 20 years by a previous owner. The gable end and back windows appear to be older circa 1980s but not original and have been finished with modern exterior gloss paint.

All window groupings have a stormproof casement except for the ground floor gable windows to the living room, which are all fixed windows. The introduction of an additional casement window would still look in keeping with the retained windows.

The front door is not an original timber door and is of poor quality.

The existing windows and door is painted in an off white and the proposed works is to retain the closest match to this colour. Please note; all windows and doors across the street are different colours- there is no consist of colour to the street and therefore this is applicant's preference only.

All the stone mullions appear to be original and will be retained throughout these works.

Proposed works

The proposed works are mainly internal refurbishment works to bring the existing bathroom into the 21st century. The new windows and door will fit in the existing structural openings and no amendments will be made to the stone or openings.

As the refurbishment and replacement is a like for like replacement, the only visible change will be the addition of a new casement window as opposed to a fixed window. All except one set of windows have stormproof casement windows and the new window will be in same style and colour as these.

The existing windows which are not be replaced, will undergo a basic refurbishment to remove the existing modern paint, repair any signs of damage and re-paint with traditional linseed paint to help preserve the condition of the timber and delay any further replacements.

The windows to the 1st floor gable wall, which serve a bedroom, are severely damaged and 1 no. is beyond repair and require replacement. This was captured by a building surveyor and confirmed by carpenters. To ensure the group of 3 no. windows are consist in finish, they will be replaced together. The windows will be constructed from Accoya Wood, which is a durable, easy maintainable timber. They will be finished in an off-white linseed paint to match existing windows.

The opening window will be a stormproof window, left hung, like the existing opening casements. The ironmongery will be in keeping with the existing windows, polished chrome with a casement handle and stay.

The existing windows are double glazed and therefore will be replaced with double glazed units. The windows previously had secondary glazing, the frame only still existing and the existing stone mullions are boxed in with timber. The timber windowsill is rotten and will be replaced with the windows. Subject to the condition of the stone mullions, these will be unboxed and exposed like other windows throughout the house.

The front door is an existing timber door and is being to rot. This is beyond repair and therefore requires replacement. The new front door will be a like for like replacement in style however constructed from Accoya Wood to increase the lifespan of the door. It too will be finished in an off-white linseed paint to match the windows. The existing black ironmongery will be replaced with new black fittings, with the main change being a horizontal letterbox rather than a vertical. The opening of the door will not change and there will be no changes to the stone lintels.

Should any structural repairs to the stone mullions or lintels be identified on removing the door and windows, the conservation officer will be consulted, and a competent stone mason will be appointed to ensure these works are carried out in line with any guidance provided by the conservation officer and ensure the stone is retained/replaced in keeping the building style. If and where necessary, further listed building consent will be applied for.

Should any further windows be identified require removing or replaced as part of the refurbishment works, the conservation officer will be notified and consulted and if and where necessary further listed building consent will be applied for.

Impact on significance:

The proposed works do not impact the significance of the heritage asset or its setting. The window elevation already has a stormproof casement window and therefore the addition of a new casement window 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 bedroom by installing a casement window to introduce further natural ventilation in a large room and replacing a rotten timber windows and door, the building should become more energy efficient. Similarly replacing the rotten front door should improve the energy efficiency of the building by reducing heat loss.

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 additional natural ventilation and refurbishing the existing windows, will help preserve the existing and current features and structure. The impact to the elevation is minimal as there is already an existing stormproof casement to the bathroom and the window sizes are not changing.

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, improving the energy efficiency of the building, refurbishing existing windows to help prevent further replacements, 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. Subject to condition, revealing the stone mullions on the windows will benefit showcasing the heritage features of the building.

HE11 relates to Enabling development base on the development secure the future conservation of the heritage asset. The refurbishment works to the window help preserve the windows for the future and reduce the need to replace, particularly by future owners who may decide to do this outside the planning policy and replace with un-sympathetic materials such as UPVC. The replacement of the window and door with more long-lasting products should also ensure future replacement is reduced. All works are sympathetic to the existing heritage features.

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 windows and front door to continue the record keeping process.

Enhancement:

By installing a casement window to the 1st floor bedroom, the room and first floor's humidity levels should significantly reduce. The first floor consists of several original exposed timber joists. Therefore, installing additional natural ventilation should assist in the preservation of the timber and reduce the risk of rot.

Replacement rotten windows and door and installing natural ventilation also should improve the energy efficiency of the house as high humidity environments require more energy to heat and a lot of heat is currently loss through the rotten frames and door.

By refurbishing the windows and resealing them as necessary, the risk of any further damage to the existing (not original) windows and prolong their life to reduce the frequency of replacement.

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 existing windows and replace 3 no. windows and the front door 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 Windows to be replaced**Existing Door to be replaced**

