

Heritage Impact Assessment

Proposed Alterations to 3 Bear Hill, Rakewood, Littleborough

1.0 Introduction

The assessment relates to the proposed alterations to 3 Bear Hill, Lakewood, Littleborough. The proposed development is detailed in drawings, prepared by Storah Architecture Ltd.

The Heritage Impact Assessment has been produced for the client to meet the requirements of paragraph 207 of the National Planning Policy Framework (NPPF) and inform them, their agents and the planning authority of the historical significance of the site, together with the impact of proposals on it's heritage value and significance.

This statement has been prepared by Richard Storah of Storah Architecture.

3 Bear Hill, is within the Hollingworth Fold Conservation Area and listed, grade II.

2.0 History & Significance

2.1 Description

The house is a grade II listed building, first listed in 1986

The house dates from the early C19. It is a constructed in watershot local sandstone with dual pitched slate roof. The existing extension has a lean-to roof in slate. The house has flat-faced stone mullion windows. On the first floor east elevation there is a range of 12-light mullioned windows suggesting a home weaving workshop to the first floor. There is a later brick wing to the rear which is where the suggested addition is proposed.

2.2 Significance

The house has significance being representative of the home textiles economy of the area in the eighteenth and early nineteenth century prior to the areas change in reliance from wool to more mechanised factory based cotton production. It has group value with others within the Hollingworth Fold Conservation Area and associative value with other buildings in the village linked both by textiles production and also by setting.

The house has landscape value within he context and backdrop to Hollingworth Lake.

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3.0 Proposals

It is proposed to replace a single storey attached workshop with a two storey domestic extension allowing relocation of the kitchen and the formation of an additional bedroom. The proposal will also include the removal of a former aviary. This is currently partially collapsed and awaiting repair.

3.1 The Need for the Works

The works are required to create an additional bedroom for the fostering of vulnerable young children and to provide additional living space to accommodate this additional use. A letter of support from Oldham Council accompanies the application.

It is also proposed to separate the workshop from 2 Bear Hill as the narrow gap where the walls are close together has no access for maintenance or for cleaning out of leaves, debris and vermin.

3.2 Proposals

Proposals include the removal of the former aviary and the remodelling and extension of the former workshop to provide a ground floor dining kitchen and a first floor bedroom. The gable of the workshop will be pulled away from 2 Bear Hill to allow access for maintenance.

Within the existing house the former kitchen will be refitted as a home office/study space. An additional door is proposed to the first floor gable to access the garden.

4.0 The Impacts of the works

The works remove a mid/late C20 aviary which is considered to detract from the appearance of the building. This is considered a positive benefit.

The extension is the remodelling of a later workshop addition which is considered of neutral heritage value. The altered extension will appear larger than the workshop but remain subservient to the original and clearly understood as a later addition. There is slight harm in the change to the setting of the house, offset by the benefit in separating the workshop from the adjacent house to allow for maintenance and repairs.

The replanning of the former kitchen affects areas rebuilt following a recent fire and is of no heritage impact. The understanding and layout of the house remain legible and apparent.

The new door to the garden at first floor level affects the fabric of the original house. This is considered of moderate harm due to loss of original fabric, although the understanding and layout of the house remains legible. There is a benefit in allowing access to the garden at the rear of the house.

5.0

Conclusion

The proposals respect the significance of the existing building, its setting, and its historic features. The proposed works enhances the functionality to the existing building and provides an additional bedroom for the fostering of vulnerable young children. This is a public benefit.

The proposals should be considered in the context of national guidance in the National Planning Policy Framework.

Paragraph 192 of the NPPF states that 'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposal is considered acceptable in terms of the NPPF, as there is the minor impacts on the significance of the heritage assets (listed building and its curtilage) are offset by the public benefits in terms of improving access for the maintenance of the properties and in providing a safe environment for fostering.

It is considered the proposals meet the requirements of the NPPF and Local Plan Policies.

Report prepared by

Richard Storah
for Storah Architecture

Appendix: List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1068530
Date first listed:	23-Apr-1986
List Entry Name:	3, BEAR HILL
Statutory Address:	3, BEAR HILL
District:	Rochdale (Metropolitan Authority)
National Grid Reference:	SD 94124 14985

Details

SD 91 SW LITTLEBOROUGH BEAR HILL (north-east side)

3/2 No. 3 - - II House. Early C19. Roughly dressed watershot stone with slate roof. Single-depth plan with 2 bays and 2 storeys. Quoins, coped gables with kneelers and gable chimney stacks. Central door with square-cut surround is flanked by 2-light flat-faced stone mullion windows. 12-light mullioned workshop window on first floor with 6 blocked lights. 4 windows to left gable with C20 casements and square-cut surrounds. Later brick wing and conservatory to rear. R.W. Brunskill, Houses, 1982, p.65.

Listing NGR: SD9412414985

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:	213334
Legacy System:	LBS

Sources

Books and journals

Brunskill, R W, Houses, (1982), 65