

Heritage statement for 6 Harridge St OL12 7HW

Number 6 Harridge St is a grade 2 listed building and is one of three cottages which we understand once formed one property in the form of a farmhouse. You can see its development from the various alterations in the openings in the front and rear elevations. It was listed in 1985 and its listing ID is 1055734.

Extract of listing

SD 81 NE ROCHDALE HARRIDGE STREET (north side) 3/70 Nos. 6, 8 and 10.

House, now three cottages. Door lintel dated "CAS 1678". Coursed rubble with ashlar dressings and stone slate roof. 3-unit plan with projecting crosswings to either side of the house-part. The entrance is to the left of the house-part, (No. 8), although there is another entrance to the left of No. 6 and a later entrance to No. 10. The wings do not project at the rear but there is an outshut to the centre which appears to be of a later date. Projecting plinth, stone quoins, chamfered porch with carved lintel projects as far as crosswings, left hand door has chamfered jambs and a flattened triangular head with heavy lintel. Left wing has largely replaced windows, but house-part has 5-light double-chamfered mullion window with hoodmould, as did the right wing (now only 4-light because of inserted door). First floor above house-part had 4-light double-chamfered mullioned window (one mullion has been removed) and right crosswing first floor has 3-light chamfered mullion window. The rear elevation had various 1, 2 and 3-light windows.

Front Elevation



Rear Elevation



Assessment Of Impact

The existing timber windows are non original and are probably around 30 years old or so and have reached the end of their life. These windows would have probably been traditional leaded windows set directly into the stone and pointed with a slate mortar at the buildings outset, however these have been replaced at an unidentified date with traditional timber windows, and the current installation may not even be the first version of these timber windows.

We would propose to replace the windows to the front elevation on a like for like basis in the identical layout and colour. The existing timber windows would be carefully removed so as not to damage the stone mullions which can sometimes be quite fragile. We would propose to replace these windows with new timber frames made with Accoya (modern softwoods are simply not suitable anymore) as it is very stable and durable which would negate the necessity to repeat this window replacement for a considerable time. The frames would be painted white as they are now at present, and sealed around the edges with a traditional trowel mastic. The window frames would be completed with new double glazed units of maximum thickness 14mm and held in with timber beads to match the frames.

Ironmongery although limited would be of a simple wrought iron in black.

The windows to the rear would be replaced in the same fashion but it can be seen that the upstairs bed room and downstairs kitchen or of a six panel style window which do not correspond to the style of the other single window to the rear and to the windows at the front. We would propose to replace these two windows as a 3 panel style window which would be three vertical panels in the same orientation as the other windows. We believe that this would enhance the appearance of the rear of the building as it would apply uniformity.

The existing rear door is a traditional farmhouse style stable door. This door has quite a lot of rot to it, and doesn't fit very well and is letting in a considerable draft into the rear kitchen. We would propose to replace this completely like for like in style, appearance and colour. Again we would propose to use Accoya timber.

As the proposal is to simply replace the existing windows on a like for like basis we do not consider that these works would have any impact or significance to the listed building. We would carry out the works in a careful manner and as such there would be no harm caused to the building. The replacement of these windows would benefit the building by being part of the continual maintenance that is required in the care of such buildings.

Justification

At present the existing windows and door are in a poor state of repair and their performance is being reduced by this poor state.

The windows and door have reached the end of their life and attempts to repair them have been carried but they are now at a point past this being feasible. The only real solution now is their total replacement and the details of which we have set out above.

Design and Access Statement

This statement has been prepared in support of the application for for listed building consent for the replacement of windows and doors at 6 Harridge St, Lowerfold, Rochdale OL12 7HW for the owner Mr A Eastwood.

APPLICATION SITE APPRAISAL: The application site is currently a listed building and can be described as a 2 storey stone cottage which fronts the highway and to the rear to a small garden area.

DESIGN PROPOSAL Overall, the applicant aims to achieve a high standard of design and manufacture of the existing windows.

1. HIGHWAY CONSIDERATIONS — There are no Highway considerations relevant to this proposal.
2. TREES and HEDGES — There are no trees and hedges to be considered in this proposal.
3. FLOODING — there are no flooding considerations for this proposal
4. ACCESS — The proposal will not lead to any increase in traffic therefore it is considered to be not relevant to this proposal.
5. CONCLUSION Overall, therefore, the enclosed application presents a proposal that is appropriate to the setting of the site, with the intention to provide a proposal with a sympathetic scale, form and massing and the use of appropriate materials.

