

HERITAGE STATEMENT

**The Ox and Plough,
178 New Road,
Littleborough,
OL15 8NL**



AJ COCKER ASSOCIATES
CHARTERED BUILDING SURVEYORS



- Architectural Design
- Building Surveying
- Project Management
- Party Wall Surveyors
- Construction Health & Safety
- Construction Costs Consultants
- Building Pathology

1. Introduction & Project Description

This Heritage Statement has been prepared in support of a planning application for the change of use of The Ox and Plough public house to four self-contained residential flats.

The site comprises a vacant former public house located on New Road, Littleborough. The building is identified as a Non-Designated Heritage Asset due to its local historic and architectural interest and contribution to the character of the area.

The proposed development seeks to secure the long-term viable use of the building through residential conversion. The scheme has been designed to retain the external appearance of the building, with no significant alterations to its form, scale, or architectural character.

It is important to note that no external changes are proposed, other than:

- Replacement of existing windows with uPVC units incorporating escape openings, and

Director:

Ian Stott
BSc (Hons) M.R.I.C.S.
Chartered Building Surveyor

New Century House
176 Drake Street
Rochdale
Lancashire
OL16 1UP

Tel.: 01706 764880

- Replacement of external doors

These works are minor in nature and do not alter the architectural composition of the building.

2. Description of the Heritage Asset and its Setting

The Ox and Plough is a traditional public house building that contributes to the historic built environment of Littleborough. Its form, materials, and appearance reflect its historic use and local vernacular character.

The property sits within an established streetscape along New Road, surrounded by a mix of residential and historic buildings. Of particular relevance is its relationship with the nearby Grade II Listed Building, Dearnley Old Hall (Historic England List Entry No. 1309691).

Dearnley Old Hall is a building of considerable historic significance, and its setting includes the surrounding landscape and nearby built form, including the application site. However, the application property is physically and visually separate, forming part of the broader setting rather than its immediate curtilage.

3. Assessment of Significance

As a Non-Designated Heritage Asset, The Ox and Plough holds local significance derived from:

- Its historic function as a public house
- Its contribution to the local streetscape
- Its traditional building form and appearance

The building's significance is primarily external, relating to its overall scale, massing, and presence within the street.

The nearby Dearnley Old Hall holds high heritage significance as a designated asset. Its significance is derived from its age, architectural quality, and historic associations. Its setting contributes to its significance but is experienced more strongly in its immediate surroundings rather than in distant or loosely related structures.

4. Statement of Impact

Impact on the Non-Designated Heritage Asset

The proposed development will have no harmful impact on the significance of The Ox and Plough.

- The scheme retains the building in its entirety
- There are no alterations to the building's form, scale, or external character
- Proposed changes are limited to replacement windows and doors, which are modest and typical of conversion schemes
- The elevational drawings confirm that the overall appearance remains consistent with the existing building

As such, the proposals preserve the building's contribution to the local environment and ensure its continued use and maintenance.

Impact on the Setting of Dearnley Old Hall (Grade II Listed Building)

The proposed development will not adversely affect the setting of Dearnley Old Hall.

- There are no extensions or external alterations that would alter the visual relationship between the buildings
- The works are minor and limited to replacement joinery
- The building's scale, massing, and external appearance remain unchanged
- The proposal does not introduce any new built form or visual intrusion

Given the limited nature of the works and the separation between the assets, the proposal results in no harm to the significance or setting of the listed building.

5. Justification and Mitigation

The proposed change of use is justified on the following grounds:

- The building is currently vacant, and the scheme secures a viable long-term use
- Conversion to residential use ensures ongoing maintenance and preservation of the asset
- The approach is conservation-led, retaining the building's external character
- All proposed external works are minimal and proportionate

Given that no harm has been identified, mitigation measures are not required. However, the sensitive design approach inherently ensures preservation of heritage significance.

6. Conclusions

This Heritage Statement demonstrates that:

- The Ox and Plough is a Non-Designated Heritage Asset whose significance is preserved under the proposed scheme
- The development involves no significant external alterations, limited only to replacement windows and doors
- The proposal results in no harm to the character or appearance of the building
- There is no impact on the setting or significance of the nearby Grade II Listed Dearnley Old Hall

Overall, the scheme represents a sustainable and heritage-sensitive reuse of a vacant historic building, fully compliant with national and local planning policies relating to heritage assets.

AJ Cocker Associates
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