

Listed Building Consent – Heritage Statement

**HERITAGE STATEMENT
IN RELATION TO
PROPOSED INTERNAL ALTERATIONS
IN RESPECT OF
HILLTOP COTTAGE, WHITLE FOLD, NEW MILLS
ON BEHALF OF
MR & MRS N WILLIAMS**

Our Ref.: 0026
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Of: Urban Design & Consult Limited
Date: 12 September 2012

Signed :





1.0 Introduction

This project relates to the internal adaptation of Hilltop Cottage to convert back to a three bedroom dwelling from its current two bedroom layout. The works involve the adaptation of existing stud walls to the first floor to create an additional bedroom, revised bathroom layout and new en-suite shower room.

2.0 The Heritage Asset and its Setting

2.1 The Conservation Area

Whitle Fold and Hilltop Cottage sit within the Whitle Conservation Area, designated in August 2007. This area encompasses all of the properties within the cluster to the head of Whitle Bank Road.

2.2 Property Age

Hilltop Cottage was originally a farmer's cottage and was constructed during the 18th Century. It has since been extended to provide what is currently the kitchen and bedroom 2.

2.3 Property Construction

Hilltop cottage is constructed in a style typical of the period with solid / random coursed stone external walls, a solid ground floor, timber suspended first floor and traditional rafter and purlin roof construction with stone slate covering. The property is fitted with softwood timber casement / double glazed windows and timber / panelled external doors. Internally the property is finished in a lime plaster with emulsion paint finish and some exposed timber details such as purlins and door lintels. The property was refurbished during the 1990s when it was reduced to a 2 bedroom dwelling and provided with a modern interior including a spiral staircase. Finally a modern kitchen was fitted circa 2006.

2.4 Surrounding Area

Hilltop Cottage forms part of Whitle Fold, a small collection of buildings which originally formed part of Whitle Bank Farm. The properties which now constitute Whitle Fold and sit within the Whitle Conservation Area are all of a similar age, style and construction. The surrounding properties have been similarly modernised and are now primarily occupied as family dwellinghouses. The general street scene is one typical of an 18th Century rural setting of this nature, with a variety of buildings arranged to sit with the contours of the hillside and arranged in an apparently random fashion consistent with the gradual development of the site as part of a working farm.

3.0 Assessment of Significance

Hilltop Cottage is an integral part of the cluster of buildings which make up Whitle Fold and indeed the Whitle Conservation Area. The property sits centrally to the cluster of buildings, and is therefore not the most architecturally significant or prominent, but equally does form an integral part of the overall vernacular of the fold. Due to the historical / progressive development of this area, the properties do vary in terms of style but retain similar characteristics in terms of type of construction / materials used etc. The property does not have any particular / significant architectural features. It is typical of a farm dwelling of this period and does incorporate many original details although it has been significantly modernised internally. The setting of the asset and its surrounding area is key to its character.

4.0 The Design Concept for the Proposed Development

4.1 The Concept

The property is now occupied by three generations of a family as a dwellinghouse. The current layout of two bedrooms does not suit the family's needs and therefore the proposals are to return the property to a three bedroom layout as was originally the case.

4.2 The Design

The design proposals have been developed to minimise the effect upon the property, without affecting structural / solid internal walls and maintaining period features wherever practicable. The design proposals are indicated on the supplied drawings. The alterations involve the alteration / removal and replacement of existing internal stud partitions in order to re-apportion the internal space to the first floor only.

4.3 Material Use & Selection

The design has been developed to retain as many as the original materials as possible. Existing internal stud walls will be carefully removed (where required) avoiding damage to retained plaster and other elements will be re-used. Existing doors will be retained and re-located as appropriate into new casings. All existing exposed period details (such as lintels and purlins) will be retained exposed where possible. Where this is not possible (i.e. where fitted furniture to be provided), features will be left as existing within these spaces. Where used, new materials will be as existing and all finishes will be in keeping with the current style, using pastel shades to all decorations, retaining and introducing new timber lintels where appropriate and replacing the 1no window to match the existing fenestration pattern and style of construction.

5.0 Impact of the Proposed Development

The proposed alterations will not be visible from the exterior of the property and will not affect any of the neighbouring properties.

No original / period features will be lost as a result of the development, although several sections of these may become encased due to positioning of new stud walls and fitted furniture. Where possible these features will be left as existing and shall simply become within cupboard units.

There will be no impact upon the overall appearance, setting or character of the property.

It is considered that the proposed alterations will greatly enhance the usability of the property for its inhabitants, will return the property to a three bedroom layout and will have a very minimal impact upon the architectural and historical significance of the property.

6.0 Summary

The proposals relate to the alteration of the internal accommodation to the first floor. The proposed works will revert the property to a three bedroom layout as was originally the case. It is our opinion that the proposals will greatly enhance the usability of the property as a dwelling with a very limited impact upon the historic internal features. The exterior of the property will be unaffected by the works and thus the proposals have no impact upon the Conservation Area.