

HERITAGE STATEMENT

Listed Building Consent Application

Property: 16 Green Hill Road

Designation: Grade II Listed Building

Conservation Area: Longwood Edge Conservation Area

1. Introduction

This Heritage Statement has been prepared in support of an application for Listed Building Consent at 16 Green Hill Road.

The application relates to an essential internal structural repair involving the repair and replacement of deteriorated floor support beam. The purpose of this statement is to assess the significance of the heritage asset, evaluate the impact of the proposed works on that significance, and provide justification for the proposed intervention.

2. Description of the Heritage Asset

16 Green Hill Road is a Grade II listed residential property constructed in the early nineteenth century. The building is a characterful, double-fronted terraced cottage constructed from traditional local stone and forms part of the historic built environment of the area.

The property possesses architectural and historic interest through its age, traditional materials, form and surviving historic fabric. As a listed building, it contributes to the understanding of the area's historic development and retains the characteristics associated with vernacular domestic architecture of the period.

Key features contributing to the building's significance include:

- Traditional stone construction.
 - Historic cottage form and proportions.
 - Double-fronted principal elevation.
 - Historic structural fabric and construction methods.
 - Contribution to the historic character of the surrounding settlement.
-

3. Conservation Area Context

The property is situated within the Longwood Edge Conservation Area.

The conservation area was designated to protect the historic layout and visual character of a traditional hillside mill village. The area preserves the historic narrative of the valley's textile industry and is characterised by traditional stone-built cottages, workers' housing and former mill complexes which reflect the area's industrial heritage.

A particular characteristic of the conservation area is the protection of important panoramic views across the valley, especially from elevated locations including Lamb Hall Road and Royles Head Lane. The area's special interest derives from the relationship between the historic buildings, landscape setting and industrial history.

16 Green Hill Road makes a positive contribution to the character and appearance of the conservation area through its historic form, traditional materials and its role as part of the established historic streetscape.

4. Significance of the Affected Fabric

The works affect internal structural floor beam located within the building.

The beam forms part of the building's structural framework and contribute to its evidential value as a historic building. However, the significance of the affected elements has been diminished by severe deterioration and rot which has compromised their structural performance.

The significance of the affected fabric therefore lies primarily in its structural function and historic fabric value rather than any decorative or architectural significance.

5. Proposed Works

Listed Building Consent is sought for the repair and replacement of deteriorated internal structural floor beam.

The existing beam has suffered significant decay and rot, resulting in a loss of structural integrity. The proposed works will involve the careful removal of defective sections and installation of appropriate replacement structural members to restore the floor structure and ensure the continued stability and safe use of the building.

The works are entirely internal in nature and will not alter the external appearance of the listed building.

No changes are proposed to the building's footprint, scale, form, elevations or setting.

6. Heritage Impact Assessment

The proposed works have been assessed against the significance of both the listed building and the Longwood Edge Conservation Area.

The works will require the replacement of deteriorated structural elements and therefore result in the loss of a limited amount of historic fabric. However, the affected beam has reached the end of its serviceable life and are no longer capable of fulfilling their intended structural function.

The intervention is limited to those elements that are defective and necessary for repair. The works are confined to the interior of the building and will not affect:

- The external appearance of the property.
- The architectural character of the principal elevations.
- The setting of the listed building.
- Protected views within the conservation area.
- The wider character and appearance of the conservation area.

The proposal is therefore considered to result in no harm, or at most negligible and unavoidable harm, to the significance of the listed building. The overall significance of the heritage asset will be preserved.

7. Justification

The proposed works are necessary to address significant structural deterioration caused by rot within the existing floor support beam.

Failure to undertake these repairs would lead to continued deterioration of the building's structural integrity and could ultimately place additional historic fabric at risk. The proposed intervention is therefore necessary to secure the continued occupation, maintenance and long-term conservation of the listed building.

The works represent a proportionate response to an identified structural defect and are consistent with the conservation objective of preserving the heritage asset for future generations.

8. Alternatives Considered

Alternative options have been considered.

Due to the extent of deterioration affecting the existing beam, there is no practical alternative that would avoid intervention. Retention of the defective beam would not adequately address the structural issues and would result in further deterioration of the building.

The proposed repair and replacement of the affected structural members therefore represents the minimum intervention necessary to safeguard the building and ensure its continued use.

The proposed approach is considered to be the least harmful option available.

9. Public Benefit

The public benefit arising from the proposal is the long-term preservation and continued occupation of a designated heritage asset.

By addressing structural failure and preventing further deterioration, the works will secure the future conservation of the building and ensure that it continues to contribute positively to the historic character of the Longwood Edge Conservation Area.

The proposal supports the ongoing maintenance of the historic environment and preserves the significance of the listed building for future generations.

10. Conclusion

16 Green Hill Road is a Grade II listed early nineteenth-century stone-built cottage that contributes positively to both its own heritage significance and the wider significance of the Longwood Edge Conservation Area.

The proposed internal structural repairs are necessary to address deterioration affecting the floor support beam and to maintain the structural integrity of the building. The works are limited in scope, confined to the interior of the property, and will not affect the building's external appearance, setting or contribution to the conservation area.

Any loss of historic fabric is minimal, unavoidable and justified by the need to secure the long-term conservation of the heritage asset. The proposals will preserve the significance of the listed building and ensure its continued beneficial use.