

Combined Design, Access and Heritage statement supporting a joint application for
Householder Planning Permission and Listed Building Consent for
4 Stormer Hill Fold, Tottington, Bury BL8 4AU.

No 4 Stormer Hill Fold is the middle cottage of a small terrace of 3 cottages that were listed in October 1972. It clearly has 'group value'. The listing is detailed as follows: Overview Heritage Category: Listed Building Grade: II List Entry Number: 1067217

Date first listed: 04-Oct-1972 Statutory Address: 2, 4 and 6, Stormer Hill Fold, Tottington, BL8 4AU

The building or site itself may lie within the boundary of more than one authority. District: Bury (Metropolitan Authority) National Grid Reference: SD 77508 13492

Details

This list entry was subject to a Minor Amendment on 12/03/2019 SD 71 SE 5/17 Tottington Nos 2, 4 and 6 Stormer Hill Fold (Formerly listed as Nos 2, 4 and 6 Stormer Hill Fold, STORMER HILL ROAD) 4.10.72 GV II At right-angles to road. Three stone cottages. Dated '1724 GH'. Two low storeys. Four windows on ground floor, three with stone mullions. Four modernised windows and an inserted bathroom window on first floor. Three ledged doors. Flush quoins. Right-hand end, towards road, slightly advanced. Stone slate roof. Listing NGR: SD7749713526 Legacy The contents of this record have been generated from a legacy data system. Legacy System number: 210733 Legacy System: LBS Legal This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. End of official listing Retrieved from: <https://historicengland.org.uk/listing/the-list/list-entry/1067217>

Front View of No 4 from the North



Rear View of No 4 from the South



The property comprises of a 2 up 2 down cottage with a rear porch currently used as a sewing room.

In 2012, planning permission was sought to repair the rear of the roof and this was approved with the condition that attention be paid to the possibility of bats roosting in the eaves, and the repairs were carried out.

(Planning Ref 55796. Application date 15/11/2012. Approved with conditions 19/2/2013)

1. INTRODUCTION AND CONTEXT

This statement supports a joint application for Householder Planning Permission and Listed Building Consent.

The cottage dates back to 1724, and represents a high quality example of local 18th century vernacular architecture. The building features timber beams and stone mullions characteristic of 18th century properties in the region. Over time, the cottage's single glazed fenestration has become severely mismatched, containing a mixture of old and recent wooden window frames and glazing cemented directly into the stone mullions.

We propose to replace failed and mismatched windows with bespoke hardwood double-glazed units and the installation of a new period-appropriate front door. This would improve energy efficiency and help address significant condensation issues, which featured significantly in both the homebuyer survey (13/10/25), and a specialist damp and timber survey (24/10/25), when we bought the cottage.

The current windows feature a mixture of:

- Historical single paned glass cemented directly into stone mullions, some of which are damaged
- Ageing, draughty single pane timber casements, some of which are damaged
- Inappropriate modern single pane timber replacements

*single paned glass, some of which are cracked, chipped or have holes in, cemented directly into the stone mullions

*ageing, draughty single paned white timber casements which show signs of significant rot and decay, highlighted in the Homebuyer survey as requiring early replacement

*newer single paned white hardwood replacements

We propose to use hardwood frames custom made for our cottage by the professional joiner who has made the current frames for the upstairs windows to the bedroom and bathroom. We have been advised that these front bedroom and bathroom frames can be retained, and 14mm slimline double glazed units can be installed in them, replacing the current single glazed units, hence maintaining the current appearance of these two front windows. He has also made the frames for double glazed windows at a neighbouring property, and this would ensure that our proposed windows are sympathetic to, and in keeping with, the overall appearance of all six homes in Stormer Hill Fold. All windows would be painted white, in keeping with existing frames.

The current front door is tongue and groove hardwood timber. It is ill fitting and shows signs of decay. There is a wide gap down the opening side of the door which allows draughts, rain and wind to blow in. The only security afforded to the main entrance to the cottage is by an ill fitting Yale lock.

We propose to replace this door with a custom made hardwood door and frame, complete with traditional black ironwork door furniture as used on the existing door, and a 5 lever mortice lock for security.

The proposed changes create zero harm to the cottage's historic fabric whilst offering substantial public and environmental benefits:

*Fabric preservation - the stone mullions remain the same

*Visual enhancement - a cohesive, period-correct look will be visible to the front elevation of the cottage and Stormer Hill Fold as a whole

*Sustainability - Double glazing and a new door will greatly improve thermal efficiency, prevent drafts, reduce internal condensation, and secure the cottage's long term habitability, minimising the detrimental effects on our health by any damp problems caused by condensation.

2. ASSESSMENT OF HERITAGE SIGNIFICANCE

The primary architectural significance of the property lies in its 1724 external stone fabric layout and spatial contribution to Bury's local heritage.

High Significance

The stone walls, window openings and original stone mullions represent the 18th century core.

Low Significance

The existing window glass and frames are a modern mix of materials. They do not represent a single, uniform architectural era and offer poor thermal performance.

3. DESIGN PRINCIPLES AND PROPOSED WORKS

Window Replacements

To protect the structure and maintain visual harmony we propose replacing the mismatched windows with bespoke hardwood frames, custom crafted by the professional joiner who made the existing front bedroom and bathroom windows, along with the double glazed windows at the neighbouring cottage number 6.

Fixing and Style

For windows within stone mullions, the frames will be meticulously installed to ensure that no stone fabric is cut, drilled or damaged during installation. The window styles will replicate traditional 18th century flush timber casements.

Glazing Specification

We propose 14mm slimline double glazed units. Unlike modern thick 24mm standard units, slimline double glazing avoids the visual “double reflection” phenomenon, and this design preserves the delicate, authentic profiles required for Grade 11 listed buildings.

Joinery Details

All units will utilise true through glazing bars, rather than stuck on plastic strips. Frames will be factory painted or handpainted in a heritage off white finish to remain sympathetic to the 1724 facade.

New Front Door

The existing front door will be replaced by a solid timber door crafted specifically to reflect early 18th century styling.

Material and Form

A robust, stained solid hardwood door following a traditional vertical plank design, with traditional black iron door furniture.

Ironmongery

All modern fixtures will be omitted. The door will exclusively utilise black, wrought iron door furniture – letter box, number, handle, latches, hinges etc.

4. IMPACT ASSESSMENT AND HERITAGE JUSTIFICATION

The proposed changes create zero harm to the building's historic fabric, whilst offering substantial public and environmental benefits:

Fabric Preservation:

- by using the specialist joiner who has previously carried out work on Nos 4 and 6 , the structural integrity of the 1724 stone mullions remains completely uncompromised

Visual Enhancement:

- Removing the mismatched elements and the damaged decayed old frames and replacing with matching hardwood frames will restore a cohesive, period correct look to the front and rear elevations

Sustainability:

- Upgrading to 14mm slimline double glazing vastly improves thermal efficiency, reducing internal condensation and securing the property's long term habitability

5. LAYOUT AND ACCESS STATEMENT:

- **LAYOUT:** The external and internal layout of the cottage, internal rooms and window openings will remain completely unchanged
- **ACCESS:** Structural entry points remain exactly as those currently existing. Access into and through the property for residents and visitors, including those with disabilities, will not be altered or restricted

An outline sketch profile (D1) of the existing timber windows, frames and casements are shown in the Drawings section. This proposal allows for replacement of all the timber windows with profiles to match the existing in regard to fixed-glazing and opening lights and to finish with a traditional painted finish.

A Joinery section drawing is also provided which shows how the hardwood frames will be fixed to and sit within the stone mullions.

An outline sketch of the door is also shown, which allows for replacement of the timber door with a profile to match the existing door, to finish with a traditional stained finish.

(Ref: D1 - Drawings showing elevations, layout and joinery section)

JUSTIFICATION

Given the condition of the existing mismatched single glazed windows, and our intention to replace them with new frames with 14mm slimline double glazed units, we believe that these proposals should be recommended for approval as they will enhance the longevity and sustainability of the heritage asset. Similarly, the replacement of the hardwood front door would protect the property against damp, in addition to securing the cottage via its main entrance.

To sum up, we wish to keep our new home in good condition, prolonging its use and safeguarding its future. We are respectful of the needs of the existing building and are keen to upgrade it for present day living, ensuring that it is as energy efficient as possible, maintaining it to the best of our ability so that it affords a safe, healthy, damp-free living environment, whilst still working within National Guidelines appertaining to Listed Buildings. Consequently we believe that new windows and a new door would improve the building, and that no harm would be caused in terms of character and setting.