

HERITAGE STATEMENT

For

Change of use from dwellinghouse to 3no self-contained flats including alterations to fenestration and external elevations - Retrospective

MR. M THOMAS,
2 Lily Street, Milnrow, Rochdale, OL16 3JF

PREPARED BY



INTRODUCTION

This Heritage Statement has been prepared in support of a retrospective planning application submitted to Rochdale Borough Council referenced *25/00568/FUL* for the change of use of No. 2 Lily Street from a dwelling house to three self-contained flats, together with alterations to fenestration and external elevations.

The requirement for a Heritage Statement arises because the property lies adjacent to Grade II listed buildings at 2, 4 and 6 Bridge Street (formerly Milnrow Chapel, now cottages – List Entry No. 1356224). In accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and guidance within the National Planning Policy Framework (NPPF), applicants are required to assess and describe the impact of proposals on the significance of heritage assets and their setting.

This statement therefore describes the context, identifies the relevant heritage assets and their significance, outlines the completed works, and assesses their impact.

SITE CONTEXT

The application property, No. 2 Lily St, is a two-storey building when viewed from Kiln Lane, but due to the change in land levels it presents as a three-storey elevation when seen from Lily Street to the rear. The building occupies a prominent corner plot at the junction of Kiln Lane (B6225) and Lily Street, adjoining a commercial garage.

Historically, the property was constructed in brick with stone heads and cills to the front elevation. The gable end remains largely unchanged, with two small additional windows inserted at lower ground level within a private garden area, which are not prominent in public views.

The rear elevation has undergone the most alteration, with new openings created and modern timber cladding applied over the existing brickwork. These changes are not visible from the Kiln Lane or the listed cottages and therefore have minimal impact on the character of the wider street scene.

The site lies adjacent to a row of Grade II listed cottages, formerly Milnrow Chapel (Nos. 2, 4, and 6 Bridge Street), positioned a short distance to the north along Kiln Lane.

DESIGNATED HERITAGE ASSETS & SIGNIFICANCE

The adjacent cottages are listed at Grade II (List Entry No. 1356224, Historic England). Key elements of their significance include:

- Early 18th-century origin, with later alterations.
- Hammer-dressed watershot stone construction with graduated stone slate roof.
- Distinctive multi-light stone mullion windows, some blocked or altered, but original mullions and chamfered surrounds survive, particularly to the side elevation.
- Evidence of their former use as Milnrow Chapel, with later conversion to cottages.
- Group value as part of Milnrow's historic core, exemplifying vernacular stone traditions.

Their special interest lies in the stone fabric, the pattern of mullioned openings, the modest scale, and their contribution to the streetscape. Interiors have been altered extensively and are of limited heritage value, making the external character especially important.

CONTRIBUTION OF NO. 2 LILY STREET TO SETTING

No. 2 Lily Street is not listed and makes a neutral contribution to the setting of the adjacent heritage assets. Its historic brickwork with stone detailing provided a modest frontage in contrast to the more refined stone construction of the cottages. The property sits beside a large commercial shed, which already compromises the immediate setting and dilutes the historic character of the area.

PROPOSED (RETROSPECTIVE) WORKS

The proposals include the following works already undertaken:

- **Front elevation:** Retention of existing rendered finish and altered fenestration. Original brickwork with stone heads and cills has been covered but proportions of openings remain broadly consistent with the historic arrangement.
- **Gable elevation:** Two new small windows inserted at ground level within the private garden area. These are not prominent in wider views.
- **Rear elevation:** Insertion of additional window openings and application of horizontal timber cladding over original brickwork. This elevation faces away from Kiln Lane and the listed cottages and is not visible in key public views.

Internally, the property has been subdivided into three self-contained flats, which is not material to the heritage significance of adjacent assets.

ASSESSMENT OF IMPACT

The principal potential impact arises from changes to external materials and fenestration.

- **Front elevation:** While the rendered treatment departs from the original brick and stone finish, the simple proportions and alignment of openings respect the vertical emphasis found in the nearby listed cottages. The alterations do not dominate views of the cottages, which retain their strong historic character and visual primacy.
- **Side elevation:** The small new windows are recessive, located within a garden, and have negligible impact on the setting of heritage assets.
- **Rear elevation:** Alterations are not visible from Kiln Lane or from Bridge Street and therefore cause no impact on their significance.

In summary, the proposals do not obscure or remove any element of the listed cottages, and do not intrude on their architectural or historic interest.

ASSESSMENT OF COMPLETED WORKS

The works undertaken at No. 2 Lily Street are complete and form the subject of this retrospective application. The changes — including the rendering of the front elevation, modest alterations to fenestration, two additional small gable windows, and timber cladding with new openings to the rear — have not resulted in material harm to the character of the building or its surroundings.

The adjacent streetscape is already dominated by larger-scale commercial and industrial buildings, which visually reduce the prominence of No. 2 Lily Street and limit its contribution to the setting of the adjacent listed cottages. Against this backdrop, the alterations are recessive and do not detract from the architectural or historic significance of the Grade II cottages on Bridge Street.

CONCLUSION

The Grade II listed cottages derive their special interest from their early 18th-century stone construction, surviving mullioned fenestration, and historic association with Milnrow Chapel. These features remain unaffected by the works at No. 2 Lily Street.

The retrospective alterations have been modest in scale, largely neutral in impact, and are not readily visible from key public viewpoints or the listed buildings themselves. Given the dominance of surrounding commercial premises, the completed works do not alter the character of the area in any significant way.

It is therefore concluded that the development causes **no harm** to the setting or significance of the adjacent listed cottages, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the policies of the NPPF. The works represent a viable reuse of the property that sits comfortably within its mixed historic and commercial context.