

HERITAGE STATEMENT

The Globe Inn

218 Ramsden Road

Wardle

Rochdale

OL12 9NU



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1.0 Introduction

1.1 This Document

1.1.1 This document has been written to accompany a Planning Application and Listed Building Consent for permission for internal and external alterations to The Globe Inn 218 Ramsden Road, Wardle, OL12 9NU.

1.1.2 The proposals are being made to create a larger kitchen area and minor alterations to the internal layout, incorporating a new Bar / Server. Within the alterations we are applying for the replacement of existing window to the rear to provide a fire exit door, the blocking up of an existing door to store and the installation of new extraction system for the proposed new kitchen installation. Details have been provided for the new signage scheme and external decorations but a separate advertisement application will be made by the signage contractor.

1.1.3 A Heritage Impact Assessment must be included with the planning application submission as the property is Grade II listed

1.1.4 This assessment is prepared in accordance with guidance published by English Heritage in their *The Setting of Heritage Assets* and *Building in Context* (a joint publication with CABE). Broadly speaking the following assessment process is recommended;

- Identify which heritage assets and their settings are affected.
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
- Assess the effects of the proposed development, whether beneficial or harmful, on that significance
- Explore the way of maximising enhancement and avoiding or minimising harm.
- Make and document the decision and monitor outcomes.

2.0 Executive Summary

2.1.1 This report supports proposed works at The Globe Inn, Wardle in the Metropolitan Borough of Rochdale. The property is a semi detached property dating from Mid to Late 18C and is a designated public house with a smaller annex which was previously a Butchers Shop

2.1.2 Proposals have been submitted to Rochdale Metropolitan Borough Council for Internal and External alterations to the existing premises

2.1.3 This Heritage Assessment is required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. The heritage assessment should include the significance of heritage assets and/or their settings affected by a development, and of the impacts of that development upon them.

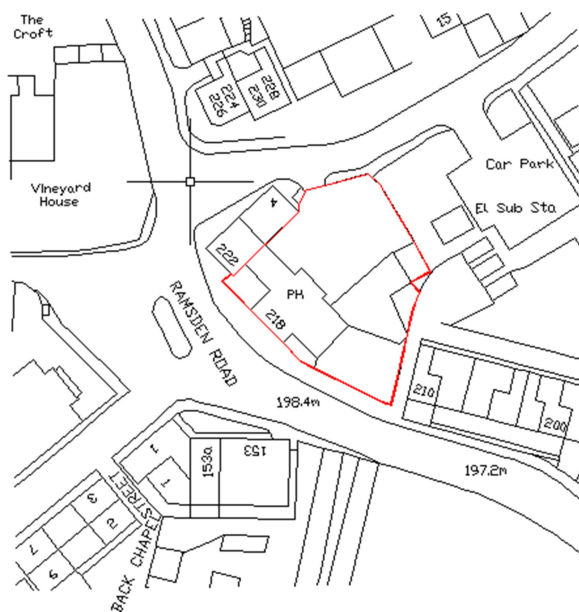
2.1.4 The proposals submitted incorporate minor internal alterations to the internal element of the building with some minor internal walls removed and a door opening created within an existing wall. The only major alteration will be remove the exiting bar and replace with a new bar servery. The main alterations in terms of external alterations all are on the rear elevation and therefore do not cause any significant harm to property. These alterations are to incorporate the following, the removal of an existing window and the incorporation of external fire escape door in its place. Also the proposal is block up an existing door to store again on the rear of the property. The proposal is also for the introduction of a coll intake grill to the side elevation of the annex and an extract cowl to the rear roof plane of the annex. Owing to its side and rear location being set back from the and the majority of the works being carried out to the rear of the premises we foresee no significant impact in terms of the listing of the building. This is therefore considered as a minor addition whose presence in the wider street scene views of Ramsden Road will be virtually unnoticeable. In total, the proposal will have no adverse effect on the Listed Building.

2.1.5 It is therefore concluded the setting, and therefore the significance, of the Listed Building will be entirely sustained. The proposal is thus in accordance with both national heritage guidance and local planning policy, and hence merits approval without delay.

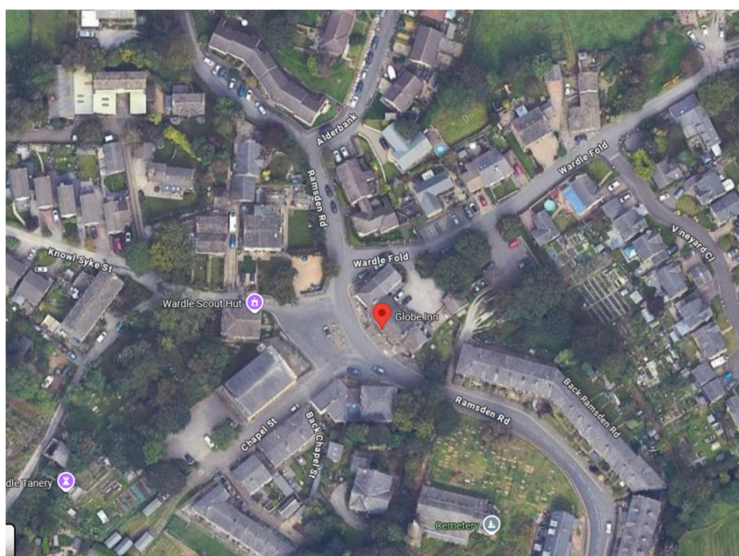
3.0 The Site

3.1 Location

The application site is located in village of Wardle which is located on the northern edge of the Borough of Rochdale



Map 1. Location of the Application Property



Map 2. Satellite view of the Application Property



Image 1. Front View of the Property



Image 2. Rear View of the property



Image 3. Rear Elevation View of the property

4.0 The Proposal / Scope of this Report

4.1 Designations

4.1.3 The property is Grade II Listed

Heritage Category: Listed Building

Grade: II

List Entry Number: 1084236

4.2 Heritage Impact

4.2.1 The heritage issue raised by the proposal is its impact upon the setting and therefore the significance (heritage interest and value) of the listed building.

4.3 Scope and Purpose of this report

Paragraph 200 of Chapter 16 (Conserving and Enhancing the Historic Environment) the National Planning Policy Framework, (as revised December, 2023), states local planning authorities should require an applicant to describe the significance (i.e. heritage interest and value) of the heritage assets affected, including the contribution made by their setting. The scope and purpose of this report is therefore to describe the significance of the listed building, along with the contribution of the application property, and to evaluate the impact of the proposal upon it. It is considered the level of detail is proportionate to the importance of the heritage asset, in accordance with paragraph 200, and no more than is sufficient to understand the proposal's impact. This report is to be read in conjunction

with other documentation supporting the application.

4.4 Report structure

This is as follows:

1. A brief description of the listed building and its setting (Section 4)
2. An assessment of the contribution made by the application building (Section 5)
3. A summary of their heritage significance (Section 6)
4. A summary of the relevant planning policies against which the application enquiry will be assessed (Section 7)
5. Evaluation within this context of the proposal's impact upon the setting and significance of The Conservation Area (Section 8).

5.0 The Application Property

The Application listing is as follows:

The existing property has always been a Public House with the adjoining annex previously a butcher's shop. The Property was erected Mid to late C18. Hammer dressed stone with stone slate roof. Each is of 2 storeys the butcher's shop being one room wide by 2 deep and the public house being 2 rooms wide by 2 deep with central entrance, C18 extension to right and a brick lean-to at the rear. Rendered plinth and flat-faced mullion windows, that to the first floor being continuous and formerly having 19 lights (although 9 have been blocked in and 7 mullions removed). There is a 5-light window (each with 2 mullions removed) to either side of No. 220 door and an opening which no longer has mullions to No. 218. The door of No. 220 has a pedimented surround with moulded architrave, that to No. 218 is plain and square-cut. There is a blocked taking-in door to the left gable and the rear of No. 220 has a 4-light and a 6-light window (each with two mullions removed).

6.0 Summary Of Significance

6.1 Rationale

Paragraph 201 of the Revised National Planning Policy Framework states local planning authorities should identify and assess the particular significance of a heritage asset, including its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the asset's conservation and any aspect of the proposal. Significance is defined in the NPPF Glossary as:

The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

6.2 The listed building The Grade II designation of The Globe Inn denotes it is a building of national importance for its special architectural and historic interest. Its significance derives essentially from this intrinsic special interest, which is that of a mid-Victorian public house

The formal designation was made by Rochdale Metropolitan Borough Council on 29th June 1966

7.0 Planning Policy Context

7.1 Statutory duty

Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest.

7.2 Relevant guidance and policies

Chapter 16 of the Revised National Planning Policy Framework (*Conserving and Enhancing the Historic Environment*, July 2021) provides the guidance on how the statutory duty is to be put into practice. Paragraph 203 states that in determining applications, local planning authorities should take account of:

7.2.1 The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation

7.2.2 The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and

7.2.3 The desirability of new development making a positive contribution to local character and distinctiveness

Regarding designated heritage assets, paragraph 205 states that ‘*great weight*’ should be given to their conservation and the more important the asset, the greater that weight should be, and that significance can be lost through development within its setting.

8.0 Impact of The Proposals

8.1 Summary of the Scheme

The proposal seeks consent for minor internal alterations and the introduction of a fire escape door to replace an existing window. We are also seeking approval for the blocking up of an existing door to an existing store and the introduction of an extract cowl and cold air intake grill.

8.2 Its effect

Owing to its predominantly rear location of the external alterations, the change to the Listed Building views will, as a result, be inconsequential and will be virtually unnoticeable. The internal alterations are minor and mostly the removal of later internal additions. In total, the proposal will have no adverse effect on the setting of the Conservation Area.

9.0 Conclusion

For the reasons given above, it is concluded the setting, and therefore the significance, of the Conservation Area will be entirely sustained. The proposal is thus in accordance with both national heritage guidance and local planning policy, and hence merits approval without delay.