

Mr & Mrs Abdullahi
225 Manchester Road,
Heywood
Rochdale
OL10 2NN

20th February 2025

HERITAGE IMPACT STATEMENT

The application supports the Planning application for a proposed single storey rear extension, roof lift of main dwelling together with rear dormer extension including balcony and the application of render to North and South-east elevations. Conversion of existing outbuilding to habitable living space.

The main dwelling is a large detached property constructed in a Georgian period and features brickwork with ashlar stone bands and both hipped and gable roof design. Period bay windows are featured to both the front and rear elevations. The property is located on a corner plot to the junction between Manchester Road and Ribblesdale Close. The front elevation faces North-west towards the highway at Manchester Road, and has been extended previously towards the South-east elevation.

The dwelling sits within a larger than average plot and features hardstanding to the front and a substantial grassed area to the rear. There is an extensive hardstanding area at the front of the building for off-road parking for multiple vehicles.

A single storey extension with dimensions of 7.15m wide and 4.5m depth and overall 3.6m height is proposed to the rear elevation. The existing first floor bay window will be retained as part of this proposal. The material palette is consistent with the existing materials to the original dwelling and features cast stone parapet and facing brick plinth to match, with the exception of the smooth render finish which has been introduced to enhance both the North and South-east elevations which are currently a mixture of differing brickwork facings, and to replace the hanging slate cladding which stands apart from the character of the property.

The main roof features both a period hipped and gabled roof design which appear to have been historically altered. The removal of chimneys to the North and South-east elevations are also evident. The proposed roof lift and gabled roof, features a dormer and inset balcony to the rear of the property which has been designed with materials to complement the building fabric.

The property is afforded with 2 No detached outbuildings currently used for garden and ancillary storage which appear to be constructed with original brickwork and grey roof slating. The larger outbuilding is located towards the South-east elevation and adjoins the adjacent property; 227, 'Wicken Cottage', Manchester Road, Heywood. Permission is sought to convert the adjoining outbuilding for use as a Granny annexe which will facilitate sleeping accommodation and a self-contained Wet room. The proposal is contained within the existing footprint and features the addition of a new window opening to the North-west elevation which shall be fitted with obscure glass. Minimal external works have been proposed and which shall preserve the existing building fabric and reuse the existing slate roof tiles and ridge.