



33 Hillcrest Road, Castleton,
Rochdale OL11 2QB

Heritage Statement

Single storey extension to
the side and rear for the
provision of rooms for the
comfort of a disabled
person

Prepared by NL
Checked by BJ

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v1

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HERITAGE STATEMENT FOR:

33 Hillcrest Road, Castleton, Rochdale, OL11 2QB

CONCERNING:

Single storey side and rear extension to provide extra living space for the comfort of a disabled person on an existing residential dwelling.



Fig 1. Front elevation (HAD&Co, 2021)

1. INTRODUCTION

- 1.1 This Heritage Statement will go through the proposed changes to the building in question which is located on the edge of a designated Conservation Area and discuss the effect the development will have on the heritage significance of this Conservation Area.
- 1.2 It will go through the considerations that have been made regarding the design and whether, if any, harm that may be caused to the heritage significance can be mitigated or justified.
- 1.3 Where appropriate, this statement may also suggest changes that can be made, or other measures to put in place that may still meet the client's brief whilst lessening any harmful effects that may be caused to the heritage asset as a result of the proposed changes.
- 1.4 Although the site and the property are not included within the Conservation Area for Castleton, the Local Planning Authority, Rochdale Borough Council, have deemed this Heritage Statement necessary due to the close proximity to Castleton Primary School situated just across the road.

2. SITE

- 2.1 33 Hillcrest Road is a semi-detached double-storey brick house with clay-tiled hipped-roof. It is positioned with its counterpart on the corner where Hillcrest Road meets Melville Street and directly faces this junction.



Fig 2. Location of site on satellite map (Google Maps, 2022)

- 2.2 The nature of this position along the corner means the surrounding curtilage of the house has a triangular shape as the house is orientated to look to the South-West sharing two of its boundaries with neighbouring residents and the third runs along Hillcrest Road.
- 2.3 This part of Hillcrest Road and the adjoining part of Melville Street lie on the outside edge of the Castleton South Conservation Area where the boundary encompasses Castleton Primary School; a Grade 2 Local interest building.

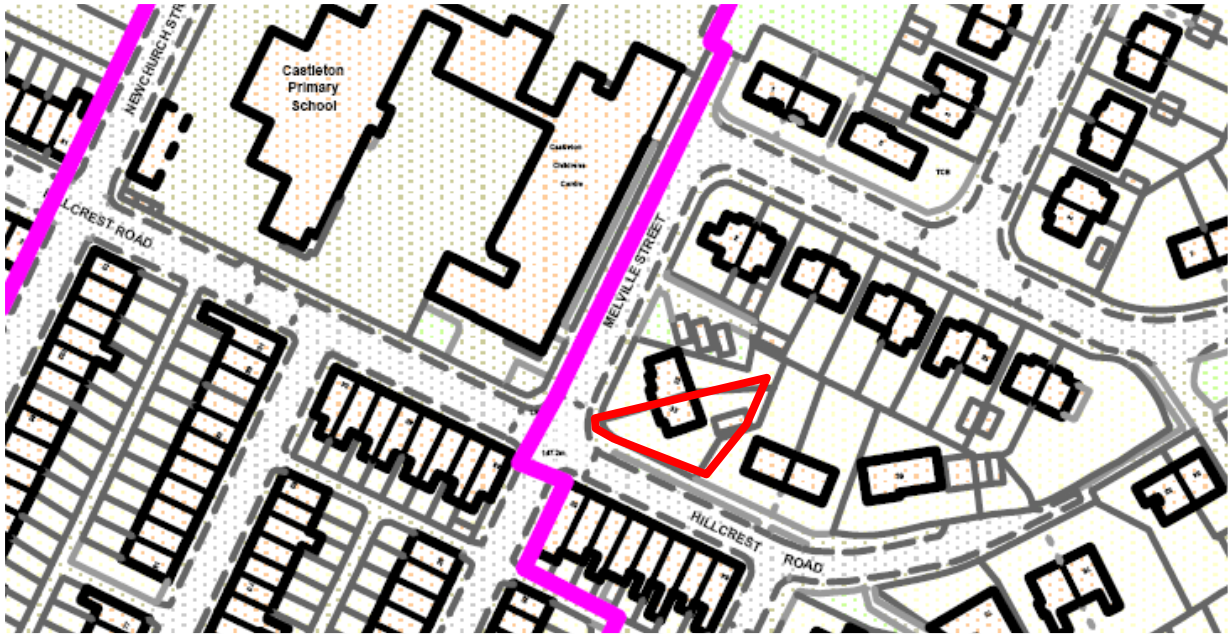


Fig 3. Location of site to Conservation Area boundary (pink) (Rochdale Borough Council, 2012)

- 2.4 The dwelling hosts a typical semi-detached layout including a large lounge to the front with kitchen and dining areas to the rear. An internal side positioned staircase leads to three bedrooms on the first floor- the largest at the front with two smaller bedrooms at the back and the shared family bathroom in the smaller room to the front over the house entrance. No. 33 also benefits from an additional smaller room in the converted attic space that can be used as a fourth bedroom with space for a small single bed.

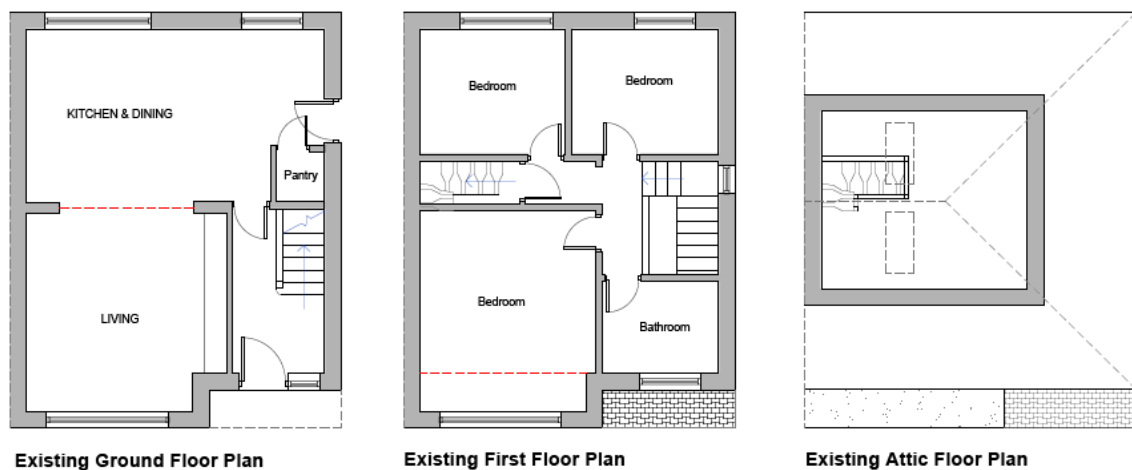


Fig 4. Existing internal layouts (HAD&Co, 2022)

2.5 The building and its site have undergone some appearance changes prior to the current owners moving in which include:

- Painting of the external brickwork white with black accenting
- Installation of dark grey roof tiles
- New dark grey windows and doors
- Removal of front porch and opting for a lean-to roof over the front door
- Additional lean-to roof over the side entrance door
- Paving to the front, side and rear garden space
- Boundary wall and fencing replaced with rendered wall with rendered pillars and metal railing atop of the walls in between
- Driveway gates installed to the front across the existing dropped kerb and another pair to the side access where the previous metal gates were positioned
- Metal pedestrian gate to match new driveway gates replacing the small metal gate along the side that leads to the front door entrance of the house

2.6 Due to the above changes, pre-existing elevations and site plans have been provided with the planning application to ensure all works that require permission can be appropriately assessed. These have been drawn up using the available evidence online of the previous state of the building from the Google Street View photos taken from June 2015.



Fig 5. Pre-existing building (Google Street View, June 2015)

3. HISTORY

- 3.1 33 Hillcrest Road is located in Castleton, an area within the borough of Rochdale that lies between Rochdale town centre and Middleton within Greater Manchester. Castleton became a township in 1894 until it was taken into Rochdale's borough in 1900. Hillcrest Road is a residential street not far from one of the main arterial routes of the area: Manchester Road A664, that runs through the centre of Castleton linking the area to other nearby towns, cities and beyond.
- 3.2 From looking at Historical Map data, what is now Hillcrest Road used to be known as Canal Street in the later years of the 19th century which lead from the Rochdale Canal near Bluepits Mill through to the location of the school (now Castleton Primary School) that was built in 1903.
- 3.3 There are a few standalone small buildings that start to show up on maps in the 1930s that look to be in the location of no.33 Hillcrest and its attached neighbour no.23 Melville Street.

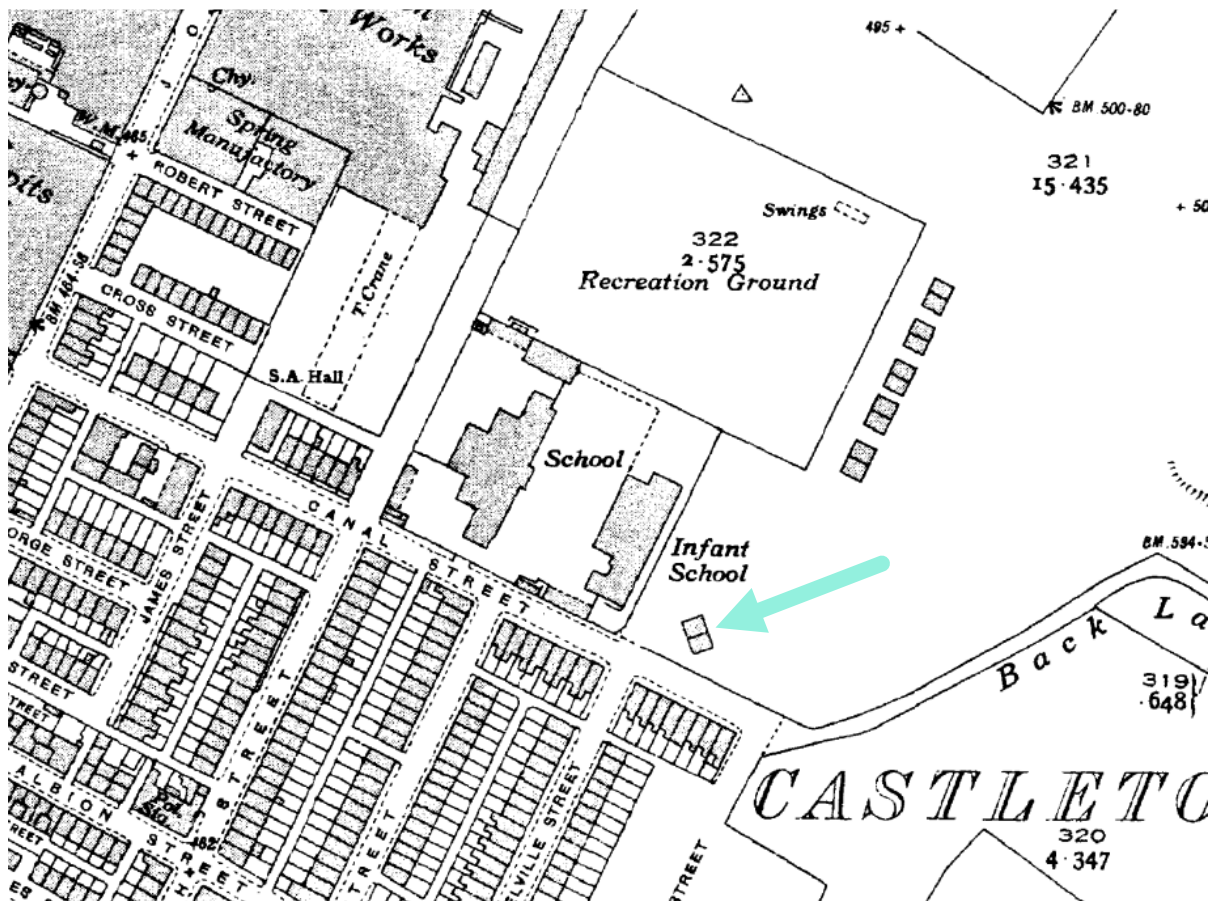


Fig 6. 1930s map showing the semi-detached dwellings appear

- 3.4 The other nearby semi-detached properties for this area can then be seen on 1950's maps with the road now renamed as Hillcrest Road and the boundaries of gardens showing the residential development of the area.

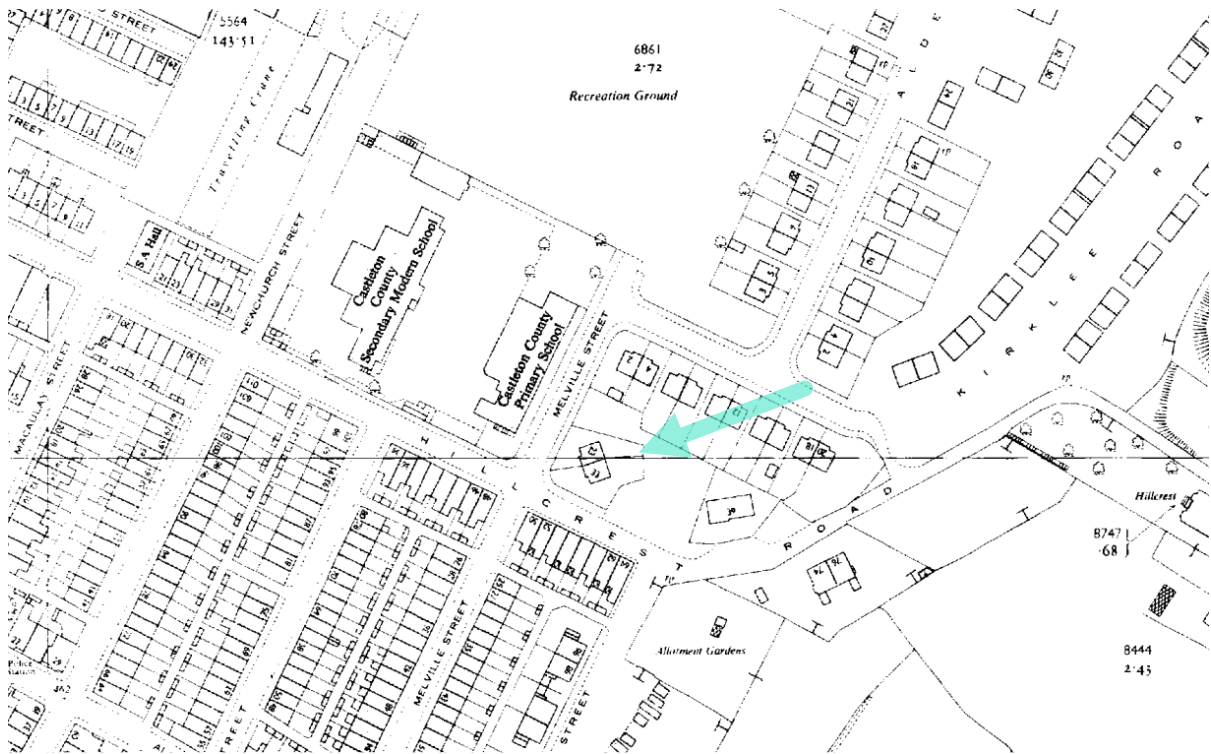


Fig 7. 1950s map showing other semi-detached dwellings appear and street name change

- 3.5 The expansion of the Primary School, growth of the industrial mills along the canal and increase of nearby residential grids are the most prominent changes that can be seen on the historic maps for the area of Castleton. The semi-detached residential buildings form a part of this.
- 3.6 The local vernacular of this area can be seen to alter the further out from the canal and main highway you travel. The original buildings built along the main access routes showcase mainly red brick walls with slate roofs. This can be seen on the Listed Mills, shops and houses along the A664 and the Primary School.



Fig 8. Typical late 19th century/ early 20th century terraced houses (Google Street View, 2008)

- 3.7 As the housing developments change on the outskirts of the terraced grids, differences in building styles can be seen with more semi-detached and detached bungalows appearing. The building materials also start to change with clay roof tiles, hipped roof styles and rendered walls making an appearance.



Fig 9. Later semi-detached houses that appear post-war (Google Street View, 2019)

- 3.8 No.33 Hillcrest Road is located in a position that marks the physically evident changes of house building during the post-war era. Its recent appearance alterations over the past decade display how people alter their homes to move with the times and shows how these post-war buildings can be adapted to be better utilised in modern times meeting the current demand and needs of residents.



Fig 10. The site on the left marking the start of semi-detached houses, typical pre-war terraced housing row on the right (Google Street View, 2015)

4. PROPOSAL

- 4.1 The client's brief is to build additional living spaces on the ground floor for the disabled residents of the house. With the addition of an adaptive bedroom and wet room on the ground floor- additional living space and a larger kitchen are also proposed to provide the space and accommodation better suited for a disabled person to use as independently as possible.
- 4.2 The side extension will provide the bedroom, wet room and separate private living space following the ease of access from the entrance and connection to existing drainage runs on site.
- 4.3 The existing kitchen space will become the shared dining area and a larger kitchen is proposed to the rear inside the rear part of the extension to allow sufficient manoeuvring space and adaptable features for the disabled resident to be able to use without constant assistance from another family member.
- 4.4 A separate utility and office space has also been included to benefit the rest of the family so the scheme can enable all members to fully enjoy their home.

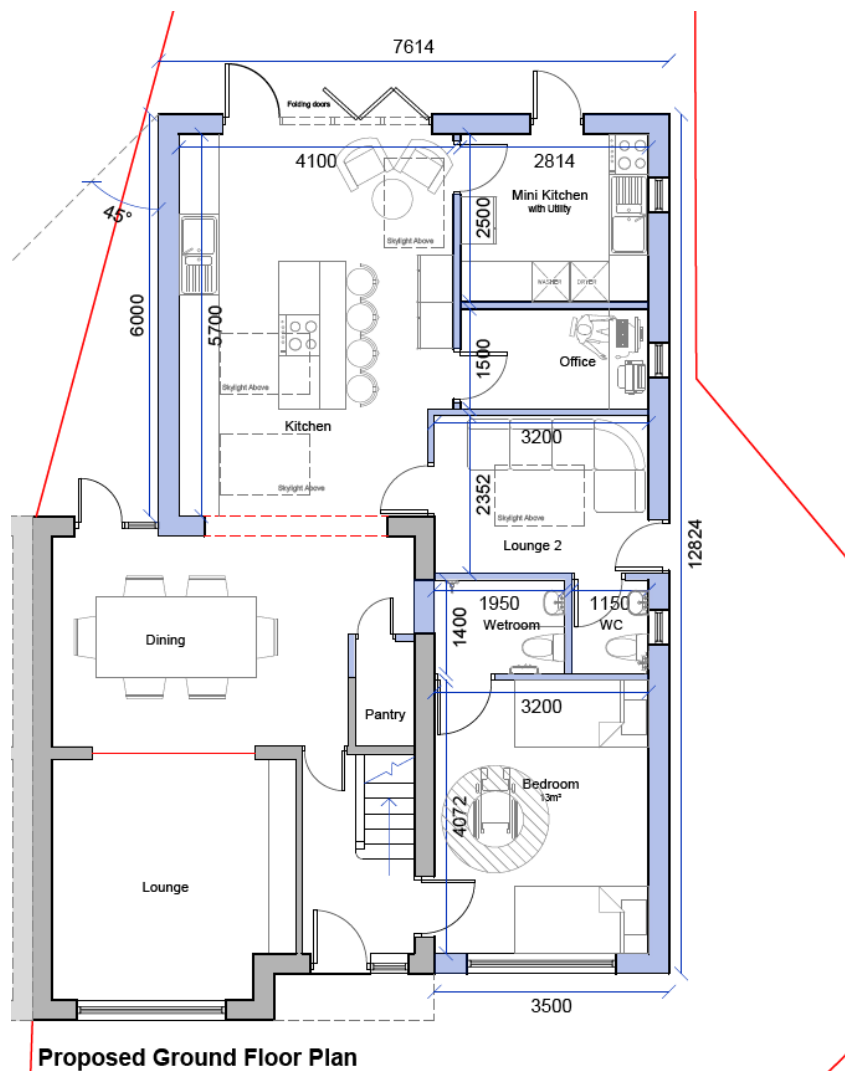


Fig 11. Proposed ground floor plans with additional spaces (HAD&Co, 2021)

- 4.5 The proposed extension has been designed to compliment and match the existing building as much as possible. The same materials will be used and be matched exactly where possible. The proposed hipped-roof also reflects the existing roof shape of the house and the single storey feature will retain the subordinate element to the build.
- 4.6 The site also retains a large part of the garden space with new accesses proposed for maintenance and separating the zones for different spaces of enjoyment for all residents to enjoy.

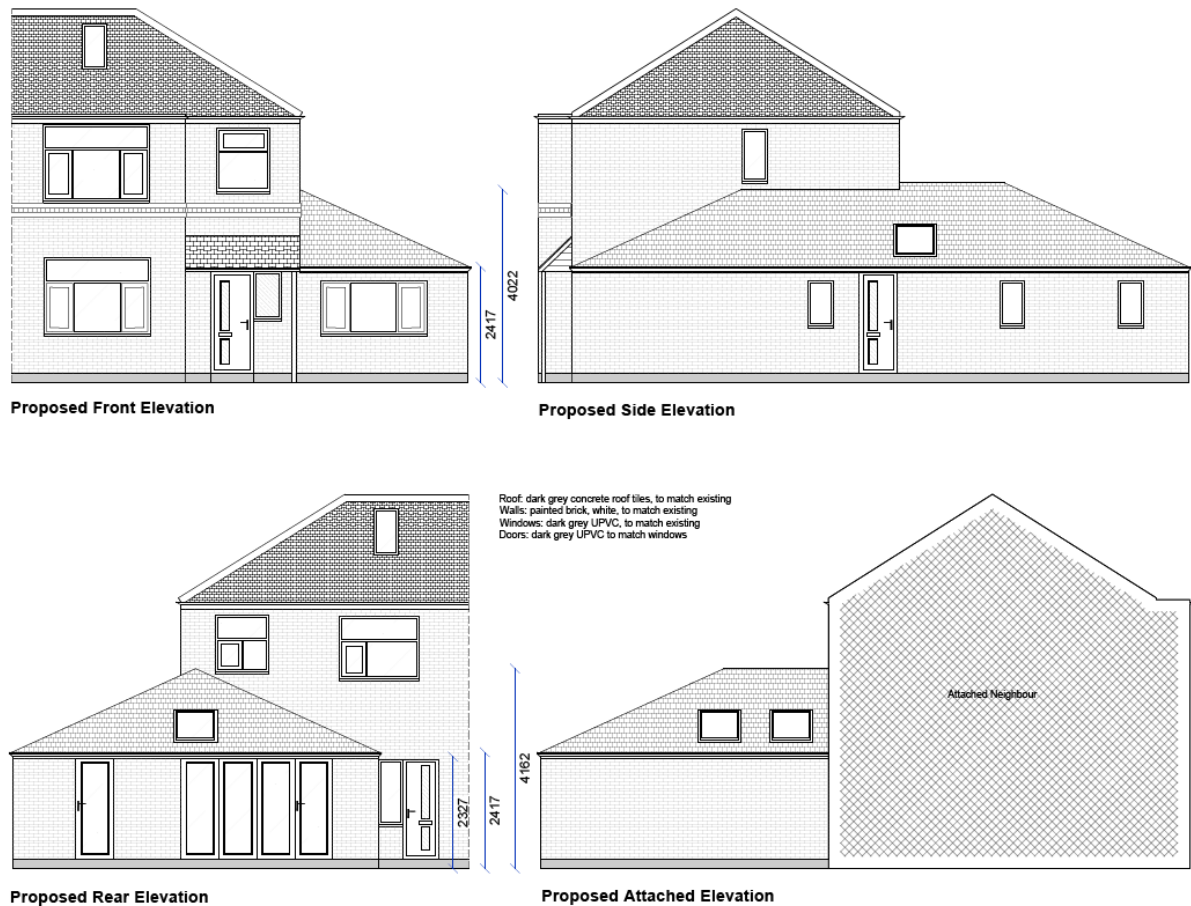


Fig 12. Proposed elevations showing the extension in relation to the existing building (HAD&Co, 2021)

5. SIGNIFICANCES

- 5.1 The reason for this Heritage Statement is due to its close proximity to the Castleton (South) Conservation Area for Rochdale. This area has been given this designation due to its special architectural and historical interest. The excerpt from the Council's Conservation Appraisal is as follows:
- 5.2 "The Township of Castleton, so named after the castle formerly situated on the south bank of the River Roch, is located in the south-western area of Rochdale. The character of the area is largely a result of its historic development in the industrial revolution, particularly the arrival of the Manchester & Leeds Railway in 1839 which resulted in a population and industry boom, the evidence of which still survives today. Since its designation, incremental change has had a negative effect on the special interest of the area, however much of its value is still evident today.
- Strong physical and visual links between key buildings and character 'zones'
 - Grid-plan residential streets of two storey, red brick late Victorian and Edwardian terraces with homogeneous detailing.
 - Unbroken lines of late Victorian and Edwardian terraces.
 - Locally distinctive door and window surrounds
 - The use of red brick, glass, lead, and slate in building materials"

Castleton Conservation Area Appraisal, Rochdale Borough Council

- 5.3 Using the 'Conservation Principles Policies and Guidance' provided by English Heritage/ Historic England, the significances of the proposed changes to 33 Hillcrest Road and how it may affect the Conservation Area is as follows:

5.3.1 WHO VALUES THE PLACE AND WHY?

The local people of Rochdale and the residents of Castleton value their district centre as an important part of their heritage and everyday life. It is the focal point for the town and a local retail zone used by those who live and work within the vicinity. The main route through, Manchester Road, is used as a thoroughfare into Rochdale Town centre as well as out towards Bury and Manchester.

33 Hillcrest Road is a semi-detached dwelling and is part of a housing estate showing physical evidence to residents how housebuilding changed after the war and how the area continued to grow and expand as a successful and relevant part of Greater Manchester.

The nearest neighbours and occupants of the property will also value this application site as those that view and use it the most often. Visitors and users of the School may also value the place as a connection to the Grade Listed building.

5.3.2 HOW DO THESE VALUES RELATE TO THE FABRIC OF THE PLACE?

The Castleton (South) Conservation Area facilitates the considered redevelopment of Manchester Road and areas around this part of the Rochdale canal, the heritage of these key buildings must remain as close to their originality as possible keeping Rochdale's past physically evident.

33 Hillcrest Road is not included within the Conservation Area boundary, however its close proximity to the Grade 2 Locally Listed "Castleton Primary School" mean it is part of the setting of the place and can be used to identify the area as Castleton, Rochdale due to the building styles and materials.



Fig 13. Castleton Primary School (Google Street View, Aug 2008)

5.3.3 THE RELATIVE IMPORTANCE OF THESE VALUES?

The values of being within the setting of a respected heritage asset mean that any changes to the original building fabric of a property, structure or space nearby may have an effect upon it.

The surroundings should respect the Heritage Asset and where possible, enhance the values through the appearance and connection to the valued property/space. Whilst not directly connected, the appearance and presence of 33 Hillcrest Road will be viewed and noticed by those that come to the area, whether residents or visitors.

5.3.4 DO ASSOCIATED OBJECTS CONTRIBUTE TO THEM?

The Listed status of Castleton Primary School is what this site is associated with in terms of Heritage Value and Significance. It has been noted as a “substantial” contribution to the Conservation Area Appraisal due to its well-designed buildings and “terminal view for the residential area”.

5.3.5 WHAT CONTRIBUTION IS MADE BY THE SETTING AND THE CONTEXT OF THE PLACE?

Whilst the property of 33 Hillcrest Road does not directly contribute, its position and location immediately across from Castleton Primary School acts as one of those residential properties that benefit from the terminal view of the heritage building.

It's position on the corner and angled orientation disrupts the grid-like patterns of the other nearby residential streets included within the Conservation Area and displays the changes to housing following the end of the War.



Fig 14. Diagram showing changes in layout and grid structure of housing for the area

The properties opposite the site along Hillcrest Road have the same repetitive pattern of the other streets being a red-brick terraced row of houses with access straight from the pavement, hosting a typical two-up two-down internal layout and street elevation of one window for each storey and a front door. No. 33 however does not follow this pattern.

5.3.6 HOW THE PLACE COMPARES WITH OTHERS SHARING SIMILAR VALUES?

Through this understanding of the significance of the Castleton (South) Conservation Area and the related buildings near to no.33 Hillcrest Road, the values held are:

- **Aesthetic;** holding physical evidence of a past style and design of architecture of a certain era
- **Historical;** seeping with historical evidence and providing a story of the growth of the area

To compare, we can look at the attached neighbouring building no.23 Melville Street due to it also having the same features and positioning that the site property has. It also benefits from the same orientation and location connection to the Grade Listed School.

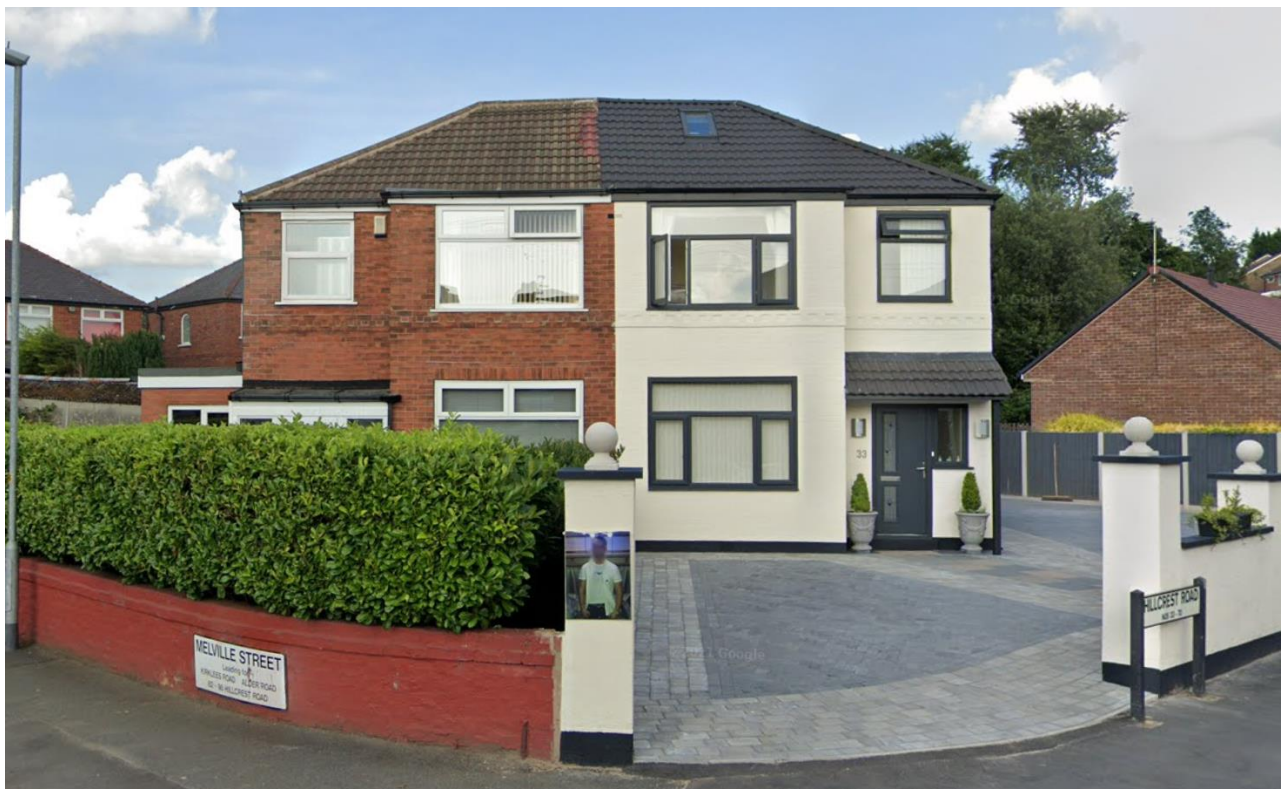


Fig 15. No.23 Melville Street to the left, No.33 Hillcrest Road to the right (Google Street View, Aug 2019)

The property of 23 Melville Street has already been extended to the side via a single storey extension. Whilst this is not as large as the one proposed for no.33 Hillcrest Road, it has been designed to be subordinate and has almost matching external materials installed. The flat roof and window proportions however do not reflect the host dwelling. The limit of the existing site boundaries may have also determined its smaller form as the garden space is not as large as that of no.33 Hillcrest Road.

The boundary treatments for each property are also very different. Whilst the preferred and favoured short red brick walling with hedging behind to the front of no.23 Melville Street used to also be installed at no.33 Hillcrest Road, the site property now hosts large rendered ball-topped pillars with infills of recessed rendered walls with metal railings atop and matching large driveway gates to the front vehicular access on the corner and to the side boundary, replacing previous double gates. There is also a pedestrian gate that matches the driveway gates that leads to the front entrance of the property.



Fig 16. No.23 Melville Street side extension and boundary treatment (Google Street View, Aug 2019)

Each property is almost a reflection of the other, which used to be the case with the boundary treatments. The short red brick wall with hedging is interrupted by a pedestrian access gate, and then ends to give way to a double gate that would allow access onto the site for a car to be used as a driveway. No.23 Melville Street successfully uses this access with a dropped kerb and hosts a driveway on the side area of the garden space for around two cars. No.33 Hillcrest Road however does not have a dropped kerb at this same location but does host a double gate that could provide access to a driveway with space for a number of cars. The Highway here not only has a street lamppost installed very close by but also has a grass verge along the pavement. It may be due to this reason that vehicular access has now been provided to the front of the site via an existing dropped kerb on the corner.

The remaining boundary treatment to 23 Melville Street adjoins neighbouring sites as the curtilage differs slightly to that of 33 Hillcrest Road. What used to be concrete posts with wooden fencing panels at 33 Hillcrest Road, has been replaced with the aforementioned rendered boundary walls. It is now also proposed as part of this application to replace the unused driveway gates along the side with matching rendered walls and a smaller pedestrian gate to match the existing one.



Fig 16. Pre-existing boundary treatment for 33 Hillcrest Road (Google Street View, Jun 2015)

Another comparison with regards to the appearance can be given to the garden treatments and the street scene elevations of each property. No.33 Hillcrest Road has completely paved the garden areas with a mix of permeable paving bricks and paving stones. No.23 Melville Street still retains a mix of paving stones, gravel pathways and soft-scaped areas. Whilst the hedging and greenery would be preferred for the setting and appearance of the area, the tall rendered walls and pillars screen the hardstanding from view and provides a more modern appearance to the property, distinguishing it from its attached neighbour and continuing the storey and people adapting their homes to suit modern times and styles.

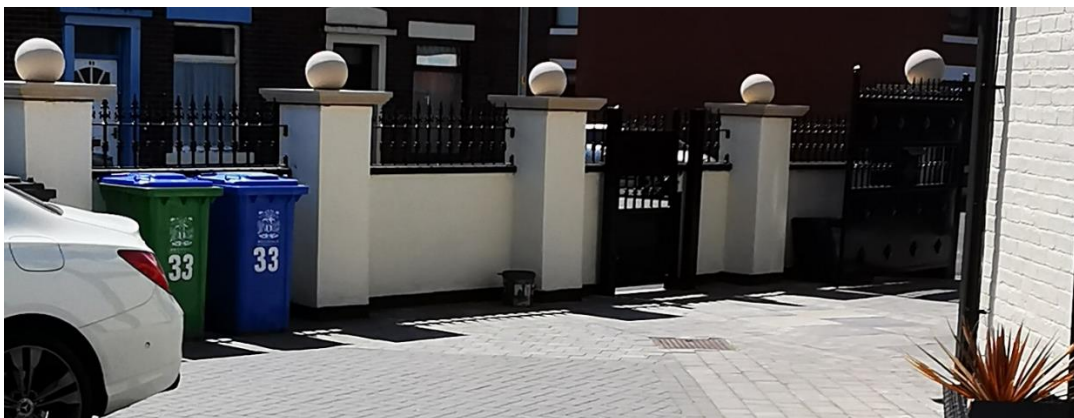


Fig 17. Existing boundary treatment for 33 Hillcrest Road (HAD&Co 2021)

The white painted brickwork with black accenting does now compliment the dark grey roof tiles and dark grey window frames and doors installed to the property of 33 Hillcrest Road, and gives the house a modern appearance making it look younger than it actually is. The rendered boundary walls and decorative substantial metal gates also lend themselves to this new modern appearance, however- these changes do take away any heritage value the property may have held previously.



Fig 18. Close up of painted brick work (HAD&Co 2021)

5.4 The significance of the architecture of 33 Hillcrest Road...

The use of materials here is typical for the Castleton and Rochdale area during its growth, the use of traditional construction methods along with the new style of housebuilding post-war shows evidence of change for the area.

The roof tiles have been changed yet the shape and scale of the roof has not. The brick walls are also still evident behind the paintwork and the overall look and scale of the building has remained as original including window and door openings and the basic internal layouts.

5.5 Analysis against the proposed aesthetic changes of 33 Hillcrest Road...

Whilst some of the changes to the appearance have already been carried out, the proposal is to match the existing dwelling as much as possible whilst also appearing subordinate and evident as an addition to the original property.

The style and materials of the extension is to match the existing with a hipped roof and use of similar materials and finishes. The proportions of the windows and other openings have also been considered to reflect the existing, with windows and doors to match those already installed.

Whilst the painting of the red-bricks would be discouraged, the process of removing this already applied paintwork to try and reinstate the original brick may further damage the original material of the bricks and would need to be done very delicately to ensure there is no irreparable damage caused to the structure. Replacing original bricks with new would further harm the building as it would be an obvious change to the façade creating an unsightly mix of brickwork new and old.

Repainting the bricks in a red colour may be an option however, it may be an unsightly and obvious trick to attempt to replicate the original colours that would do more harm than good.

Whilst the extension itself does not harm the significance of the Conservation Area, the imposing rendered walls and pillars of the boundary treatments and stark hardstanding of the garden areas does detract from the rest of the area that typically hosts small red-brick walls with greenery features that soften the landscape. It would be recommended to reduce the height of the boundary walls and look into introducing some planting to the stark hardstanding of the garden areas to help provide some screening and diminish the overall intrusive appearance of the property along the street scene.

6. CONCLUSION

- 6.1 The proposed extension will not harm the Conservation Area of Castleton South or the setting of the Grade 2 local interest building of Castleton Primary School. With the majority of the proposed build hidden away from view, it will not impose on the current building or the heritage significance of the Conservation Area.
- 6.2 The existing boundary treatment to the site and the painting of the brick work however do change the appearance and the evidential age of the property which could affect the Conservation Area due to its close proximity. However, the building was NOT included within the boundary and as such, it would be unfair to judge this as part of the designation and impose the same sort of restrictions upon it.
- 6.3 Mitigation measures and recommendations to lessen the negative effects have been discussed, yet the practical aspects and reality of completing these measures may cause further harm.
- 6.4 Should the paint be easily removed without damaging the brick work, then this would bring the building back to its original appearance and identify it as from the era it was built in. The extension should then be built in matching materials. Reducing the height of the boundary wall and adding more greenery to the garden space may also help to soften the overall setting of the site in context with its neighbours and Castleton Primary School across the road.
- 6.5 It is believed that the proposals for 33 Hillcrest Road, Castleton, Rochdale compliments the following Conservation Principles Policies and Guidance of English Heritage/ Historic England:
- 6.6 **“131 - The nature of the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence”**

Evidence of the evolution of the place, and particularly of the phase to which restoration is proposed, should be drawn from all available sources.

The property in question signifies the shift in housebuilding between pre and post war eras. Its further existing changes and proposed extension continue the narrative of evolution as people adapt and alter their homes to better fit their needs and the changing times.

- 6.7 Through the understanding of the significance of the building and its location within the Castleton (South) Conservation Area, the analysis of its proposed changes and comparable features has shown that proposals can be accepted as having little harm on the Heritage Significance.