

# **Heritage Statement, incorporating Design and Access Statement,**

## **In respect of**

Proposed two storey rear extension.

**at**

**211 Bury Road,**

**Rochdale,**

**OL11 4EE.**

## **Prepared by**

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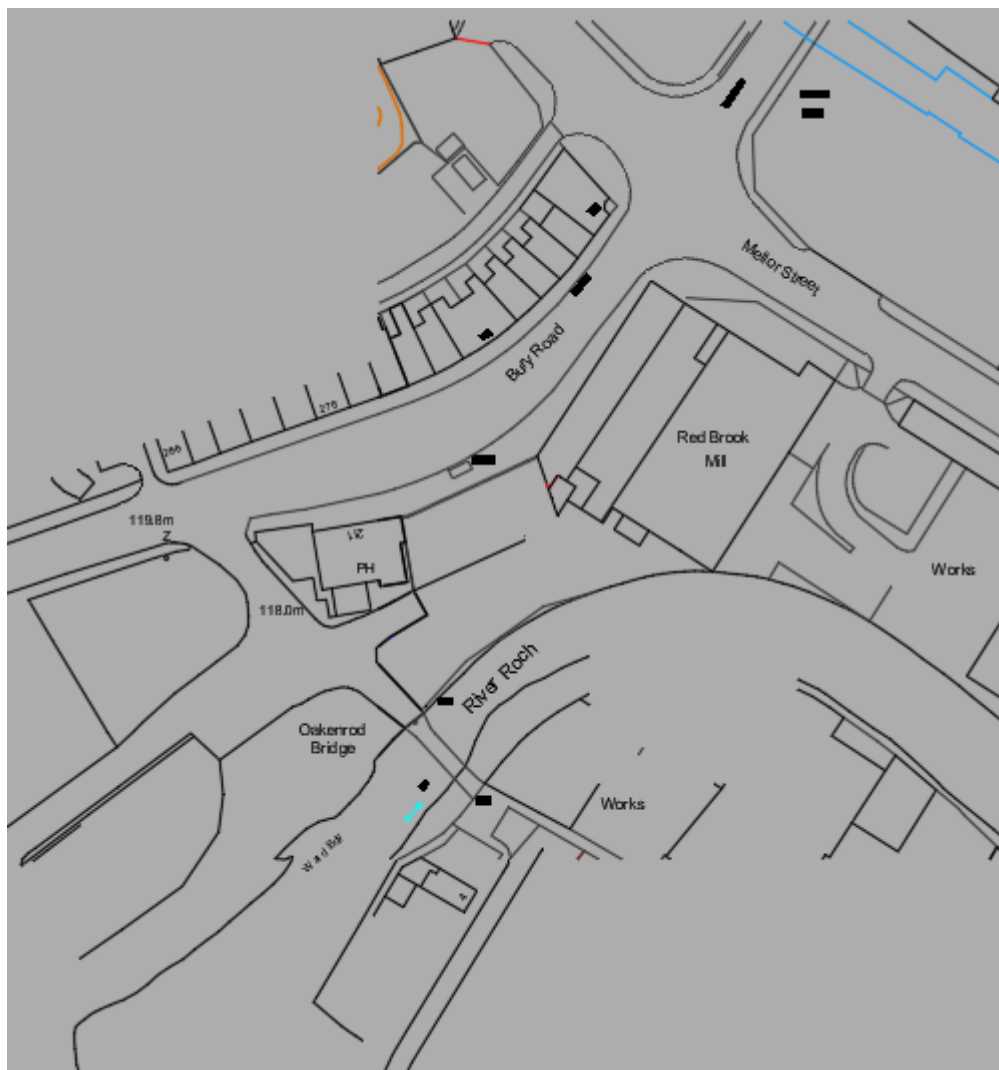
Date: Feb. 2025

## 1.0 The application building:

The application property is number 211 Bury Road, in the Metropolitan Borough of Rochdale, Lancashire. The property forms part of a larger building, a former public house, which now has mixed commercial and residential uses.

## 2.0 Designation:

Number 211 Bury Road is itself non-listed but is located to the west of a non-designated heritage asset, Red Brook Mill, which is situated at the corner of Bury Road and Mellor Street. 211 Bury Road and Redbrook Mill are shown on the location plan below. The main historic part of the mill is formed by a long narrow two storey building immediately adjacent to Bury Road. The larger buildings to the southeast are formed by a single storey North Light roof structure and mixed structures of a later origin with metal cladding externally. Number 211 Bury Road is separated from the main part of Redbrook Mill by a retaining wall along Bury Road of some 27m in length. Therefore, the subject property does not relate directly to Redbrook Mill.



### **3.0 Proposals:**

Proposals which form this submission comprise a two-storey extension to the rear of number 211 Bury Road in a form which matches the host building.

### **4.0 Heritage impact:**

The heritage consideration raised by the proposal is its potential impact upon the significance (i.e. non designate heritage value) of Redbrook Mill.

### **5.0 Significance of the non-designated heritage asset:**

The significance of Redbrook Mill lies in its contribution as a landmark building located at a busy junction which derives its character and appearance from its architectural form and regular window pattern along the elevation facing Bury Road which remain largely unchanged thus preserving the historical significance of the building and its contribution to the wider mixed commercial and residential uses. This significance is embodied in the public views obtained of the building and its relationship to the historic pattern of streets and spaces.

### **6.0 Contribution of the application property:**

Similarly, the application property makes a positive contribution to the area via its role as a significant building 'enclosing' the built frontage along Bury Road at this location. 211 Bury Road has undergone an extensive programme of repairs and renovations and now provides a busy hub of commercial uses with residential accommodation on the upper levels.

### **7.0 Policy context:**

Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (December 2024) provides the guidance on how applications affecting the historic environment are to be dealt with. Paragraph 210 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

The relevant local planning policy is BE/2 DESIGN CRITERIA FOR NEW DEVELOPMENT of the Rochdale Unitary Development Plan, which amongst other criteria requires Development proposals will be required to demonstrate good design by

*‘Retaining and enhancing the architectural or historic qualities and features of buildings of character’*

## **8.0 Impact of the proposal:**

The proposals are to construct a two-storey extension at the rear of the existing property to provide additional accommodation and extend the existing flat roof/terrace which serves the existing residential accommodation at the upper level.

In addition, along the Bury Road Frontage, the proposal is to improve the disabled access and security of the property by the construction of dwarf walls and ramp/stepped approach in accordance with current Building Regulations.

The proposal is similar to a previous planning consent in terms of its mass and scale and use of materials. However, the previous consent has now lapsed.

The proposed extension would be located essentially at the rear of the property, but there would be some restricted views of the side of the extension from Bury Road, albeit partially screened by an existing advertising hoarding. The whole extension would be visible from the existing car park serving the premises and the footway over the River Roch connecting Bury Road to Bridgefield Street to the south.

## **9.0 Assessment:**

This modest extension, and minor works to the Bury Road frontage, would respect the host property by reflecting the materials, scale and architectural detailing of the existing building. The proposal therefore could not be regarded as resulting in additional harm or failing to preserve the character of the area or the appearance and significance of the non-designated heritage asset. Therefore, the development complies with the requirements of the NPPF (paragraphs 202 to 221).

## **Design and Access Statement.**

### **Context: -**

This planning application relates to a two-storey rear extension and boundary walls/improvements to disabled access to the existing premises to provide additional accommodation for the current tenant. The proposal also includes a minor realignment of the existing site access.

The existing property is situated on Bury Road and is connected to the wider commercial use at Redbrook Mill. The surrounding area comprises a mix of residential and commercial uses. The general built form is one of traditional two/three storey properties and historic/modern commercial units with a modest level of architectural detailing.

The property is served by an access from the adjacent unmade side road and existing car parking arrangements will not be affected by the proposals. Access into the property is via the entrance on Bury Road.

**Proposal: -**

Planning permission was granted previously for a similar, slightly smaller proposal. The current proposal is to construct a slightly larger two-storey rear extension to the property. The purpose of the extension is to provide additional accommodation for the expanding business of the current tenant. The proposal will provide space for an additional four new employees. The lower ground floor storage area will provide secure storage for equipment currently stored outdoors on this part of the site. The extension will be constructed in traditional materials and finished in render to match the existing building.

The proposed extension is located to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst reflecting the general density of existing developments in the area, therefore preserving the general nature of the built environment. Pedestrian access to the existing building would be maintained and as part of the proposals the existing access is to be improved by the formation of ramped/stepped access thereby improving disabled accessibility to the property. These works/improvements are in accordance with those approved as part of a previous planning consent which was not implemented.

**Summary/concluding statement: -**

The proposed extension creates an unobtrusive traditional form of structure compatible with its surroundings and the host property therefore the character, appearance and significance of the existing property will be sustained.

The accommodation will provide space for additional employees within the commercial use and works to the Bury Road frontage will improve access at the entrance level of the property.

Due to the nature of the proposal, its location, and the extensions subservience to its host property, we feel the proposal will not harm the setting or context of the non-designated heritage asset.

The proposal is therefore in complete accordance with national guidance and the local development plan, and hence we respectfully contend merits approval.