HERITAGE IMPACT ASSESSMENT
for
PROPOSED RESIDENTIAL DEVELOPMENT TO 55 DALE STREET MILNROW



October 2019

designworks
architectural designworks limited

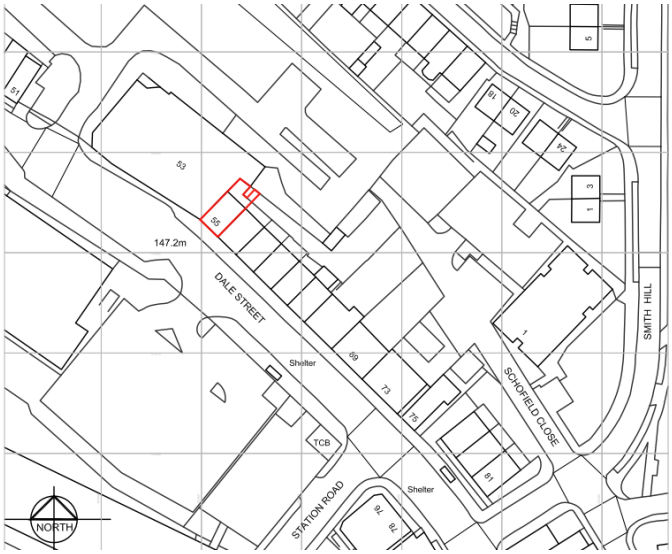
1.0 INTRODUCTION

1.1 This assessment is in support of a full planning application for a change of use to 55 Dale Street to form three residential apartments

1.2 A Heritage Assessment is required for this application as the building is considered to be a non-designated heritage asset.

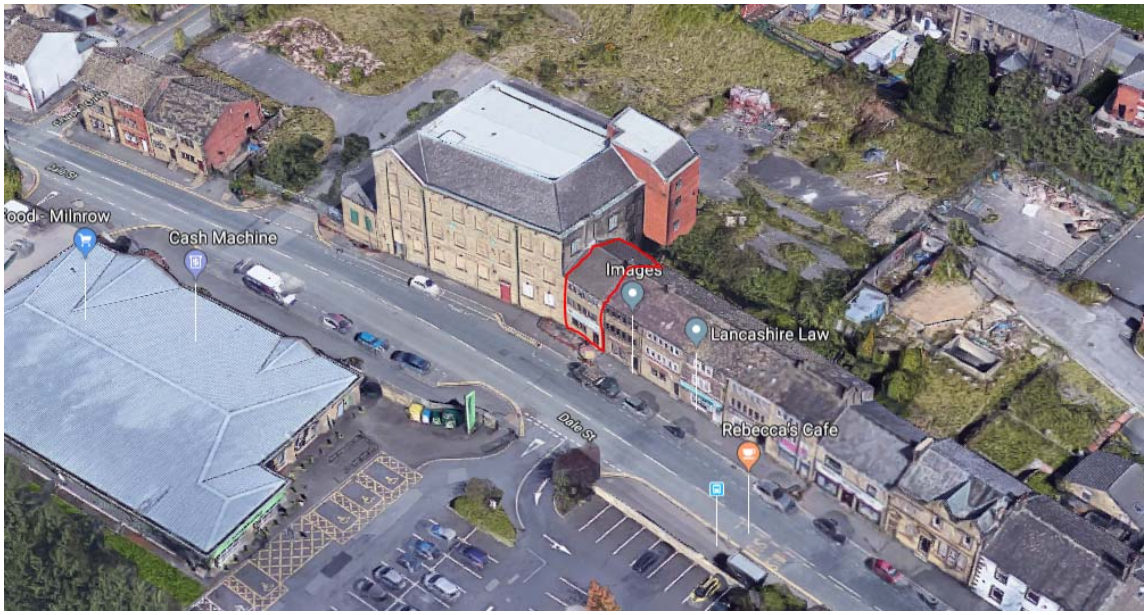
2.0 GENERAL DESCRIPTION

2.1 The site is located on Dale Street, Milnrow. A location plan is given in figure 1 below



Site location plan
Figure 1

2.2 The building is thought to be of c1890s and forms part of a three storey stone built terrace of weavers cottages attached at the north west to Dale Mill. The property is of sandstone construction with dressed stone mullion windows



Arial view of Dale Street

3.0 CONTEXT

3.1 The three-storey terrace is similar in style to the four number Grade II listed cottages to the other side of Dale Mill. at 45-51 Dale Street though these appear to have been constructed earlier.

3.2 The Heritage Asset describes these listed buildings as

SD 91 SW MILNROW DALE STREET (north east side)
3/88 Nos 45 and 47
G.V.II 2 houses. Early C19. Hammer dressed watershot stone with graduated stone slate roof. Each house is double depth with 1 bay and 3 storeys. Quoins. Each has a door to right with square cut surround, a paired sash window on the ground floor and 6 light flat-faced stone mullion windows on the first and second floorswith continuous cill bands and atleast 2 blocked lights in each case. Concealed eaves gutter. Ridge and gable chimney stacks in brick. Rear has similar door and window openings, both the ground floor windows have been altered.

SD 91 SW MILNROW DALE STREET (north east side)
3/89 Nos 49 and 51
G.V.II 2 houses. Early C18. Hammer dressed watershot stone with brick rear and graduated stone slate roof. Each house is double depth with 1 bay and 3 storeys. Quoins. Each has a door to right with square cut surrounds approached by 4 steps. Each has a 3-light flat faced mullion ground floor window which totals 11 lights (5 of which are blocked). Brick ridge chimney stack. Concealed eaves gutter. Ridge and gable chimney stacks in brick. Rear has similar door surrounds and 3 and 5-light windows, may lights retaining 8 pane casements.



45-51 Dale Street, Grade II listed weavers cottages of similar style

3.3 Dale Mill is a 3-4 storey stone-built mill fronting Dale Street The mill is part of what was a larger mill development built in the mid C19 but the remaining part apparently dates from the late C19. The structure was significantly enlarged in the early to mid C20 with extension to the north and west of the building.

3.4 Historic maps indicate that an industrial property known as Church Street Mill was immediately to the north of Dale Street Mill and by the 1950s these were operating as a single facility.

3.5 The mills were converted to retail use in the 1980s but were gutted by fire in the early 1990s and the former Church Street Mill was demolished and redeveloped for commercial use. This newer development has since been demolished and much of the mill site is now brownfield land and subject to a planning application for residential development.



Dale Mill adjoining 55 Dale Street on right

3.6 The terrace to the south east of Dale Mill is adjoined to the mill at 55 Dale Street and includes a series of six similar weavers cottages to the listed cottages at 45 and 47 Dale Street

3.7 The property subject to this application and the other properties in the terrace are constructed of sand stone with similar dressed stone mullioned lights and concealed gutters. As this terrace was not listed or included on any designated asset list they have been subject to alterations over the years including replacement windows, erection of commercial signage and security shutters and some have replaced the graduated stone roofs with concrete tiles and removed chimneys.



Line of six cottages in terrace with 55 Dale Street to the right

3.8 Despite these alterations the terrace still provides a positive contribution to the streetscape and a link to the industrial heritage of the loomshops

4.0 PROPERTY DESCRIPTION

4.1 55 Dale Street retains the existing proportions of the original building and many of the original features such as the stone mullioned windows and concealed gutters

4.2 Original windows have been replaced with new timber and upvc double glazed windows in the same openings as indeed have most of the other buildings in the terrace. A large commercial sign is fixed to the front elevation

4.3 The rear of the property is of similar stone construction but is largely obscured from any vantage point by the four storey high walls of Dale Mill and high brick retaining walls. There is a small external yard to the rear but no designated access to the highway

4.4 The original stone roof has been replaced with a new felted concrete tiled roof in the recent past and the chimney has been removed.

4.5 Internally there are a number of structural timber beams supporting the floors that appear to be original but the floor plates have been subdivided with new lightweight partitions and a new timber stair to the rear corner.

4.6 The building has been used as commercial offices for a number of years including a structural engineering practice and more recently as an accountant's office but has been vacant for a couple of years

4.7 There is little to nothing of historical significance within the building and no indication of the former weavers looms or other industrial processed

4.8 It is therefore considered that the heritage value lies in the link to the historic background of the building and Milnrow in general and the vernacular appearance of the building in the setting of similar buildings along the north of Dale Street. The development should aim to preserve these aspects of the heritage

5.0 PROPOSED DEVELOPMENT

5.1 The planning application seeks to convert the three-storey office building into three self-contained residential apartments with a change of use

5.2 The works involve the rearrangement of existing internal space only and do not include any extensions or demolitions to the existing property

5.3 The proposals do not include the rearrangement of any of the existing doors and windows in either the front or the rear of the property but will include the insertion of roof lights and a smoke vent to the concrete tiled roof.

5.4 The existing commercial signage will be removed.

5.5 The existing front and rear door (not original) will be replaced with new secure doors and will not include any security shutters or other fixtures that would be considered detrimental to the vernacular style.

5.6 Glazing will be replaced with new double-glazed units that will improve the sound insulation to the apartments and provide background ventilation but will not include any changes to the stone mullions or the proportions of the fenestration.

5.7 A new soil stack will be required to the back elevation. The existing stone terrace already includes a number of soil stacks

5.8 A new covered refuse store and bike stand will be provided to the rear and enclosed on three sides by the existing walls of the yard such that it cannot be seen from any vantage point.

5.9 Internally a new stair will be provided in the existing floor openings and will serve a single apartment to each floor with new lightweight fire resisting partitions.

5.10 New bathrooms and kitchens will be provided to each apartment with any extracts and boiler flues contained on the back and utilising the existing penetrations from the existing toilets and boiler

6.0 PLANNING POLICY

4.1 The application should be assessed in accordance with the National Planning Policy Framework Paragraph 128

4.2 The local planning policy is set by the Rochdale Publication Core Strategy (January 2013) Policy P2 – Protecting and enhancing character, landscape and heritage.

7.0 CONCLUSION AND STATEMENT OF SIGNIFICANCE

7.1 The Heritage Impact Assessment carries out an appraisal of the existing heritage asset in terms of the architectural interest, aesthetic value, landmark value and the social and communal value of the building and the wider heritage setting

7.2 We conclude that the significance of the building relates to the links of the industrial heritage of Milnrow as a textiles town and to the external appearance and setting of the building and that the internals of the building other than the general footprint of the building are of little interest due to the number of past changes

7.3 The proposed development is sympathetic to the heritage of the building in that it makes no changes to any of the original features of the building. There are no externa works that would affect the setting of the building and its context with neighbouring properties. External changes such as the removal of the commercial signage are considered to be a positive enhancement.

7.4 All minor changes to the appearance of the building are within non-original elements such as the newer concrete tiled roof and are not readily visible from the street scene. Furthermore, these minor changes need to be assessed in relation to the changes that have already been implemented to adjacent building in the same terrace

7.5 The Change of Use to residential use class should be seen as a positive contribution to the diversity of town centres and should help to sustain the heritage asset in to the future.