

HERITAGE STATEMENT

In respect of

Proposed single storey rear extension.

at

110 Church Street

Littleborough,

Rochdale,

OL15 8AS

Prepared by

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New Century House

176 Drake Street

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Date: June 2023

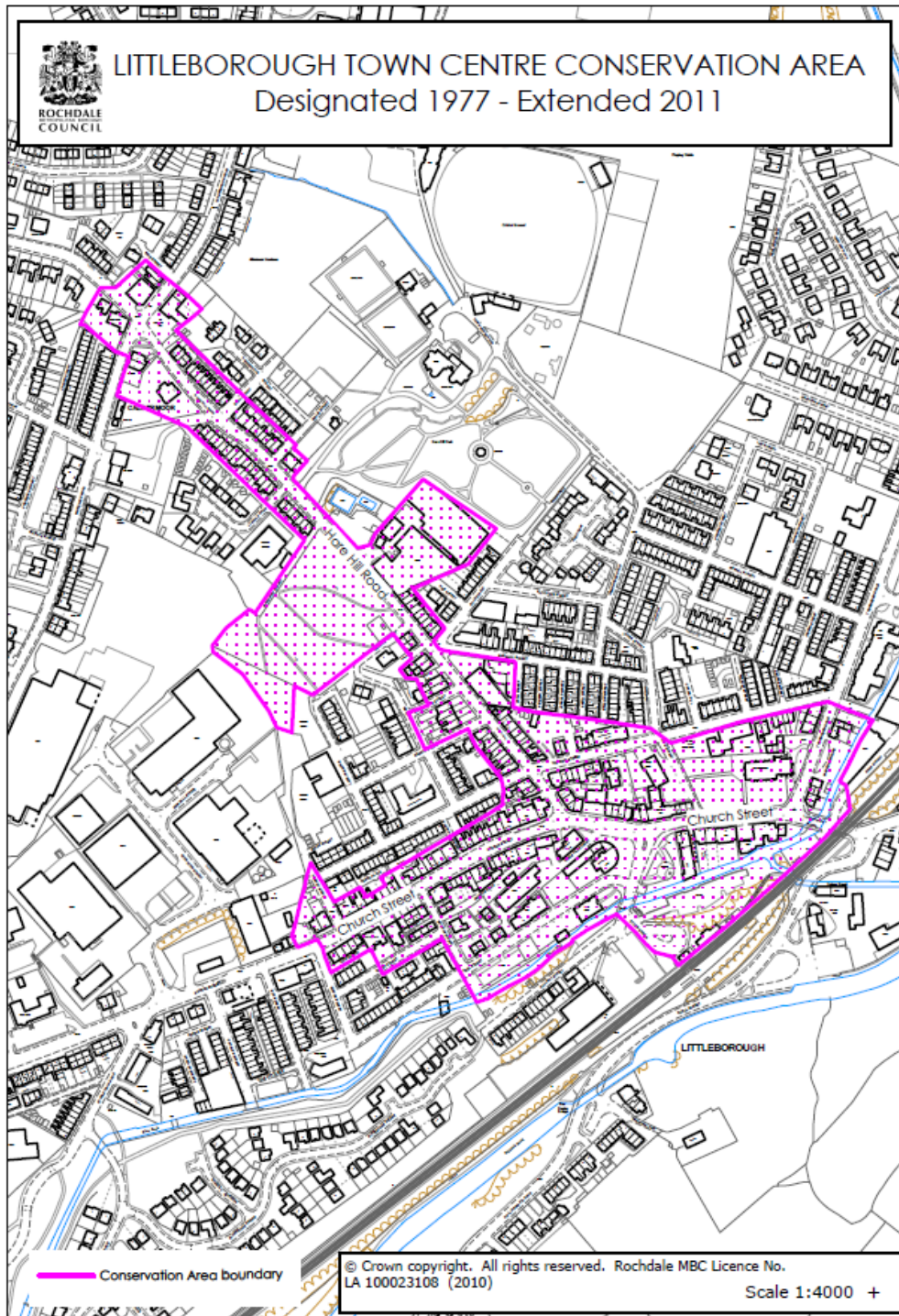
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1.0 The application building:

The application property is number 110, Church Street, Littleborough, in the Metropolitan Borough of Rochdale, Lancashire. The property is a single-family residence.

2.0 Designation:

Number 110 Church Street is itself non-listed but stands within Littleborough Town Centre Conservation Area.



3.0 Proposals:

Proposals have been submitted to Rochdale Metropolitan Borough Council for a single storey rear extension following demolition of existing utility area. The Planning Reference is **23/00588/HOUS**

4.0 Heritage impact:

The heritage consideration raised by the proposal is its potential impact upon the significance (i.e. heritage interest and value) of the conservation area.

5.0 Significance of the conservation area:

The significance of the conservation area derives from its character and appearance as the historic core of Littleborough which is considered to represent a good example of a Victorian and Edwardian residential and commercial centre. This significance is embodied in the public views obtained of its buildings and their relationship to each other amid the historic pattern of streets and spaces.

6.0 Contribution of the application property:

The application property makes a positive contribution to the conservation area via its collective role as part of a pair of large imposing Victorian villas on the corner of Church Street and Albert Street. These properties are elevated above Church Street and their frontages remain largely unaltered comprising vertically orientated tall windows, horizontal stone detailing in the form of string courses and parapet features at roof level and ornate door surrounds

This contribution is made by the external envelope of the building only as the interior is unseen in the public views which establish the significance of the conservation area.

7.0 Policy context:

Chapter 16 (*Conserving and Enhancing the Historic Environment*) of the National Planning Policy Framework (July 2021) provides the guidance on how applications affecting the historic environment are to be dealt with. Paragraph 197 states that in determining applications, local planning authorities should take account of:

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

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

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

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

8.0 Impact of the proposal:

The proposals are to demolish an unsightly and unsympathetic single storey addition at the rear of the subject premises. These features are incongruous in terms of materiality and design with respect to the host building.

Following demolition, a single storey extension is to be built to provide additional kitchen / living / dining space. The design is deliberately understated and takes the form of two intersecting rectangle blocks on plan to provide an ‘L’ shaped configuration.

The external wall is faced with a buff facing brick, intended to be sympathetic and provide a respectful reference to the local sandstone of the host building. A simple cut stone coping caps the external walls around the perimeter, again reflecting the stone detailing of the host building.

The Albert Street elevation is really the only part visible from the public highway, the rear of the extension is screened by hedges and a detached garage. A slot window is built at high level to provide additional light into the addition to this addition.

Given the depth of the extension the only viable roof form is a flat deck, but the surface would be hidden by the perimeter parapet upstand.

9.0 Assessment:

This modest extension would respect the historical value of the buildings in surrounding area by reflecting the materials, scale and architectural detailing of the adjoining buildings. The proposal therefore could not be regarded as resulting in harm or failing to preserve the character or appearance of the conservation area. Therefore, the development complies with the requirements of the NPPF (paragraphs 193 to 202).

10.0 Concluding statement:

The character, appearance and significance of the conservation area will be sustained. The proposal is therefore in complete accordance with national guidance and the local development plan, and hence we respectfully contend merits approval.

AJ Cocker Associates

June 2023