

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	19.03.25
Application Reference	25/0110/HOUS
Address	Moor House, 225 Manchester Road, Heywood, Rochdale, OL10 2NN
Proposal	Increase in ridge height of main dwelling with the addition of a rear dormer extension including balcony and the application of render to north and southeast elevations. Single storey rear extension together with the conversion of existing outbuilding to living accommodation.

Designated Heritage Assets Affected	N	Edgecroft, Grade II – See assessment
Non-Designated Heritage Assets Affected	Y	Moor House and Wicken Cottage

Consultation Summary for Officer's Report

Significant design concerns have been identified to the non-designated heritage asset and the setting of the associated Wicken Cottage.

Assessment

Moor House is an attractive 19th Century Villa that has been later extended and which shares a close relationship with Wicken Cottage to the rear. Both buildings appear on late C19th map and were probably erected circa 1894. It's possible that Wicken Cottage was once a coach house or servants' quarters for the larger Moor House. The site was a field on the mid C19th map, with the current buildings located in what was previously the SW corner of a small field adjacent to Wicken Bank Farm.

My main concern regarding the hip to gable roof enlargement would be the amenity impacts on the adjoining property at No. 223 Manchester Road which would need to be carefully assessed. To the rear of the property, the inclusion of the dormer in the proposed form, along with the rendering of the building would result in significant harm to the visual cohesiveness and character of the building. Moor House can reasonably be considered a non-designated heritage asset and should be treated as such in reaching the decision based on the building's age, traditional character and shared relationship with Wicken Cottage. There is scope for extension and alterations at the ground floor level, but attempts should be made to minimise the amount of historic fabric loss and the materials used should be sympathetic to the host building. The proposed dormer appears to be excessive in scale & width and the second-floor

balcony would give rise to significant residential amenity concerns through overlooking and loss of privacy, whilst also appearing as visually jarring.

It's noted that the Grade II listed Edgecroft lies some 50m away to the SW. The significance of this villa, erected in 1921, lies in it being the last work of renowned architect Edgar Wood before his retirement. Given the intervening more recent development and separation distance, it wouldn't be considered that the impact of the proposed development would have any notable on the setting of this building, although the use of unsympathetic materials would result in harm to the character and appearance of the area more generally.