MOUNTEER LIMITED

Heritage Statement

Proposed Extension To The Rear of

123 Durnford Street

Middleton

M24 5TS

Client : Muftah Beitemal

Maximising the Value of Heritage Assets
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Report prepared by Stephen Griffiths
Wednesday, 09 January 2019

1 Introduction

Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a Master's Degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

Purpose of Report

To establish the affect of the proposed extension on the Middleton Conservation Area, Extension 4 Durnford Street.

References:

Existing proposed plans and elevations reference APS/R/123/M245TS

Middleton Conservation Area Appraisal – Extension 4.4 Extension 4 Durnford Street.

2 Proposals

The property number 124 was extended with a garage with rooms above, date unknown but looking at the construction probably around the mid 1980's.

The existing property has a two-storey outrigger with a further single storey which appears to be of an extension. You will see from the pattern on the block plan enclosed, there are a number of two storey single storey outriggers along the rear of properties 97 to 121 Durnford Street.

The conservation area ends at this property and then returns back onto the site of the former Durnford Street School, the only remaining section now is the infant's area. Unfortunately, the main school which was a very interesting three storey building and one of Edgar Woods within the Middleton area was demolished to allow for the Rayner Close modern residential development which can be seen on photograph 5.

The intention now is to make the extension into a property by carrying out a two-storey extension to the rear. This will be in align with the existing extended outrigger area and run also in a similar alignment to the current two storey extension to number 121.

In consideration that the extension is of a different design and currently certainly on this street front subservient to the number 123, the extension to the rear which is two storeys has reduced in bulk by forming a hipped roof.

Whilst it is considered that it does not follow vernacular form in terms of most outriggers will have a gable, this is by way of emphasising this as a different period of construction and is an extension to be read as such.

The only improvement that one could make is maybe changing the pattern or windows to line up to a terraced house in terms of sliding sash form, but again this would mean artificially creating a vernacular style which is not associated with a modern extension.

3 Cultural Heritage Impact Methology

5.1 Impact of Proposal

No standard method of evaluation assessment is provided for the assessment of effects upon curtilage heritage therefore a set of evaluation assessment criteria has been developed using a combination of Secretary of State Criteria for Scheduling Ancient Monuments (Scheduled Monument Statement Annex 1), Design Manual for Roads and Bridges Volume 11 Part 3 Section 2, HA208/07, Transport and Analyst Guidance (Tag Unit 3.3.9, Heritage of Historic Resources Sub Objective) and Historic England's Good Practice Planning Advice on the Setting of Heritage Assets.

5.2 Value

I consider that this is designated and undesignated assets of reasonable quality and importance of contribution, there are locally listed buildings and a conservation area to this particular aspect which is the extension 4, is not in my view as significant as some other of the original conservation area.

Whilst it is accepted that it now includes the Durnford Street School infant area, this again as a building standing alone is not as significant or would not have been had it had the main building to the rear.

In that respect I consider the value of this element of the conservation area extension 4 to be medium.

5.3 Magnitude

The proposal does not affect the street scene as such. Under item 4.4.4. character of spaces within the area, the plan form is not change dramatically and the street scene which are dominated by linearity and prospective are unchanged by the proposal.

The group particularly of terraced houses situated on Durnford Street to Grey Street are an important social development but they are not particularly distinctive in terraced type development of the late 19th century. Particularly the rear outriggers do change in terms of style and type.

Whilst there are local details such as terraced plan form with back yards and alleys, this is not particularly affected by the two-storey extension as proposed. And whilst under Article 4.4.12 problems of pressures in the assessment in related to proposed extensions to conservation area including the erosion of key details in the built form. Just to reiterate that this is already an extended property with a further extension that does not project beyond the building line and is hidden to some extent by the two-storey flat roof extension to 121.

To summarise therefore, the magnitude of impact is slight in that there is some memorable change in quality and vulnerability, but the assets integrity or setting is not damaged, and understanding/ appreciation is not diminished from the extended area, so the outcome is slight.

5.4 Significance

By combining the heritage value of medium with the slight outcome in terms of minor changes, this is considered minimal and does not have any impact on the conservation area as such.

4 National Planning Policy Framework

4.1 127

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

I would conclude that whilst it has been agreed that the area be extended, that the significant particularly at the latter end of this conservation area, as such that there is no particular special interest. The street scene and the terraced houses with two storey outriggers are a common feature within mill towns, and in that respect, there is no particular special interest.

4.2 128

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of details should be proportion to the assets important and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted on the heritage assets assessing assets assessed using an appropriate expertise where necessary.

Where a site in which development is proposed or has the potential to include heritage assets with archaeological interest local planning authorities should require the developer to submit an appropriate desk based assessment and, where necessary a field evaluation.

The significance of the area has been assessed with pure visual points and interpretation of the character appraisal for extension which is sufficient for these purposes.

4.3 131

In determining planning 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;*

We do not consider that there is any sustaining or enhancement.

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

This proposal does not have an effect on this.

- *the desirability of new development making a positive contribution to local character and distinctiveness.*

This really is not classed as a new development in the true sense.

6.2 135

> *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

The effect of this application on the conservation area is not significant and extension has already been given to the building. The street scene is unaffected and whilst this is not an argument in itself it is on the very edge of the conservation area and there is no particular reason to have included this except that all the developments surroundings are of more modern nature.

The rear outriggers of all the properties along that row are in variable types and there is very limited view particularly of this proposed extension in terms of public access points.

5 Local Plan Policy

Rochdale Metropolitan Council Unitary Development Plan due 2006.

5.1 Policy G/BE/9 Conservation of the Built Environment

Conservation of the built heritage priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. Such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.

Considering that 123 is a standalone property, it is not in the normal row associated with the rest of the street and therefore is distinctive in several ways.

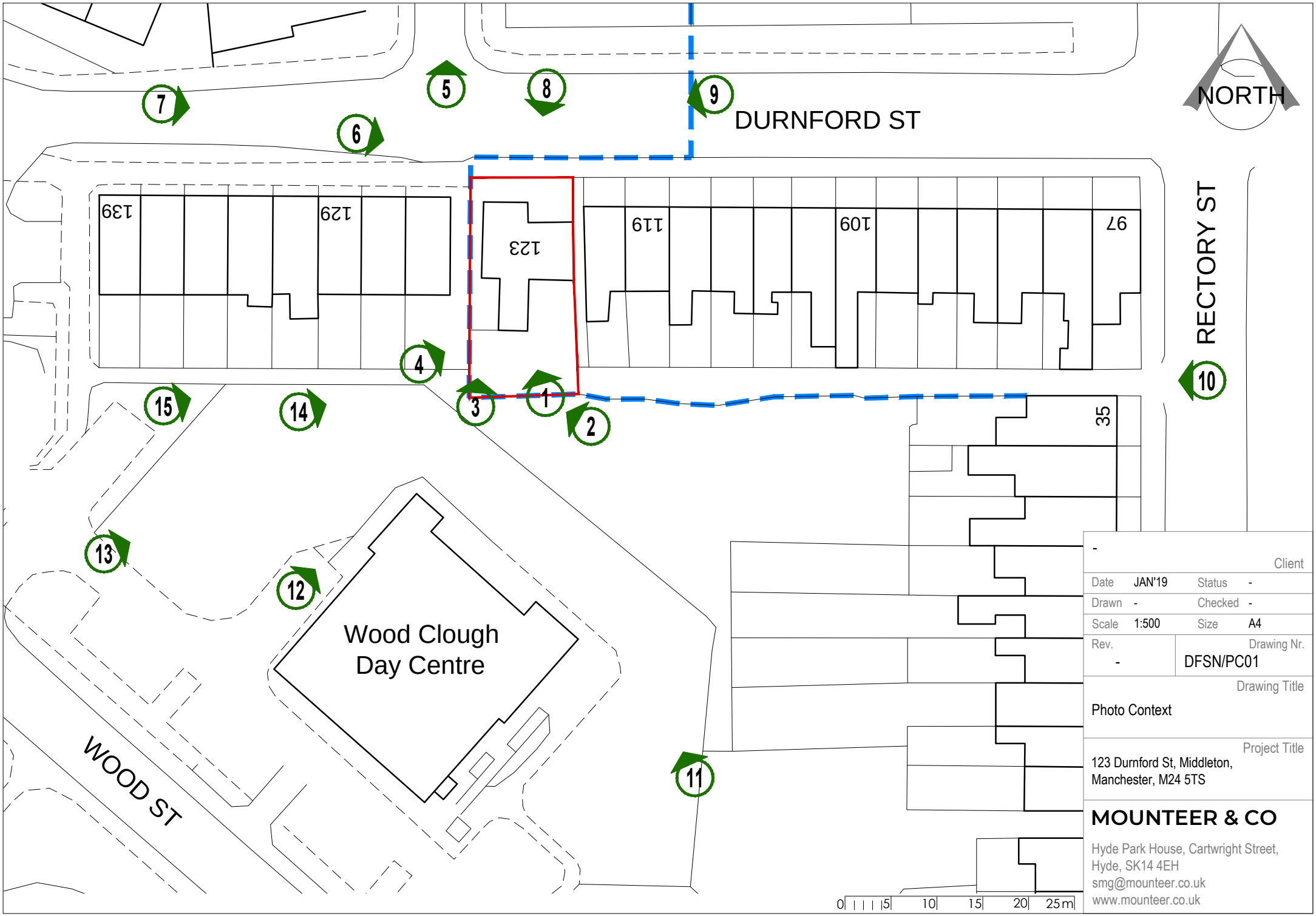
The already built modern extension and further extension in themselves do not have a major impact upon even the rear of the other row of properties. It cannot be seen from public view points, and also do not overly dominate the rear building line.

6 Conclusion

The conservation area ends at this particular property. There has already been a two-storey extension and a further extension to the rear is not overpowering in massing in terms of the two storey outriggers and two storey extension to 121.

There is insufficient pure form in terms of vernacular style on all the properties to substantiate restricting further extensions to the rear of this property. In that respect we feel that there is no real negative impact upon the proposal to the conservation area.

7 Appendix A – Photographs



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Client

Date	JAN'19	Status	-
Drawn	-	Checked	-
Scale	1:500	Size	A4
Rev.	-	Drawing Nr.	DFSN/PC01

Drawing Title

Photo Context

Project Title

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Photograph 1



Rear view of 123 original outrigger and extension

Photograph 2



Rear view of 123 with modern housing in the background

Photograph 3



Rear of original 123 with single storey extension

Photograph 4



Two storey extension 121 with flat roof

Photograph 5



Modern housing development on the site of Edgar Woods School

Photograph 6



Street view of 123 with two storey extension set back

Photograph 7



Street scene

Photograph 8



Front on view

Photograph 9



Street scene

Photograph 10



View along rear alleyway showing a series of two storey and single storey outriggers

Photograph 11



View from Wood clough Day Centre

Photograph 12



View from Wood clough Day Centre

Photograph 13



Zoomed in view of rear of property

Photograph 14



View of rear of property

Photograph 15



Close up of proposed outrigger showing that it will not impact due to the large two storey extension to number 121