studioPH
architecture

Our Ref: 0171/2.3/03
January 2019

HERITAGE STATEMENT – 17 TOWNCROFT AVENUE, MIDDLETON, M24 5DA

1.0 Introduction

This statement has been prepared in support of a Householder Planning Application for the erection of a two-storey side extension following demolition of existing attached garage at 17 Towncroft Avenue, Middleton, M24 5DA.

Reference has been made throughout this statement to the Middleton Town Centre Conservation Area Assessment published by Rochdale Metropolitan Borough Council in January 2008. The Application Site was outside the boundaries of the original Conservation Area designated in 1978 but was included in the extended area established in 2009. The extensions are discussed in the Conservation Area Assessment.

2.0 The Application Site

The application site is located on the southern side of Towncroft Avenue immediately adjacent the boundary of the Middleton Town Centre Conservation Area.

The existing building is a traditional, brick built detached, 2 storey detached family house. The house is typical of the dwellings on Towncroft Avenue in that its sites within substantial plot with large rear gardens.

The front of the house overlooks Middleton Cricket Club and Tennis Courts.

3.0 Conservation Area Analysis

As noted above the Conservation Area was designated in 1978 and subsequently extended in 2009 to include the Application Site. The area was considered a natural extension to the original Conservation Area, extending it further along Rochdale Road to the north to include Middleton Cricket Club and part of Towncroft Avenue.

Whilst much of this area was developed in the early twentieth century a group of earlier buildings on the eastern side of Rochdale Road now the Crown Inn are visible on maps dating back to 1839.

The closest Listed Buildings to the Application Site are 55-57 Rochdale Road and Arkholme (1 Towncroft Avenue) both of which are by the Architect Edgar Wood. Both of these buildings are brick built with slate covered pitched roofs with features such as bay windows, dormer roofs and brick / stone detailing.

The dwellings further along Towncroft Avenue are of much higher quality than the other dwellings in the surrounding area and have referenced the details visible on the now listed buildings. Typical architectural features include bay windows, hipped roofs, brick and render finished external walls and brick / stone detailing.

studioPH
architecture

4.0 The Proposal

The application proposes the demolition of the existing garage built as a later addition to the original dwelling which is too small for modern cars and proposes a two-storey side extension comprising a garage and storage area at ground floor with an additional bedroom and family bathroom at first floor.

The front wall of the extension is aligned with the existing garage which is set forward of the main façade (in-line with the bay window) but steps in at first floor creating a section of pitched roof over the main garage doors and giving the existing dwelling prominence. The main roof is hipped to match the existing roofs with the stepped first floor plan reducing it's mass.

The extension is brick built with a tile covered roof to match existing. The solider course of brickwork at approx. 1m above ground level is continued around the extension. Windows will be white UPVc again matching existing whilst eaves and soffits are in timber.

There are no trees or mature shrub planting in close proximity to the existing dwelling.

5.0 Conclusions

The proposed extension is designed to be sympathetic to the existing house utilising the same palette of materials and architectural details respecting the dwellings location in the Conservation Area.

The proposed extension respects the neighbouring dwellings and doesn't create issues with overlooking or the amenity of its neighbours.

This Design and Access Statement should be read in conjunction with all other reports and plans that form part of the application.

Adamson House, Towers Business Park, Wilmslow Road, Manchester, M20 2YY
0161 955 4384 mail@studioPH.co.uk www.studioPHarchitecture.co.uk

studioPH Limited (Company No. 11216223). Registered address 129 Woodplumpton Road, Fulwood, Preston, PR2 3LF. VAT No. 291 984 258