

HERITAGE STATEMENT

DATE: 27 FEBRUARY 2023

APPLICANT: MS SARAH GREEN

APPLICANT ADDRESS: 282 BLACKBURN ROAD, HASLINGDEN,
ROSSENDALE, LANCASHIRE, BB4 5JF

PROPOSAL: SINGLE-STOREY EXTENSION AT REAR
WITH INSTALLATION OF FLUE,
CREATION OF TWO PARKING SPACES,
REMOVAL OF DETACHED STORE

DEVELOPMENT ADDRESS: 90 NEW ROAD, DEARNLEY, LITTLEBOROUGH,
ROCHDALE, LANCASHIRE, OL15 8NL

PREAMBLE

The purpose of Heritage Statements is set out in paragraph 128 of the NPPF, which states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. **The level of detail should be proportionate to the assets' importance 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

1.00 ASSESSMENT OF SIGNIFICANCE

- 1.01 **Basic information about the listed building or conservation area or heritage asset** – No's 90 and 92 New Road appear to be a pair of late eighteenth century handloom weavers' terraced cottages that are present on the first edition of the Ordinance Survey map.
- 1.02 **Grade of listed building and listed building description** – the building is not listed, however, the local planning authority considers the building to be a non-designated heritage asset.
- 1.03 **Date of building** [unknown] circa late eighteenth century to early nineteenth century when there was considerable investment in property suitable for handloom weaving especially between 1770 and 1840.
- 1.04 **Name of architect or builder** - unknown

1.05 Description of the features of the building –

Two-storey coursed natural stone cottage [built as a pair with No 92] with grey interlocking concrete tiled roof [originally stone flagstone as Nos 88/88A adjacent?] Front entrance door to right with square-cut monolithic jambs and lintel. Five-light, mullioned "weavers windows" at first floor with square-cut monolithic jambs, mullions and lintels, with combined stone sill and plain stone string course. The lintels and sills show one 'blocked' window opening to the right. The presence of the workshop element evidenced by the row of mullioned windows. First floor windows have twentieth century top-hung casements in black. The front elevation has, to some extent, been compromised by the twentieth century alterations to form the large shop window and signage above. The front [main] elevation will remain protected 'as existing' and, as such, no work is included in this development proposal

1.06 Name and character of the conservation area [if relevant]

The application site is not within a conservation area.

1.07 Its contribution to the setting of a listed building or conservation area [if relevant]

The application site does not contribute to the setting of a listed building or conservation area; however, it is an intrinsic part of the local streetscape which is predominantly traditional terraced properties with mixed commercial and residential uses – the main façade will not be affected by the proposed development

1.08 Description of the significance of specific part affected by the proposal –

The rear of the existing building would be affected by the proposal with the existing twentieth century lean-to extension demolished to make way for a similar but slightly larger extension. There is no evidence of any original first floor windows to the rear elevation.

2.00 HERITAGE IMPACT ASSESSMENT

2.01 An assessment of impact the proposal will have on the heritage asset

[listed building or conservation area] –

The proposed development will have some impact on the view of the rear of the property as seen from James Street. However, due to the significant difference in levels, this is considered to be neutral.

2.02 Will the proposal harm, enhance or preserve the significance of the heritage asset? -

It is considered that the proposal will neither harm nor enhance the significance of the asset.

2.03 How will the proposal impact upon the heritage asset? –

Scale of impact to be weighed against the importance of the archaeological value/historical context and setting. There will be a small change in our ability to understand and appreciate the resource - the scale of impact is considered to be slight. The small existing detached storage building will be removed from site

*****giving an uninterrupted view of the asset from James Street – a positive
*****improvement.

3.00 JUSTIFICATION

3.01 The more harm that is being caused, the greater the justification that is needed -

Minimal harm will be caused to the asset and this will be offset by the public benefit in securing sustainability of a local business well-frequented by the local community and beyond

3.02 Demonstrate why the works are required –

So that the accommodation can be upgraded to comply with modern standards and thereby function efficiently and sustainably

3.03 If the impact is harmful, what is the public benefit? For instance, are you securing optimum viable use of the heritage asset in the interests of long-term conservation?

Impact considered negligible – public benefit neutral.

3.04 Are there alternatives which would cause less or no harm? –

Unfortunately, no - in this instance the extremely restricted internal floorspace at ground floor level is not compatible with the amount of catering generated by the take-away food business and is not sustainable without the proposed improvements to ensure it meets modern food hygiene standards and is commensurate with the number of catering staff [4no. FTE] employed.

Application No:

Application: **Full Planning Application**



STREETSCAPE – VIEWED FROM NEW ROAD



REAR ELEVATION - VIEWED FROM JAMES STREET



FRONT ELEVATION – VIEWED FROM NEW ROAD