

LAND AT 2 BELFIELD LAWN, BELFIELD, ROCHDALE

HERITAGE STATEMENT

BACKGROUND

The proposal at 2 Belfield Lawn is to extend above the existing footprint to provide additional living accommodation. The site is located across Belfield Bridge and is within its own private boundary in accordance with the design policies for Rochdale MBC. The proposal has been designed by TDM Architectural Ltd and the site is not located within a greenbelt or conservation site. The existing buildings all share design characteristics to the new proposals. The surrounding area has had numerous planning permissions granted for new residential developments and extensions which have now been built.

SITE LOCATION

The subject site is located along Belfield Mill Lane, Rochdale which is accessed directly from Albert Royds Street. The site area is set back from this main road. The principal elevation of the existing dwelling is orientated along the back fenceline to the rear of Belfield Mill Lane forming its own enclosed area. There is one listed building in the surroundings but this development will present no effect to this. There is also a listed bridge which is sited adjacent to the site which is Belfield Bridge and is Grade II listed. It was built between 1794 and 1804. The other building of importance is a dwelling called Ashworth House and is currently occupied, but this is not listed. Ashworth House was built between 1861 and 1871 and has primarily been used for residential purposes. The area surrounding the applicant address has seen significant changes from mainly agricultural area in the 1930's through to the residential settlement and development of Belfield by 1967.

There are no other buildings locally to the development site which have any historical heritage value.

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BELFIELD BRIDGE HERITAGE CONSIDERATIONS

Belfield Bridge is statutorily and locally listed, it is however not within a Conservation Area. in accordance with paragraph 189 of the NPPF

189. 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

Heritage Category: Listed Building

Grade: II

List Entry Number: 1240259

Date first listed: 20-Jan-1976

Statutory Address: BELFIELD BRIDGE

Belfield Bridge (Formerly listed as: Belfield Bridge (that part in Milnrow) II

G.V. Road bridge. Between 1794 and 1804. William Jessop engineer. Roughly coursed stone. Skew elliptical arch with keystone. Parapet walls above a stone band have rounded copings. Grooved for stop planks. One of the earlier skew bridges. The toll house still stands to the east of the bridge but is not of special interest.

We have designed our new dwelling to reflect the materials used in the adjacent Grade II listed bridge and finished development of new dwellings along the same street. In this respect, we feel these points addressed should be taken into account in determining the application and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

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ASHWORTH HOUSE HERITAGE CONSIDERATIONS

Ashworth house is not statutorily or locally listed, nor is it within a Conservation Area. It is therefore a non-designated heritage asset. In this respect, Paragraph 135 of the NPPF (2012) states that “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 Archaeological Desk-Based Assessment

An Archaeological desk-based assessment (undertaken by Oxford Archaeology) was submitted in support of the outline planning application. Under the ‘statement of Importance’ section of this assessment, the importance of various buildings as heritage assets are assessed. Ashworth House and Belfield Bridge is said to have ‘low local’ importance. The assessment concludes that Ashworth House is considered to be subject to a slight impact, which in combination with its low local significance, results in minor / neutral impact significance.

A minor/neutral impact on Ashworth House’s significance as a heritage asset is not unacceptable.

The prominence and setting of Ashworth House

The proposed development would not have a negative impact on the prominence and setting of Ashworth House.

When Ashworth House is viewed from the south from Belfield Mill Lane, its visibility is severely restricted. The views from the south, public views, towards the site are quite restricted also and can only be seen from the Highway. This is primarily due to the grouping of Tree Preservation Order trees which are located directly to the south of Ashworth House, effectively shielding the house from view. The proposed development will not affect this as we wish to retain a large

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number of trees in this location. Furthermore, the proposed development to the south of Ashworth House is to be set back from the road to allow suitable visibility splays for the proposed access to the site. This further reduces the potential to impact on the visibility of Ashworth House from the development when viewed from the south on Belfield Mill Lane.

The existing house and gardens are also largely screened by trees to the west. The prominence and setting of Ashworth House when viewed from this direction would also be largely unaffected given the existing tree cover which is being retained. In any case the setting of Ashworth House to the west is further residential dwellings; therefore the proposal for dwellings will not significantly alter its existing setting.

When viewed from the north the LVIA identifies that “the principle public views towards the site are from minor highways and a number of public rights of way. Views from Smallbridge and Rochdale are very limited”. This is a similar finding to views from the east which are again principally minor highways and public rights of way. Accordingly the setting of Ashworth House will not significantly change as a result of development, as the dwelling is only proposed to the south of the site. Belfield Bridge was previously listed twice also under List entry 1084247. The entry was removed from the list on 1st October 2015.

ASHWORTH HOUSE CONCLUSION

Ashworth House is not subject to any heritage designations and development of the application site would not negatively impact its prominence and setting.

With reference to Paragraph 135 of the NPPF (2012), Ashworth House is said to have ‘low local’ importance. Such that the archaeological assessment concludes that Ashworth House is considered to be subject to a slight impact, which in

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combination with its low local significance, results in minor / neutral impact significance.

As such the proposed development in the residential backdrop of Ashworth House is not unacceptable from a planning perspective.

BELFIELD BRIDGE CONCLUSION

Belfield Bridge is listed but the proposed development of the application site would not negatively impact its prominence and setting.

With reference to Paragraph 135 of the NPPF (2012), Belfield Bridge is said to have 'low local' importance. Such that the archaeological assessment concludes that it is considered to be subject to a slight impact, which in combination with its low local significance, results in minor / neutral impact significance.

As such the proposed development in the residential backdrop of Belfield Bridge is not unacceptable from a planning perspective.

PROPOSAL

This planning application is to rebuild the existing dwelling at first floor level to how it originally was before damage from World War 2. We also proposed to add a first floor rear extension above the existing rear single storey extension. We will be using materials matching and consistent with the surrounding and existing property.

Our designs utilise the existing building footprint and adds no additional square meterage to this but helps tremendously with providing additional the living areas for the family. The dwelling keeps all windows and roofs matching the surroundings. The look and styles of the existing dwellings have been fully incorporated into the proposals to reduce the visual impact of the development and to maintain the look and feel of the original development. Our designs will

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not affect any surrounding areas as the house will be built in the footprint shown on the site plans.

Existing dwellings along Albert Royd Street and Belfield Mill Lane consist of mainly two storey dwellings with roof lines parallel to the street. They are built from a mixture of brick and stone with slate tile and concrete tiled roofs. Our Bungalow proposals are set back from the road and not seen but match these properties and blend comfortably within the surroundings.

No car parking spaces will be affected due to the proposals and the existing site caters for the additional car parking spaces needed.

Conclusion

We therefore seek full planning approval for the proposed alterations at 2 Belfield Lawn Cottage as the proposals address all Rochdale MBC planning policies.

Kindest Regards
Daniel Llado
TDM Architectural Ltd

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