



**Erection of Store/WC
at The Annexe, Dane
House, William Street,
Middleton. M24 2JT.**

EXTENSIONS NW LTD

3 CRIBDEN STREET

RAWTENSTALL

ROSSENDALE

BB4 8HZ

HERITAGE ASSESSMENT

This assessment has been prepared at the request of Rochdale Borough Council to accompany a Householder Application for extensions at Dane House, William Street, Middleton. M24 2JT.



INTRODUCTION

The property is situated South off Oldham Road, Middleton. The property is detached and cited to the right of Tonge Hall. There is a road between Tonge Hall and Dane house leading to 2No. dwellings. The dwelling is finished with facing brickwork with stone quoins, stone heads and cills and a stone band course. The roof construction is finished with a blue/grey slate finish. The property is set back from Williams Street with a large front drive which includes a detached annex outbuilding.

The property is set among large, detached, and semidetached properties along a short road off Oldham Road.

Assessment of proposed development

The dwelling is not a listed building. The proposed extension to the annex is set to the South side facing the main dwelling. The proposed extension cannot be seen from the main road or from neighbouring properties due to the high-level shrubs between the properties. The proposed extension will be constructed in brickwork and detailed stonework to match the existing. The new roof construction will be a GRP flat roof construction. The proposed extension is set back from the front elevation of the annex so it will be subservient to the main building.

Impact on Conservation area

Whilst designing the new alterations on behalf of Mr & Mrs Hughes, ExtensionsNW Ltd took a keen interest in the building's surrounding the proposal. In order not to disturb the street scene on Williams Street or jeopardize the appearance of the existing properties the proposed alteration has been designed to be sympathetic to the dwellings and is not visible from the Grade II listed building further along the street.