

HERITAGE STATEMENT RELATING TO

331 SHAWCLOUGH ROAD
ROCHDALE
OL12 7HL

CONCERNING
PROPOSALS FOR SINGLE STORY REAR EXTENSION, GARAGE EXTENSION WITH PITCHED ROOF
WITH DORMERS FRONT AND BACK.

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1. EXECUTIVE SUMMARY

- 1.1 331 Shawclough road, Is a detached house built early 1950's. The property has been built using traditional methods utilising natural stone, bricks, concrete and slate. The property is not listed, is not considered as a heritage asset and is not in a conservation area. The scheme proposed is wholly beneficial to the property and insignificant impact to the listed building – Duffins Cottage that lies adjacent to Shawclough road.

2. INTRODUCTION

- 2.1 The National Planning Policy Framework 2012²¹ (the NPPF) advises that heritage assessments shall be proportionate in their comprehensiveness to the degree of proposed change: -

‘194. 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.

‘195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

‘196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

‘197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 2.2 The current owner wish to carry out a number of alterations and remodelling of parts of the property in order to make it more suitable for their requirements.
- 2.3 The house has not been fully utilised in recent years as a family house and certain alterations are proposed so as to utilise the accommodation to an optimum level for family use.
- 2.4 The proposed alterations provide a light touch to the existing fabric of the property and include the following works.
- 1) A subservient side garage extension comprising of a pitched roof with front and rear dormer windows. Materials would match those of the existing dwelling. (See submitted plans)
 - 2) A single-story rear extension containing a family kitchen, a utility room and an open plan dining area. Materials would match those of the existing dwelling. (See submitted plans)

3 HISTORY IN RELATION TO THE PROPERTY.

- 3.1. The property: 331 Shawclough road, Rochdale has no historical significance – marked Red on image 1.

4 NEARBY HERITAGE ASSETS / LISTED BUILDINGS

- 4.1 Duffins Cottage is a grade II listed building that sits opposite the road in a north-eastern direction around 50m away from the proposed development, adjacent to Shawclough Road – marked Blue on image 1.
- 4.2 Duffins Cottage is a stone house, 1717 on a plinth with a stone-slate roof, two storeys, and a lean-to extension at the rear. There is one mullioned window, mullions have been removed from the other windows, and a porch was added in the 20th century.

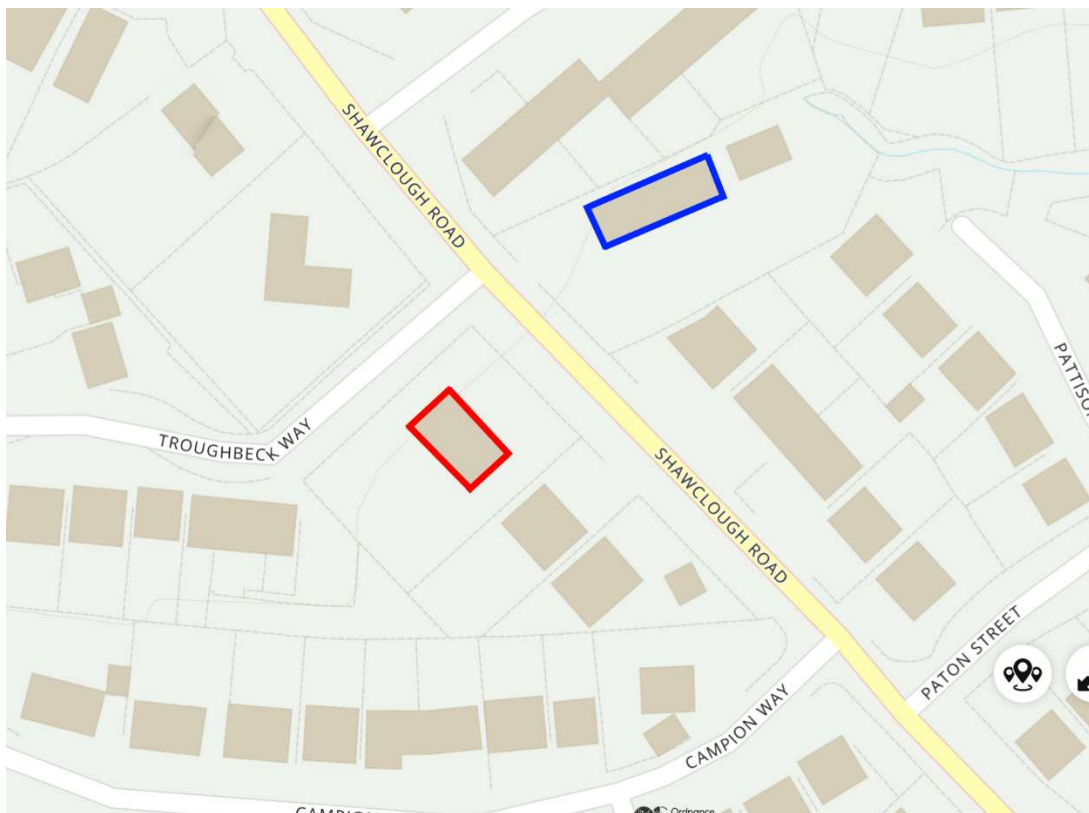


Image 1 -

5. IMPACT OF THE PROPOSED DEVELOPMENT

- 5.1 The scheme proposed is wholly beneficial to the property and the local area. The development has insignificant impact to the listed building – Duffins Cottage that lies opposite adjacent to Shawclough Road.