

HERITAGE STATEMENT

100 Mitchell Street Rochdale OL12 6SH

23/01187/HOUS

Proposed Single Storey Side Extension to Dwelling

A heritage statement is requested by the Rochdale council for this application as the site is situated within the Rochdale Centre Conservation Area. This statement is intended to clarify and support the application for the proposed single storey rear extension. The building is a 3-bedroom end terrace house dated from the mid 19 Century and is neither statutory nor locally listed. In planning terms, it is therefore considered an undesignated heritage asset. It also stands immediately outside and thus forms part of the setting of the Spotland bridge heritage Conservation Area.

Proposals have been submitted to Rochdale Metropolitan Borough Council for the single storey rear extension. The heritage issues arising are its impact upon the significance (i.e., heritage interest and values) of the undesignated building and the setting of the conservation area. The scope and purpose of this report is to identify this significance and contribution to the conservation area, and to assess the proposal impact upon it.

The special historic and architectural interest of the Spotland Bridge Conservation Area is focused on the grouping of textile mills and ancillary building that together form a remarkable township representing the whole of the cotton industry from its tiny Georgian beginnings based on waterpower, the dramatic developments of the Victorian phase, based on steam, to the final large-scale development of the Edwardian period largely based on electricity and modern transport. Spotland Bridge New Mill is antidepressive 'cathedral of bricks' significantly contributing to the character of the conservation area. Their chimneys are prominent townscape features of importance to the area's identity. That on the dextere site is particularly dominant in views to and through the area. The river Spoden, Mellor Street and Spotland bridge are the main axis along which this well-preserved industrial settlement was established. Individually many of the buildings have their own historic and/ or architecturally interests.

When the Spotland Conservation Bridge area was designated, this linear area is characterised by modern residential development and punctuated with landmark buildings, or various styles and materials. Among them is the former Victoria Hotel, a historically significant building thought to have been designed by Arts and Crafts Architect. Edgar Wood who also designed nearby Silver Street Chapel, whilst some architectural features have been altered many are reversable and the property could be restored. 170 Spotland Road is another significant asset. Once a Weaver's Cottage. It then became a public house but at risk though neglect and currently detracts from the area. These buildings are locally important in terms of their historic and architectural interests. Recommendation: Although this area comprises of two buildings which should be considered of local importance that are significant for the Spotland Bridge area. There is not sufficient continuity in the quality of historic architectural interest linking them and the existing conservation area for support conservation area designation in this area.

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive, and responsive economy by supporting growth and the provision of infrastructure).

Here is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Policy of Rochdale's Core Strategy sets out that the Council will conserve, enhance, and promote key heritage assets, including consideration of their wider settings.

Significance' with regard to heritage assets is defined by the NPPF as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

When considering potential impacts, the NPPF provides the guidance below.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect 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.

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In conclusion, the application would have a neutral impact on the character and appearance of the area by way of the single storey rear extension with the addition of the ground floor window to the existing front elevation. The extension would complement the original property by using material to match those of the existing. It should be noted there would also be some public benefits of keeping the site occupied which would maintain the upkeep of the conservation area and the setting of the heritage assets - listed buildings. The application therefore accords with Policies 16 and AVP 2 of the Core Strategy, and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.

