CIVITAS
Planning Limited

Demolition of Existing Garage and Replacement with Three Garages

Land to the rear of Hillside Drive, Middleton, Rochdale

Heritage Statement

Prepared by:

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1 Introduction/Proposal

1.1 This application is for the demolition of a garage and its replacement with a building to provide three further garages at land rear of Hillside Drive. The land is associated with a wider use for garages, this application will add a total of two garages to the wider site.

1.2 The new garage building will be placed on the site of the garage to be demolished and the existing hardstanding on site. It will be accessed via the existing access for the other garages present on site.

1.3 The brief heritage statement has been provided at the request of the Local Planning Authority, due to the application site being opposite the conservation area.

2 Heritage Statement

2.1 This Heritage Statement has been provided with this application to assess the proposed development's impact on the nearby conservation area

2.2 The Heritage Statement has considered the following three points.

(1) Assessment of heritage significance
(2)Assessment of Impact
(3) Mitigation

2.3 This statement will therefore cover the 3 above points in the detail required, commensurate to the proposals themselves, which have been detailed within the documents/plans associated with the application.

Assessment of Heritage Significance

2.4 The conservation area is an important local conservation area known as the Middleton Town Centre conservation area.

2.5 The conservation area's importance and significance is recognised and has been fully considered by the applicant when formulating the proposals subject of this application. The applicant has also considered the nearby Listed Building (The Old Grammar School).

Assessment of Impact

2.6 In terms of any direct impact on the conservation/listed building, all the application is proposing is a replacement of existing garages. The impact will therefore be minimal. The proposed garages are a design improvement on the current garages and will represent a visual improvement of the area.

Mitigation

2.7 The overall impact of the development on the conservation area/listed building is deemed to minimal.

2.8 The proposals have been appropriately designed and are a replacement of the existing garages with a more up to date design. The materials used reflect the nature/style of the surrounding development.
