

PLANNING & HERITAGE STATEMENT

Pharmacy
Halifax Road
Rochdale
OL16 2NT

Proposal

First Floor Extension to Existing Pharmacy

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1.0 INTRODUCTION

This Planning and Heritage Statement accompanies an application for planning consent for a 'First floor extension to the existing pharmacy'.

The existing pharmacy is a flat roofed single storey square shaped building connected to Heybrook Mill along its south eastern elevation, and is also connected to a portion of Heybrook Service Station along its south western side elevation. Access into the pharmacy is taken from the north western front elevation which faces the service station forecourt. The building is finished in render with a rubberised roof.

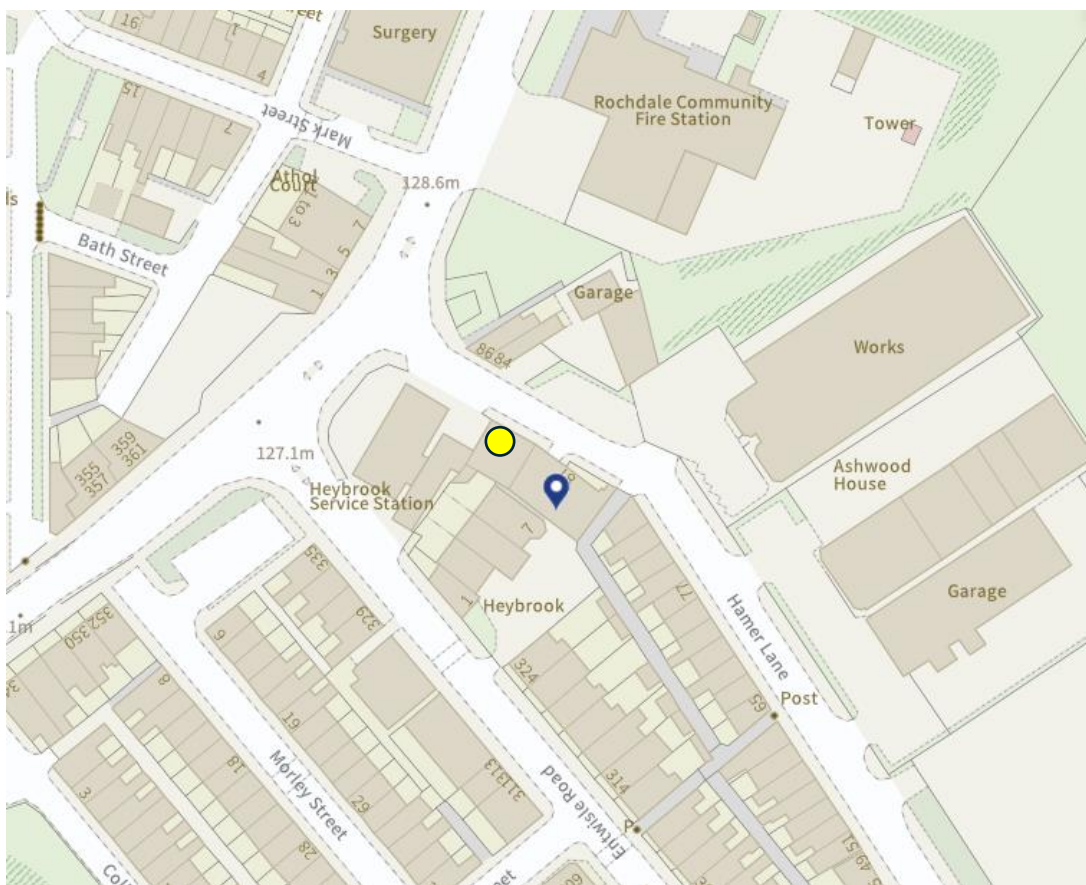
This application seeks planning permission for a modest 1.2m high extension above the existing flat roof of the pharmacy. The proposed roof would include a shallow dual pitch to create much required first floor storage area for the pharmacy. The walls of the extension would be finished in breeze block and then rendered to match the existing walls of the pharmacy; the roof would be finished in grey tiles.



Above: Existing flat roofed rendered Pharmacy building.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

In terms of Heritage value, Hey Brook House and Heybrook Mill which are positioned adjacent to the site are Grade II Listed. Heybrook House is on the site of the 4 houses, with a long-attached range along Hamer Lane and returning on Yorkshire Street. Heybrook Mill is an early surviving woollen mill in Rochdale, which had a thriving woollen industry before the introduction of cotton production.



Above: The site is located within the settlement boundary. The application site is indicated by the yellow circle. Listed buildings indicated above includes Heybrook Mill and Heybrook House No's 1, 3, 5, and 7. The proposed development would impact on their setting.

2.0 PLANNING POLICY

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).

There 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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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-;



205. 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.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

209. 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 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.

210. 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.

ROCHDALE CORE STRATEGY (CS)

CS Policy P2 states that we will protect the borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

Policy DM1 of the adopted Core Strategy states that all development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- A. Are of high quality design and take the opportunity to enhance the quality of the area;



C. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

3.0 LISTED BUILDINGS

Heybrook Mill and Heybrook House, Hamer Lane – Grade II

Listing

HISTORY: The 1848 map shows Hey Brook House on the site of the 4 houses, with a long-attached range along Hamer Lane and returning on Yorkshire Street, with a rear yard entrance from the latter. The round-arched range opened onto the rear yard and the architectural evidence suggests that the house was rebuilt as smaller houses, probably shortly after the map was published. Although incomplete, Heybrook Mill is an early surviving woollen mill in Rochdale, which had a thriving woollen industry before the introduction of cotton production.



Above: Heybrook Mill.

INCLUDES: Heybrook House Flats and attached boundary wall and gate piers Morley Street. Woollen mill and mill housing with boundary wall and gate piers. Mid C19. Coursed squared gritstone and brick, slate roofs. The site comprises the 3-storey, 7-bay mill and a rear range at right angles, now housing, which was probably part of the complex.



Above: Front and gable elevations of Heybrook House flats today.



Above: Rear and gable elevations of Heybrook House flats today.



EXTERIOR: Main range parallel to street: entrance bay 6, loading doors above, probably secondary as the tie-stone jambs match windows and do not extend below sill level. .C20 doors, window frames. Paired windows on left return, no fenestration on the rear wall, but the careful stone coursing is altered to rubble where the mill wall is obscured by No.4 Hey Brook House (not included).

The N gable end is rendered brick. The rear range, with access from Morley Street, comprises 4 single-fronted houses, the far left (No.1) and the third, (No.3) projecting, with hipped and gabled roofs. The coursed stonework centre and right is similar to the mill, to left the courses are thinner. The group has 6-panel doors with overlights, Nos 1 and 2 with blocking piece above the cornice, Nos 3 and 4 have a shallow entablature below the cornice; plain stone surrounds. Fenestration varies on ground floor, left to right: 4-pane sashes, wooden canted bay, 2-light mullion, full-height stone canted bay. Other windows on 1st floor are similar to the mill, with tie stone jambs.

Nos 3 and 4 have a moulded stone eaves cornice, that to Nos 1 and 2 is in timber. Rear: brown brick in 5:1 English bond, right end rendered. Blocked paired round brick arches centre, inserted doors and windows, 1st floor former sash windows have stone lintels. The right return of the houses is attached to the mill with 2 brick arched buttresses and a brick wall. Front boundary wall: approx. 2m high, coursed stone, extends from the SW corner of the mill and encloses a garden area, having a gateway on Morley Street with monolithic stone shafts approx. 2.5m high, with single-stone gabled capstones.

4.0 PROPOSAL IMPACT

The proposed extension is positioned adjacent to a Grade II Listed Building Heybrook House and attached to Heybrook Mill Grade II; the proposal must therefore be assessed in relation to Section 66 of the Planning (Listed Buildings and Conservation Area) Act 1990. This Section considers whether to grant permission for development that affects a listed building or its setting, to have special regard to the desirability of preserving the buildings and any features of special architectural or historic interest.

Furthermore, the Court of Appeal has held that decision-makers should give considerable importance and weight to the desirability of preserving the setting of Listed Buildings when carrying out the balancing exercise. The duties in the Listed Building and Conservation Area Act are also incorporated into the Rochdale Core Strategy, specifically policy P2.

The extension is proposed to be as low as possible to ensure limited impact on the heritage assets. The proposed extension would be constructed directly against the gable of the Grade II listed Heybrook Mill. This part of the Mill is rendered and does not possess any specific architectural qualities or significance when compared against the front and the other gable rear elevations of the building.

It is considered that the pitched roof of the proposed extension would be an improvement to the existing flat roof of the Pharmacy and also compliment the dual pitched roof of the mill, both roofs would be similar in design and add value to the mill itself and character of the area generally. The materials proposed would match the existing render for the walls whilst the roof would be finished in tiles similar to the Petrol station shop building. Overall, the proposal would not result in a negative impact on Heybrook Mill and is considered to result in a modest improvement in terms of its appearance when viewed against this heritage asset.

Although the front elevation of Heybrook House to the south east has high levels of significance, the rear elevation has been substantially altered over the years, with modern casement windows and a rendered elevation. The rear courtyard itself has little

in the way of significance, however this area does contribute to the setting of the listed building by creating a space between Heybrook House and the Service Station.

The proposed extension would be constructed in close proximity to the rear of Heybrook House, and the less prominent side, of the listed building. Given the small scale of the development and its positioning where it would not be directly adjacent to this building, the proposed extension would result in a neutral impact to the setting of the listed building.

The application also has small public benefits by providing much needed storage space for medical equipment and medicine where the pharmacy can cater for a larger area and a range of individuals. This helps people where they would not need to travel longer distances to acquire their medicine and helps the pharmacy stock a wide range of medicines which is always available for the public rather than them waiting for stock to be delivered.

Therefore, given the design, size, and materials proposed, the proposed extension would not appear out of character. Although it may have an impact on the setting of the mentioned Listed Buildings, due to its positioning, design and size, it is considered to have neutral impact overall. In addition, the public benefits of the extension and continued occupation of the site for the future would outweigh any small harm by reason of the change in appearance and therefore should be supported.

Overall, the public benefits of the extension and occupation of the site for the future, limited size, and good design of the extension, would as a whole have a positive but neutral impact on the surrounding Heritage Assets, the application should therefore be supported.



5.0 CONCLUSION

In conclusion, the application would have a neutral impact on the character and appearance of the area by way of the small first floor extension, any harm identified is outweighed by the public benefits mentioned. The application therefore accords with Policies of Rochdale's Core Strategy, and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.