

Heritage Impact Statement

3 Broadhalgh Avenue, Bamford, Rochdale, OL11 5LW



Prepared by:
Equilibrium Architects Ltd
Bank Chambers, Bank St, Bury BL9 0DL

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1. Introduction

1.1 Executive Summary

This Heritage Impact Statement is prepared in support of a planning application which seeks approval for an additional dormer arrangement fronting on to no3 Broadhalgh Avenue, an existing dormer bungalow, the central unit within a terrace of 3 houses. The proposals also involves the modification of an existing front porch and the modification of an existing gable roof arrangement to the rear roof slope and inclusive of minor amendments to rear window opening.

The purpose of this statement is to assess the impact of the proposals on the heritage significance of the Moorgate Avenue Conservation Area, of which the application falls within, taking into consideration the specific context of the site and relevant National and Local policies.

1.2 Project Location

The site is located on Broadhalgh Avenue, Bamford, Rochdale, OL11 5LW and while the proposed site is not listed it does fall within the Moorgate Avenue Conservation Area, which was designated as such in 2005. The only listed building with the Moorgate Avenue Conservation Area is no15 Broadhalgh Avenue which is a Grade II listed house under list entry number 1346262. The existing building is a middle terrace dormer bungalow (dormer to the rear elevation), with a rendered finished and clay roof tile, built in the early 20th Century.



Fig 1. Site location plan, image taken from Google Maps

1.3 Regulatory and Policy Context

There is national legislation and guidance relating to the protection of, and development of historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990. In addition, Local Authorities are responsible for the protection of the historic environment within the planning system.

There are two large houses included to the Northwest of the Conservation Area, 13 Broadhalgh Avenue (The Red House) and 15 Broadhalgh Avenue a Grade II Listed property. Both these detached properties are Edwardian and set in large curtilages, much larger than any other properties within the Conservation Area. Additionally, the application site which sits to the North of the Conservation Area forms part of a terrace of bungalows built in the early 20th Century.

The contribution of these properties to the Conservation Area are therefore held to be significant, with the Grade II listed dwelling being the most significant, although they are not considered to be characteristic of the Conservation Area in general. A plan of the Conservation Area is shown above, with the application site located in the northern section.

2.2 History of the Site

3 Broadhalgh Avenue was built in between 1911-1928 this is evidenced by a town plan of the Bamford Area which shows the rural nature of the area in 1911 followed by the 1928 map which demonstrates several dwellings being built within the area including the terrace of bungalows that the application site form part of.

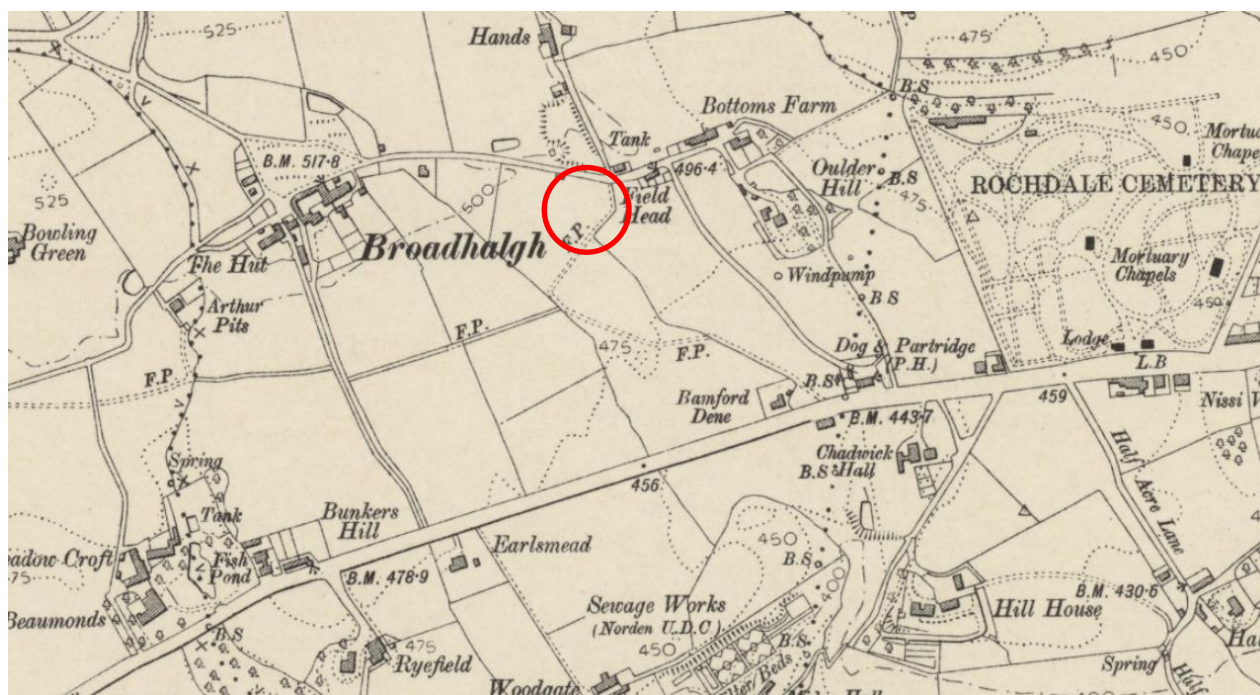


Fig 3. 1911 Ordnance Survey Map taken from the National Library of Scotland's database.

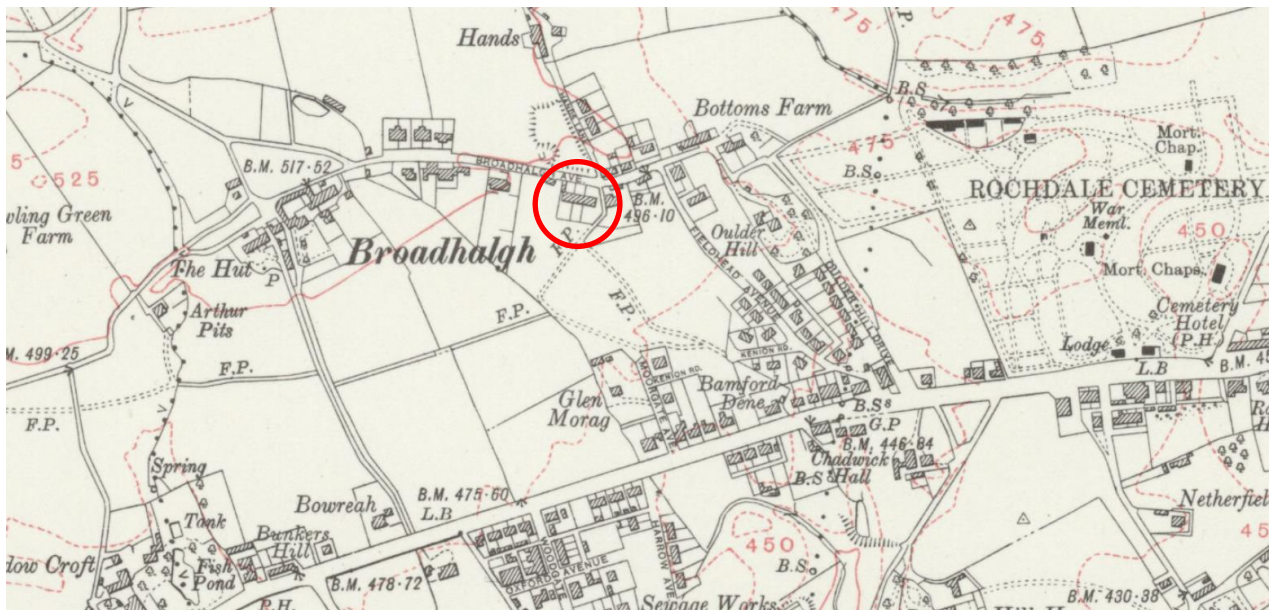


Fig 4. 1928 Ordnance Survey Map taken from the National Library of Scotland's database.

Later mapping data further shows the development of the land surrounding the application site, with proposals in place for Moorgate Avenue, Woodland Avenue and York Avenue as seen below. This increase in development centred around Bury Road, a direct transport link between Bury Town Centre to the West and Rochdale Town Centre to the East.



Fig 5. 1937 Ordnance Survey Map taken from the National Library of Scotland's database.

Data taken from Rochdale Borough council website indicates that there have been no planning applications made to any of the bungalows within the terrace. However, no 5 Broadhalgh Avenue does have a front elevation dormer clearly not built as part of the original dwelling.



Fig 6. Image of 1, 3 and 5 Broadhalgh Avenue taken 2012 from Google Street View Images

3.0 Statement of Significance

3.1 Overview

The Moorgate Conservation Area was designated in 2005 and while it does not have the benefit of an Appraisal or Management Plan to assess the application from, it is primarily categorised by inter-war semi-detached housing set in smaller curtilages than those of the slightly older dwellings in the area. The application site, therefore, does not fall within the main category of building associated with the Conservation Area, but this does not diminish its significance to the Conservation Area.

3 Broadhalgh Avenues was built between 1911 and 1928, it is the central dwelling of a terrace of 3 no dormer bungalows built in a rough cast render with a rosemary clay tile roof. This central unit benefits from a rear gable roof arrangement which is proposed to have some slight modifications as part of this application.



Fig 7. Images of the rear of 3 Broadhalgh Avenue

It is envisioned over the dwellings lifetime the floor plan will have been changed as from when the property was first built. However, at ground floor you enter the property through a small, glazed porch area, is a small, enclosed kitchen to the left with a shower room directly off the entrance hall. The main living accommodation is situated along the right-hand side of the plan with the dining area to the front of the property and the lounge area

overlooking the rear garden with a large square bay window and opening double doors. The first bedroom is also across this elevation with good views of the landscaped rear garden. At first floor is a large landing space with access to the second bedroom which benefits from the rear gable arrangement of the property. For further details on the existing dwelling please refer to the plans associated with this Householder Planning Application, drawing number R0882-01 - Existing Plan and Elevations.

3.2

During the site visit it was noted that the dwelling house is generally in a good state of repair and its condition is sound. There has been some water ingress in several locations, which has resulted in largely cosmetic and very localised harm in some of the ground floor rooms. It is presumed that this is a result of the property being empty without heating or ventilation for some time.

Heritage Significance

The house is of a lower significance than that of the other dwellings within the Conservation Area principally due to its historic, aesthetic, archaeological and architectural interest. With a summary as follows:

- Its historic and continued development, function and use which contributes to our understanding of its evolution reflected in both documentary sources, historic mapping and the physical fabric (known and potential) including fixtures, features and furnishings of interest;
- The historical association with owners, occupiers and land owners.

The setting of the house and its massing inherently contributes to its significance, as outlined above, and forms part of the wider construction boom in and around the Bamford area in the early 19th century.

This Heritage Statement has concluded that the application site can be clearly seen as an earlier dwelling than that of the surrounding properties within the Moorgate Conservation Statement. Its differentiating massing and scale than the surrounding properties also contributes to its significance within the Moorgate Conservation Area.

The proposed works will not unduly affect the significance of the dwelling as the new front dormer will offset the rear gable element of the property and be in keeping with that of the original structure. Works to the front of the property, and internal floor plan changes will therefore not unduly affect the building's significance.

4.0 Assessment of Impact

This section sets out a description of the Proposed Works and assesses the impact on 3 Broadhalgh Avenue. It should be read in conjunction with the drawings provided as part of the Householder Planning Application and the level of information assessed is based on that known/provided at the time of the Heritage Statements completion. Should the works be subject to change, or additional further detail be provided, the following section would need revising.

4.1 Proposed Works Overview

The primary need for the proposed works arises from the desire to upgrade the property to modern living standards, introducing open plan living with direct access to rear, without losing any bedroom accommodation. The Householder planning application is sought for the following proposed works:

- Additional dormer arrangement to the front elevation to allow for both bedrooms to be moved within the roof space.
- Demolition of isolated internal walls at ground floor to improve the floor plan to allow for open plan living accommodation to the rear of the property
- Slight modification and upgrading of the glazed porch area
- Modification to the rear dormer to allow for a larger window/door opening and increased head height within the bedroom.

It is understood that all the materials for the proposed works will be sympathetic and appropriate and on a like for like basis. Any demolition and reconstruction will be carried out so that the materials can be reutilised, wherever possible.

4.2 Assessment of the Proposed Works

This section is to be read in conjunction with the proposed drawings and schedule of works submitted as part of the Household Planning Application.

The proposed new dormer to the front elevation, would represent a material change but would not be out of character/context for this building. By matching the existing fabric and replacing with like for like designs and materials, this element would reinforce the appearance and confirm the existing historic fabric of the house. The neighbouring property also has a front dormer and therefore the proposals would not be detrimental to the significance of the property. Similarly, the enlarged window opening to the rear will not affect the surrounding Conservation Area as it can only be viewed within the rear gardens of the terrace block and will not have an impact upon the significance of the dwelling.

The proposed works outlined above are in response to the requirement of upgrading the property to modern living standards; creating an open plan living accommodation to the rear of the property and allowing for an additional bedroom within the roof space. These

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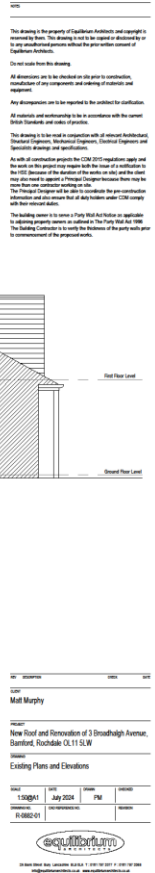
7.0 Conclusion

The proposed works would have a minimal impact upon 3 Broadhalgh Avenue, situated within the Moorgate Conservation Area.

The proposed works have been carefully considered to minimise loss of historic reference. Features of architectural and historic interest are to be retained, as far as reasonably possible, and where they are being replaced, are done so on a sympathetic basis. As such, the heritage interests inherent in the physical fabric of 3 Broadhalgh Avenue, its group values and setting, would remain understandable and appreciable.

This Heritage Statement has concluded that there is a very low level of less than substantial harm created by the proposed works. The enhancements proposed outweigh the very low level of 'less than substantial harm' that could potentially result from the minor loss of low level significant historic fabric. As such proposals would accord with paragraphs 199, 200 and critically 202 of the NPPF. We commend these proposals to you.

R0882-01 Existing Plans and Elevations



R0882-02 – Rev A – Proposed Plans and Elevations

