

HERITAGE STATEMENT

For;

Proposed single storey side extension to existing property.

Location;

Burnedge House,

Off Broad Lane,

Rochdale.

Introduction;

This application relates to a proposed single storey side extension at Burnedge House, off Broad Lane, Rochdale. Burnedge House is a 19th century property constructed of coursed sandstone with dressed ashlar details. The property is recognised by the council as a non-designated heritage asset due to its architectural and historical value. The house adjoins Burnedge Farmhouse, an early 17th century Grade II listed building. Moorgate East and number 3 lie to the southwest of the site, and again are Grade II listed buildings.

Development;

There is currently an underutilised 'courtyard' area to the northern elevation of the property. This space connects the existing kitchen and living space in the property but sits at a lower level than the existing floor. The area contributes little to the provision of outside space for the dwelling as it is largely north facing and shadowed by the existing property and tree screen. The property owners are therefore considering infilling this space with an extension of traditional appearance using natural stone walls to match the existing house and natural slate roofing material. The proposal has been developed following comments made by the planning officer and conservation officer following previous pre-application submission.

Any development in close proximity to listed buildings and heritage assets should provide a balance between the aspirations of land and building owners and heritage concerns namely;

1. The desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and
2. The desirability of preserving or enhancing the character of the area.

The structural would be traditional in terms of its design and the materials used and is typical of the type of extension which always blend well with traditional properties of this type. As the area of the proposed extension is, to all intents and purposes, currently confined by the existing dwelling. The

proposed extension would be set back from the main external house walls therefore there would be no impact upon the host property. As the proposed extension is not visible from, or read in the same context as surrounding listed buildings there would be no adverse impact of the extension upon the listed buildings.

The proposed extension is located to respect Local Authority standards in terms of overlooking distances from adjoining buildings around the site whilst reflecting the general density of existing developments in the area, therefore preserving the general nature of the built environment.

Assessment

The proposed extension is considered to be sympathetic in design, materially, scale and location to the host building and surrounding heritage assets.

The proposal would make a significant contribution to the existing property by bringing into use a currently underutilised area confined within the parameters of the existing building.

The development would respect the historical value of the buildings in surrounding area by reflecting the materials, scale and architectural detailing of the adjoining buildings. The proposal therefore could not be regarded as resulting in harm or failing to preserve the character or appearance of the area or the host property.

Justification

It is therefore concluded that the proposed development will have a neutral impact on the setting of the adjacent heritage assets. Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.

This statement prepared by:-

A.J.Cocker Associates,

176 Drake Street,

Rochdale,

OL16 1UP.