

HERITAGE STATEMENT

23/00605/FUL - Erection of two storey dwelling including dormers to rear, associated parking and garden boundary treatment (resubmission of 22/01548/FUL) Land North Of Hillcrest Road, Rochdale, OL11 2QE,

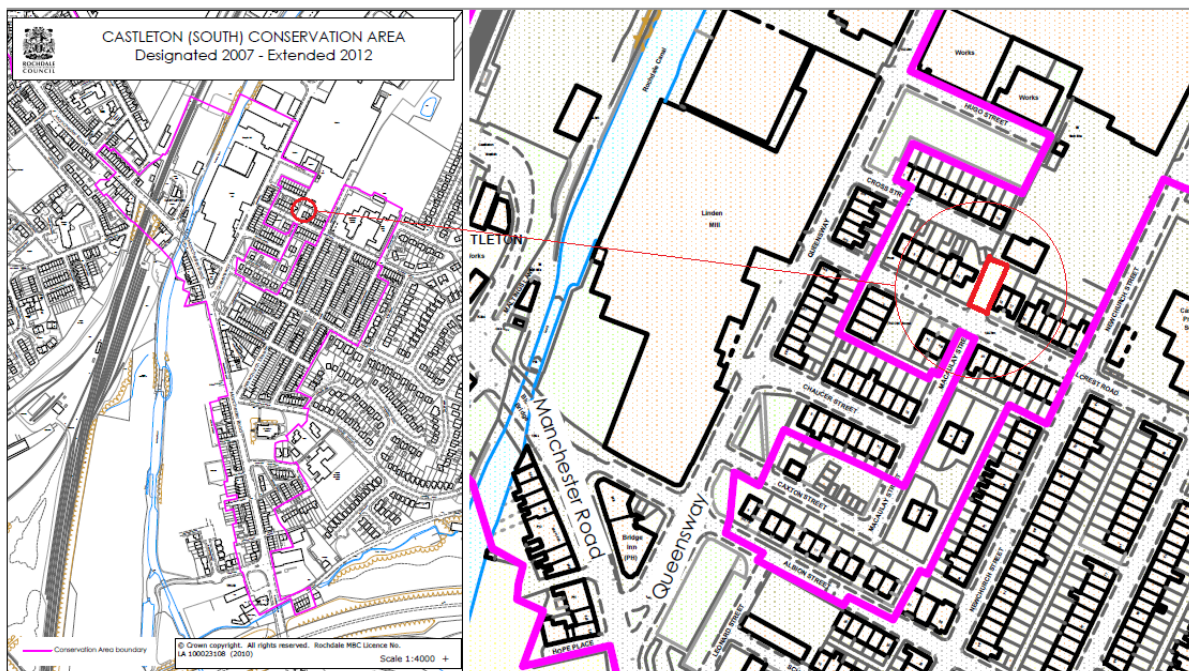
6th July 2023

Introduction

This brief Heritage Statement is supplied as part of requested Local information requirements as listed in the document Validation of Planning Applications- Local List. This states that:

Applications for development which involves alterations to a Listed Building; is within the setting of a Listed Building; is within or affects the setting of a Conservation Area; involves the alteration of a non-designated heritage asset; is within an Historic Park or Garden or it's setting; is on a site of archaeological interest; or is on a site that includes any building or structure considered to be a Heritage Asset.

Whilst the related proposal 23/00605/FUL is not for alterations to a listed building or non-designated heritage asset, is not within a conservation area, historic park or garden or have archaeological interest it could be seen to 'affects the setting' of Castleton (South) Conservation Area and so is attached below as additionally requested by Rochdale BC in their letter of 28th June 2023.



Marked-up extract of Castleton (South) Conservation Area Appraisal showing the 23/00605/FUL site

Castleton (South) Conservation Area Boundary Changes

According to the Castleton (South) Conservation Area Appraisal of October 2012 (i.e. Section 9.0 Suggested Boundary Changes), the:

“Castleton (South) conservation area was originally designated as an ‘urgent’ conservation area in 2007. Since this date, research into the history and development of the conservation area has shown the importance of the wider townscape in terms of the character and development of the town—namely the train station, the retail townscape north of the canal and resultant Victorian residential area to the

east. It is for this reason that the boundary of the conservation area is proposed to extend in order to incorporate, and protect, these significant areas.

In 2010, the conservation was extended as an urgent variation in order to protect Maltings Lane Mill. Despite the value of the wider area being recognised at this time, the delay a full appraisal and boundary extension would have necessitated may have endangered the mill in question. As such, investigation will be undertaken as part of ongoing conservation efforts in order to establish the significance of the wider industrial townscape”.

As such, looking at the current extended 2012 mapping diagram (see above) and most recent townscape analysis mapping (see below) in terms of considering this ‘wider industrial landscape’ at this moment in time, Hillcrest Road does not currently fall within the Castleton (South) Conservation Area. In addition, not being a conservation area, the removal of Permitted Development Rights via Article Directions will have not been applied either.

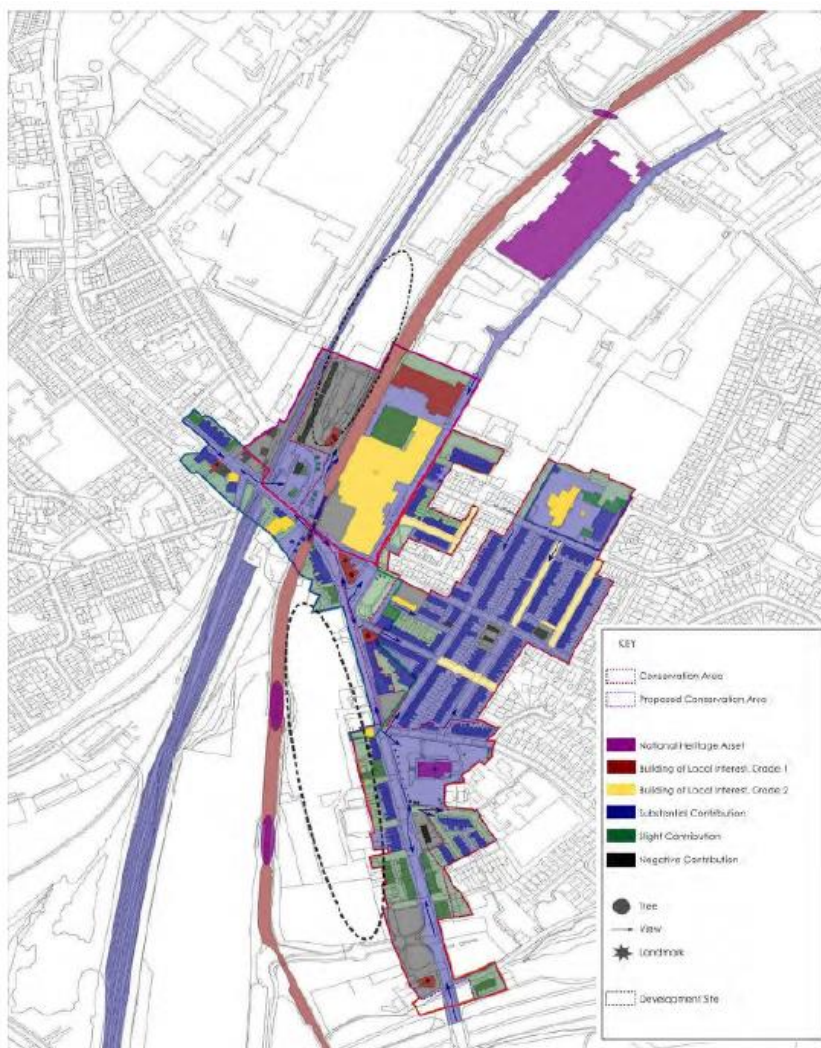


Fig. 13 Townscape Analysis Map (master map)
Opaque colour: structures, translucent colour: spaces
1:5000

Hillcrest Road

With regards to any specific mention, Hillcrest Road is only cited once in the document. It is listed in the Section 11 Appendices with regards only to the location of the 1903 Castleton Board School (now Castleton Primary School), listed as having Grade 2 local interest status. It is classed as making a substantial contribution to the conservation area and described as being a “well-designed building” and providing “an important terminal view for the residential area”.



1903 Castleton Board School (now Castleton Primary School)

Conditional Approval 07/D49154 (Erection of 3 dwellings)

With regards to use of architectural materials and designs overall, the proposals will naturally as is only fair need to fit within the already approved confines of whatever is already conditionally approved within the original planning permission granted in 2007 for effectively nos. #13,15 & 17 Hillcrest Road (i.e. 07/D49154 erection 3 dwellings) and as was backed-up and reiterated in the 2023 approved Certificate of Lawfulness (i.e. 23/00198/CPE | Application for a certificate of lawfulness (Existing) in relation to the lawful commencement of enabling completion of works in line with that permission | Land On The North Side Of Hillcrest Road Castleton, Rochdale, OL11 2QE).





Views variously of the part-developed approved site for 07/D49154 set in between #11 Hilcrest Road and #15 / #17 / #19 Hilcrest Road

As the Certificate of Lawfulness confirms, the permission granted under 07/D49154 for the erection of 3 dwellings, has already been implemented and therefore the construction of the remainder of the dwellings (i.e. so #13 aka 'the Land On The North Side Of Hillcrest Road Castleton, Rochdale, OL11 2QE') also approved under this permission is also lawful by virtue of the provisions of Section 56 of the Town and Country Planning Act 1990.

3. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of materials to be used externally on the building(s) have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
6. Before any development is commenced, a landscaping scheme shall be submitted for the area between the front of the proposed dwellings and Hillcrest Road and also for alongside the rear northern boundary of the site, for the approval of the Local Planning Authority. Such a scheme shall include details of the type, species, siting and the planting distances of the trees and shrubs. The scheme of planting, as approved, shall be carried out before any of the houses are first occupied and the areas which are landscaped shall be retained as landscaped areas thereafter. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within three years of planting shall be replaced by trees or shrubs of similar size and species to those originally requires to be planted.

So with the development of the site already begun, it is already confirmed that it must be assumed pre commencement conditions were lawfully discharged prior to works beginning on the site, within the time limits stated on the original decision notice. As the Certificate of Lawfulness establishes, there is no evidence from 2007 to show all conditions have been discharged, however due to the amount of time passed, it was conceded this was no longer necessarily relevant.

In terms of conditions 3 with regards to descriptions of materials will largely be driven by materials already approved in 07/D49154 and since constructed to completed projects #15 and #17 Hilcrest Road (see materials extracts from planning forms below), whereas condition 6 must be seen to relate to the simple landscaping scheme already approved - and so being replicated here in current proposals in good faith.

Type: Walls Existing materials and finishes: Existing brick to DPC and on previous planning approval Proposed materials and finishes: New brickwork to match that already built and local streetscene - with added artificail stone window sills and heads to the main frontage as listed on approved drawings. All to approval of LPA as per listed conditions to 07/D49154. Type: Roof Existing materials and finishes: Unspecified roof tiles listed on planning approval 07/D49154 drawings. Proposed materials and finishes: Roof slates or artificail slate to match local streetscene as per notes on approved drawings. All to approval of LPA as per listed conditions to 07/D49154.
Type: Windows Existing materials and finishes: Unspecified window construction listed on planning approval 07/D49154 drawings. Proposed materials and finishes: Thermally broken Upvc and/or powder coated aluminium windows and bi-folds. All to approval of LPA as per listed conditions to 07/D49154.
Type: Doors Existing materials and finishes: Unspecified front door listed on planning approval 07/D49154 drawings Proposed materials and finishes: New domestic traditional style glazed Upvc or painted hardwood front door to match local streetscene. All to approval of LPA as per listed

Conclusions - Consideration of Key Characteristics

Despite all this, by way of wanting to be seen as proactive and reasonable, using design guidance from the conservation area assessment, and where it is reasonably practical for granted self-build affordable home, as a new development close to the conservation area character zone, design and materials will seek to be respectful to key characteristics of the area as listed on drawings. This would include favourable considerations within reason towards:

- Grid-iron street plan of two storey terraced residents of red brick, timber sash and case windows with simple sandstone surrounds, timber doors and pitched slate roofs.
- The use of red brick, sandstone (for door and window surrounds only), slate, cast iron and pitched slate roof in building materials.
- Homogeneous detailing, pattern of openings and pattern of chimney stacks.
- Uninterrupted vistas along the length of the streetscape, with pleasant terminal views
- Continuous streetscape materials

In particular, it is noted that #15 and #17 have been built using Marley Modern concrete roof tiles or similar. It is a possibility that slate or artificial slate could be considered but for the purposes of this application it has been assumed that the three houses falling under the same planning approval would have designs and materials that make them look part of a set of three.

Of course current revised proposals look to gain permission to also add a rear extension and slightly lift the roof to accommodate a loft conversion, and so further reasonable discussions on respectful design vernacular and use of materials would be welcome as an agreed condition to any approval.

This approach could also apply to discussing the proposed use of permeable material to the private driveway. However, as set down by Rochdale BC's 2016 Vehicle Access Crossing Policy planning permission is not required as long as certain criteria are not met (NOTE: all Rochdale BC criteria that requires planning permission for vehicular access crossing, and including dropped kerbs, are not met in this development - including the critical fact that Hilcrest Road is not a classified road anyway). As such the intention would be to propose a permeable block paving cobble as the area proposed exceeds 5m².

However, it is expected that any negotiations over materials need to be fair and reasonable and mindful of the already approved permission. In addition, in terms of the Castleton (South) Conservation Area itself, it must also be remembered that Hillcrest Road and the properties and streetscape on it (with the one named exception of Grade II listed Castleton Primary School) does not appear to be prioritised yet as part of that or with any named plans to be included within further extensions to it.

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Director

Atoll Ltd