

Heritage Statement

For

Retail to ground floor; 1no 2 bed apartment
to first and roof floors

at

land at 10 Rochdale Rd, Middleton

On Behalf of

Mr M Moghami



M A H E
Architecture

This Heritage Statement fulfils the requirement under section 16 of the National Planning Policy Framework to identify and assess any heritage assets likely to be affected by a proposed development, including consideration of their settings, and demonstrate the likely impacts to that significance.

This statement makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant Historic England guidance has been consulted to inform the judgements made. It is further based on the findings of detailed historical research, a site walkover survey and assessment conducted from publically accessible locations around the Site, map studies and the application of professional judgement. The assessment also makes reference to previous planning applications as listed

The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than three years from the date of this report. All maps, plans and photographs are for illustrative purposes only

LEGISLATIVE AND PLANNING POLICY FRAMEWORK

The current national policy system identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon 'heritage assets'.

This term includes designated heritage assets which possess a statutory designation (for example Listed Buildings and Conservation Areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66(1) of the 1990 Act which states that in considering planning applications that may affect a listed building the LPA shall have special regard to the desirability of preserving the listed building or its setting, or any features of special architectural or historic interest that it possesses.

National Planning Policy

National Planning Policy Framework (Department of Communities and Local Government (DCLG), March 2012)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied. It defines a heritage asset as a: *'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'*. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are *'an irreplaceable resource and should be conserved in a manner appropriate to their significance'*.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 189 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting.

The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 190, which requires LPAs to take this assessment into account when considering applications.

Under '*Considering potential impacts*' the NPPF emphasises that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 195 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 196 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 197 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

Paragraph 200 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

Furthermore, paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the Conservation Area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally the degree of substantial harm will only be at a level where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development that is to be assessed.

Conservation Principles, Policies and Guidance (English Heritage, April 2008)

Conservation Principles outlines Historic England's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in Historic England's own advice and guidance, the document is recommended to LPAs to ensure that all decisions about change affecting the historic environment are informed and sustainable.

The guidance describes a range of heritage values which enables the significance of assets to be established systematically, with the four main 'heritage values' being: evidential value; historical value; aesthetic value; and communal value.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by English Heritage (now Historic England). GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016), HEA2: Making Changes to Heritage Assets (February 2016), HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEA4: Tall Buildings (December 2015).

The Setting of Heritage Assets (July 2015)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces 'The Setting of Heritage Assets' (English Heritage, March 2011) in order to aid practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 document and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects. It is stated that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis.

Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using the '5-step process' in order to assess the potential effects of a proposed development on the setting and significance of a heritage asset, with this 5-step process continued from the 2011 guidance:

- 1) Identification of heritage assets which are likely to be affected by proposals
- 2) Assessment of whether and what contribution the setting makes to the significance of a heritage asset
- 3) Assessing the effects of proposed development on the significance of a heritage asset;
- 4) Maximising enhancement and reduction of harm on the setting of heritage assets
- 5) The final decision about the acceptability of proposals.

Application Site

The application site is located to the north of the Middleton Town Centre Conservation area.. The site and the immediate surrounding area is made up of commercial properties, characterised by large terraces rising to 3 storeys, set within a tight streetscene. traditonally, the ground floors are retail with a flat above

It can be noted that the properties in the area have little or no frontage or rear amenity spaces. The site has been vacant for a number of years.

The site is located in the Middleton Conservation Area. An appraisal was prepared for the conservation area in January 2008. The appraisal identifies: the special character of Middleton, the elements that should be retained or enhanced and the detracting elements. It also outlines practical proposals for enhancement of the conservation area. The property is not recognised within the appraisal as a locally listed building or considered to be a contributory building to the character of the conservation area.

The conservation area appraisal provides an understanding of the areas special interest

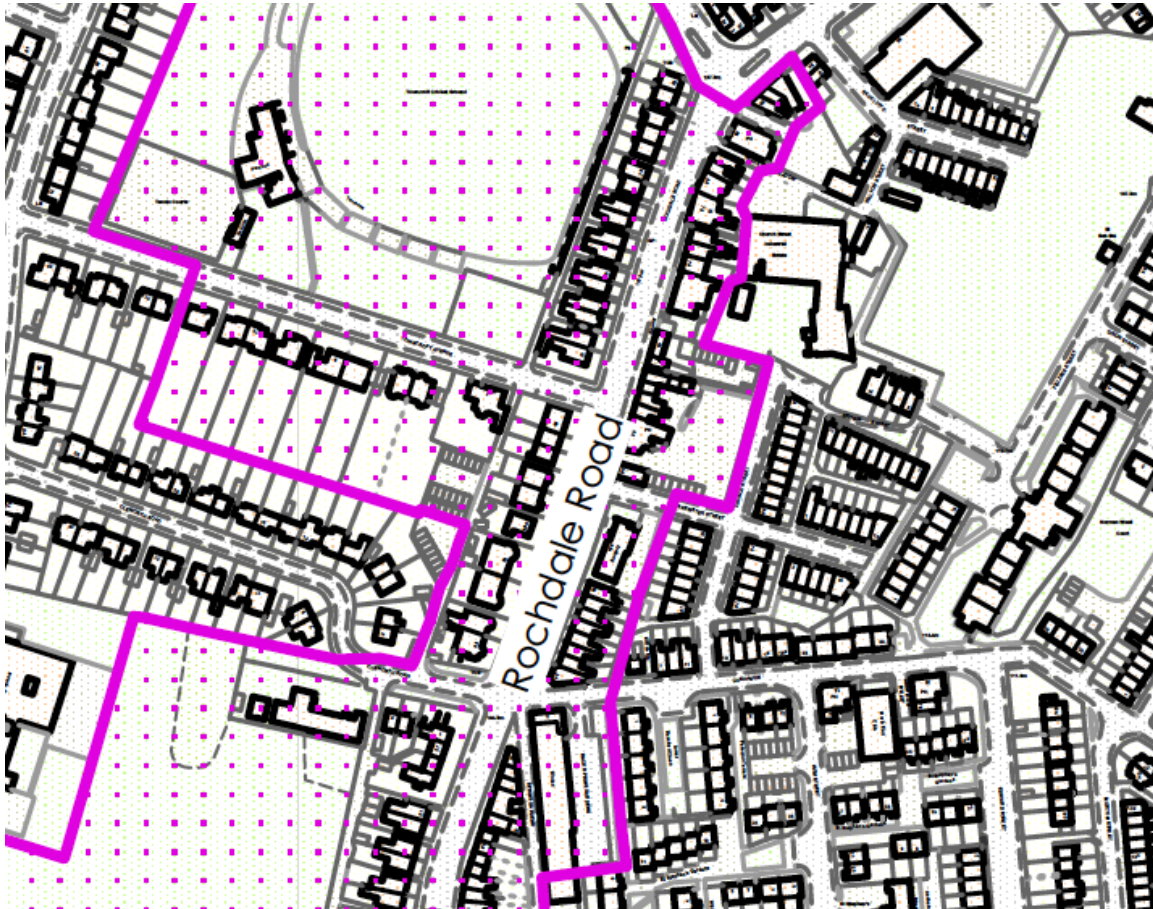
From an agricultural background Middleton's population grew extensively over 100 years as a result of first, Georgian period cottage industry (cotton, wool and silk) and secondly, Victorian large scale factory development (cotton and silk). Middleton, today, has a mixture of retail and manufacturing concerns. It was during the latter half of the eighteenth century that textile manufacturing began to take root as a cottage industry. Yet the form of the area remained largely unchanged and rural.

Middleton's industrialisation evolved from the handloom weaver's workshop, which was adapted to work in either cotton or silk. The practice of weaving originated in the local farms and cottages (largely for woollen goods). As small cotton factories sprang up around the south of the town, speculative plots were purpose built to bring production closer to the main factories, which still operated under the 'putting out' system. This was the process whereby factory spun yarn was handed out to local weavers.

The Conservation area appraisal provides the following commentary in relation to Market Place:

The south-eastern boundary of the conservation area of Market Place and Lodge Street has an imposing mix of Victorian and Edwardian commercial properties which, from a distance, form an asymmetrical skyline of chimneys and gables against a rugged backdrop of the Old Burial Ground. Moving towards Lodge Street, the space opens up and is dominated by the now derelict Providence Congregational Chapel. It is bounded by a strikingly decorative iron fence.

The only such survival of this period in the conservation area. The rear is again dominated by the rising scarp of the Old Burial Ground, which is the highest vantage point in the area. From the top, the views are very good, especially towards the east. On a clear day the distant hills of Bleak/ow and Kinder Scout can be seen. Another view is to Tandie Hills, a meeting point in the nineteenth century for militant workers, including the Peterloo demonstrations of 1819, to which Middleton sent a significant contingent.



Map of conservation area NTS

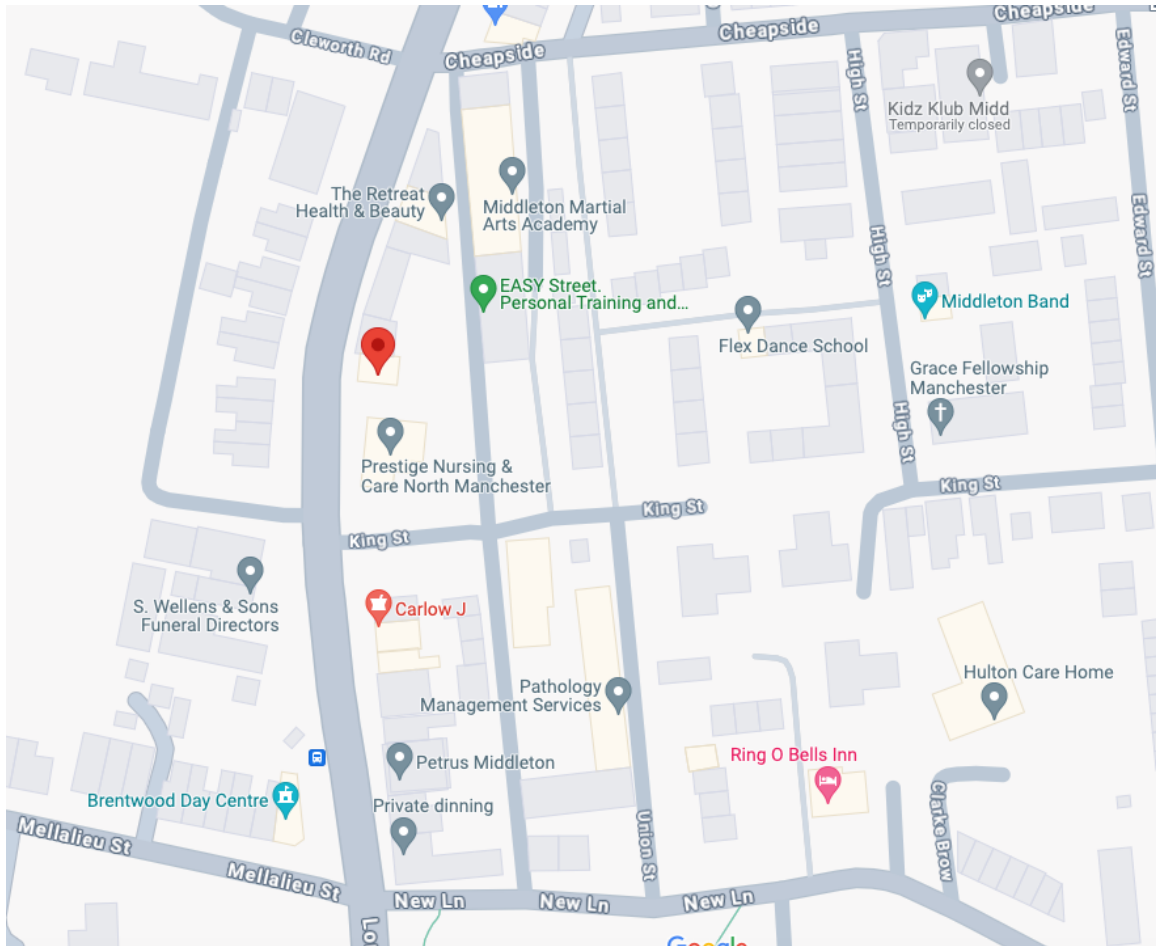
The site is situated between an end terraced unit containing a shop and apartment, with a former public house, which has been converted to office use. The site is at the end of a terraced property row, located in a street frontage with a mix of commercial shops and financial institutions.

The site is situated in a predominantly mixed area, commercial interweaved with residential apartments and the like, at first floor. The local area consists of a variety of small business and drinking / eating establishments.

The site is accessed directly off Rochdale Road. To the north east of the site, there are a number of dwellings located on Spring St.



Ariel photograph of site



Location Plan Extract NTS

Planning History

Planning – Application Summary

[Help with this page](#)

15/00293/FUL | Erection of two storey building comprising shop (use class A1) to ground floor and self-contained, two-bedroom flat to first floor (Resubmission of 14/00290/FUL) | Land Adjacent 10 Rochdale Road Middleton Rochdale Lancashire

Save search

Refine search

Track

Print

DetailsComments (0)Related Cases (2)DocumentsMap

SummaryFurther InformationImportant Dates

Reference	15/00293/FUL
Application Validated	Mon 09 Mar 2015
Address	Land Adjacent 10 Rochdale Road Middleton Rochdale Lancashire
Proposal	Erection of two storey building comprising shop (use class A1) to ground floor and self-contained, two-bedroom flat to first floor (Resubmission of 14/00290/FUL)
Status	Decided
Decision	Grant subject to conditions
Decision Issued Date	Fri 10 Jul 2015
Appeal Status	Unknown
Appeal Decision	Not Available

There is 1 case associated with this application.

There is 1 property associated with this application.

Assessment of Significance

Heritage assets are those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest.

Generally, Listed Buildings hold special architectural or historic interest. The principles of selection for Listing Buildings are published by the DCMS2 and English Heritage. The published guidance identifies four types of heritage values that an asset may hold aesthetic, communal, historic and evidential value. This guidance provides a framework for assessing the significance of heritage assets.

The proposed site is not a listed building

The assessment is proportionate to the importance of the asset and sufficient to understand the potential impact of the proposals, given their nature and extent.

The significance of the proposed development is located in the building of 27-31 Market Place, Middleton.

Design Considerations

The proposal for the site is to continue the existing theme of commercial/residential mix by erecting a shop at the ground floor level and a two bedroom self-contained flat on the first / attic floor.

The proposed building is designed to match (in external appearance) to the existing adjacent buildings with brick walls and grey coloured roof tiles. The proposed design of front elevation reflects the existing properties by retaining arches over the windows, window cills and the vertical aspect of the windows. A three windows arrangement has been designed at the first floor level to reflect the adjoining properties.

The proposed elevation to the shop front has exceeded in design the existing properties by decorative timber features which is also shown below the cill levels of the shop windows.

The Proposed side elevation has been enhanced by the introduction of vertical course above the door and window and the window on the first floor, above the door has been brought in line with the door on the ground floor and the same window has been changed to a conventional type to compliment the door arrangement.

Similarly, the rear elevation has been amended by introducing two windows at first floor level. The rear elevation is broken visually by a rear outrigger.

Although there are a number of shops in the vicinity, the improvement in the economy of the local area starting to taking place, it is anticipated that a positive affect will soon take over the area.

This impact assessment relies on the understanding that is an unlisted building but within the conservation area.

The assessment is a proposal for retail to the ground floor with an additional apartment over, enveloped with brick gable and tiled roof of complimentary materials. It will provide a judgment on its contribution to the setting of the conservation area.

As outlined at the start of the statement, many factors assessing the impact of a proposal which entails the impact on a heritage asset, this assessment draws on a number of key guiding documents where applicable, such as National Planning Policy Framework (NPPF), English Heritage Conservation Principles, 2008 and Historic England Guidance, Historic Environment Good Practice Advice in Planning Note 3 and The Setting of Heritage Assets, 2017; where required.

Impact Summary

Proposed Works:	Significance of the historic fabric/area that will be affected:	The impact of the proposed work(s) on the historic fabric/area:
<i>building within a conservation area</i>	<i>Building not listed</i> <i>Building Externally</i> <i>Roof / rainwater goods</i> <i>Landscaping</i>	<i>n/a</i> <i>The building will follow through the ridge, eaves and cill / head heights as per the existing building This will unify the building symmetrically.</i> <i>New windows and brickwork to match the building will be installed</i> <i>The design provides a symmetry to the building which would have been more evident at the time of construction..</i> <i>Rainwater goods will be traditional half round aluminum, mimicking traditional iron gutters</i> <i>The rear area will be landscaped and maintained. It is understood that this is own by the Local Authority</i>

The significance of area is principally invested in its simply defined street elevations onto Rochdale Rd

The significance of the building, in terms of its special architectural and historic interest, can be summarised as:

1. Architectural interest and aesthetic value as a example of retail to ground floor with an operatotional flat to the first floor, often associated with this part of Industrial Manchester
2. Historical interest and historical value in reutilising the site and bringing a brownfield site back into use.

This report has considered the heritage implications of works proposed for the site. Works proposed are modest in their scale with an understanding and regard for the its proposed use and its location within the conservation area for its context and significance.

The crucial test contained within the NPPF is whether the harm to a heritage asset is outweighed by the public interest and benefits of a proposal. There is no negative impact as a result of the proposed works and the resulting impact, if any, will be neutral.