

Heritage Statement

Property

29 Cinnamon Street, Rochdale OL12 6QB

Introduction

This application relates to number 29 Cinnamon Street, Rochdale.

The property lies in the north – eastern area of the designated Spotland Bridge Conservation area as outlined on the plan attached.

The property comprises a traditional terraced house in an area of similar houses off Spotland Road in Rochdale.

The property fronts directly onto the pavement facing Pilling Street, with on street parking.

At the rear of the property there is a small yard similar to the surrounding houses and beyond the rear access path is Rochdale Bowling Club with a row of mature trees along the boundary wall between the bowling club and the houses. The area is what might be termed “densely developed” typical of this type of accommodation which the conservation area seeks to preserve.

Properties in the area have undergone various upgrading works in recent times, mainly in the form of the addition of insulation to the external walls and render finishes applied. This has resulted in a mixture of external finishes within the conservation area.

Assessment – Heritage and planning

The property has been the family residence for many years and the applicant is keen to remain in the property. However, typical of this type of accommodation the existing staircase is below current standards and is narrow and steep up the centre of the house.

The family has also increase in size and there is now a necessity to provide additional bedroom space on the first floor.

The brief is therefore to replace the existing stairs from the middle of the property to the front, directly facing the front door and to extend the ground and first floors at the rear to create a large open plan dining, kitchen area on the ground floor and an additional and larger bedrooms at the rear of the property with the bathroom moving to the middle of the house. It is also proposed to remove the front and rear chimney breasts and chimney stacks similar to the majority of the properties in the street.

Clearly in achieving this aim a balance needs to be struck between the requirements of the development 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 and appearance of the Conservation Area.

Proposal

The applicant seeks planning permission to build a two storey rear extension projecting 2.4 meters from the rear of the property.

The extension would be constructed in either facing brick to match adjacent properties or rendered as the existing rear elevation. Either as agreed and confirmed by planning.

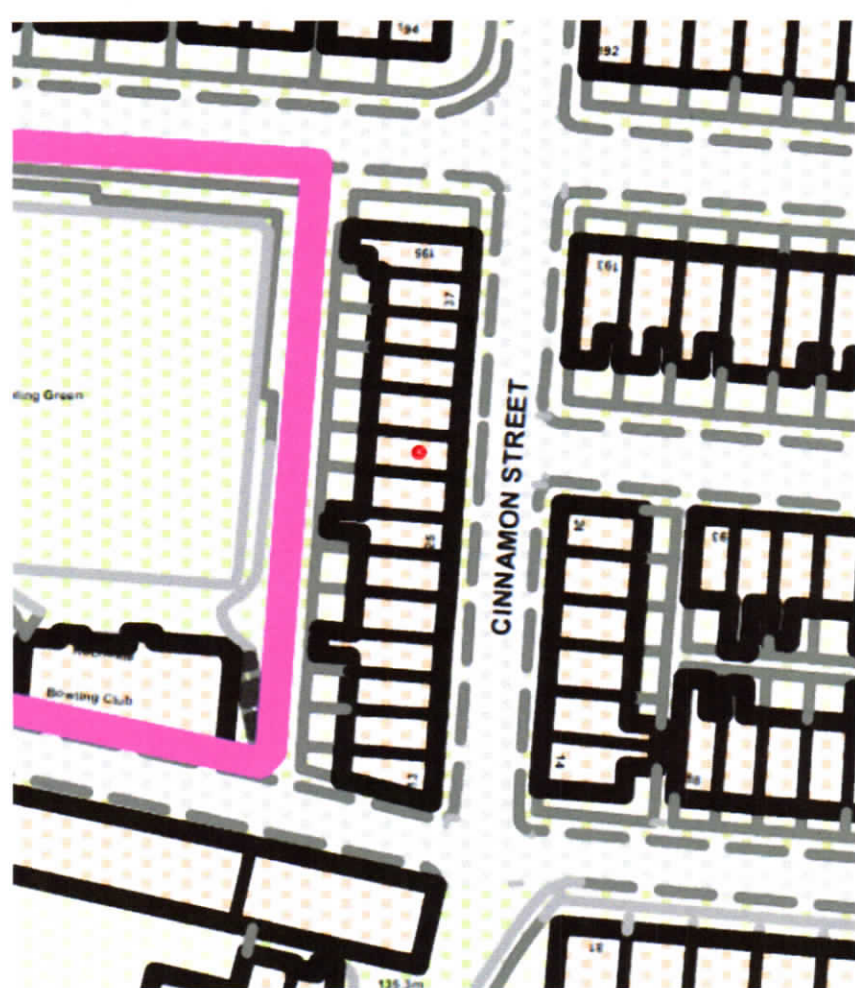
The proposed extension would contain two windows to the first floor and a window and door to the ground floor.

The extension pitched roof to have natural slate tiles to match the existing roof and would be subservient to the main roof height by reducing the first floor bedroom height from 2.70 m to 2.30 m

Justification

It is considered that the proposed extension and the proposed alterations to the property, will not detract from the character and appearance of the conservation area. The proposal makes a positive contribution to the subject property and secures the long term viability of the property for the applicant and also has long term benefits for the health and wellbeing of the occupants.

Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.



SITE PLAN



SPOTLAND BRIDGE CONSERVATION AREA

Designated 2007 - Extended 2013

