

HERITAGE STATEMENT

For;

Proposed change of use of land to form extension to existing curtilage, erection of garage/store and demolition of existing timber outbuilding.

Property;

Burnedge House,

Off Broad Lane,

Rochdale.

Introduction;

This application relates to proposed development 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;

The above-mentioned listed buildings, along with Burnedge House form a linear development situated along the unmade track accessed off Broad Lane, all of which form an attractive group consisting of locally important buildings and listed buildings and a number of buildings which have recently been converted to form residential accommodation.

The existing timber framed, and clad garage/storage building which is the subject of this submission is located within the applicant's ownership, land which, along with surrounding areas is designated greenbelt. The current building comprises a timber framed building with horizontal timber boarding. There are two double doors forming access to the building which face east, incorporated in these doors are a number of glazed lights. In addition, the elevation facing northwest, visible from the open area of the greenbelt, incorporates a row of glazed windows across the whole elevation, which have now been boarded over for reasons of security. The roof is pitched along the ridge which runs from front to back, forming gables to the east and west facing elevations. The roof is covered with corrugated roof sheeting.

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 proposal seeks to demolish the existing modern timber framed and cladded structure and erect a new garage storage facilities and home office. The existing timber framed building is a modern addition and does not make a positive contribution to the local area or the surrounding buildings.

Assessment

The proposed detached building is considered to be sympathetic in design, materially, scale and location to the adjacent heritage assets.

The proposal would make a significant contribution to the street scene along the access lane, and preserve and enhance the openness of the greenbelt by concentrating development closer to the access road. The building provides much needed storage space to enable ongoing maintenance of the extensive land around the property and will provide a more convenient working environment for the building owners.

The development would respect the historical value of the buildings in the 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.

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.