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HERITAGE STATEMENT

Application Site –

18 Moorgate Avenue, Rochdale, OL11 5JY

Application Description -

Increase in ridge height to form room in the roof including 4no conservation style rooflights, rear gable build up and front porch extension.

Introduction

This Heritage Statement supports the householder planning application for 18 Moorgate Avenue, Rochdale, OL11 5JY. The proposed works include an increase in ridge height to form a room in the roof with the addition of four conservation-style rooflights, a rear gable build-up, and a front porch extension. This statement provides an analysis of the Moorgate Avenue Conservation Area, describes the general housing in the vicinity, identifies nearby listed buildings, details the proposed materials, and demonstrates how the proposed works align with local and national planning policies.

Location

The application relates to No. 18 Moorgate Avenue, a detached interwar bungalow situated within the Moorgate Avenue Conservation Area. This area is noted for its architectural significance as a high-quality example of interwar housing. The property faces southwest toward the highway, sharing a boundary with No. 16 Moorgate Avenue to the south and No. 20 Moorgate Avenue to the north. The rear boundary adjoins No. 19 Norwich Avenue, with No. 11 Moorgate Avenue located across the highway to the southwest. The road gently rises northwest, positioning the application site on slightly higher ground than No. 16 Moorgate Avenue. The dwelling has retained key original features, including a slate roof, a canted bay window on the front elevation, and a chimney stack, all of which contribute to the historic character of the conservation area.



Moorgate Avenue Conservation Area and General Housing Character

Moorgate Avenue Conservation Area derives its significance from its well-preserved interwar housing, which showcases consistent architectural styling and contributes to Rochdale's historic identity. Properties within the area predominantly feature hipped roofs, brick facades, and gable frontages, creating a cohesive streetscape.

Some properties along Moorgate Avenue include front gable projections, but the majority maintain a hipped roof design, allowing them to blend harmoniously with the streetscape. The existing dwelling at No. 18 follows this pattern, with its low-profile hipped roof making a positive contribution to the character of the conservation area. Recognizing this, the proposed works retain the overall roof shape while increasing the ridge height, ensuring the development remains sympathetic to the established architectural form.

Proximity to Listed Buildings

A review of listed buildings within the wider area identifies the following notable structures at a considerable distance from 18 Moorgate Avenue:

- **15 Broadhalgh Avenue (Grade II)** – A notable residential building by eminent 20th-century architects Parker and Unwin.

The proposed development at 18 Moorgate Avenue will not impact the setting or historical significance of these heritage assets due to the separation distance.

Proposed Works and Materials

The design of the proposed development is mindful of the conservation area's character and incorporates the following materials:

- **Facing Brickwork:** To match the existing brickwork, ensuring continuity with the property and surrounding dwellings.
- **Slate Roof:** To maintain consistency with traditional roofing materials in the conservation area.
- **Black Aluminium Window Frames:** Offering a modern yet understated aesthetic that complements the dwelling's architectural style.

The increase in ridge height is a modest volumetric expansion that respects the original hipped roof form, ensuring it continues to integrate seamlessly with adjacent properties. The front porch extension is a sympathetic addition, incorporating a gabled frontage that echoes the architectural features of neighbouring properties while providing an aesthetically refined entrance feature.

Design Considerations and Policy Compliance

The proposal aligns with local and national planning policies, including:

- **Rochdale Core Strategy Policies P2, P3, and DM1** – Promoting high-quality design that respects local character and heritage assets.
- **PfE Policies JP-P1 and JP-P2** – Encouraging development that conserves and enhances historic environments.
- **National Planning Policy Framework (NPPF) Paragraphs 131, 135, 139, 205, 213, and 215** – Supporting sustainable, high-quality developments that respect and enhance designated heritage assets.
- **The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72** – Requiring special attention to preserving or enhancing conservation areas.

The design has been carefully considered to be sensitive to the setting of the conservation area. The proposal does not introduce an overbearing or incongruous feature but instead reinforces the existing architectural language. The front porch extension, with its glazed elements and gable form, complements the street scene, while the retention of the hipped roof ensures consistency with surrounding dwellings.

Conclusion

The proposed development at 18 Moorgate Avenue represents a sensitive and well-considered enhancement of the existing dwelling. By maintaining key architectural features and using materials in keeping with the conservation area, the proposal ensures that the character and appearance of the area are preserved. The modest increase in ridge height respects the existing roof form while providing additional living space, and the front porch extension is a complementary addition to the streetscape.

The proposed works are fully compliant with local and national planning policies, and as they cause no harm to the character of the conservation area, they should be supported. Given the careful design approach and adherence to policy, it is recommended that the application be approved.