

HERITAGE ASSESSMENT – 59 Alpine Drive, Wardle, Rochdale, OL12 9NY.

DATE: 10TH JULY 2021 – APPLICANT: MR MICK READE.

APPLICANT ADDRESS: 59 Alpine Drive Wardle Rochdale OL12 9NY

PROPOSAL - THE CONSTRUCTION OF A SINGLE STOREY EXTENSION AT THE SIDE AND REAR OF THE EXISTING DWELLING HOUSE + INTERNAL ALTERATIONS.

INTRODUCTION:

59 Alpine Drive, Wardle, Rochdale, OL12 9NY is a relatively modern semi-detached bungalow with no historic merit of any context. It has been previously extended to the rear and there is a detached out-building to the LHS side/rear of the dwelling. It is the intention of the client to replace the existing out-building with a single storey extension attached to the existing bungalow.

CONTEXT:

The site is located adjacent to the Wardle Conservation Area. The clients site is steeply sloping downwards from the rear boundary line. There is existing fenestration along the rear boundary that is formed by mature Fir trees. THE PROPOSED WORKS ARE SITUATED ENTIRELY OUTSIDE THE PERIMETER OF THE BOUNDARY OF THE WARDLE CONSERVATION AREA.

PROPOSAL:

The proposal is to replace the existing out-building with a single storey extension attached to the existing bungalow, constructed using materials which complement and match that which already been used in the construction of the existing bungalow. The proposed extension has been designed to be subservient to the main building being relatively low in height with the proposed ridge height being beneath the existing fascia board positioned to the side elevation.

IMPACT AND SUMMARY:

Due to being such a small scale intervention (that replaces an existing dilapidated out-building) and being positioned entirely at the side/rear of the dwelling, and that the proposal has little impact on the perception of the building and no discernible impact on the Conservation Area as a whole, one would hope that the consideration is that the proposal will have no negative impact upon the Conservation Area and therefore be considered satisfactory for approval in its current form.

Kevin Maloney

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