

Heritage Statement

615 Edenfield Road

Norden

Rochdale

OL11 5XE

Demolition of Existing Taxi Booking Office and Construction of a Replacement Two Storey Building Comprising of Replacement of Taxi Booking Office (Sui Generis) a Retail Unit on the Ground floor and Two 2-bed self-contained flats on the First and Second Floors.

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Building Design Services (BDS)

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1.0 INTRODUCTION

This statement accompanies an application for Planning Consent for the 'Demolition of Existing Taxi Booking Office and Construction of a Replacement Two Storey Building Comprising of Replacement of Taxi Booking Office (Sui Generis) a Retail Unit on the Ground floor and Two 2-bed self-contained flats on the First and Second Floors'. The building will be two stories high with small, pitched roof front and rear dormers on the roofslope to provide space in the roof area.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

The application site relates to a small single storey building on Edenfield Road. The building is used as a taxi booking office, set back from the highway with parking and turning space provided to the side. The construction materials of the building are simple, with breeze block walls, rendered and coloured white, with a corrugated sheet roof. The roof is shallow pitched.

The surrounding area consists of a number of properties which have architectural qualities, the application is immediately next to an NDHA (Non-Designated Heritage Assets) and within the setting of a Grade II listed war memorial.

2.0 PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive and responsive economy by supporting growth and the provision of infrastructure).

There is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Policy P2 of the Rochdale Core Strategy sets out that the Council will conserve, enhance and promote key heritage assets, including consideration of their wider settings.

‘Significance’ with regard to heritage assets is defined by the NPPF as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

When considering potential impacts, the **NPPF** provides the guidance below-;

197. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

ROCHDALE CORE STRATEGY - ADOPTED OCTOBER 2016

Policy DM1: General Development Requirements This seeks to ensure that new development meets a range or criteria including: a) Are of a high quality of design and take the opportunity to enhance the quality of the area b) Are compatible with surrounding land uses c) Do not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing or loss of privacy e) Provide satisfactory vehicle access and parking h) Minimise opportunities for crime against people or property

Policy P2: Protecting and enhancing character, landscape and heritage. This seeks to protect and enhance the Borough's character through amongst other things; Conserving and enhancing townscape character and conserving, enhancing and promoting key heritage assets both statutory and non-statutory

3.0 LISTED MEMORIAL AND NON-DESIGNATED HERITAGE ASSET (NDHA)

Norden War Memorial

The Norden War Memorial was designed and built by J Child and Son (Builder), and cost c£500 to complete. It was intended to be similar in design to that of Sir Reginald Blomfield's Cross of Sacrifice designed in 1918 for the Imperial War Graves Commission (now the Commonwealth War Graves Commission) but differing in detail. The memorial was un-veiled by Lieutenant W H Sugden MP at a well-attended ceremony held on 5 June 1920. It is situated as the central focus of a triangular-plan memorial garden, set within a road junction at the centre of the village. The memorial was re-dedicated on Sunday 7 April 1957, at a service conducted by The Very Reverend Herbert A Jones, BSc, Dean of Manchester and a plaque was added to record those who died in the war of 1939-1945.

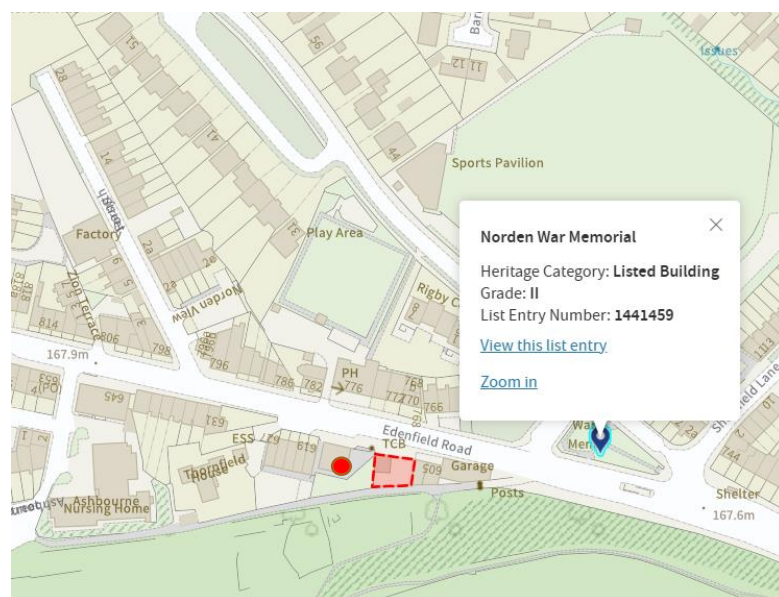


Above; The Norden War memorial is Listed Grade II. It's positioned between the Junction of Edenfield Road and Woodhouse Lane, Edenfield Road. It is a First World War memorial, by J Child and Son, erected 1920, with later additions for the Second World War.

Norden War Memorial, unveiled June 1920, is listed at Grade II for the following principal reasons: * Historic interest: as an eloquent witness to the tragic impact of world events on the industrial community of Norden, and the sacrifices it made in the conflicts of the C20; * Design interest: it is a dignified monument executed in

good quality materials, emulating the design of Sir Reginald Blomfield's Cross of Sacrifice, but departing from it in detail and principle.

Details: The memorial comprises an elongated Latin cross with an octagonal shaft and cross-arms, with conical terminal caps. The four angles between the shaft and the cross-arms are occupied by projecting crockets with recessed plain spandrels. The front (SE) of the cross is decorated with a laurel wreath and a sword in its scabbard. The base of the cross stands on the flat surface of an octagonal pedestal that has moulded upperedges and base, which is raised on a plinth that has an integral border trough and a moulded base. The front panel of the pedestal is inscribed ERECTED BY / THE INHABITANTS OF NORDEN. / IN HONOUR AND EVER-GRATEFUL MEMORY / OF THE MEN OF THIS DISTRICT / WHO NOBLY FORGETFUL OF THEMSELVES / AT THE CALL OF KING AND COUNTRY / LEFT ALL THAT WAS DEAR TO THEM / ENDURED HARDNESS, FACED DANGER / AND FINALLY GAVE UP THEIR OWN LIVES / THAT OTHERS MIGHT LIVE IN FREEDOM. / - / AN EXAMPLE FOR ALL TIME / OF STEADFAST COURAGE / - / 1914 – 1918. A small stone plaque set over the border trough reads TO ALL THOSE / WHO DIED IN THE SERVICE / OF / THEIR COUNTRY. Seven of the panels of the pedestal record the 83 names of the Fallen of the First World War, listed in the 18 different regiments in which they served. The facia of the pedestal base is inscribed with the names of battles and campaigns. A secondary painted metal plaque has been added to the front panel of the plinth, which reads 1939–1945, listing the names and ranks of the 15 Fallen of the Second World War. The memorial stands on a podium and is closely enclosed by low iron railings with arrow finials. The podium has a Yorkstone paved surface with three-steps to each side, the ground rises to the SW and partially obscures the steps on the SE and NW sides, and completely obscures those on the SW side, leaving only the NE side fully exposed.



Above: Plan indicates the War Memorial and the Old Library adjacent to the proposed site .

Norden Community Library – (NDHA)

In July 2007 the Norden Community Trust was set up by a group of local people with the aim of preserving the former Norden library building for the community. The aim was not only to preserve the building but to provide a facility which would benefit the community and also be sustainable for many years.

This building is no longer a library, but it is a community facility. On the ground floor we have a room available to hire by community groups at very reasonable rates and The Old Library Community Cafe serving delicious food. The first floor is occupied by the Trust's tenant, Ashworth Street and Edenfield Road GP practices who use it as a branch Surgery.



Above: The detached building constructed of red brick, double fronted with central doorway, double windows at ground floor with 3 single horizontal centralised windows at first floor. All windows include stone surrounds, double faced clock feature above first floor central to building, Brick coins to front corners of the building. Three curved steps leading to entrance doorway. Hipped roof design Landscaped gardens to left side and rear bounded by brick wall with rail fencing above.

4.0 PROPOSAL IMPACT

The application site relates to a small single storey building on Edenfield Road. The building is used as a taxi booking office, set back from the highway with parking and turning space provided to the side. The construction materials of the building are simple, with breeze block walls, rendered and coloured white, with a corrugated sheet roof. The roof is shallow pitched.



Above: Photo above shows the front elevation of the building and parking area to the side.

The planning history shows that the building was previously used for car sales offices and has been used as a Taxi Booking Office for a number of years since. The building is positioned adjacent to the Old Library, a gym, whilst on the other side of the road, are restaurants, takeaways and a PH. The land level rises from north to south through the site. Open land with some trees is located to the back of the site.

The proposed development would make use of a property which is prominently underutilised. If planning is successful, and the site is in use, it would add to the quality of the area. The existing size, appearance and character of the building does not help the surrounding buildings and location, especially the heritage assets mentioned.

The proposed mixed use development would be appropriate within this close to town centre location. The change of use itself is considered to result in a neutral impact on the character of the adjacent assets.

The proposed building would be proportionate in size and length and height and would not appear out of character, overly large, or poorly designed against the Old Library building adjacent. It is considered that the replacement of the building on site would create an enhancement to this particular area. No harm would be caused to the War Memorial.

Furthermore, the extension has been designed to take into consideration the detailing finish and materials, including the size of windows, their fenestration and use of stone surrounds. The openings would be consistent and proportionate. The dormers to the front would be small in size and retain most of the pitched roof and would not appear incongruous. As such, given the size, design and use of materials there would be no detrimental impact on the character of the surrounding area.

Given the design features considered under this proposal, the proposed building would not harm the cohesion and consistency between properties in the area. The existing building line to the front would be retained and the building would not sit proud of neighbouring properties (it should be noted that there are many properties with large, glazed shopfronts within the immediate vicinity and the proposal would not result in a detrimental impact on the character and setting of the heritage assets.

The public benefits of the replacement of this old, tatted building and occupation of the site for the future, and the proposed well designed new building would have a positive impact on the area overall itself and the mentioned Heritage Assets, the application should therefore be supported.

5.0 CONCLUSION

In conclusion, the application would not harm the character or appearance of the street scene, the setting of the heritage assets and the Grade II listed monument. Overall, it is considered the proposed development would put an existing site into a better and more suitable and viable use and the features and detailing of the building would complement the area and would enhance the setting of the heritage assets, neighbouring buildings and character of the area. This would in turn benefit the mentioned heritage assets.

The application therefore accords with Policies DM1, P2 and P3 of the adopted Core Strategy, Policy BE/17 of the UDP and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.