

Heritage Statement

1. Site Address

67 Dale Street, Milnrow, Rochdale OL16 3NJ

2. Is the application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☐
Within a conservation area	☐
A scheduled ancient monument	☐
Within the Westminster World Heritage Site ¹	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☐
Within an archaeological priority area ²	☐
A non-designated heritage asset	☒

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

67 Dale Street – Non designated heritage asset

4. The [significance](#) of the heritage asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

The asset has been designated as a non-designated heritage asset by RMBC due to the age of the property and the terraced row as a whole, pre dating 1851.

¹ For applications within or adjacent to the Westminster World Heritage site a separate [Heritage Impact Assessment](#) may be required.

² In an Archaeological Priority Area development involving excavation is likely to require a separate Archaeological Assessment and a heritage statement is only required in addition to this where other heritage assets are affected.

The building appearance does not match that of the existing terrace row due to the modern fenestration designs to both the front and rear elevation. The building is attached to an existing historic bank building which has been converted internally into office space.

Stone facades and slate roofs are used extensively through the entire street scene.

Originally the building likely adopted a stone cottage appearance and was likely used by workers of local mills that have since either been left derelict or demolished over time. The original cottage style character has been lost due to changes of the fenestrations, historically the building likely adopted banks of 3-4 windows separate by stone mullions (similar to the other buildings along the attached terraced row) this feature has been removed to allow for wider, more modern single openings and shop frontages.

5. The proposed works

What works are you planning to do to the heritage asset or the surrounding area? For listed buildings, please include both internal and external works, if relevant.

The proposed works relate to internal alterations to maintain a ground floor commercial entity and convert the first floor into a two bedroom apartment. In addition to the internal alterations, a small single storey extension is proposed which extends the ground floor allowing for a toilet and kitchen space.

6. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

The internal alterations use the existing window and door openings and therefore the external character of the building will remain as existing.

The proposed extension area would encompass an existing window at ground floor however the window is to be re used in the extension, this along with the continuation of existing materials (render) allows the overall character of the rear of the building to be maintained.

It is considered that the proposal would have very low impact on any existing significance found in the building since the external character of the building will be maintained almost completely.

7. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

N/A

8. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

N/A