

Heritage Statement

24 Moorgate Avenue, Rochdale, OL11 5JY

1. Introduction

- 1.1. The heritage statement has been prepared to support the application for a single-storey side extension

2. Proposal

- 2.1. The proposed single-storey side extension is intended to increase the size of the existing kitchen area, transforming it into a more functional open-plan kitchen and dining space.

3. Identifying the Heritage Asset

- 3.1. The property comprises of a red-bricked facade, hipped roof, semi-detached dwelling house of circa early 20th century development.
- 3.2. Properties located within the conservation area have a similar appearance red-bricked facade, hipped roof structures with numerous semi-detached properties along the street

4. Assessment of Impact

- 4.1. 24 Moorgate Avenue is one of several semi-detached properties that contribute to the established architectural character of the area. The proposed extension respects this character by incorporating a red-brick façade and a slate hipped roof, ensuring it integrates harmoniously with the existing street scene. Furthermore, the single-storey nature of the extension ensures it remains subordinate in scale, particularly when compared to the neighbouring property at 26 Moorgate Avenue, which features a two-storey side extension.
- 4.2. The proposed side extension at 24 Moorgate Avenue aligns with Paragraphs 205 and 206 of the National Planning Policy Framework (NPPF) & P2 of Rochdale's Core Strategy, as it preserves the key elements of the property's setting that contribute positively to its heritage significance. The design ensures that the extension remains sympathetic to the character of the existing building and its surrounding context.

5. Conclusion

- 5.1. The proposed single-storey side extension at 24 Moorgate Avenue has been carefully designed to respect the architectural character of the property and its conservation area setting. By using matching materials and maintaining a subordinate scale, the extension ensures minimal visual impact on the street scene. The proposal is consistent with NPPF guidance and Rochdale Core Strategy, preserving the elements that positively contribute to the heritage significance of the area. As such, the development is considered to have no adverse impact on the character or appearance of the heritage asset or its setting.