

## Fieldway, Rochdale - Heritage Assessment

### Introduction

The document has been prepared in support of a planning application for improvement works at Fieldway, which is located off Broad Lane in the Buersil area of Rochdale. The proposed works include two small areas of extension and some recladding of the lounge. While the building itself is a relatively non-descript late 20<sup>th</sup> century structure with no heritage merit, it does stand in the vicinity of 61-77 Broad Lane, which is a row Grade II listed 18<sup>th</sup> century cottages. This document has therefore been compiled to assess the impact of the proposed development on the heritage asset.

### 61-77 Broad Lane

The English Heritage listing entry for the buildings is as follows:

*Terrace of seven cottages, said formerly to have been back-to-back cottages. c.1790. Dressed watershot stone with stone slate roof. Each cottage is one room wide by two rooms deep with the entrance to the right of the front elevation (except for No 71 which has the entrance to the left). The cottages have three storeys. The doors have monolithic jambs and lintels and the windows are all flat-faced stone mullioned of 4 lights on the ground floor (except No 71 which has 3), 5 lights on the first (formerly 8 with 3 blocked in, except No 71 which has 4, formerly 6) and 3, 4 or 5 lights on the second floor ( each formerly having 6 to 8 but having been blocked in). Sill banding to first and second floors and stone eaves gutter.*

The properties themselves are currently occupied as dwelling houses and are in good repair. They are located at back of pavement on the Broad Lane street frontage.



Above – view of listed properties located on Broad Lane (image Google Maps)

## Impact of the Proposed Works

The planning application includes minor extension works, together with some limited recladding of the Fieldway sheltered housing scheme which is located in the vicinity of Borad Lane. The location of the proposed works in relation to the heritage assets are shown on the plan below. From this it can be seen that the proposed works will not be directly visible from the listed properties.



*Above – aerial view showing listed buildings highlighted in red, with blue line indicating area of recladding and yellow stars highlighting location of extensions (Image – Google Maps)*

The further images below demonstrate that significant landscape screening also exists between the listed buildings and the proposed site.



*Above left – view along Broad Lane with listed buildings to right and planting screen to left*

*Above right – view from Broad Lane looking towards area of proposed recladding*