Heritage Statement

Practice: Building Design Services

November 2026

Address:
173 Edmund Street
Rochdale
OL12 6QG

Proposed:
Proposed Single-Storey Rear Extension

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1. Introduction

1.1 This Heritage Statement has been prepared by Building Design Services (BDS) in support of a householder planning application for a proposed single-storey rear extension at 173 Edmund Street, Rochdale, OL12 6QG.

1.2 The application property is situated within a designated Conservation Area, as confirmed by Rochdale Borough Council. The purpose of this statement is to assess the potential impact of the proposed development upon the historic character, appearance and significance of the surrounding area.

1.3 The proposed works comprise a modest single-storey extension to the rear of the existing dwelling, together with associated internal alterations. The development is intended to improve the functionality of the property whilst respecting its existing architectural character and surrounding residential setting.

1.4 This statement considers the heritage context of the site and the potential effects of the proposed works, having regard to the statutory duty to preserve or enhance the character or appearance of Conservation Areas under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. Site Description and Context

2.1 The application site is located at 173 Edmund Street, Rochdale, OL12 6QG, within an established residential area characterised predominantly by traditional terraced housing.

2.2 The property is situated within a designated Conservation Area, as confirmed by Rochdale Borough Council. The surrounding area forms part of Rochdale's historic urban development, which expanded significantly during the nineteenth and early twentieth centuries in association with the town's industrial growth.

2.3 The Council's 2013 Spotland Bridge Conservation Area consultation documentation identifies Edmund Street as a distinct residential area within the wider historic townscape. The traditional terraced properties, consistent building lines and established street layout contribute to the area's historic character.

2.4 The existing property forms part of this residential setting, with its principal elevation facing Edmund Street. The proposed development is confined to the rear of the dwelling, ensuring that the established street frontage and its contribution to the surrounding historic character remain unaffected.

2.5 The heritage significance relevant to the proposal is therefore primarily associated with the traditional residential character, architectural form and established streetscape of the surrounding area.

3. Proposed Development

3.1 The proposed development comprises the construction of a single-storey rear extension at 173 Edmund Street, Rochdale, together with associated internal alterations to the existing dwelling.

3.2 The extension is designed to provide additional accommodation and improve the functionality of the ground floor, incorporating alterations to the existing kitchen, dining and bathroom facilities.

3.3 The proposed extension incorporates a pitched roof and is positioned entirely to the rear of the property. Its scale and design are intended to remain subordinate to the existing two-storey dwelling, maintaining the overall character and proportions of the original building.

3.4 No alterations are proposed to the principal elevation facing Edmund Street, ensuring that the established street frontage and architectural appearance of the property remain unchanged.

3.5 The proposed works are illustrated within the accompanying architectural drawings prepared by Building Design Services, under Project Reference 2485.

4. Heritage Impact Assessment

4.1 The proposed single-storey rear extension has been designed with consideration for the character and appearance of the surrounding Conservation Area.

4.2 The development is confined to the rear of the existing dwelling and will not alter the principal elevation facing Edmund Street. As a result, the traditional street frontage, established building line and overall appearance of the terraced properties will remain unaffected.

4.3 The extension is modest in scale and incorporates a pitched roof, maintaining a subordinate relationship with the existing two-storey dwelling. Its rear positioning limits its prominence within the surrounding historic streetscape.

4.4 The proposal does not involve the removal of any identified architectural features of heritage significance on the principal elevation. The existing character and appearance of the property, as experienced from Edmund Street, will therefore be preserved.

4.5 Subject to the use of appropriate external materials and detailing, the proposed development is considered to preserve the character and appearance of the Conservation Area and would not result in harm to its identified heritage significance.

4.6 The proposal is therefore considered consistent with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

5 Conclusion

5.1 The proposed single-storey rear extension at 173 Edmund Street, Rochdale, represents a modest addition to an existing residential property situated within a designated Conservation Area.

5.2 The extension is positioned to the rear of the dwelling and has been designed to remain subordinate to the existing building. The proposal will not alter the principal elevation facing Edmund Street, thereby retaining the established appearance and character of the historic residential streetscape.

5.3 The scale, location and design of the proposed works are considered appropriate to the existing property and its surrounding context. Subject to the use of suitable external materials and detailing, the development is not anticipated to cause harm to the identified heritage significance of the Conservation Area.

5.4 It is therefore concluded that the proposed development would preserve the character and appearance of the Conservation Area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.5 On this basis, the proposal is considered acceptable in heritage terms and is respectfully recommended for approval.