

Demolition of Existing Dwelling and Erection of a New Replacement dwelling
with Associated Boundary Treatment and Access Gate

No. 41 Ellenbrook Road, Worsley, M28 1EU

Heritage Statement

1. Introduction

This heritage statement is produced in support of the planning application for the development of a new detached dwelling on land at No.41 Ellenbrook Road, Worsley, following the demolition of the existing building within the site. This document need to be read in conjunction with the accompanying Design and Access Statement which describes the details of the proposed development.

The purpose of this document is to describe the heritage assets adjoining the application site, which include No.318 Ellenbrook Road (known as Orchard House – Grade II Listed Building), and the Mine Rescue Station Conservation area. The document will then go on to describe how the proposed replacement dwelling responds to the heritage considerations which have been described.

2. Character and History of the Area

The application site is situated on land to the east of Ellenbrook Road, directly opposite the designated Mine Rescue Station Conservation Area and the Grade II listed Orchard House (No.318 Ellenbrook Road).

The Mine Rescue Station conservation area is bounded by East Lancashire Road to the North and Ellenbrook Road to the East. This conservation area is centred around the Grade II listed Orchard House (formerly known as Mines Rescue Station). The Mines Rescue Station was built between 1932 and 1933 to serve the collieries of the Lancashire and Cheshire Coal owners on the Lancashire Coalfield until its closure in 1994. The building consists of a two storey element fronting onto Ellenbrook Road, and a single storey section to the rear. The front part of the building contained the three bay vehicle garage, the equipment storage rooms, offices and a lecture room at the ground floor, and a kitchen, canteen, recreation room, laboratory, board room and an aviary at the first floor level. The single storey rear section of the building contained two training galleries and observation halls. This part one and part two storey building is constructed with red bricks elevations (laid to Flemish bond) under hipped roof with plain tile covering and tall side wall brick stacks.



Soon after the Rescue Station was built, on site residential accommodation was constructed for the permanent staff. The accommodation consisted of a detached house and a pair of semi-detached dwellings fronting Ellenbrook Road occupied by the superintendent and the two instructors respectively. Further, a row of 12 semi-detached cottages facing north were occupied by the two rescue teams (each of six rescuers). Furthermore, the whole complex also included underground air raid shelters, a tennis court, an allotment garden, a strip of land for parking of vehicles, a children's playground and an area of open space for recreation. The rescue station, its associated residential dwellings and the campus environment in which the buildings were located were all designed by Bolton architect Bradshaw, Gass and Hope.

Since the designation of the Mines Rescue Station Conservation Area in 1994, the land that was originally occupied by the allotments, open spaces, children's playground and underground air raid shelters has been developed for housing as an extension of the original dwellings for the rescue corps. The design of the new detached properties reflects that of the original 1930s housing.

The Mines Rescue Station was converted to a hat manufacturing business with a flat at first floor level shortly after the designation of the Mines Rescue Station Conservation Area. Following the closure of that business it was converted to light industrial usage with an additional flat on the first floor. All of the conversions were carried out discreetly with the minimum effect on the unique character of the original building and the conservation area in which it is located.

In January 1994, Orchard House became statutorily listed (Grade II), as there was a threat of demolition since it was decommissioned by the National Coal Board, and much of the original interior features of the building was removed to accommodate conversion to a hat factory. It is worth noting that Orchard House is relatively utilitarian in character, with little architectural embellishment. It was designed and built to serve a purpose and much of the remaining significance is associated with its unique historic significance, the activity and operation which the building accommodated. That said, Orchard House is still considered to be an important landmark and focal point of the Mines Rescue Station conservation area and its neighbouring area. Its form and non-domestic typology of the building provides a contrast to the surrounding residential accommodation. Further, the consistent use of brick and design detail allow parallels to be drawn with residential dwellings of a similar date elsewhere in the conservation area.

In recent years, numerous planning and listed building consents have been granted for the alteration, extension and change of use of Orchard House. In October 2006, planning and listed building consent was granted for the erection of an extension and alterations to existing building and change of use from office to form 27 apartments. However, these approvals were not implemented and have lapsed. Planning and listed building consent for conversion into 15 town houses and 2 flats were approved in summer 2013 and are still extant.

3. Site Appraisal

The building subject to this application (No. 41 Ellenbrook Road) is a brick built detached property situated on land to the east of Ellenbrook Road, and situated within an established residential location in the urban area of Boothstown which is both sustainable and accessible. Except for those properties situated within the Mines Rescue Station conversation area, the surrounding area largely

contains properties similar in appearance thought to have been constructed between the 1930s and 1940s.

No.41 Ellenbrook Road is a two-storey detached dwelling which was possibly built in the 1940s, it is not considered to be of any particular architectural merit. The property currently accommodates a single storey rear extension together with timber framed carport to its side. The site is rectangular in shape, and the curtilage is defined by the existing high timber fences and mature hedgerows to the side and rear, and a dwarf brick wall to the front.

The site has no site specific constraints and the building is not listed and is not situated within a conservation area.

4. Planning Policy Consideration

The national and local planning policy context for the proposed scheme is set out within the following documents:

National Planning Policy Framework (2012)

Local Development Plan policy

National Planning Policy Framework

In March 2012, the DCLG published the National Planning Policy Framework (NPPF) to replace the suite of PPSs and PPGs. Together with its technical guidance, the NPPF provides national guidance on planning policy making and the decision making process. Among them, the following paragraphs/sections are considered to be the most relevant:

- Paragraph 14 ensures that “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking.
- Paragraph 17 identifies the 12 ‘Core Planning Principles’ that underpin plan-making and decision-taking. Criterion 4 states that the planning process should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- With regard to the development/redevelopment proposals affecting designated conservation areas, paragraph 129 of NPPF requires the LPA to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. Paragraph 133 deals with proposals which might lead to 'substantial harm' or the total loss of a designated heritage asset. It recommends that Councils should refuse such applications unless, for example; no viable use of the heritage asset can be found in the medium term, or that the loss is outweighed by the benefit of bringing the site back into use.

Salford Unitary Development Plan Saved Policies (2006)

In terms of local planning policies, the Salford Unitary Development Plan document 2004-2016 was adopted by the Council in 2006. In June 2009, a schedule of saved policies was approved by the

Government Office which will remain until replaced by policies in the emerging Local Plan. The relevant policies of the 'saved' Salford UDP include:

Policy H1 – Provision of New Housing Development

This policy requires new housing development to contribute toward the provision of balanced mix of dwellings, be built of an appropriate density and provide a high quality residential environment.

Policy CH2 – Development Affected the Setting of a Listed Building

This policy states that it is important to ensure that all development, and advertising within the setting of a listed building is appropriately designed, particularly in terms of its siting, scale and quality. Planning permission will not be granted for development that would have an unacceptable impact on the setting of any listed building.

5. Planning Appraisal

The proposal

The proposal now before the Local Planning Authority is for the demolition of existing dwelling and erection of a new replacement dwelling with associated boundary treatment and access gate on land at No.41 Ellenbrook Road.

As stated above, the existing detached dwelling within the site is of a typical character and appearance of residential dwelling built in the 1930s and 1940s. It is constructed with red bricks elevations under pitched roof with plain tile covering and brick chimneys attached to its side. The front elevation facing Ellenbrook Road is characterised by an arched doorway and two-storey bay windows. The existing dwelling in its current character is considered to have a neutral impact on the neighbouring Grade II listed Orchard House and Mines Rescue Station conservation area.

This proposal comprises the erection of a 5-bedroom dwelling following the demolition of the existing building, the provision of boundary treatments and landscaping. As illustrated in the submitted drawings, the proposed new dwellings is a two storey double bay fronted detached dwelling under pitched roof with plain tile covering. The proposed dwelling is characterised by red brickwork and rendered elevations, double two storey bay windows, a central arched doorway, and a central single circular window on the building facade. In the applicant's view, the proposed new replacement dwelling is designed to form a symmetrical and sympathetic appearance, which is in keeping with the architectural character of the neighbouring area (including the Mines Rescue Station conservation area, and Grade II listed Orchard House).

The orientation of the proposed detached house would respect the character of the adjoining properties No.39 and No.43 Ellenbrook Road, the Grade II listed Orchard House and the neighbouring Mines Rescue Station conservation area. In order to avoid over dominance in relation to the street scene, the proposed building would follow the established building line established by the dwellings on land to the east of Ellenbrook Road.

Impact of the proposal on the Conservation Area and the Grade II Listed Building

As stated above, Orchard House is an important element of the Mines Rescue Station conservation area townscape. The form and non-domestic typology of the building provides a contrast to the surrounding residential dwellings. The consistent use of brick and design details allow parallels to be drawn within the residential dwellings to a similar date elsewhere in the conservation area. However, it is worth noting that Orchard House is relatively utilitarian in character, with little architectural embellishment. It was designed and built to serve a purpose and much of the

remaining significance is associated with its unique historic significance, the activity and operation which the building accommodated in the past.

In the applicant's view, the existing detached dwelling (No.41 Ellenbrook Road) within the application site is of limited architectural/historic significance, which has a neutral impact on the character and setting of the neighbouring listed building and conservation area. The proposed replacement dwelling is designed of a high standard, and can be satisfactorily accommodated within the site without creating a cramped, over-developed appearance. The design, appearance and positioning of the new dwelling has been carefully considered to enhance the character of the neighbouring area and to minimise any potential adverse impact to the street scene and neighbouring amenity.

6. Conclusion

Our conclusion is that the proposal expressed in this planning application is justified within the meaning of NPPF and relevant policies contained within Salford Unitary Development Plan Saved policies. We believe we have demonstrated that the proposed new dwelling will preserve and enhance the setting and character of the neighbouring Mines Rescue Station conservation area and Orchard House (Grade II listed building) by virtue of its design, scale, setting and appearance. We would therefore urge that the planning consent is granted in support of this application.