

Heritage Assessment for Proposed House Extension

1 Old Hall Road, Broughton Park, Salford, M7 4JJ

1.0 Introduction

This Heritage Assessment has been prepared in support of a planning application for a proposed house extension at 1 Old Hall Road, Broughton Park, Salford 7. The application is for a household extension. This assessment considers the potential impact of the proposed works on the heritage significance of the surrounding area, particularly in relation to the Broughton Park area and its historical development.

2.0 The Site and its Context

The site at 1 Old Hall Road is located within the Broughton Park area of Salford 7. This area is characterized by a variety of housing styles and scales, reflecting its development over time. Broughton Park itself, along with the adjacent Clowes Park, forms a significant part of the area's heritage.

Historically, the development of Broughton Park is associated with the Reverend John Clowes, who, between 1811 and 1846, promoted the development of large houses with substantial gardens for wealthy residents. This development pattern was later altered, leading to a mix of housing densities and styles in the wider area. Today, Broughton is home to a large Jewish community.

The existing property at 1 Old Hall Road is part of this diverse housing stock. The proposed extension seeks to create a ground floor extension, to convert the loft and add a dormer, as well as an internal reconfiguration.

3.0 Assessment of Impact

The proposed extension at 1 Old Hall Road has been designed to be sympathetic to the existing building's style, scale, and materials and in keeping with the varied style of the surrounding area. The following factors have been considered in assessing the potential impact on the heritage significance of the area:

- **Scale and Massing:** The scale and massing of the proposed extension lies mainly to the side of the existing dwelling. The minor rear extensions - may have been part of the original house but will be demolished as the condition is not fit for purpose due to water damage. The existing small flat roof dormer to the rear will be demolished and replaced as it also has had severe water damage.

Both the side extension and the rear dormer do not exceed the height of the original ridge. Furthermore, the neighbouring property at 59 Waterpark Road, is of a similar scale and materiality. This ensures that the extension does not appear overly dominant or out of character within the street scene.

The new build properties to the right underscore the inconsistent and irregular pattern of the street design.

- **Materials:** All materials to be used in the construction of the extension such as brick, roof tiles and dormer hanging tiles to match existing. The render is to remain intact throughout construction.

The current windows are wooden, rotted and single glazed so update is long overdue. All windows and doors to be replaced with black UPVC and the bay cladding is to be replaced with black timber features, which are high quality and appropriate to the area.

This approach will help to integrate the extension with the existing building and maintain the character of the area.

- **Design:** The design of the extension includes a modern flat roof with parapet to replace failed existing rear extension, with floor to ceiling windows for maximum lighting.

The existing hipped roof will be re designed for a gabled roof for increased lighting to the stairwells and to allow a rear dormer to be constructed to a higher standard than what is currently in situ.

Whilst we are proposing to change the windows to black, we understand the traditional cobbled render is a key feature to the dwellings character and have therefore opted to keep this materiality intact throughout its construction phase as it draws inspiration from the existing house.

- **Visual Impact:** The rear extension will have little to no impact at all, as the neighbouring property at 59 Waterpark Road has a very similar sized extension to the proposed rear extension at 1 Old Hall Road.

Additionally, the gable wall of the new roof design will have no visual impact on the new builds adjacent on Old Hall Road, as these are larger in scale and proportions.

A similar design has been executed on No. 21 Old Hall Road and therefore it is not out of place with the street scene.

Lastly, the extension will not significantly alter the existing streetscape or views of Broughton Park.

- **Broughton Park and Clowes Park:** The proposed extension is located adjacent to Broughton Park and Clowes Park. The property backs onto Broughton Park but is heavily screened from views from the park and vice versa due to the density of trees close to the boundary.

Given the nature and scale of the proposed works, it is considered that the extension will have minimal impact on the setting or historical significance of these parks. The existing boundary treatments and landscaping will be retained, further mitigating any potential impact.

4.0 Conclusion

It is our assessment that the proposed house extension at 1 Old Hall Road has been carefully designed to minimize any potential impact on the heritage significance of the surrounding area. The scale, massing, materials, and design of the extension are sympathetic to the existing dwelling and the character of Broughton Park. The proposed works will not adversely affect the setting of Broughton Park or Clowes Park.