



Cask and Feather

Heritage Statement

Planning Application October 2025

Introduction

Purpose of the Report

This report is in support of a planning application to create a boutique HMO by converting and extending the existing premises. Works relating to a a previous approved application 21/00976/FUL have started, and this application is essentially a variation on that (which included a change of use to sui generis).

Clients Background

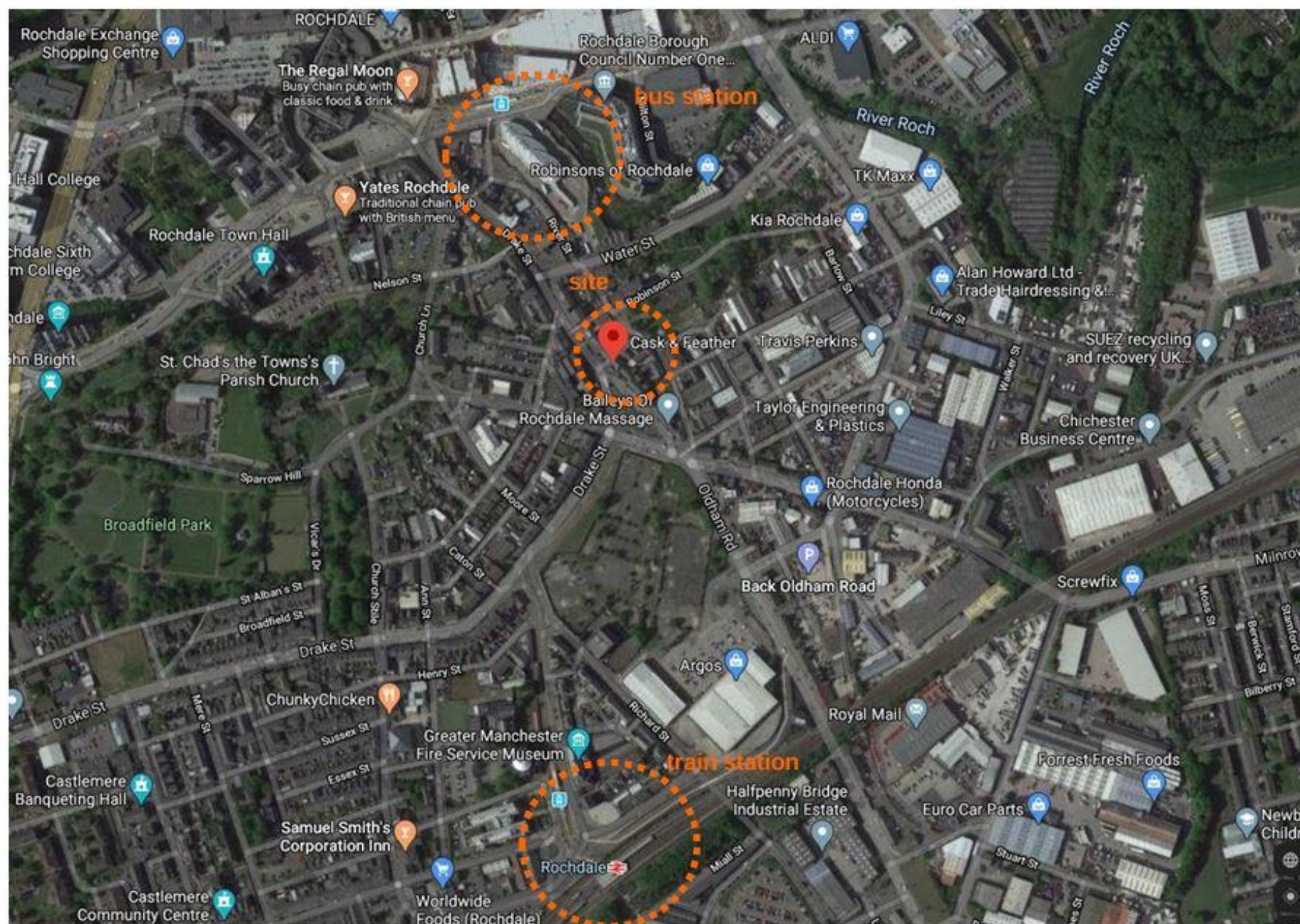
The applicant is a local person, who currently the owner of the property. They are looking make use of an existing building which no longer functions economically as a public house.



01

The Site

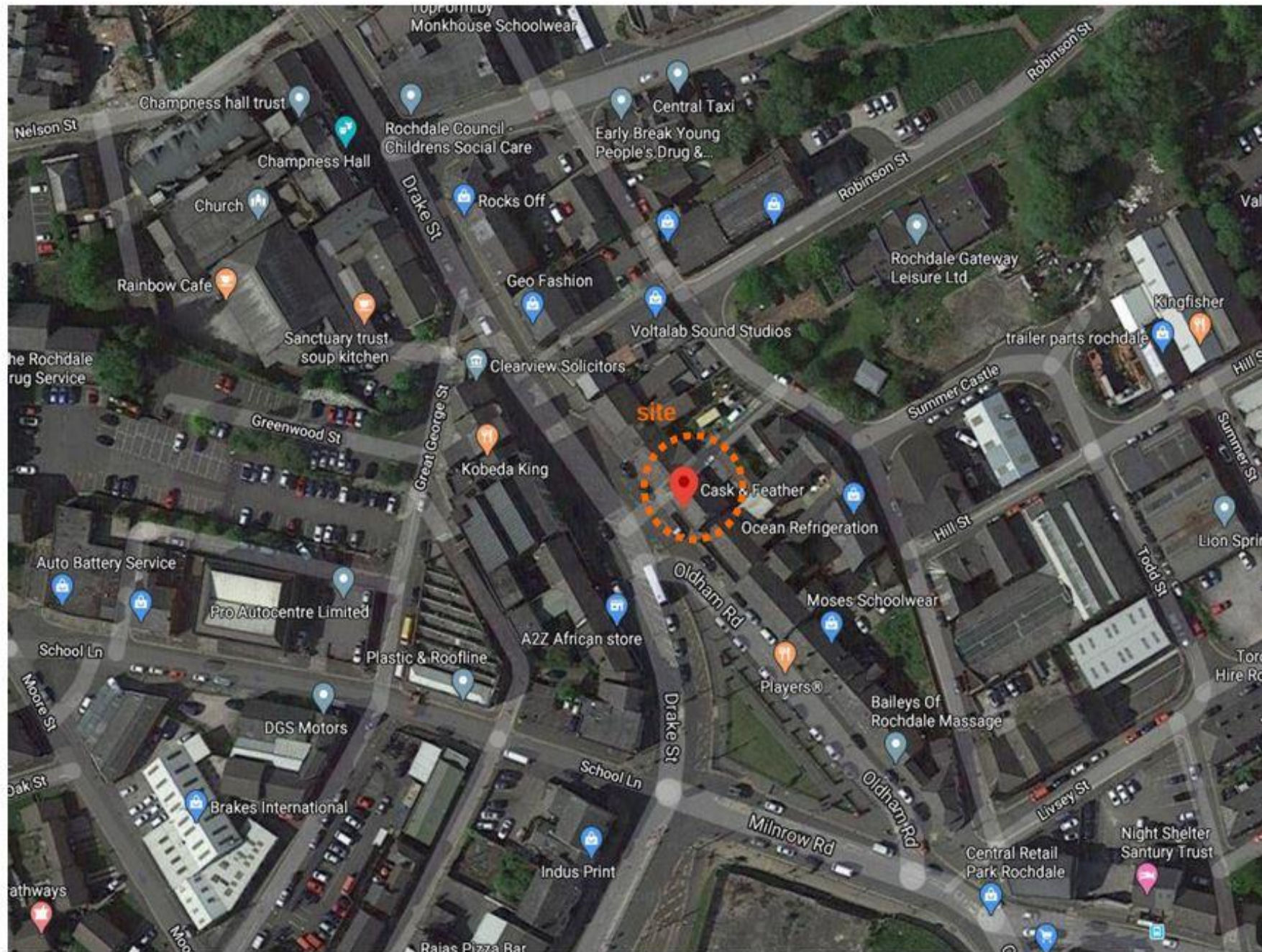




1.01 Site Location

The Cask and Feather public house is located approximately a five minutes walk from the town centre bus station and is on the main tram route from the train station to the town centre.

It is ideally located for access to the town centre and the wider public transport network.



1.02 Site Location

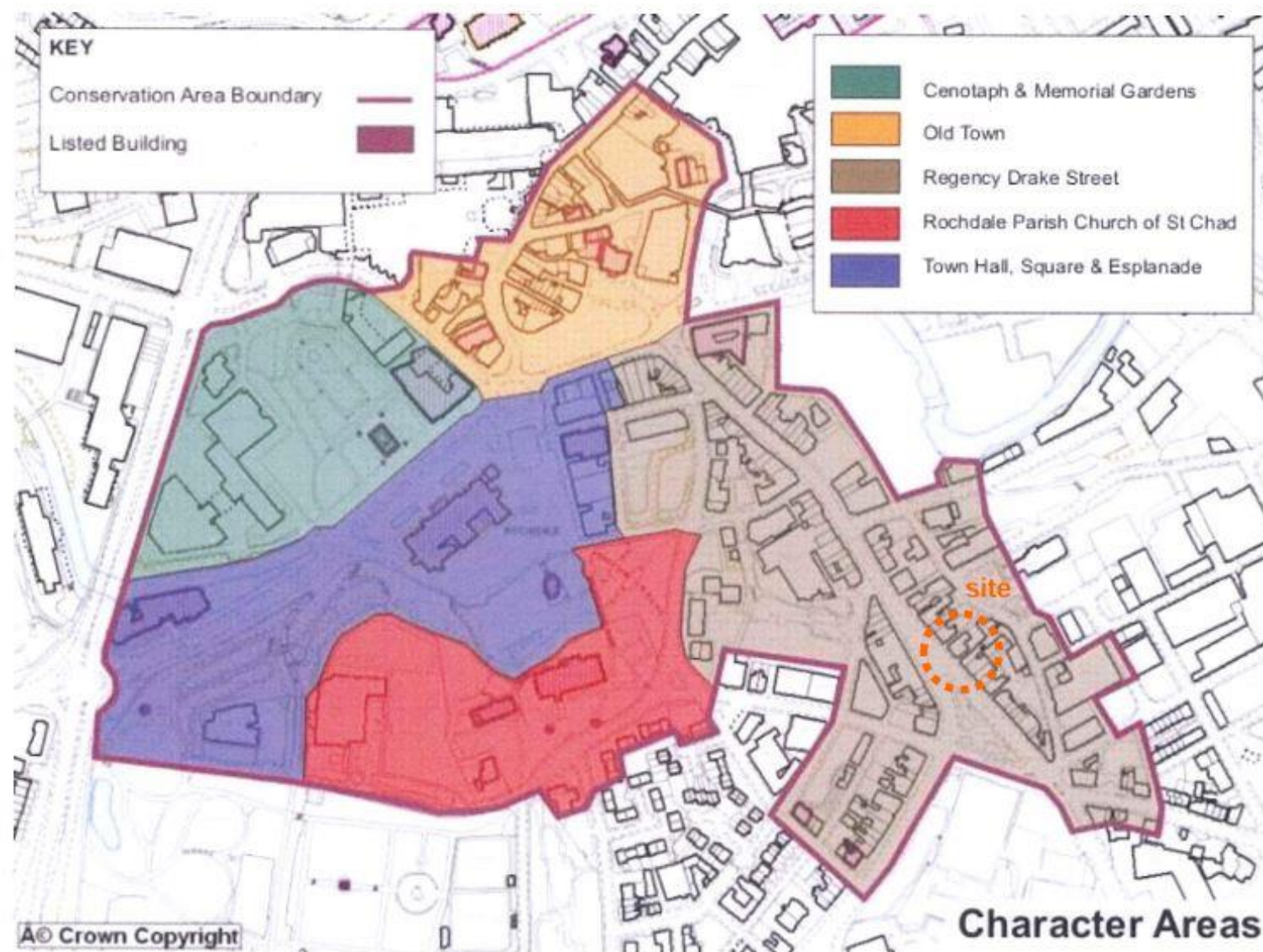
The property forms a part of the main frontage linear development along Drake Street, which in the main is given over to retail and commercial development at ground floor level.

The area to the rear along Baron Street is mainly industrial in character.

02

Conservation Area





The Rochdale woollen industry grew rapidly in the post medieval period and by the early 1700s, merchants' houses, public houses and warehouses began to be built in the Georgian style. The Regency period saw the rapid expansion of industry and trade so that wider roads and bigger buildings were needed. Church Lane was bypassed around 1810 by a new wide street named after the then Vicar, Rev'd Drake which connected the town centre to the Rochdale Canal at the top of the valley slope. The road was a significant achievement for the period and allowed rapid development south of the river. The road was a significant achievement for the period and allowed rapid development south of the river. At the canal basin, the street turned westwards to connect to a new road to Manchester and, to this day, has two parts, a commercial part climbing the valley side to the canal basin of 1798 (now hidden by later development) and a residential part running on largely flat land south of Broadfield Park. Drake Street is a Regency development responding to the growing population, industry and ambition of the Rochdale area. With the opening of the Manchester-Leeds railway in 1838, the street also became the strong link between Rochdale railway station and the centre of Rochdale down the hill. From its origins the street has positively contributed to the image of Rochdale, as a famous specialised shopping street. Today larger twentieth century buildings intermingle with more modest Regency properties in a traditional street scene. Drake Street was the principal shopping street of Rochdale until the 1980s when shopping 29

developments north of the river led to a dramatic decline in its fortunes. The area has a mixed townscape of variable quality characterised by warehouses, newspaper publishing buildings, a Methodist Central Hall (Champness Hall), various retail shops, including the Rochdale Pioneers' first bespoke Co-operative shop (arguably the first modern Co-operative store in the world) and an early Co-operative Department Store known as 'Fashion Corner'. In between there are gap sites and buildings of poor quality. Overall, Drake Street is well-recognised and greatly cherished with many buildings of local importance to Rochdale's history and identity. There are high levels of vacancies along Drake Street indicating market failure and some buildings are now in a very poor state of repair.

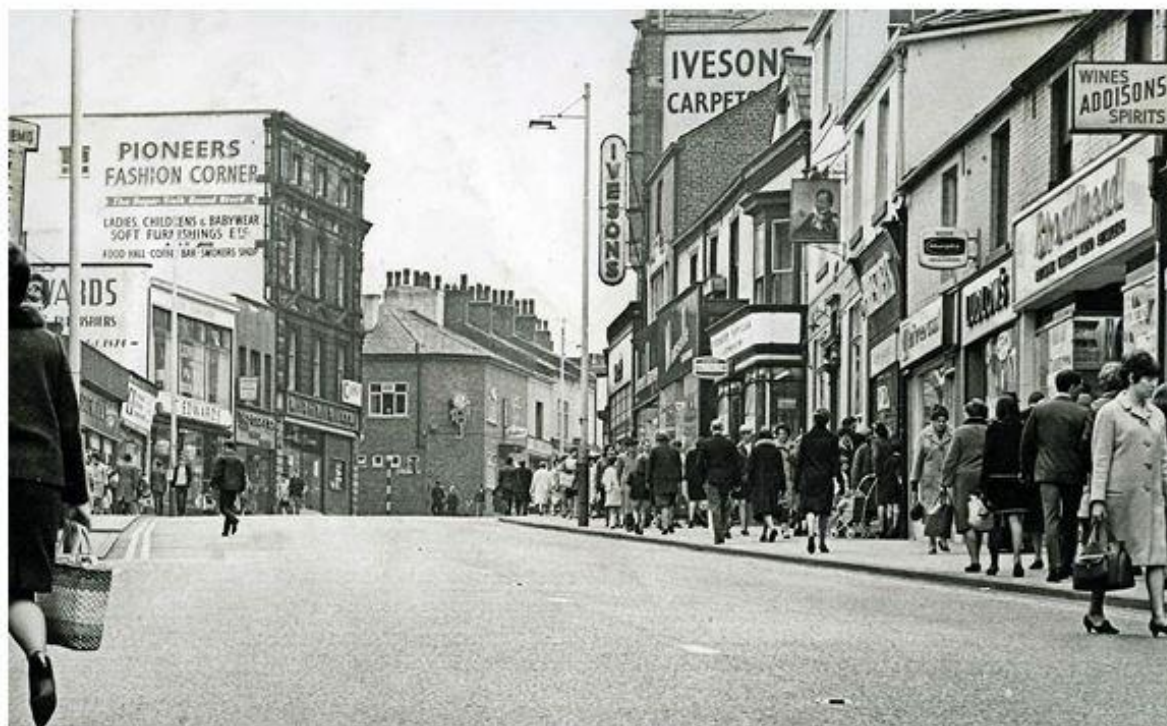


Drake Street in its heyday

2.02 Planning Legislation

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local authorities to designate as conservation areas any "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Also authorities are required to review the extent of conservation areas within their districts at five-year intervals.

Section 71 of the Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and to submit them for consideration to a public meeting. Following designation, the local authority, in exercising its planning powers, must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (Section 72 of the Act).



2.03 Planning Policy Guidance

The guidance for dealing with planning applications in Conservation Areas can be found in Section 12. of the National Planning Policy Framework-notes 126-141, and in the governments Practice Planning Guidance notes under the title 'Conserving and Enhancing the Historic Environment'.



2.04 Special Qualities

The area is characterised by smaller scale shops and commercial buildings, which date from the Georgian period right up until period up until the late 20th century. There are a number of noteworthy buildings from different periods which amongst them, the former Rochdale Observer building, The Duke of Wellington Hotel (Grade II listed), Champness Hall, The Fashion Corner (57-59 Drake Street), and 16 Milnrow Road. These buildings represent the development of the street as the main commercial/shopping street in the town over a period of a 150 years or so during the industrialisation of the wider area, until it's decline in the later half of the 20th century.



03

Proposed Development



3.01 Retention of Original Character

The proposed development includes a 2-storey extension to the South, which is a recessed infill between the existing closed off route between the property and the adjacent building. There is also a an upper storey extension to the rear and proposed accommodation within a new roof-space extension, which rises above the existing eaves line by 1.0m.

The proposals should not adversely affect the character of the building if the design details are of a sufficient quality. The main façade, which is the dominant feature of the building, should remain relatively uncompromised by the proposals in terms of scale, massing, and the general character.

In principle, the proposed alterations appear subservient to the original and should not affect the overall character of the original design.

In our view, the materials proposed (rendered brickwork and natural slate) would blend with the existing external fabric and, therefore, not detract from the symmetrical stone entrance feature bay along the Drake Street elevation.



3.02 Scale, Massing and Design

We are of the opinion that the scale and massing of the proposed building is not significantly different from the existing, and should not have a negative impact on the streetscape. The increased height of the proposals relative to the adjacent properties is not significant enough to cause any major concerns.



04

Proposed Use



4.01 Proposed use

The intention is to provide a sustainable use for a long-established venue which is unviable in its present use as a public house.

It will provide residential accommodation which has been designed to retain the essential character of the building whilst being both affordable and relatively spacious for this type of property.

