



adapt heritage

05 October 2025

Delivered by email

Nick Brookman
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Rochdale Borough Council
Number One Riverside
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Ref: HOWAH002

RE: 37/39 DALE STREET, MILNROW

HERITAGE NOTE: REVIEW OF REVISED SCHEME PROPOSALS

PLANNING REF: 24/00754/FUL

Dear Nick

Further to the submission of revised proposals for the above site, I write to confirm that I have reviewed the updated scheme in the context of the previously submitted Heritage Statement, prepared by Adapt Heritage and dated September 2025.

The revised proposals include a further reduction in residential units and associated adjustments to layout, form and elevational treatment, most notably the introduction of a more linear terrace addressing Delph Street and the removal of a dwelling to Block 2. These amendments reflect a refinement of the earlier design and now incorporate architectural details that closely reference the prevailing character of the area, including elements evident within the nearby listed buildings. In doing so, the revised scheme demonstrates a more contextual and responsive approach to the surrounding historic environment.

Having undertaken a review of the amended drawings, I can confirm that the changes do not materially affect the conclusions of the original Heritage Statement. The revised scheme would continue to sustain the significance of the identified heritage assets, including the Grade II listed 45–47 and 49–51 Dale Street, and the former Milnrow Reform Club, which has been identified as a non-designated heritage asset.

The scale, height and massing of the proposed dwellings remain appropriate to the historic topography and tight urban grain of this part of Milnrow. Their revised form retains a subservient relationship to the Reform Club and to the traditional and modern frontage buildings along Dale Street. The continued specification of high-quality, natural materials helps to ensure a sympathetic integration with the local vernacular. In line with national guidance contained in the National Planning Policy Framework (NPPF) and local policy in the Rochdale Core Strategy and Unitary Development Plan, the development would not cause harm to the special architectural or historic interest of the designated and non-designated heritage assets, including the contribution made by their setting.

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Accordingly, the original Heritage Statement remains valid and robust, and no further detailed assessment is considered necessary. This letter should be read as a formal addendum to that document.

Please don't hesitate to contact me should you require any further information.

Yours sincerely

Jack Haw
Director

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cc. Mr Harrison Howe
Mr Jordan Jordan Howe