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Planning, Development & Heritage Consultants

Footprint Design

77 Mellor Street

Heritage Statement

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1. Introduction

- 1.1 This Heritage Statement has been prepared by Paul Butler Associates on behalf Footprint Design to support a householder application for development proposed to 77 Mellor Street, Rochdale, OL11 5BT [the site]. The application site is occupied by a residential dwellinghouse which was formerly a purpose-built police station with constable living quarters, constructed in 1908. This Heritage Statement has been prepared to consider the potential impact of the proposals on the significance of the application property, and nearby heritage assets.
- 1.2 The Statement should be read in conjunction with the Design and Access Statement prepared by Footprint Design.

Approach and Methodology

- 1.3 This Heritage Statement has been prepared to comply with the tests and requirements of the National Planning Policy Framework (NPPF: 2024), specifically paragraphs 207 and 208, under which a description of the significance of a site, including any contribution made by its setting, must be provided to support any planning applications to assess the effect on significance of any proposed changes. There is also a requirement to make an informed assessment of the heritage impact as part of a staged approach to decision-making.
- 1.4 The assessment follows the staged approach to decision-making set out within Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019):
- Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
 - Understand the significance of the asset(s)
 - Understand the impact of the proposal on that significance
 - Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
 - Look for opportunities to better reveal or enhance significance

- 1.5 Research has been primarily desk-based, consulting historic mapping and written secondary sources. A visual and photographic survey of the site, its surroundings and nearby heritage assets was undertaken on 6th March 2025.

The Proposal

- 1.6 The proposals are part of a wider refurbishment of the property internally and externally. The external alterations for which planning permission is sought includes the demolition of the existing conservatory extension, construction of a single storey rear extension, and construction of a glazed dormer within the roof valley to provide additional living accommodation.



Figure 1.1: CGI of proposed dormer

2. The Application Site and its Surroundings

Site location

- 2.1 The application site sits on the western side of Mellor Street, adjacent to a mini-roundabout. The River Spodden is some 20m to the east of the site.



Figure 2.1 The site (outlined in red) – google maps.

Designations

- 2.2 The application site does not contain any listed buildings but is located within the Spotland Bridge Conservation Area. The application property, 'The Old Police Station', is regarded to

be a Non-Designated Heritage Asset (NDHA) and is included on Rochdale's published list of NDHAs¹.

- 2.3 The Grade II listed Spotland Bridge New Mill is directly north of the site, and is considered part of the application site's setting.

Historic Environment Record

- 2.4 A Historic Environment Entry (HER) may not directly correspond with the site being a NDHA but gives an indication of significance. There is no HER entry for the application site. To the south of the application property is the site of the former Alexander Drew Mill/Mellor Street Mill (HER No. 5063.1.0) which processed cotton and cotton waste. The building has since been demolished and redeveloped with housing. Also to the south of the application site on the east side of Mellor Street is the former Bus and Tram Terminus (HER No. 693.1.0), which served horse buses from 1856, steam trams from 1883 and then electric trams which ran from 1902 to 1932. The workshops on the west side of the street were still extant in the late 20th century, but by November 2009 the site had been cleared and it has since been redeveloped with a modern commercial unit.

The Site and its Setting

Exterior

- 2.5 The application site is occupied by the application property and a sizeable garden to the rear. The Old Police Station is constructed of red brick, with stone mullions and window surrounds. The building is part one, part two storeys with pitched roofs featuring chimneys and parapets to the gables. The two-storey element has a projecting gable with a stone plaque to the brick apex which is heavily weathered. At ground floor level this element of the building features a canted bay window and the principal entrance which has a decorative Art Nouveau-style leaded fanlight above the door, stone dressings around the entrance with 1908 inscribed above, and a canopy atop stone corbels. Window frames are a mix of timber and uPVC. The building has been constructed in an Arts and Crafts style.

¹ <https://www.rochdale.gov.uk/heritage-conservation/non-designated-heritage-assets/3>

- 2.6 The side elevation features a timber door with a stone surround and canopy with corbels, this door is possibly a modern replacement with re-used ironmongery. However it is within an original opening with an original leaded fanlight similar to the front elevation, and of particular note is the word 'POLICE' engraved in stone above the door. The garage has timber double doors, with similar decorative ironwork. The roofs of the single storey elements of the building create a valley roof accessible via an original first floor landing window which has been modified into a door. The western roof plane of the inner valley has been re-roofed in artificial slates.

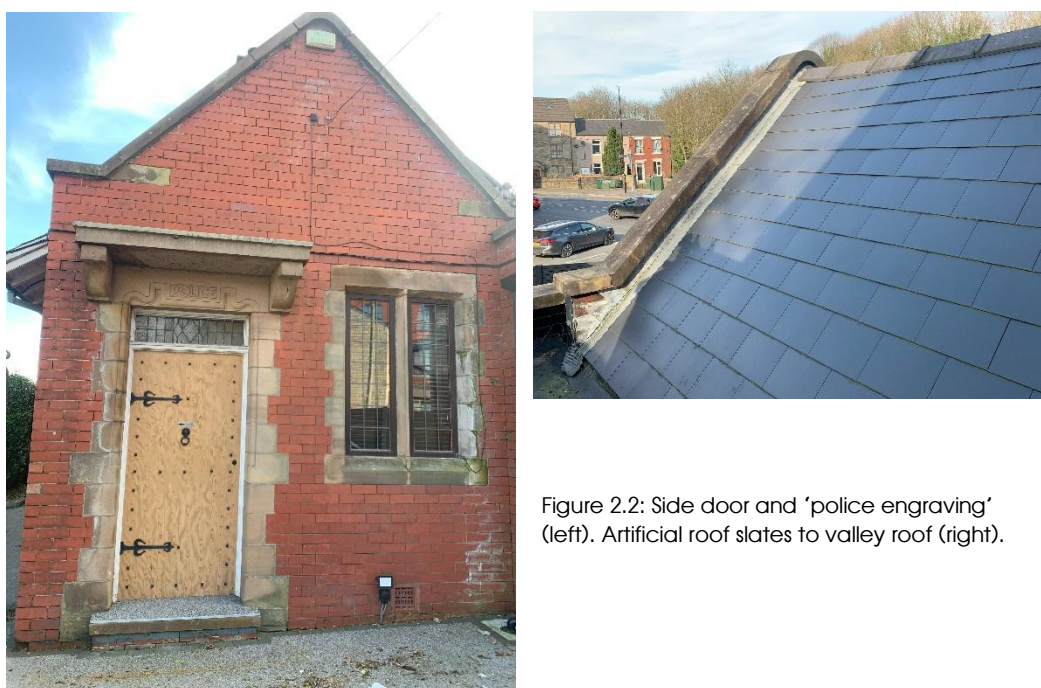


Figure 2.2: Side door and 'police engraving' (left). Artificial roof slates to valley roof (right).

- 2.7 The rear elevation is less decorative and has been subject of a greater level of alteration including a conservatory extension, a single storey brick built extension, and installation of uPVC windows and doors.
- 2.8 The front boundary comprises a low brick wall with stone copings and hedging above. A centrally positioned pedestrian gate features brick piers constructed with curved bricks. The vehicular entrance features a wrought iron gate with square brick piers topped by ball finials.



Figure 2.3: Rear elevation (left). Double door to garage (right).



Interior

- 2.9 Internally, there are few features of interest with the exception of the corridor serving the former cells and charge room. This corridor retains the glazed brickwork to the lower half of the walls, as well as the arched openings and timber doors to the former cells.

Setting

- 2.10 The application site reads within an urbanised context, it is situated on the edge of a mini roundabout, at the convergence of four roads. Views looking west of the front of 77 Mellor Street take in the modern housing development to the left of the site; while to the right of the application site the backdrop comprises Spotland Bridge New Mill. Surrounding development is typically two storeys, therefore the four storey mill and in particular the chimney are imposing features within the setting of 77 Mellor Street.

3. Historic Development

Rochdale and Spotland

- 3.1 Situated at the foot of the Pennines and north of Manchester, Rochdale is a former industrial town, with Spotland to its Northwest. Whilst once considered to be its own town, the parish was abolished in 1894 and Spotland was absorbed into the wider Rochdale area. It made its wealth through the wool trade, and later cotton weaving.
- 3.2 In 1610 five fulling mills were constructed alongside the river Spodden and were driven by water wheels. By 1740, the district had substantially advanced beyond the previous small industries, evidenced by Spotland being chosen as the location for a workhouse, at the southern end of what is now Primrose Street. By 1844, following the construction of new large scale cotton mills, including Spotland Bridge New Mill in c.1833 (see 1848 Map), it had become a thriving textile area. This was also influenced by the Manchester to Leeds Railway which opened in 1839 and provided national and international links, thus enabling greater growth.
- 3.3 The industrialisation of Rochdale meant that its population doubled in 40 years. By 1871, the borough had almost 120,000 inhabitants. The spread of urbanisation continued with the construction of terraces along Spotland Road, the building of Mellor Street Mill and a new tramway car depot, all at the turn of the 20th century. Two bridges spanning the river Spodden were built in 1905 using pioneering construction for the time. They were two of the very first bridges in England to be entirely constructed from ferro concrete and using vault slab arches in their design. These are now Grade II listed.

The Application Site and Surroundings

- 3.4 In mapping from 1831 (see appendix 1), Mellor Street has not yet been laid out, and the surrounding land has a cluster of buildings centred around Spotland Bridge and the River Spodden including Spotland Workhouse, Bridge Fold, Saint Clement's Church and Vicarage and some small-scale textile industrial sites along the river. Mapping from 1844 and 1890 shows the gradual urban expansion of the area, with the construction of densely developed

worker's terraced housing along Spotland Road and the surrounding streets. The extant Spotland Bridge New Mill which was constructed in c.1833 is shown.

- 3.5 By 1908, the landscape has changed considerably; the dyeworks have been demolished, Mellor Street has been laid out, and Mellor Street Mill and a Tramway Depot have been built on either side. The application property which was built in 1908 is annotated as 'Police Station'. A large extension to Spotland Bridge Mill has been constructed by this date, lying to the east of the original mill.



Figure 3.1: Mapping surveyed 1908, published 1910. Site identified in red.

- 3.6 By 1928 a large housing development laid out in crescent and cul-de-sacs, typical of development for this period, and notably less dense than the Victorian terraces to the east has been constructed on the land to the west of Mellor Street Mill. An additional tram depot has been constructed on the western side of Mellor Street. Mapping from 1965 shows this housing estate has been extended, while Mellor Street Mill is still extant. The former tramway is shown as a bus depot and 'works', reflecting that trams had been replaced by bus services by this time.
- 3.7 Historic map regression shows that prior to construction of the application property, the site was undeveloped. The building was purpose built as a police station. The archive drawings

for the building show the building laid out with the police constable's living accommodation within the two storey element. Adjoining this, the police station was housed within the single storey element accommodating two cells, an enclosed exercise yard, charge room, and garage for horse and cart.

- 3.8 Since its construction, the property has been altered, most notably to the rear elevation with the construction of a conservatory extension, the removal of a chimney from the former police station on the rear elevation, and a rear extension to enclose the former exercise yard. This alteration is visible from the difference in roof height to this part of the building compared to the adjacent eaves level of the cat-slide roof. Other alterations include alterations to openings, insertion of uPVC windows and plastic rainwater goods.

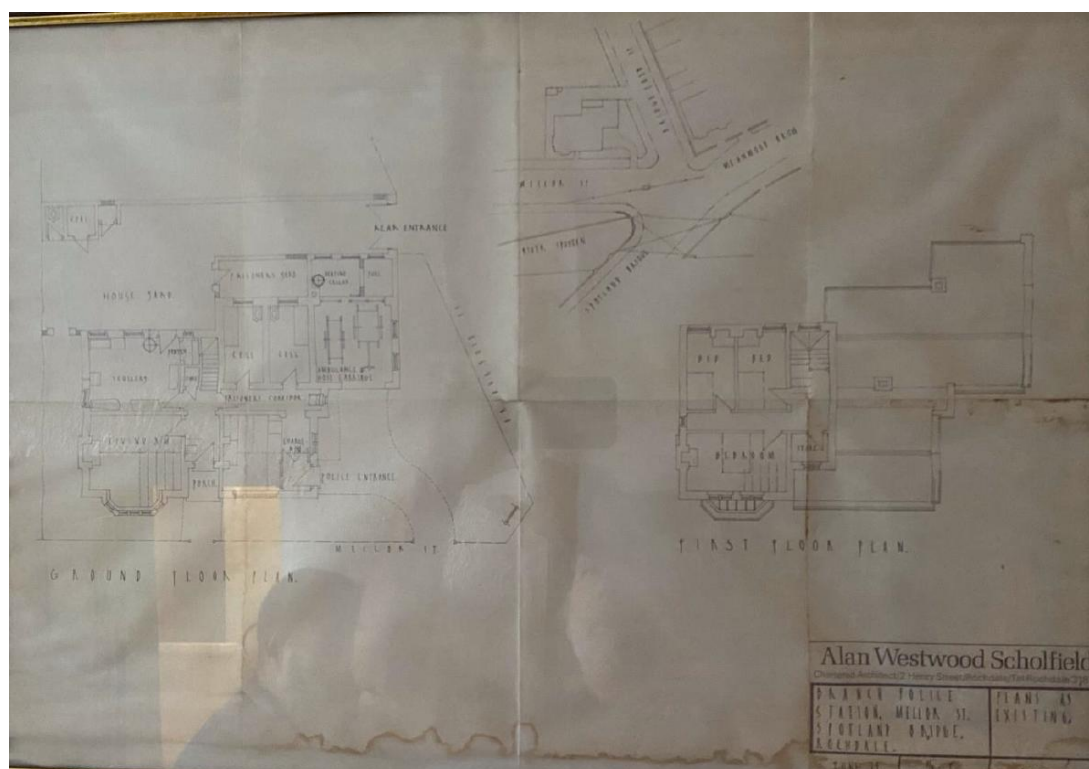


Figure 3.2: Photo of archive floorplan drawings (courtesy of AD Solutions heritage statement in support of application 24/00039/HOUS).

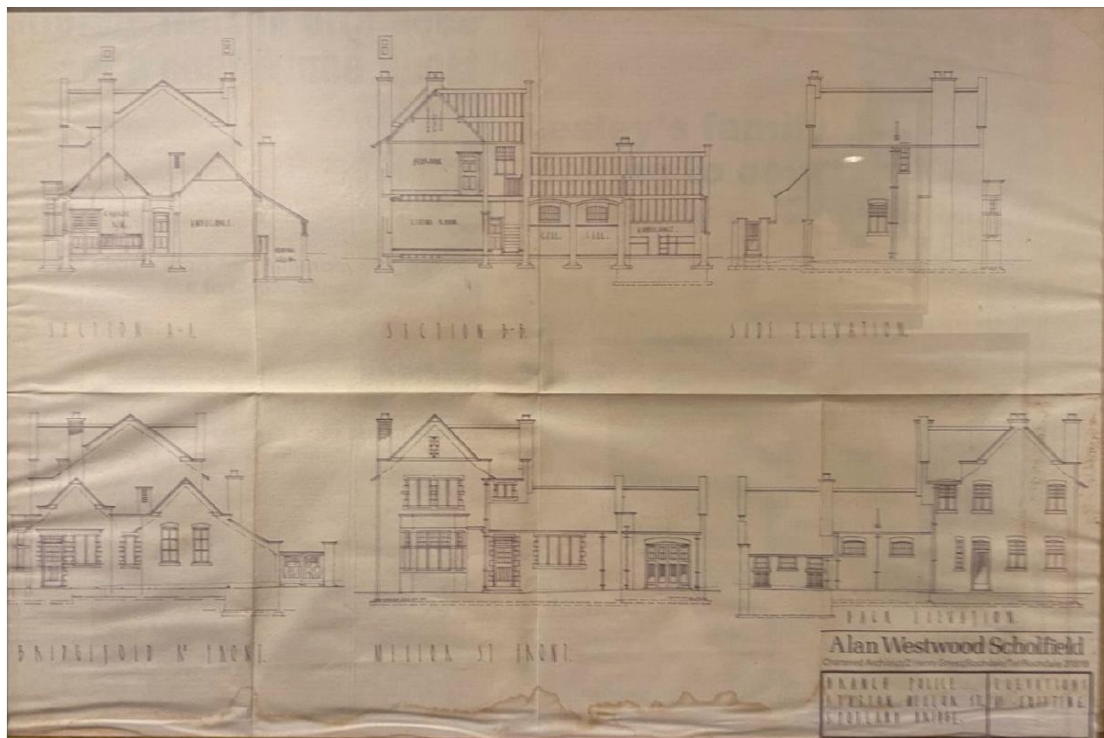


Figure 3.3: Photo of archive elevation drawings (courtesy of AD Solutions heritage statement in support of application 24/00039/HOUS).

4. Assessment of Significance

- 4.1 Significance can be defined as the value of a heritage asset to this and future generations because of its heritage interest. The interest may be a combination of archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. The understanding of the significance of a place is vital to inform sensitively managed change. In accordance with Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets the following criteria are employed within this report to assess significance:
- 4.2 **Archaeological interest** – Where the heritage asset holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 4.3 **Architectural and artistic interest** – These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- 4.4 **Historic interest** – An interest in past lives and events (including pre-historic) which heritage assets can illustrate or be associated with. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

4.5 The criteria for relative levels of significance of each asset is outlined below –

Significance	Criteria
Very High	Sites, buildings, landscapes and remains of 'exceptional', 'more than special interest' or sometimes considered nationally or internationally important. These include World Heritage Sites; Grade I Listed and Grade II* Listed assets; Scheduled Ancient Monuments or archaeological remains of equivalent significance.
High	Sites, buildings, landscapes and remains of acknowledged 'special interest' and sometimes considered nationally important. These include Conservation Areas; Grade II Listed Assets; and archaeological remains of national importance.
Medium	Sites, buildings, landscapes and remains of 'some interest' and generally considered of local or regional importance. These include Non-Designated Heritage Assets; Locally Listed Assets and archaeological remains of regional interest.
Low	Sites, buildings, landscapes and remains of 'limited interest'. These include historic sites that through level of alteration or typology are of insufficient significance to be considered Non-Designated Heritage Assets or Locally Listed.
Neutral	Sites, buildings, landscapes and remains of 'no or negligible interest'. These include sites or landscapes of no (or very minor) interest.
Intrusive / Detrimental	Sites, buildings, landscapes and remains of 'no or negligible interest' that harm the setting or significance of wider assets.

77 Mellor Street (The application property)

Archaeological Interest

4.6 Prior to it being a police station, 77 Mellor Street was undeveloped as identified on mapping up until 1892. Whilst the site could have been developed historically prior to tithe maps for the site in 1831 which show it as vacant, the potential for below ground archaeological

value is deemed to be low. The archive 'as existing' drawings provide evidence of an earlier layout and elevational detailing for the building. Alterations that have been made to the building can be identified from visual appraisal of the fabric, and also comparison with the archive existing drawings. Construction from this period is generally relatively well understood, and therefore it is not considered that the built fabric holds any notable potential for archaeological interest. **The archaeological interest is low.**

Architectural and Aesthetic Interest

- 4.7 The application building is an Edwardian purpose-built police station with adjoining living quarters for the police constable. The building has a largely domestic appearance, in a loose Arts and Crafts style. The front elevation is of greatest interest, and the least altered of the elevations. Features of interest include the vertically proportioned apertures with stone mullions and surrounds, the front entrance with stone surround and canopy supported by stone corbels, oversailing eaves, chimneys, and parapets with stone copings. The varying ridge heights, together with the steeply pitched roof slopes, and use of slate and Accrington brick all contribute positively to the aesthetic of the property. The side elevation is of some interest, but is less decorative while plastic window frames inserted into the side of the garage detract from the visual quality of this elevation. The rear elevation is of little interest and has been subject to alterations which are not in keeping with the property, notably the conservatory and replacement windows and doors at ground floor level.
- 4.8 The 'Police Stations of England 1850 – 1995 (2015) report commissioned by English Heritage describes that in most instances, new police stations were constructed in a "*distinct local style providing definition between it and surrounding buildings as well as the operational and domestic elements of the building itself. A principal defining characteristic of designs was often in the architectural detailing including carved stone or terracotta signage (most commonly found above doorways in order to distinguish a police station entrance from the police housing or court), crests and local symbols*"². This is applicable to the application property, which is constructed in an Arts and Crafts style, with more decorative features than

² Police Stations of England 1850-1995, English Heritage, March 2015, page 21

the worker's housing that would have dominated the surrounding area, and domestic quality to contrast the surrounding industrial uses. The building features carved stone 'POLICE' signage above the side entrance, while the change in building heights differentiates the domestic premises from the single storey former operational premises. The architectural and aesthetic interest is **medium**.

Historic Interest

- 4.9 The Metropolitan Police Bill, introduced by Sir Robert Peel, was passed in 1829 establishing the London Metropolitan Police Department, the 'New Police' as it was known, which would become the model for future police departments throughout England. The 1856 County and Borough Police Act made it compulsory for all counties and boroughs to establish modern police forces, built on the new model rather than the old system of parish constables³. The construction of 77 Mellor Street can be linked to the historical development of purpose-built stations, which associated with political objectives to modernise the policing in England.
- 4.10 Government memorandums were circulated with guidance on how these stations should be constructed including in relation to the cells. Of note, and apparent at the application property, is the requirement for cells to be off a minimum four ft wide corridor with direct access to the charge room, for separate male and female cells, and the sufficient provision of efficient ventilation and heating to both cells and corridors⁴. It was not uncommon from the late nineteenth century for ambulances to also be stored at police station; the archive plan drawings suggest the station was designed to accommodate an ambulance. 77 Mellor Street is a good example of an Edwardian purpose built police station the historic interest is therefore **medium**.

³ Police Stations of England 1850-1995, English Heritage, March 2015, page 21

⁴ Police Stations of England 1850-1995, English Heritage, March 2015, page 17

Contribution Made by Setting

- 4.11 The application site's positioning on a corner plot affords views from various directions. Spotland Bridge New Mill makes a positive contribution to the setting of the building, with the chimney in particular forming a prominent feature in the backdrop. The surrounding modern housing development and highways infrastructure makes a neutral contribution to the setting.

Spotland Bridge Conservation Area

- 4.12 The Draft Spotland Bridge Character Areas document⁵ describes the special historic and architectural interest of the Spotland Bridge Conservation Area being focussed on the grouping of textile mills and ancillary buildings that together form an impressive townscape representing the whole of the cotton industry from its modest Georgian beginnings based on water power, through the dramatic developments in steam power of the Victorian phase, to the final large scale developments of the Edwardian period, largely based on electricity and modern transport.
- 4.13 Within the vicinity of the application site, Spotland Bridge New Mill is a prominent landmark, and the chimney having a defining contribution to the townscape. The River Spodden, Mellor Street and Spotland Bridge are the main axis along which this well-preserved industrial settlement was established. Individually, many of the buildings have their own historic and/or architectural interest, however there are examples of insensitive alterations the loss of architectural features, primarily original windows. The Conservation Area is considered to be of **medium - high significance**.

Spotland Bridge New Mill

- 4.14 Spotland Bridge New Mill was built in c.1833 for the firm of Joseph Butterworth and Co. for the purpose of spinning course counts of twist. The Historic England listing description notes

⁵ Spotland Bridge Area Character areas Proposed conservation area alterations, 2013

that its historic significance derives from being a good example of an early 19th century non-fireproof mill with early 20th century additions. The c.1833 mill is an example of the increasing width (18m) of buildings as construction methods improved and larger machines became available during the mid-19th century. When the business was taken over by Chas. Whittaker Ltd in 1888 it was powered by 17,424 spindles⁶. The roof structure and roof lights indicate the use of powered machinery rather than storage on this floor. The early 20th century addition was electrified from the beginning. The mill is now Grade II listed and a notable landmark for the area, with many of the other mills in the area having been demolished.

- 4.15 In terms of setting, 77 Mellor Street along with the limited number of other Victorian buildings that are co-visible with the mill make a limited positive contribution to its setting. The mill is of **high historic significance**.

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1268046?section=official-list-entry>

5. The Heritage Planning Context

Town and Country Planning Act 1990

- 5.1 Section 38(6) of the Planning Act states that the determination of planning applications must be made in accordance with the Development Plan unless other material considerations indicate otherwise. This establishes the Development Plan as the primary decision-making document when considering planning applications.
- 5.2 In this instance the development plan comprises the Rochdale Adopted Core Strategy which was adopted by the Council in 2016. The provision of this document is discussed below.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.3 The Planning Act (1990) defines a conservation area as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Paragraph 72 states that 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.
- 5.4 In considering development affecting Listed Buildings, special regard will be given to the desirability of preserving the building, its setting or any features of special architectural or historic interest (Section 66, Planning [Listed Buildings and Conservation Areas] Act 1990).

National Planning Policy Framework

- 5.5 The Revised NPPF which was published in July 2018 and most recently updated in December 2024, sets out the Government's planning policies regarding the conservation of the historic environment.
- 5.6 Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 of the NPPF sets out the heritage context. The NPPF states that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.

- 5.7 Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance; local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- 5.8 Paragraph 210 sets out three considerations which local planning authorities should consider when determining applications-
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.9 Paragraph 212 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Paragraph 213 follows that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- 5.10 Paragraph 214 identifies a series of criteria that must be met where substantial harm to or total loss of significance will be caused to a designated heritage asset; it has to be demonstrated that substantial loss or harm is necessary to achieve substantial public benefits that outweigh that harm or loss. Paragraph 215 states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.11 The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required

having regard to the scale of any harm or loss and the significance of the heritage asset (para 216)

- 5.12 Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance; and, that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Rochdale Adopted Core Strategy

- 5.13 Rochdale's Core Strategy (2016) outlines the approach to heritage and the built environment under section 9, in particular - P2 Protecting and enhancing character, landscape and heritage; key policies of relevance are shown below:

1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by: a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape; b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character; c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential; d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; and e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by: a. Conserving, enhancing and promoting key heritage assets, both statutory and nonstatutory, including consideration of their wider settings. Key heritage assets of the borough include: i. Four outstanding conservation areas: Central Rochdale, Middleton and Littleborough town centres and Rock Nook / Summit; ii.

Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments; iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement; iv. The Edgar Wood and J. H. Sellers cultural heritage; v. The heritage of the seventeenth and eighteenth century vernacular tradition; and vi. The engineering heritage, including mills, canals and railways. b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration; c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

Rochdale Borough Unitary Development Plan and Policies (2016)

- 5.14 The Unitary Development Plan from the 1996-2016 Local Plan is still in place until the Allocations Development Plan is adopted.
- 5.15 *The Rochdale Borough Unitary Development Plan and Policies* provides an overview of the objectives of the borough, section G/Be/9 provides key policies in relation to heritage with those relevant to the proposal extracted below –
- 5.16 *Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. Such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.*

Be/15 new development affecting the setting of a listed building; development will not be permitted, where through its siting, scale, design or materials, would harm the setting of a listed building.

- 5.17 *Be/17 new development affecting conservation areas; development proposals will be permitted that preserve or enhance the character or appearance of a conservation area. In assessing a proposal, the following principles – where relevant – will be taken into account: a) its relationship to existing buildings, the site and its surroundings; b) its design - including elevations, roof form, materials, finishes and detailing; c) the retention, replacement and restoration of historic features and details of buildings, and - in the public realm - walls, paving and street furniture; d) the retention and enhancement of landscaped areas, trees and natural features; e) the design of new shop fronts (and replacements and/or alterations to those existing) should reflect the character or appearance of the conservation area, consistent with the provisions of policy be/5; f) the design and siting of advertisements, new street furniture, paving and other highway surfaces and related structures (e.g., lighting and signs); and g) the design and siting of car parking and servicing facilities. Development proposals should include detailed plans and drawings enabling its implication(s) for the character and appearance of the conservation area to be established.*

- 5.18 *Be/19 protection of parks and gardens of special historic interest; development proposals which would result in the loss of, or cause harm to the historic character, structure or setting of any part of a designated historic park or garden will not be permitted.*

Places for Everyone (2024)

- 5.19 The Places for Everyone Plan (2024) has been adopted by Rochdale in March 2024, the policy relevant to heritage states (Policy JP-P2: Heritage) –
- 5.20 *We will proactively manage and work with partners to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. Opportunities will be pursued to aid the promotion, enjoyment, understanding and interpretation of heritage assets, as a means of maximising wider public benefits and reinforcing Greater Manchester's distinct character, identity and sense of place....This knowledge should be used to inform the positive management and integration of our heritage by: Setting out a clear vision that*

recognises and embeds the role of heritage in place-making; Ensuring that the heritage significance of a site or area is considered in accordance with national planning policy in the planning and design process and opportunities for interpretation and local engagement are optimised; Integrating the conservation and enhancement of heritage assets and their settings, with creative contextual architectural responses that contribute to their significance and sense of place; Delivering positive benefits that sustain and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing; and Exploring opportunities to reduce greenhouse gas emissions that restoration of historic buildings offer.

- 5.21 *Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value.*
- 5.22 *Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy... Proposals should be informed, as necessary, by the findings and recommendations of the appropriate heritage assessment(s) in the development plan evidence base and/or any updated heritage assessment submitted as part of the planning application process.*

Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (2015)

- 5.23 This document provides advice to local authorities, planning and other consultants, owners, applicants and other interested parties. It sets out practical guidance to assist interested parties in making an assessment of the impact of proposals on the significance of heritage assets.

Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition)

- 5.24 Published in December 2017, this document sets out guidance on managing change within the setting of heritage assets, including historic buildings, sites, areas and landscapes. Building on the historic environment provisions of national planning policy, the document provides advice on the definition of 'setting' before setting out key principles for assessing the implications of development proposals on the settings of heritage assets.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets

- 5.25 This Guidance was published in October 2019 and covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for changes to heritage assets.

Historic England: Conservation Principles Policies and Guidance

- 5.26 This Guidance was published by Historic England (then English Heritage) in April 2008. The Document is designed to provide a logical approach to making decisions and offering guidance on all aspects of England's historic environment. Guidance is provided on understanding heritage values (evidential, historical, aesthetic, and communal), and assessing heritage significance.

6. Impact Assessment

- 6.1 Heritage impact is defined as the potential level of harm or benefit to the special architectural or historic interest caused by a proposed development. The NPPF does not prescribe a format for analysis of heritage significance and/or impact.
- 6.2 Scale or severity of impacts or changes can be judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible or irreversible. The cumulative effect of separate impacts should also be considered. Change can be either harmful or beneficial to heritage significance.
- 6.3 The following methodology is based on the guidance set out by ICOMOS (2011) *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*, although intended for World Heritage Sites it provides a sliding scale of impacts that can be applied to assets on all significance levels.

Impact Grading	Criteria
High Beneficial	Comprehensive changes to an asset or its setting resulting in a major enhancement of significance.
Medium Beneficial	Significant changes to an asset or its setting resulting in a notable enhancement of significance.
Low Beneficial	Modest changes to an asset or its setting resulting in a slight enhancement of significance.
Neutral	No or negligible change to an asset or its setting resulting in no or negligible change to significance.
Low Adverse	Modest changes to an asset or its setting resulting in slight harm to significance.
Medium Adverse	Significant changes to an asset or its setting resulting in notable harm to significance.
High Adverse	Comprehensive changes to an asset or its setting resulting in major harm to significance.

Assessment of Heritage Impacts

- 6.4 The external alterations proposed to the property include the demolition of the existing conservatory and construction of a single storey brick rear extension with floor to ceiling

glazing and rooflights to a pitch roof; and, construction of a glazed dormer with dark grey aluminium frames.

6.5 The following section gives a breakdown of the proposals, providing a background justification for each element and an associated impact upon significance of the application building. Any mitigation which has been undertaken or could further reduce harm has also been identified.

Proposed Works	Impact on Significance	Mitigation
Demolition of conservatory.	The existing conservatory is a later addition and does not make a contribution to the significance of the property, its removal is therefore acceptable. The heritage impact is neutral .	None.
Construction of a single storey rear extension.	This will replace the conservatory, it will be brick built and visually sympathetic to the external appearance and proportions of the host dwelling, and to be an improvement when compared to visual impact of the existing conservatory extension. The proposed extension is regarded to be an acceptable addition to the property. Nonetheless it will be largely screened from public vantage points by way of the existing boundary treatment. A similar extension was approved under application 24/00039/HOUS on 16.05.2024. The heritage impact is low beneficial .	Samples / details of materials to be provided by condition.
Construction of a glazed dormer.	The design of the proposed dormer has been revised from the dormer initially proposed under application 24/00039/HOUS. The previous design was for a dark grey clad structure which externally spanned from ridge to ridge, and extended up to the parapet of the front single storey element of the building. Rooflights were also proposed to the front roof plane of this element of the building to serve a larger internal floorspace which extended beneath the ridge of this part of the roof. The previously proposed dormer had a volume of 43m³, the revised proposals have significantly reduced the volume of the dormer to 22m³. This has been achieved by reducing the extent of the internal floorspace, setting the roof below the ridge height of the valley roof, and setting the dormer face in from the parapet to the side gable. The materiality of the dormer has also been revised to a fully glazed window instead of a two-panel window to allow more natural light into Bedroom 3. The reduced scale of the dormer means it is a less prominent addition to the roof of the building, with the roof is now set below the ridge height allowing the valley roof arrangement to remain legible. The use of glazing is considered appropriate since this is a lightweight and sensitive material, but ensures that the dormer	Samples / details of materials, and details of jointing and junctures to be provided by condition.

	is read as a later addition. The glazing can be distinguished from the existing slate roof, again this assists in allowing the original form and design intent of the building to be interpreted. The dormer has been designed as a sensitive addition and is appropriate in terms of scale and materials. It is not considered that the dormer harms the historic or architectural significance of the building. The heritage impact is neutral.	
Concealment of first floor door	The existing door providing access to the valley roof will be concealed by the proposed dormer. This opening was formerly a window and has been modified to a door, with a modern composite brown framed door inserted. The former window had a stone surround, cill and mullion. As shown below the stone mullion and cill have been cut through to create the opening, while the inserted door is of no heritage interest. The alteration to the window has meant the architectural integrity of this features has been diminished. Due to screening from the valley roof, this opening is only visible from limited viewpoints. The side elevation is less decorative than the front elevation, and alterations have limited the architectural value of this feature. It is therefore judged that the impact of obscuring this feature from external views of the building would have a neutral impact on the heritage significance of the building. It should be reiterated that the historic opening can be retained internally (and left exposed) as part of the development, enabling the historic fabric to be interpreted.	Stone surround to be retained and potentially exposed internally within the dormer.
Concealment of existing ventilation stack to the cells.	The existing chimney to the valley roof which formerly served the cells will be retained as part of the proposals, and will be housed internally within the proposed dormer. Floorplans for bedroom 3 demonstrating the proposed bedroom layout, and how this feature will be accommodated with furniture shown as part of	Approved drawings showing retained chimney to be

	the application. The existing chimney does not project above the ridge height of the valley roof, and is set well below the gable elevation of the first floor element of the building. This means that the chimney is always read against a backdrop of built form or roofscape and is never viewed in isolation, or punctuating the roofline as do the chimneys to the two storey element of the building. The proposals will mean that the chimney is an internal feature and no longer visible externally, however given that it is read against the backdrop of the existing building and does not have a prominent impact upon the roofline of the building, it is judged that the heritage impact would be neutral. The feature will be retained internally, such that the historic fabric is retained and the historic value of this feature can continue to be appreciated. 	complied with via planning condition.
Installation of rear roof lights	The proposals also include the provision of rear rooflights, however this falls under permitted development for dwellinghouses under Schedule 2, Class C of the General Permitted Development Order (2015) as amended. There is therefore a permitted development fall back for the rooflights.	To have a projection of 0.15m or less, to comply with permitted development rights.

6.6 Overall, it is proposed that the impact upon the heritage significance of the Old Police Station will be neutral. The key architectural features, and features of interest such as the stone engraving above the door, and the original door and window openings will be retained. While not afforded statutory protection, the internal features of interest relating to the former cell corridor will also be retained. The architectural qualities of the building and its historic interest will continue to be readily appreciated.

Impact on Spotland Bridge Conservation Area and Spotland Bridge New Mill

- 6.7 The significance of the Conservation Area is derived from its distinct industrial heritage, with the Grade II listed Spotland Bridge New Mill being a focal point for the special interest of the area. The extension to the rear of the property is considered to be an improvement when compared to the visual impact of the existing conservatory. The proposed rear extension therefore would result in some low positive impact upon the setting and appearance of the Conservation Area, albeit this will not be read in the same views of the listed mill. The proposed dormer will be co-visible with views of the Grade II listed Spotland Bridge New Mill, however as a result of the spatial arrangement of the two buildings, partial screening of the dormer from the valley roof, its lightweight glazed solution and relatively modest scale; it is considered that the visual impact of the dormer extension would not result in harm to the architectural or historic significance of the setting of the mill or the wider Conservation Area. A CGI of the proposed dormer has been provided by the architect and is included at figure 1.1 of this report. Overall, it is judged that there is a **neutral impact** upon the heritage significance of designated heritage assets.

Avoiding, Minimising and Mitigating Negative Impacts

- 6.8 Paragraph 208 of the NPPF advises that planning decisions should seek to avoid or minimise any conflict between the proposal and the heritage asset's conservation. The proposals have sought to comply with this through a revised design from the proposals submitted under application 24/00039/HOUS. Changes to the proposed dormer from the 2024 approval include reduction in the scale of the dormer, setting the roof below the ridge height of the valley roof, and the use of lightweight glazing materials to allow the extension to be read as a later addition, distinguished from the existing roof. The use of glazing ensures that the valley roof is still a key architectural feature of the building. Figure 6.1 below provides a comparison between the dormer proposed under application 24/00039/HOUS (left) and the dormer proposed under this application (right).



Figure 6.1: Comparison between previous dormer scheme (left) and current proposals (right).

- 6.9 In addition to the above changes to the proposed dormer, changes to the proposals have been made during the design evolution with a view to avoiding negative heritage impacts, these include the retention of the existing double garage doors which may be of age, and removal of rooflights from the front elevation of the single storey element of the building. The iterative design of the development is in accordance with paragraph 2018 of the NPPF.

Compliance with Planning Policy

- 6.10 The above impact assessment demonstrates there is no harm to the significance of the Old Police Station (NDHA), or the Spotland Bridge New Mill, or the Spotland Bridge Conservation Area (designated heritage assets). With regard to NDHA's, paragraph 216 of the NPPF states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'* While the building is regarded to be of medium local heritage significance, no harm has been identified and therefore no balanced judgement will be required. Similarly, no further *'clear and convincing justification is required'* in relation to the impacts on designated heritage assets, as per the NPPF (2024: paragraph 213).
- 6.11 The proposal is compliant with the core policies of Rochdale's Core Strategy (2016) in protecting the borough's character and identified heritage assets including its industrial heritage and Spotland Bridge Conservation Area.

- 6.12 As the proposal will cause no harm, Rochdale Borough Unitary Development Plan and Policies, Be/15, 4.47, Be/17, 4.48, Be/19 are fully compliant causing no harm to heritage assets and preserving and enhancing the conservation area.
- 6.13 Therefore, the proposal is fully compliant with both local and national planning policy in relation to heritage with no areas of conflict.

Appendix 1: Map Regression



1831 Tithe map



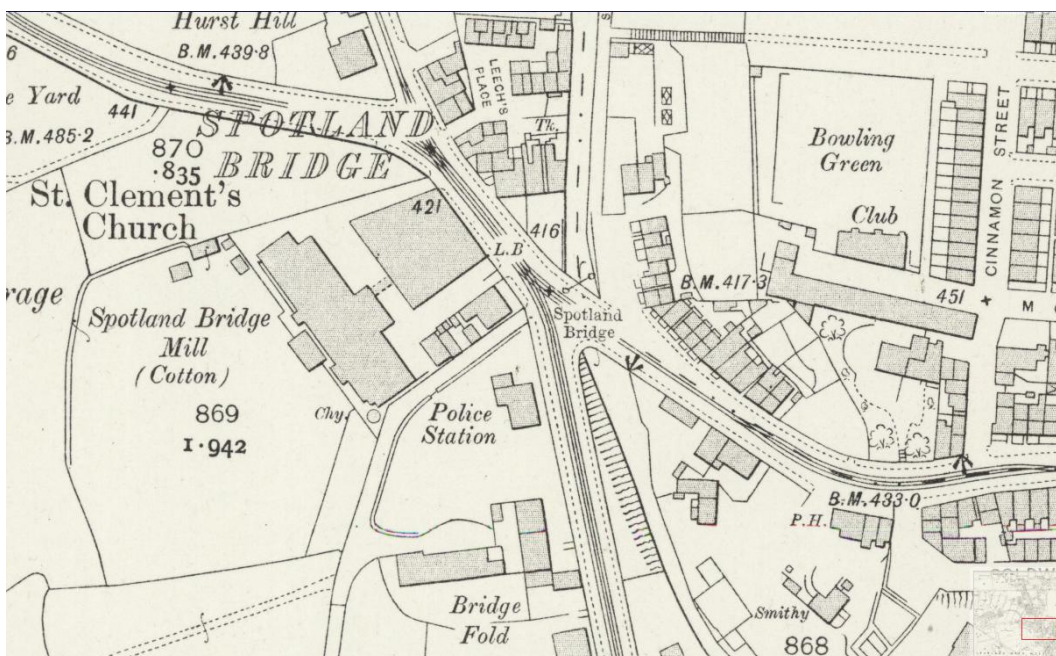
OS Map surveyed 1844 to 1847, published 1851



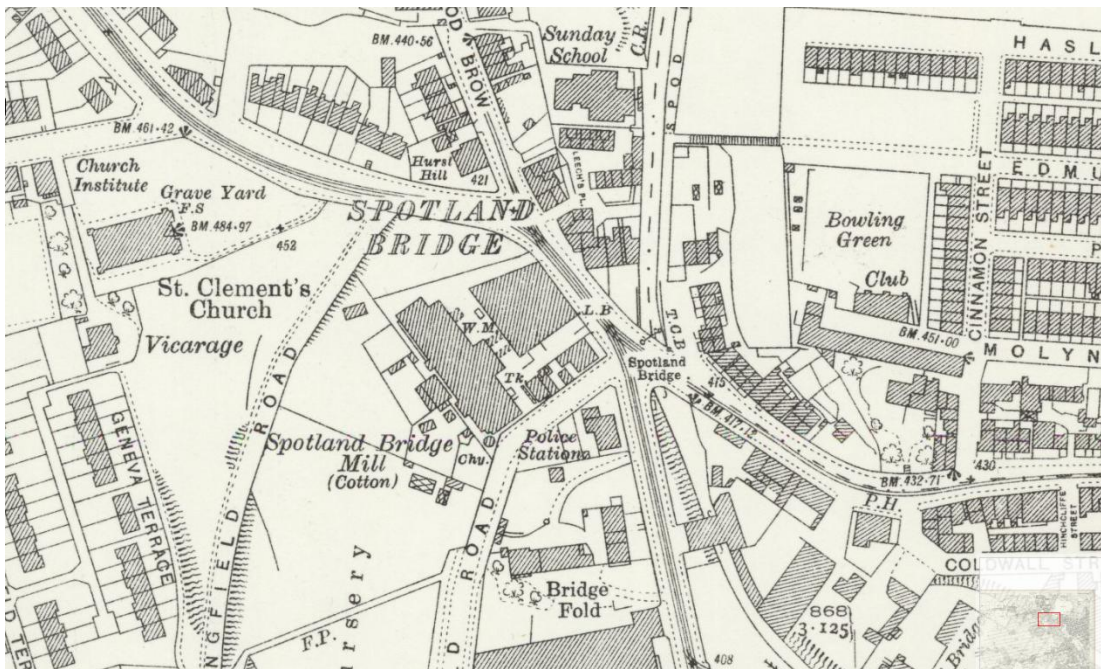
OS Map surveyed 1848, published 1851



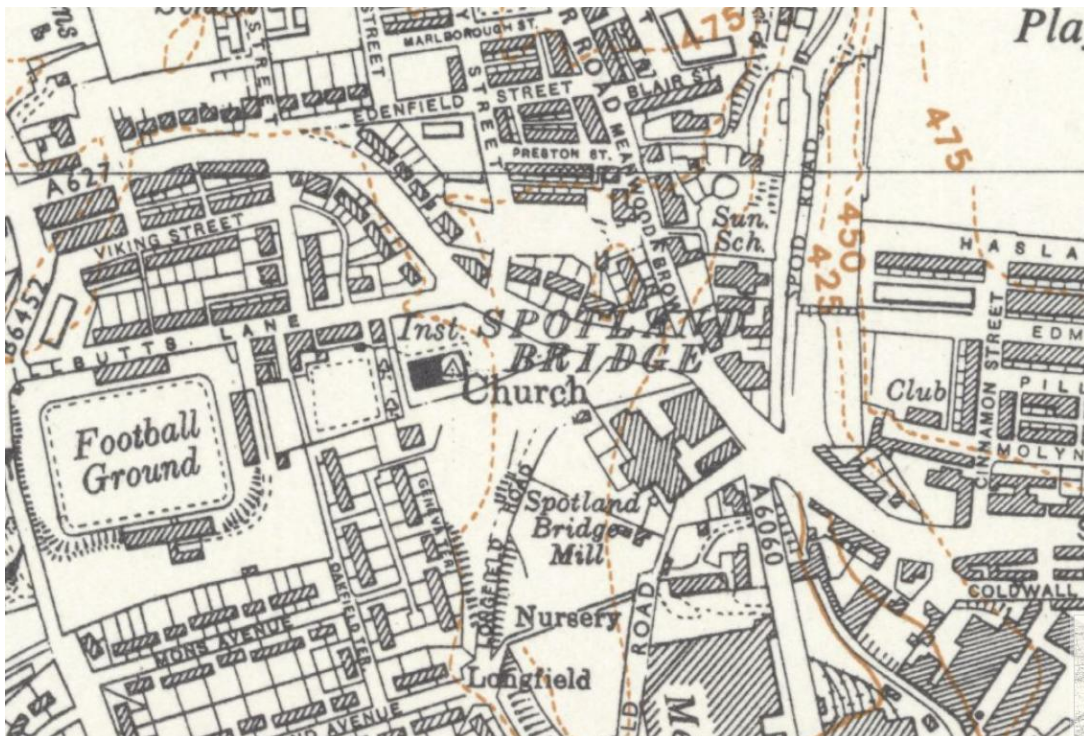
OS Map surveyed 1890, published 1892



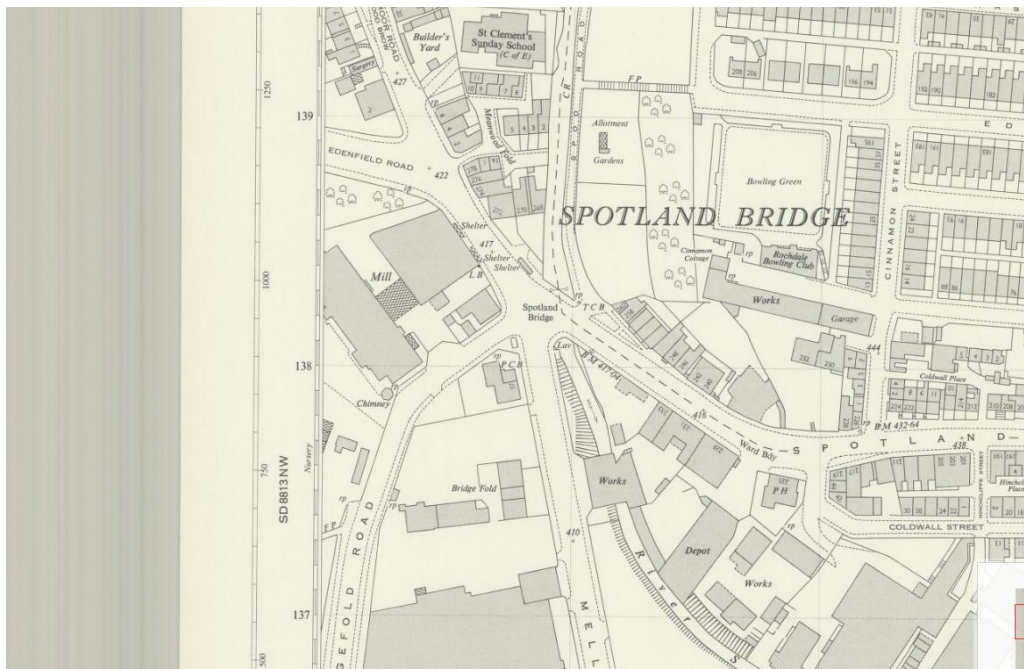
OS Map surveyed 1908, published 1910



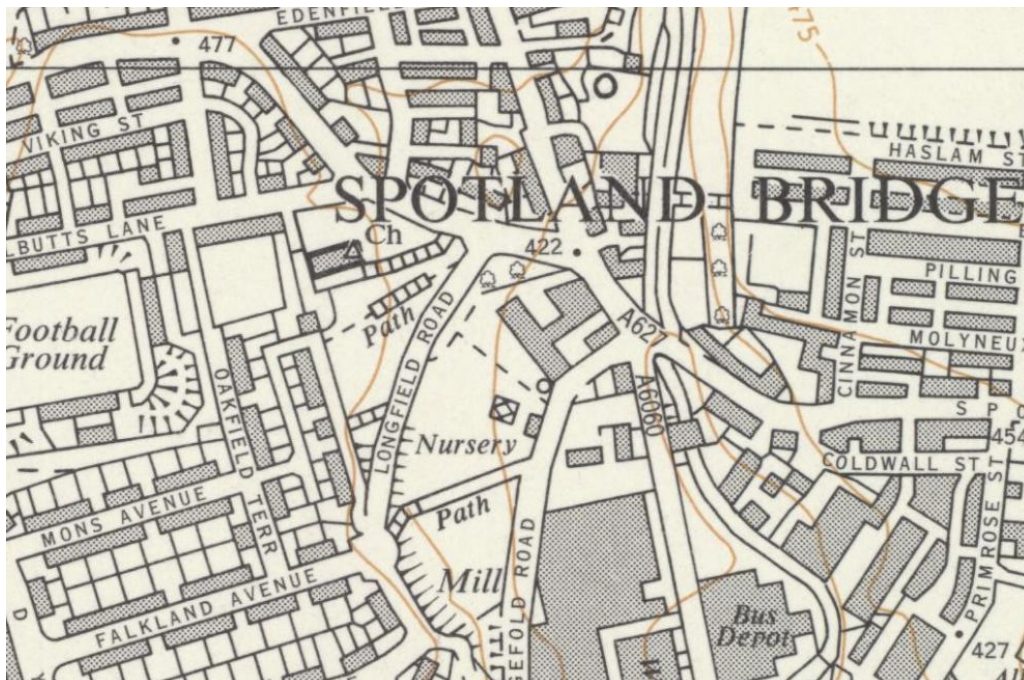
OS Map revised 1928, published 1930



OS Map surveyed / revised pre-1930 to 1955, published 1956



OS Map surveyed 1959, published 1959



OS Map surveyed / revised 1953-1965, published 1968