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## Heritage Statement

**Proposed Development:** Conversion of The Cedar Tree Bar and Grill into 7 Residential Flats **Site**

**Address:** The Cedar Tree Bar and Grill, 1 Haugh Fold, Newhey, Rochdale, OL16 3RF **Date:** April 24, 2025

### 1. Introduction

This Heritage Statement has been prepared to accompany the planning application for the proposed conversion of The Cedar Tree Bar and Grill into seven self-contained residential flats. The purpose of this statement is to assess the heritage significance of the existing building and its setting, evaluate the potential impact of the proposed development, and demonstrate compliance with relevant national and local planning policies concerning heritage conservation.

### 2. Site Description and Historical Context

The Cedar Tree Bar and Grill is a three-story stone-built structure located at 1 Haugh Fold, Newhey, Rochdale. The building currently comprises a ground-floor bar and grill, a first-floor residential flat, and a vacant second floor previously used as a flat.

While the building is not listed, it is situated within an area that may contain non-designated heritage assets. According to Rochdale Borough Council, non-designated heritage assets are identified as buildings, monuments, sites, places, areas, or landscapes that have a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets .

The building's traditional stone façade and architectural features contribute to the character of the surrounding area, reflecting the historical development of Newhey as a village with a mix of residential and commercial properties.

### 3. Assessment of Heritage Significance

In line with Historic England's guidance on Statements of Heritage Significance, the significance of the heritage asset is assessed under the following values:[hart.gov.uk+3Historic England+3AMS SURVEYS+3growthlancashire.co.uk+6Camden Council+6hart.gov.uk+6](https://www.hart.gov.uk/3Historic_England+3AMS SURVEYS+3growthlancashire.co.uk+6Camden Council+6hart.gov.uk+6)

- **Evidential Value:** The building provides physical evidence of the architectural styles and building materials typical of the region's historical development.
- **Historical Value:** The property's use as a public house and grill reflects the social and cultural history of Newhey, serving as a community gathering place over the years.
- **Aesthetic Value:** The stone construction and traditional design elements contribute to the visual appeal and character of the area.
- **Communal Value:** As a former public house, the building holds communal value as a place of social interaction and local identity.

### 4. Proposed Development and Justification

The proposal involves converting the existing building into seven self-contained residential flats, comprising two two-bedroom flats and five one-bedroom flats. The external appearance of the building will remain largely unchanged, preserving its architectural character.

The justification for the proposed change of use includes:

- **Decline in Pub Usage:** The Cedar Tree Bar and Grill has experienced a significant decline in patronage, reflecting a broader national trend of decreasing pub usage.
- **Surplus of Restaurants and Pubs:** The community's social needs will continue to be met as the Newhey area has several other restaurants and pubs, including The Bulls Head, Newhey Lodge Sports Bar, Char and Bank Chambers, and Top Bird.
- **Housing Demand:** There is a recognized need for additional housing in Rochdale, particularly affordable flats for young professionals and small families.
- **Sustainable Location:** The property's proximity to public transport, schools, and local amenities makes it an ideal location for residential use.

## 5. Impact Assessment

The proposed development is considered to have a minimal impact on the heritage significance of the building and its setting:

- **Physical Impact:** The retention of the building's external structure and façade ensures that its architectural character is preserved.
- **Visual Impact:** The design of any new elements will be sympathetic to the existing style, maintaining the building's aesthetic contribution to the area.
- **Setting:** The change of use aligns with the mixed-use character of the area and does not adversely affect the setting of any nearby heritage assets.

In accordance with the National Planning Policy Framework (NPPF), any harm to the significance of a heritage asset must be weighed against the public benefits of the proposal . In this case, the benefits of providing additional housing and ensuring the building's continued use support the proposal.[GOV.UK](https://www.gov.uk)

## 6. Conclusion

The proposed conversion of The Cedar Tree Bar and Grill into residential flats is a sustainable and appropriate reuse of the building, preserving its architectural character and contributing to local housing needs. The development complies with national and local planning policies concerning heritage conservation and is considered to have a negligible impact on the heritage significance of the building and its setting.

We respectfully request that Rochdale Borough Council grants planning permission for this development.