

PLOT J2, KINGSWAY BUSINESS PARK, JAMES KEARNS AVENUE, ROCHDALE, OL16 4NR

Heritage Statement

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Rochdale, OL16 4NR
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Prepared for:

Lysander Associates

1 HERITAGE STATEMENT

- 1.1 This Heritage Statement has been prepared by RPS (a Tetra Tech company) on behalf of Lysander Associates with regard to the development proposals for Plot J2, Kingsway Business Park, James Kearns Avenue, Rochdale, OL16 4NR (referred to here as the Proposed Development site).
- 1.2 The Statement has been prepared to support a planning application for elevation alterations to include the installation of louvres and installation of ancillary infrastructure for staff welfare, maintenance, security and site operations (including details of sprinkler tank and pump house, amendments to retaining wall and installation of metal grid ramp) and amendments to lighting.
- 1.3 The impact of the existing industrial/warehouse development on nearby designated heritage assets was considered in a Heritage Statement included in the Design & Access Statement (July 2022) in support of the planning permission (22/01200/FUL). The Heritage Statement assessed the impact on Silver Hill Farmhouse a Grade II Listed building (List Entry Number: 1068495). This was followed by the submission of a Supplementary Heritage Statement (December 2022) to consider the impact on a Grade II Tithe Barn (List Entry Number: 1068496). Design measures were incorporated into the scheme to minimise impacts on these nearby designated heritage assets.
- 1.4 In terms of the current proposals, there are no designated heritage assets located within the site. The Grade II Tithe Barn (List Entry Number: 1068496) is now in residential use, located on the northern side of Lower Lane opposite the existing development, but screened by the intensive landscaping along the boundary. Silver Hill Farmhouse lies to the south-west of the site and is also screened by a dense boundary of trees. The proposed minor external alterations to the existing development will not cause any impacts on the Tithe Barn, Silver Hill Farmhouse or any other nearby designated heritage assets or their settings.
- 1.5 The Proposed Development site lies at NGR SD 91354 11474 within the administrative district of Rochdale Borough Council (see Figure 1). The site is 2.27ha in extent.
- 1.6 The existing development was recently constructed in accordance with full planning permission (Planning Ref. 22/01200/FUL). The development comprised the erection of two industrial units/warehouses (Classes E(g)(iii), B2 and B8) with ancillary office space, new access, car parking, servicing, boundary treatments, hard and soft landscaping and other associated works. The planning permission for the development did not contain any archaeological conditions.
- 1.7 The site of the Proposed Development and the wider Kingsway Business Park site was the subject of an Archaeological Desk-Based Assessment in 1998 by University of Manchester Archaeological Unit. This was followed by a programme of trenching on the wider Kingsway Business Park site including the Proposed Development site. The trenching identified the remains of a 17th century farm house (Castle Farm) within the eastern part of the Proposed Development site. The area of archaeological interest was excavated between 2006 and 2007 by Oxford Archaeology/CgMs (now RPS) and the results were published. ([Farmers and Weavers: Archaeological Investigations at Kingsway Buisiness Park and Cutacre Country Park, Greater Manchester - library](#)).
- 1.8 Whilst the current proposals, as detailed in paragraph 1.2 above, may cause some minor below ground impacts, the Proposed Development site has previously been fully mitigated in terms of archaeology and therefore there will be no requirement for any further archaeological work on the site.
- 1.9 Overall, the proposed minor external alterations will not result in any significant impacts on nearby built heritage assets or below ground archaeological remains.

