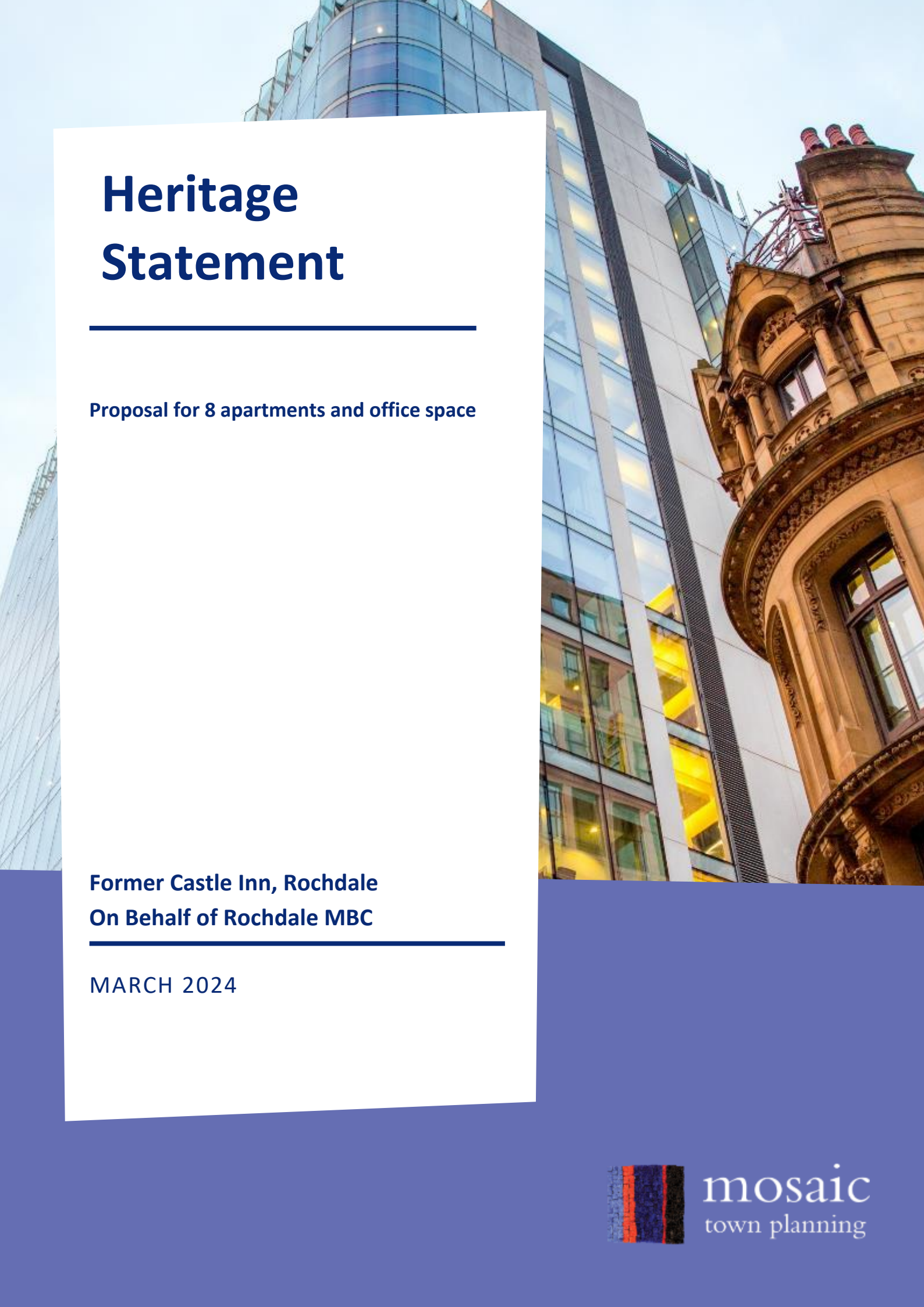




Heritage Statement

Proposal for 8 apartments and office space

Former Castle Inn, Rochdale
On Behalf of Rochdale MBC

MARCH 2024



mosaic
town planning

Mosaic Town Planning Bloc 17 Marble Street Manchester M2 3AW	Enquiries: 0161 638 9211 enquiries@mosaictownplanning.co.uk www.mosaictownplanning.co.uk
Prepared by:	Leon Armstrong
Version:	Submission
Date of Issue:	March 2024

Contents

- 1 Introduction..... 2**
- 2 Policy Background 3**
 - Rochdale Core Strategy (2016) 3
 - National Planning Policy Framework (2023) 4
- 3 Assessment of Significance 5**
 - Locally-Listed Buildings..... 5
 - Listed Buildings 8
 - Conservation Areas 8
 - Parks and Gardens..... 8
- 4 Impact Assessment 9**
 - Compliance with the Development Plan..... 9
 - Compliance with National Guidance 10
- 5 Conclusion 11**

1 Introduction

- 1.1 This Heritage Statement has been produced to support a planning application for internal and external alterations and conversion of the former Castle Inn Public House to accommodate eight apartments, 106 sqm of office floorspace and associated works.
- 1.2 We have been informed by Rochdale MBC that works carried out to windows were not in accordance with details agreed in a previous permission (Ref: 21/01366/DOC). As such, the proposal is partially retrospective, seeking to regularise this breach.
- 1.3 The 0.11ha generally triangular shaped site is located off Manchester Road to the southwest of Rochdale Town Centre.
- 1.4 The land currently comprises a vacant building and grounds, including car parking and verges with landscaping. The land gently slopes upwards to the east at the boundary with Manchester Road (A58).
- 1.5 A Heritage Statement has been requested by the Council as the former Castle Inn is a non-designated heritage asset. This document identifies and describes the significance and setting of this heritage asset and will assess the impact of the proposals on it.

2 Policy Background

- 2.1 Under Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should be determined in accordance with the development plan unless material considerations indicate otherwise. The Rochdale Core Strategy (2016) and the saved policies of the Rochdale Unitary Development Plan (2006) are relevant.

Rochdale Core Strategy (2016)

- 2.2 Policy P2 relates to protecting and enhancing landscape character, landscape and heritage. With regard to heritage, the aims are:

a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, 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.

- 2.3 Paragraph 9.15 states that:

“Designated and non-designated heritage assets must be conserved in accordance with their significance and the relevant national guidance, standards and good practice guides. The value of heritage assets in terms of their contribution to place making, image, tourism, regeneration and the economy, culture, education and social cohesion will be informed by Historic Environmental Records (HERs) and Historic Landscape Character Assessment (HLCA) as well as other studies and information and the views of local communities. An up to date set of conservation area appraisals will be maintained to which potential developers should refer when developing their proposals in these locations.”

National Planning Policy Framework (2023)

- 2.4 In determining applications, NPPF paragraph 200 states that LPAs *“should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”*
- 2.5 Paragraph 201 of the revised Framework advises LPAs to *“identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”*
- 2.6 Paragraph 197 of the updated NPPF states when determining applications, LPAs should take account of *“a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 2.7 Paragraph 209 states that...*“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.”*

3 Assessment of Significance

Locally-Listed Buildings

3.1 The conversion of the former Castle Inn Public House is the main subject of this assessment:

- Heritage Category: Locally Listed Building
- Grade: N/A
- List Entry Number: N/A
- Date first listed: Unknown
- Address: The Castle Inn, Manchester Road, Rochdale
- History: Formerly the Pinfold Inn from 1780. Wilson's Brewery bought the pub in 1927 and demolished it soon after. The present Castle Inn building was built in 1930. There was reported to be a large flagstone above the Drake Street entrance to the old inn, painted with an imaginary castle. However, this was destroyed after the old inn was demolished. The building was used as a public house through the 1900s but has been vacant since the early 2010s and fallen into a dilapidated condition.

3.2 The significance of this locally listed building derives from its historic and cultural importance as a 1930s public house built on the site of an earlier inn occupied in 1780.

3.3 Images below show the original inn and its replacement before the construction of Manchester New Road adjacent. The final images show the building in its current state:



[Figure 1. Historic Images of Original Inn Circa Early 1900s](#)
[\(Source: Rochdale Local History Facebook Page\)](#)



Figure 2. Historic Image of the Replacement Castle Inn Circa 1970
(Source: Judith Lucas)



Figure 3. Historic Image of the Replacement Castle Inn Circa 2011
(Source: David Dixon)

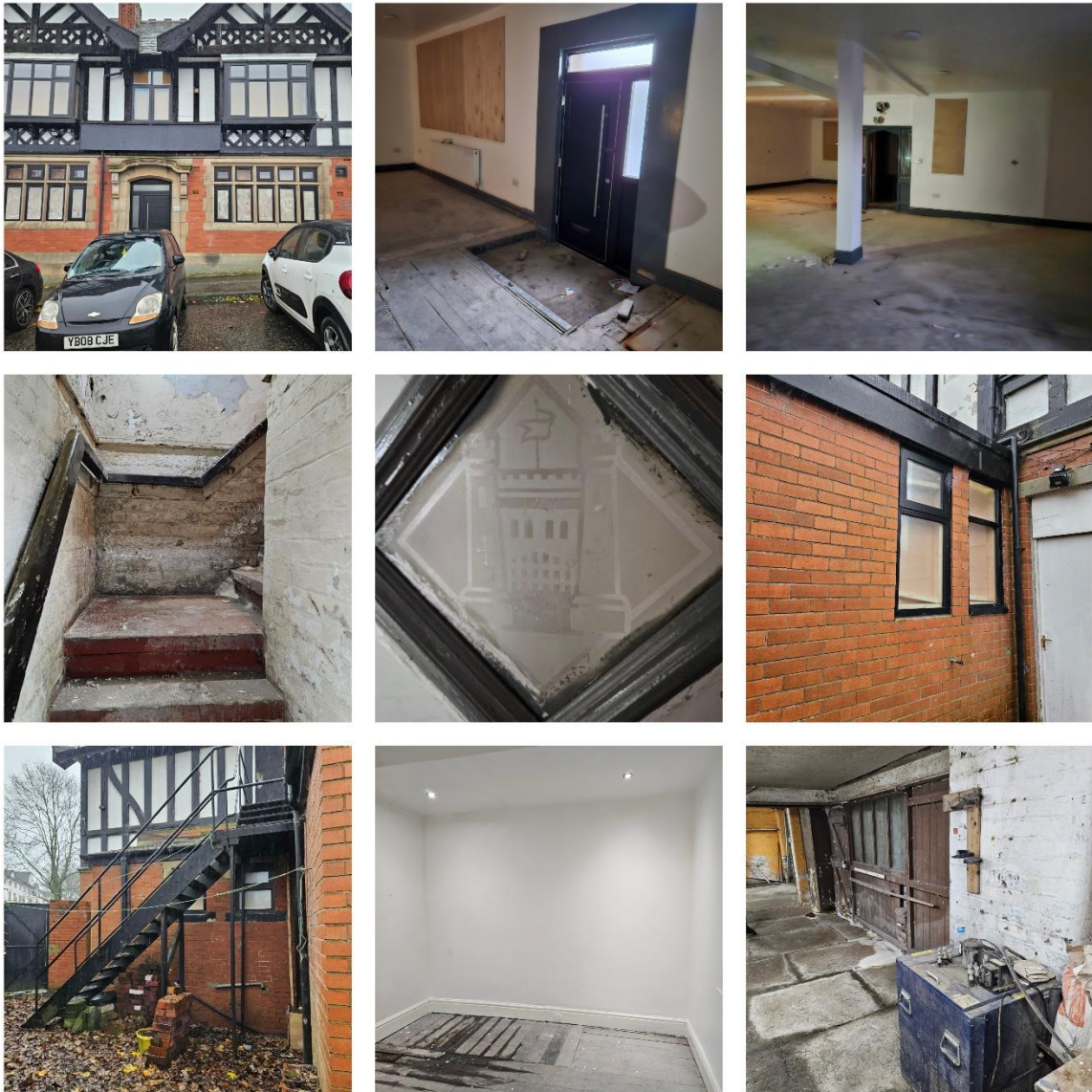


Figure 4. Photo Collage of the Redundant Castle Inn – November 2023

(Source: Triangle Architects)

- 3.4 The external appearance of the former public house is of a mock-Tudor style faced with red brick and stone window and door surrounds on the ground floor. Many breweries designed ‘improved’ pubs, during the 1920s and 1930s in this style that came to be known as ‘Brewer’s Tudor’. The style was captured in John Betjeman’s 1937 poem ‘Slough’.
- 3.5 There are few internal features of the former public house that are of architectural or historical merit. As shown in the collage above, this consists of a basement with original stone floor, modern front door, plasterboard partition walls and ceilings, columns and brick / stone staircase. There have been

several unsympathetic alterations and additions to the building including UPVC windows and doors, extensions and an emergency staircase from the first floor to the rear.

- 3.6 The former Castle Inn public house has an appreciable setting given its grounds and the construction of Manchester Road which came later. This means that the setting of the building can be experienced along the A58 and other surrounding roads including Sparth Bottoms Road and Castle Hill Crescent.

Listed Buildings

- 3.7 The nearest listed buildings are located on Castle Hill Crescent and within Broadfield Park.
- 3.8 The former lies atop of a hill 100m to the northwest of the subject site. It comprises a Grade II Listed dwelling called Castle Hill House, designated in 1985. The two-storey house was built from Ashlar stone in 1820 on the site of the former Rochdale Castle. The building is a good example of Edwardian architecture. Given the natural slope of the hill and intervening trees and buildings, there is a minimal interface between the former Castle Inn public house and the setting of Castle Hill House.
- 3.9 The latter is a Grade II Listed statute of Alderman G.L. Ashworth J.P. (1823 - 1873) erected by public subscription in 1877. This is a stone statue on a marble plinth. Ashworth was twice mayor of Rochdale and was largely responsible for promoting the building of the town hall. However, as the statue is approximately 400m from the subject site with intervening trees and buildings, there is no interface between the setting of the statue and the former Castle Inn public house.

Conservation Areas

- 3.10 There are no conservation areas near to the proposal site. The nearest example is Rochdale Town Centre Conservation Area (1980), however this is remote from the site, some 500m to the north. No assessment of its significance is therefore required.

Parks and Gardens

- 3.11 Broadfield Park to the north is a Grade II Listed Park designated in 2001. This public park was designed by Messrs Stansfield and Sons, and opened in successive phases between 1870 and 1874. It was designed to form a setting for Rochdale Town Hall and was extended in the 1930s. Given the circa 200m distance, the natural slope of the park and intervening trees and buildings, there is a minimal interface between the former Castle Inn public house and the park.

4 Impact Assessment

- 4.1 It has been established through pre-application discussions that Rochdale MBC consider the former Castle Inn to be a locally listed or non-designated heritage asset.
- 4.2 The application for its removal must therefore be considered against paragraph 209 of the NPPF and Policy P2 of the Rochdale Core Strategy (2016).
- 4.3 The significance of this locally listed building derives from its historic and cultural importance as a 1930s public house built on the site of an earlier inn occupied in 1780. Later alterations to the public house including extensions and emergency stairwells have detracted from its significance somewhat.
- 4.4 Much of the internal fabric of the building has been fundamentally changed and/or removed over the years and is of little historic, cultural or architectural value to warrant retention. Nor do we believe that this is a key reason for its local listing.
- 4.5 Its setting is appreciable from a number of vantage points and vistas given local topography and its grounds which includes a car park adjacent to the A58. More generally, its setting includes an evolving urban area with a mix of uses and styles.
- 4.6 The proposed development respects the locally listed nature of the building and offers sympathetic alterations to it. The benefit of this is that it will bring the building back into positive use and avoid its demolition.
- 4.7 This is of particular importance when Rochdale MBC has obtained a Compulsory Purchase Order in 2018 for its redevelopment, including potential demolition of the former public house as an option to bringing the site back into use for housing.

Compliance with the Development Plan

- 4.8 Policy P2 confirms that “...non-designated heritage assets must be conserved in accordance with their significance and the relevant national guidance, standards and good practice guides”
- 4.9 The proposed development offers a sympathetic but proportionate response in bringing the building back into use including:
 - New window frames using existing openings with the window design reflecting the original;
 - Existing door to be retained with new glazing panels to function as windows;
 - The removal of a later single storey extension with replacement external brickwork to match the existing red brick;

- A new window to replace the internal door previously connecting to the less-than-sensitive single storey extension to the rear;
- Existing windows to be reinstated with new glazing;
- New door opening on less prominent elevation to the rear;
- New door opening to office space to meet modern requirements;
- A new window to replace existing door to the rear;
- Existing first floor door to be infilled and timber panelling continued;

4.10 Whilst the public house has some significance for its historic and cultural importance as the site of a former public house built circa 1780, it is no longer viable to be retained for such a use and has remained vacant since circa 2010.

4.11 The re-use of the building through its sensitive renovation and refurbishment will mean that it can be retained and serve as a reminder of its former role in the community as a public house, albeit one that has now been converted to housing and office space.

4.12 The above benefits would be lost if the proposed development is not approved by Rochdale MBC and would lead to a further period of vacancy and dereliction. On the basis that the materials used are carefully considered and agreed with the LPA, we believe that the proposals accord with Policy P2 and that the Council should therefore support the proposals.

Compliance with National Guidance

4.13 Paragraph 209 of NPPF confirms that a “a balanced judgement” will be required, having regard to direct impacts on non-designated heritage assets. This is clearly a less stringent test compared to how designated heritage asset harm is treated and offers decision makers a more balanced approach.

4.14 Regardless, as the proposals seek to bring the former Castle Inn public house back into use and offers a sympathetic means to do so with alterations to the external elevations that are in-keeping with its character, no loss to the significance of the non-designated heritage asset arises and the proposal complies with the Framework.

4.15 A presumption in favour, detailed in paragraph 11 of the Framework, applies and the proposals should be approved without delay.

5 Conclusion

- 5.1 This Statement has assessed the significance and setting of a locally listed building and the potential impact of development may have on its heritage value.
- 5.2 The significance of this locally listed building derives from its historic and cultural importance as a 1930s public house built on the site of an earlier inn occupied in 1780. Later alterations to the public house including extensions and emergency stairwells have detracted from its significance somewhat.
- 5.3 The building is also within 100m and 400m of listed buildings and 200m from a registered park and garden. Given various factors, including their remoteness as well as the presence of intervening buildings and vegetation, there is no direct interface between their respective settings and the proposals will not impact on designated heritage assets in the vicinity.
- 5.4 The starting point for any assessment into the impact of the proposals must be set against the existing position. The building has been vacant and has fallen into a state of dereliction since the early 2010s. The Council has also obtained a Compulsory Purchase Order for its redevelopment, including an option for its demolition.
- 5.5 The re-use of the building through its sensitive renovation and refurbishment will mean that no harm will arise and the external appearance of building will be conserved. The retention of the building will serve as a reminder of its former role in the community as a public house, albeit one that has now been converted to housing and office space.
- 5.6 The internal appearance of the building is of little historic, cultural or architectural value to warrant retention. This has been fundamentally changed over the years and is not believed to be a key reason for its local listing. Rather, its sensitive conversion for residential and office use and the subsequent internal changes are the only viable means to secure its external appearance.
- 5.7 As such, the proposals comply with Policy P2 of the Rochdale Core Strategy (2016) and paragraph 209 of the NPPF. The presumption in favour detailed in paragraph 11 of the Framework is triggered; the Council should therefore approve this proposal without delay.
- 5.8 For the above reasons we believe that the applications should be supported on heritage grounds.