

Heritage Statement

Significance: The South Castleton Conservation Area is located to the south west of Rochdale town centre. The Conservation Area Appraisal focuses upon its development during the Industrial Revolution and the coming of the railway. The importance of preserving the character and appearance of the Victorian and Edwardian properties is noted. The appraisal also highlights the distinctive townscape of the area - grid-iron street planning, red brick terraces and the separation of building uses into residential, retail and industrial zones.

Assessment: The proposed development site is a motor trade dealership which lies outside of the Conservation area but is located at its southernmost extremity where there is a shared boundary with the Conservation Area to the north, west and south. It is proposed to make alterations to the west and south boundaries fronting onto Manchester Road and Trows Lane which do not affect the significance of the Conservation Area.

Existing Conditions: The motor trade dealership is of a modern design and is approximately 30 years old, comprising a single storey main building, with a detached Workshop, and a vehicle display area fronting onto Manchester Road which is guarded by hooped barriers. Most of the boundary to Trows Lane consists of galvanised steel palisade fencing to the rear parking areas.

Impact assessment: The overall impact of the proposals on the character and historical significance of the Conservation Area is considered to be minor. The proposed works call for the removal of the hooped barriers but this will be replaced by the provision of a 3 metre wide plant bed and weldmesh fencing & gate along Manchester Road. This will also serve to locate the display vehicles further into the site and away from the Manchester Road frontage. The palisade fencing along Trows Lane will benefit from the provision of a new paint finish.

Summary: The overall intention of the proposed works is to maintain the existing use and facilities of the dealership whilst improving the appearance of the shared boundaries without compromising the significance of the adjacent Conservation Area. Manchester Road is located within the Conservation area and is designated in the Rochdale Borough Council Core Strategy as being as a local improvement corridor.