

Heritage Statement

Development of Subdividing of the existing warehouse building to six small units adding some external doors and shutters and removing existing flues.

Northern Accident Repair

Oldham Road

Rochdale

Date: 10th September 2025

Client: Wharmby Homes

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1 Introduction

1.1 Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period, I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 30 years ago took a master's degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

1.2 Purpose of Report

The purpose of the report is to identify any impact the proposed works may have on Rochdale Town Conservation Area.

1.3 Sources & Information Relied Upon

Rochdale Town Centre Conservation Area 2024 Boundary Map
Rochdale Town Centre Conservation 2024 Appraisal

Ediface Drawings:

1003-101B – Existing Location Block Plan
1003-102B – Existing Site Plan
1003-103B - Existing Site Plan and Topo Overlay
1003-104D Rev D – Proposed Site Plan
1003-105D - Proposed Site Plan and Top Overlay
1003-201 - Existing Ground & First Floor Plan
1003-202 - Existing Roof Plan
1003-203 - Existing Front & Rear Elevation
1003-204 - Existing Side Elevation
1003-205 - Existing Section
1003-301C - Proposed Ground & First Floor Plan
1003-302B - Proposed Roof Plan
1003-401B - Proposed Front & Rear Elevation
1003-402B - Proposed Side Elevation

2 Proposals

2.1 The Proposal

Proposals

It is intended to subdivide the existing building into six units together with the reroofing to give consistent colouring. Removal of unwanted and intrusive flues and the creation of some additional external openings.

The property is located outside the Rochdale Conservation Area, but one part of the site edge red onto Milnrow adjacent to number 24 is within the conservation area.

3 Assessment of Heritage Sites and Impact

In Appendix A are the tables which have been used to assess the impact.

Heritage value

With regard to the conservation area in question, this element of the Rochdale Conservation Area is considered of **medium** heritage designation, although the inclusion of the site relates to older buildings and more over encapsulating the listed building 33 to 37 Oldham Road. It could be argued that because the conservation area encloses part of the yard at this side obviously there has to be a heritage statement. But really the boundary does not have any particular practical reason for this site to be included in the conservation area.

Magnitude of Impact

The works that are proposed are minor alterations to the existing building, the removal of flues which are a positive effect and the standardisation of roofing materials are an improvement.

In that respect, we consider the change is **negligible/minor change**. If anything, there is a **slight positive** addition to the characteristic of the building to compliment the conservation area.

Significance of the Effect

By combining the value of the cultural heritage asset of the conservation area as medium, the magnitude as being slightly negligible in a positive way, we consider there is a significance of the effect to be **neutral**.

4 Rochdale Town Centre Conservation Area Appraisal

Item 6.5 Regency Drake Street

This is the area that covers the site in question, and it also lists the key building Grade II which is a co-operative building number 33 to 37 Oldham Road.

The proposal to subdivide the existing building does not impact on the conservation area, in fact, if anything because the building itself is technically outside the conservation area, it currently does not contribute as most of the buildings which are surrounding at the intersection between Oldham Road and Milnrow are probably the more important ones, in particular the listed building 33 to 37 Oldham Road.

The proposal to reroof in a more acceptable material and the removal of unwanted flues means that the building will look more attractive and is an enhancement.

Therefore, it underlines the section 8 of the character appraisal where it gives opportunities to improve the area immediately around the conservation area itself.

5 Setting of a Listed Building

The listed building in question is 33 to 37 Oldham Road the new xx building which is Grade II reference 1470830 built in 1877 as the second movement in the Cooperative Society being part of the conservative industrial Co-Op movement.

The views from this building are not changed by the proposal currently 43 to 45 Oldham Road blocks most of the view of the site and the site itself is not affecting the setting of the listed building which has no formal landscape or setting but is of architectural importance, but this is not altered by the proposal.

6 Local Plan Policy – Rochdale Adopted Core Strategy 2017

Policy P2 - Protecting and enhancing character, landscape and heritage

The conservation area in question only encroaches slightly within this site. The boundary really is difficult to understand its parameters as it does not include any building at that particular point.

1E - Conserving and enhancing townscape character.

We believe that this proposal does not affect the character at the edge of the conservation area as previously mentioned, neither does it affect the siting of the listed building.

Policy P3 - Improving design of new development

This is not a new development in the sense that these existing buildings are to be subdivided, but it must be acknowledged that the reroofing and wall material and the removal of the flues are welcome to improving this relatively modern building.

7 National Planning Policy Framework

5.1 207

In determining applications, local planning authorities 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. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

It is believed that the conservation area does not need to be studied and particularly in depth as the proposal does not really affect its character.

5.2 219

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

This is not new development in the sense these existing buildings are remaining in volume and shape the same, but the subdivision of it into smaller units would make for a more viable proposal and it is only technically within the conservation area and does not affect the setting of either the listed building or the conservation area itself.

8 Conclusion

The subdivision of these units does not affect the setting of either the listed building or the conservation area and therefore will not have any negative impact. There is a positive impact in that the consistent use of materials and the removal of the flues will improve the immediate building and should be welcomed and will give economic viability to this building in the future.

7 Appendix A - Cultural Heritage Impact Tables

7.1 Table 3.1

Heritage Significance	Summary Rationale
High	Asset has importance for an outstanding level of evidential, historical, aesthetic, or communal value or a high level of more than one value, resulting in a high level of architectural or historic interest.
Medium	Asset has importance for a high level of evidential, historical, aesthetic, or communal value or several elements of more than one value.
Low	Asset has importance for elements of evidential, historical, aesthetic, or communal value.
Negligible	Asset has little importance for elements of evidential, historical, aesthetic, or communal value due to its nature or form/condition/survival.

7.2 Table 3.2

Value	Examples
Very High	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality. Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well-preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)
High	Scheduled Monuments, or assets of national quality and importance or that can contribute to national research objectives Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
Medium	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association

	Designated or undesignated special historic landscapes and townscapes with reasonable coherence. integrity, time-depth or other critical factor(s)
Low	Undesignated assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with little or no surviving cultural heritage interest. It is a building of no architectural or historical note. The Landscape has been severely fragmented, and the contextual associations are severely compromised or have little or no historical interest.

7.3 Magnitude of Impact

Magnitude of Impact	Typical Criteria Descriptors
Substantial	Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative) The proposals would remove or successfully mitigate existing damage and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)
Moderate	Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)

	Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding, and appreciation is improved; the asset would be bought into community use. (Positive)
Slight	Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative) Minor benefit to, or partial restoration of, one (more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)
Negligible/No Change	Very minor loss or detrimental alteration to one or more characteristics, features or elements Minor changes to the setting or context of the site. No discernible change in baseline conditions (Negative). Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the no discernible change in baseline conditions. (Positive)

7.4 Significance of Effect

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. This is undertaken as the table below:

Significance of Effects	Magnitude of Impact			
	Substantial	Moderate	Slight	Negligible/No Change
Cultural Heritage Value				
Very High	Major	Major Intermediate	Intermediate	Minor
High	Major Intermediate	Intermediate	Intermediate Minor	Neutral
Medium	Intermediate	Intermediate Minor	Minor	Neutral
Low	Intermediate Minor	Minor	Minor – Neutral	Neutral
Negligible	Minor- Neutral	Minor- Neutral	Neutral	Neutral