

HERTIAGE STATEMENT

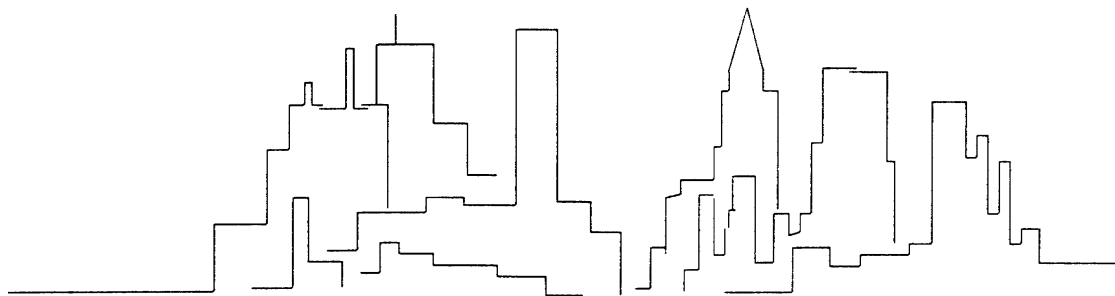
FOR

1 SUMMER STREET

ROCHDALE

for

Mrs S. Hasan



*The Institution
of Structural
Engineers*



November 2025

Our Ref: PSS / 24010

Issue and Revision Record

Rev	Date	Originated	Checked	Approved	Description
	24.11.2025	PB	PSS	PSS	

This document is to be read in conjunction with the following drawings:

- 24010/10- Existing site plan and site sections
- 24010/11- Existing plan & elevations
- 24010/12- Proposed elevations
- 24010/13- Proposed ground floor plan
- 24010/14- Proposed mezzanine and roof plan & 3D images
- 24010/15- Proposed site plan & sections
- 24010/16- 3D images
- 24010/17- Proposed bin store.

Introduction

This Heritage Statement is submitted in support of a full planning application for the redevelopment of land at 1 Summer Street, Rochdale OL16 1SY. The proposal seeks permission for the construction of a new industrial building subdivided into five light industrial units (Use Class E(g)(iii)), together with car parking and associated access improvements. It is intended that this report be read in conjunction with the accompanying drawings and documents as part of the application.

The main purposes of this statement are to:

- Identify and describe the significance of affected heritage assets in sufficient detail to enable the heritage impact of the proposal to be understood, in accordance with NPPF para 207; and
- provide an assessment of the proposal's impact upon heritage assets.

Policy Context

This Heritage Statement has been prepared in accordance with Section 16 of the National Planning Policy Framework (NPPF), which sets out the requirement to conserve and enhance the historic environment. Paragraphs 197–202 of the NPPF emphasise that the significance of heritage assets should be identified and understood, and that proposals should sustain and, where possible, enhance that significance and its setting.

At the local level, Rochdale Core Strategy Policy P2 (Protecting and Enhancing Character, Landscape and Heritage) and Places for Everyone (PfE) Policy JP-P2 (Heritage Assets) require that development proposals preserve and enhance the character, appearance, and setting of both designated and non-designated heritage assets. These policies reinforce the importance of heritage in placemaking and ensuring that new development contributes positively to local distinctiveness.

Site Location & Description

The site occupies a prominent corner plot at the junction of Summer Street and Hill Street, within an established industrial area to the south-east of Rochdale town centre. The surrounding streetscape is characterised by commercial and light industrial buildings, predominantly of brick construction with slate-tiled or metal-clad roofing, creating a cohesive and distinctive industrial townscape character that reflects Rochdale's historic manufacturing legacy.

Within the wider context, the site lies within the context of two of the most prominent assets Barchant Mill and Summercastle. They were both historic sites in Rochdale that are no longer in operation, with the sites having been redeveloped. The two former assets were constructed in traditional red brick and stone with robust detailing, were once seen as key visual and cultural landmarks that once defined the area's sense of place.

The application site, formerly occupied by a now-demolished industrial structure, forms part of this historic industrial landscape and offers a valuable opportunity to deliver a contemporary employment development that respects and reinforces the heritage character of its surroundings.

Proposal

The proposed development comprises the construction of a new industrial building, subdivided into five individual units, each incorporating a mezzanine floor. Each unit will have an approximate floor area of 210m², providing a suitable and flexible space for new and growing businesses.

Primary access to the units will be via a shared car park, which will be accessed from Hill Street.

The proposed development has been designed with careful regard to the form, scale, and materiality of nearby heritage assets, particularly Summercastle and Barchant Mill. The scheme introduces a modern and well-proportioned industrial development that reflects the character of these heritage structures while providing a contemporary and sustainable interpretation suitable for modern employment use.

The massing and layout have been arranged to ensure the new buildings do not compete with or dominate the adjacent mills, maintaining appropriate visual separation and preserving key views within the local street scene. The proposed elevations incorporate vertical rhythm, varied fenestration, and material differentiation, helping to break up the massing and create visual interest that resonates with the industrial architecture of the area. Externally, the use of high-quality materials—including metal cladding and brickwork in muted, complementary tones—ensures visual harmony with the surrounding built fabric while distinguishing the new development as a contemporary addition that enhances the overall townscape.

The use of windows with small panes, brick heads, and stone cills is considered entirely appropriate within this context. These elements reflect traditional construction methods and detailing commonly found in the area and are consistent with the architectural character of some of the neighbouring buildings. The multi-paned window design maintains a fine level of visual detail and proportion typical of traditional fenestration. The brick heads provide subtle definition and craftsmanship above each opening, while the stone cills offer both a practical weathering feature and a complementary material contrast that enhances the overall appearance.

Overall, the proposal will improve the appearance and functionality of a neglected brownfield site, delivering a well-integrated development that enhances the setting of nearby heritage assets rather than detracting from it.

Conclusion

The proposed development has been designed with a clear understanding of the historic and architectural significance of the non-designated heritage assets, and the important contribution they make to Rochdale's industrial heritage.

The scheme has been designed to complement and reinforce this historic context through its considered scale, form, and use of appropriate materials.

By regenerating an underutilised site, the proposal will deliver tangible public benefits, including economic investment, employment creation, and visual enhancement of the local area. It will sustain and enhance the setting of nearby properties, aligning with the objectives of the NPPF, PfE Policy and Core Strategy.

Accordingly, the development is considered to result in no harm to the area. Instead, it will deliver a positive and sustainable contribution to Rochdale's historic environment and should be supported in heritage terms.