

R Coburn
110 Rochdale Road,
Royton, Oldham
OL2 6QF
Email: mkfassociates01@gmail.com

Heritage Statement

Proposed Development: Single-storey rear kitchen extension, Extension to external access staircase and Application of render to selected elevations

Site Address: The Cedar Tree Bar and Grill, 1 Haugh Fold, Newhey, Rochdale, OL16 3RF

Date: April 25, 2025

1. Introduction

This Heritage Statement supports the planning application for proposed external and structural alterations to The Cedar Tree Bar and Grill. The works include a single-storey rear kitchen extension, an extension to the existing external staircase, and the selective application of render.

2. Site Description and Historical Context

The Cedar Tree Bar and Grill is a three-story stone-built structure located at 1 Haugh Fold, Newhey, Rochdale. The building currently comprises a ground-floor bar and grill, a first-floor residential flat, and a vacant second floor previously used as a flat.

While the building is not listed, it is situated within an area that may contain non-designated heritage assets. According to Rochdale Borough Council, non-designated heritage assets are identified as buildings, monuments, sites, areas, or landscapes that have a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

The building's traditional stone façade and architectural features contribute to the character of the surrounding area, reflecting the historical development of Newhey as a village with a mix of residential and commercial properties.

3. Assessment of Heritage Significance

In line with Historic England's guidance on Statements of Heritage Significance, the significance of the heritage asset is assessed under the following values: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>

Evidential Value: The building provides physical evidence of the architectural styles and building materials typical of the region's historical development.

• **Historical Value:** The property's use as a public house and grill reflects the social and cultural history of Newhey, serving as a community gathering place over the years.

• **Aesthetic Value:** The stone construction and traditional design elements contribute to the visual appeal and character of the area.

• **Communal Value:** As a public house, the building holds communal value as a place of social interaction and local identity.

4. Proposed Development and Justification

The proposal seeks permission for the construction of a single-storey rear kitchen extension to support the ongoing operation of the existing restaurant. The extension will be positioned at the rear of the property, ensuring minimal visual impact on the primary elevation and surrounding streetscape. The development will include:

- Additional food preparation space
- Improved layout for safe and efficient kitchen operations
- Upgraded ventilation and extraction routes
- Reconfigured service areas for deliveries and waste management
- External finishes designed to complement the existing building

5. Impact Assessment

The proposed development is considered to have a minimal impact on the heritage significance of the building and its setting:

- **Physical Impact:** The retention of the building's external structure and façade ensures that its architectural character is preserved.
- **Visual Impact:** The visual impact of the proposed extension is minimal, as it is positioned at the rear of the building and remains largely hidden from public view and neighbouring properties. Its design and materials are sympathetic to the existing structure, ensuring it blends well with the original building, and the single-storey scale prevents it from appearing dominant or visually intrusive.
- **Setting:** The change of use aligns with the mixed-use character of the area and does not adversely affect the setting of any nearby heritage assets.

In accordance with the National Planning Policy Framework (NPPF), any potential harm to the significance of a heritage asset must be weighed against the public benefits of the proposal. In this case, the kitchen extension supports the continued viable use of the restaurant, enhances its operational efficiency, and contributes to local economic activity. These public benefits clearly outweigh any minimal heritage impact arising from the proposed works.

6. Conclusion

The proposed works represent sensitive and appropriate improvements to The Cedar Tree Bar and Grill. The building's architectural and historic character will be preserved, and the impact on heritage significance is negligible. The development complies with national and local planning policies concerning heritage conservation and is considered to have a negligible impact on the heritage significance of the building and its setting.

We respectfully request that Rochdale Borough Council grants planning permission for this development.