



HERITAGE STATEMENT -

802 MANCHESTER ROAD, ROCHDALE, OL11 3AW

Revision : P01
Date: APR 2026
Issued For: Planning

Rev	Date	Description
P01	07/04/26	Issued for Planning

1. Heritage Context

The site lies within the Castleton South Conservation Area, designated for its:

- Historic linear development pattern
- Traditional commercial/residential mix
- Architectural cohesion and materials

2. Significance of the Site

The building holds **moderate heritage significance** as:

- A contributor to the streetscape
- Part of a consistent urban grain
- Representative of historic mixed-use development

However:

- Internal alterations have reduced its historic integrity
- Functional quality is currently poor

3. Impact of the Proposal

Positive Impacts

- **Reactivation of ground floor frontage**
- Reinforcement of traditional mixed-use pattern
- Improved building use and long-term viability
- Retention of overall scale, massing, and appearance

Neutral Impacts

- Internal reconfiguration does not affect heritage significance

Minor Harm (if any)

- Introduction of rooflights and modern materials (PVC windows)
- These are considered **minor and reversible**

4. Heritage Justification

In accordance with the NPPF:

- Any minor harm is **less than substantial harm**
- The proposal delivers public benefits:
 - Housing provision
 - Economic activity (Class E unit)
 - Building reuse and preservation

Therefore, the scheme is justified and policy-compliant.

5. Design Response to Conservation Area

The proposal has been carefully designed to:

- Preserve the building line and scale
- Maintain traditional material palette
- Avoid overdevelopment

- Retain the visual integrity of Manchester Road

6. Conclusion

The proposal:

- Preserves the character and appearance of the conservation area
- Enhances viability and use of the site
- Introduces a high-quality, policy-compliant mixed-use scheme

Overall, the development is considered **appropriate and beneficial** within the conservation area context.