



Heritage Statement

Practice: Building Design Services

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bds

Address:

110 Drake Street, Rochdale, OL16
1PN

Proposed:

Erection of rear canopy structure to existing
shop/building to provide covered external display area
for fruit & veg

Content

1. Introduction
2. Site, Surroundings and Heritage Context
3. Proposed Development and Heritage Impact
4. Conclusion

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1. INTRODUCTION

This Heritage Statement has been prepared in support of a planning application for the erection of a rear canopy structure at 110 Drake Street, Rochdale, OL16 1PN. The proposal relates to the provision of a covered external display area for fruit and vegetable sales associated with the existing retail premises.

The application site is an existing commercial property on Drake Street in Rochdale. The proposal consists of a lightweight canopy structure located at the rear of the existing building. The proposed works are modest in scale and intended to support the continued operation and functionality of the existing business.

The site is located adjacent to, but outside of, the Rochdale Town Centre Conservation Area. As such, this statement has been prepared to assess the impact of the proposed development upon the character and appearance of the surrounding area and nearby heritage assets.

The proposal has been carefully designed to minimise visual impact through its scale, appearance and rear location. The development would not involve the demolition or alteration of any significant historic architectural features and is considered to preserve the character and setting of the adjacent Conservation Area.

2. SURROUNDINGS AND HERITAGE CONTEXT

The application site relates to an existing commercial premises located at 110 Drake Street, Rochdale. The building forms part of the wider Drake Street area, which contains a mixture of traditional commercial, residential and industrial style buildings of varying ages, scales and architectural styles.

Drake Street is a well-recognised historic route in Rochdale and features a varied townscape characterised by traditional shopfronts, commercial buildings, warehouses, and later infill developments. Whilst parts of the area have experienced changes over time, the street continues to contribute to the historic character and identity of Rochdale Town Centre.

The application site is positioned adjacent to, but outside of, the Rochdale Town Centre Conservation Area. The Conservation Area contains a variety of heritage assets and buildings of historic and architectural interest that contribute positively to the area's wider character.

Previous heritage assessments prepared for nearby developments on Drake Street have identified 110 Drake Street as a non-designated heritage asset for its contribution to the wider streetscape and the area's historic commercial character.

The surrounding area includes a mixture of traditional brick buildings, rendered elevations, commercial shopfronts and later additions or extensions. Rear sections of buildings along Drake Street commonly contain ancillary structures, extensions and service areas of varying forms and materials.

The proposed canopy structure would be located to the rear of the existing building, where visibility from the wider public realm and Conservation Area would be limited. Due to its modest scale and lightweight appearance, the proposal would not appear visually dominant or out of character within the surrounding context.

3. PROPOSED DEVELOPMENT AND HERITAGE IMPACT

The proposal seeks planning permission for the erection of a lightweight rear canopy structure to provide a covered external display area associated with the existing fruit and vegetable retail premises at 110 Drake Street, Rochdale.

The proposed structure would be positioned to the rear of the existing building and would consist of steel support members with a dark grey powder-coated finish, together with polycarbonate roof sheeting. The canopy has been designed as a simple, functional addition appropriate to the site's existing commercial use.

The proposal is modest in scale and remains clearly subservient to the host building. Due to its rear location, the structure would have limited visibility from Drake Street and from views within the adjacent Rochdale Town Centre Conservation Area.

The development would not result in the loss of any historic architectural detailing or significant historic fabric. No alterations are proposed to the principal frontage of the building, and the proposal would not adversely affect the character, appearance or setting of nearby heritage assets.

The lightweight form and simple design approach help minimise visual impact whilst ensuring the proposal remains functional for the continued operation of the business. Similar rear additions, ancillary structures, and service areas can be found throughout the surrounding Drake Street area; therefore, the proposal would not appear out of keeping with the existing context.

Overall, it is considered that the proposed development would preserve the character and appearance of the surrounding area and would not harm the significance or setting of nearby heritage assets or the adjacent Conservation Area.

4. CONCLUSION

In conclusion, the proposed rear canopy structure represents a modest and appropriate form of development which would support the continued operation of the existing commercial premises at 110 Drake Street, Rochdale.

The proposal has been carefully designed to minimise visual impact through its lightweight construction, simple appearance and rear location. The development would remain subservient to the host building and would have limited visibility from the wider public realm and adjacent Rochdale Town Centre Conservation Area.

The proposal would not result in the loss of any significant historic fabric or architectural detailing and would not adversely affect the character, appearance or setting of nearby heritage assets.

Overall, it is considered that the proposed development would preserve the character and appearance of the surrounding area and adjacent Conservation Area and would therefore accord with the heritage objectives of the National Planning Policy Framework and relevant heritage policies within the Rochdale Core Strategy.