

PLANNING HERITAGE STATEMENT

382 Heywood Old Road, Middleton, Manchester, M24 4SB



Figure 1: Existing principal elevation and rear/side return, viewed from Heywood Old Road.

Site	382 Heywood Old Road, Middleton, Manchester, M24 4SB
Heritage status	Non-designated heritage asset (as identified/treated for the planning proposal)
Proposal	First floor rear glazed extension, alterations to fenestration on the front elevation and the application of render to the existing building
Overall heritage conclusion	No material harm to significance; the works preserve the principal heritage characteristics of the building

1. Introduction

This Planning Heritage Statement has been prepared in support of a planning application at 382 Heywood Old Road, Middleton. The proposal comprises a First floor rear glazed extension, alterations to fenestration on the front elevation and the application of render to the existing building

The building is understood to be treated as a non-designated heritage asset (NDHA) in the planning context. This statement therefore considers the building's heritage significance, the contribution made by its setting, the effect of the proposed works, and the extent to which the scheme conserves that significance.

2. Heritage Policy and Guidance

The current National Planning Policy Framework (NPPF, August 2026) states that heritage assets should be conserved in a manner appropriate to their significance. Policy HE4 requires development proposals affecting heritage assets to maintain or secure a use consistent with their conservation and to avoid, or where this is not possible minimise, harm to significance. Policy HE5 requires a proportionate assessment of significance and potential effect. Policy HE7 provides the decision-making test for non-designated heritage assets: proposals with a positive effect should be supported; where harm is identified, it should be weighed against the benefits in a balanced judgement having regard to the scale of harm and the significance of the asset.

Rochdale Borough Council advises applicants working on non-designated heritage assets to consider the impact on heritage significance, mitigate resulting harm, justify the works, and demonstrate public benefits where relevant. The Council's criteria for identifying NDHAs include architectural significance, historical significance and positive contribution to local character.

3. Site and Building: Existing Character

The application building is a substantial two-storey structure occupying a prominent position on the northern side of Heywood Old Road. Its principal elevation is long and relatively regular, with a simple rectangular form, pitched roof and a repeated series of vertically proportioned window openings at ground and first-floor level.

The building has a restrained architectural character rather than a highly ornate architectural treatment. Its heritage interest is principally expressed through its historic built form, scale, proportions, roof form, regular fenestration and its contribution to the established built character of Heywood Old Road.

The existing building is rendered. The submitted photograph shows that the existing finish is weathered and visibly deteriorated, with areas of staining, patching and surface irregularity. The current finish consequently does not present the building at its best and detracts to some degree from its contribution to the streetscape.

The surrounding townscape is visually mixed, with the application building experienced as part of an established roadside group rather than as an isolated architectural composition. The principal public appreciation of the building is therefore from Heywood Old Road and the immediate highway environment.

4. Assessment of Heritage Significance

The significance of the building is considered to be local in nature. Its principal heritage value lies in its architectural and historic interest as an established historic building within the Heywood Old Road townscape, together with its positive contribution to local character.

The principal elevation makes the strongest contribution to significance because it is publicly experienced and retains the building's characteristic scale, linear form, regular window arrangement and roof profile. The rear and side areas are of lesser townscape sensitivity, particularly where functional additions and utilitarian elements have already altered the original fabric or appearance.

5. Description of the Proposed Works

5.1 First-floor rear glazed extension

The proposed extension is located to the rear at first-floor level. This is a deliberate heritage response: the intervention is kept away from the principal street elevation, which is the most important part of the building's public presentation.

The use of glazing gives the addition a contemporary and lightweight expression and allows the original building to remain clearly legible. The extension does not seek to imitate the historic architecture and is consequently read as a later intervention. Its subordinate rear position also limits its visibility from the public highway.

5.2 New render

The proposal includes new render to the front, side and rear elevations. The works will retain the existing two-storey form, principal proportions and established window arrangement. New render will provide a consistent and better-maintained finish to the building and address the visibly weathered condition of the existing coating.

The finish should be of an appropriate smooth or lightly textured render character and a restrained, muted colour compatible with the building and surrounding townscape. Final colour and finish can appropriately be controlled by planning condition if considered necessary.

6. Impact on Heritage Significance

6.1 Effect on the principal elevation and streetscape

The principal elevation will remain substantially intact. There is no proposal to remove the principal historic form, materially alter the roof profile facing the road, or introduce an extension to the front. The regular rhythm of openings and the building's established scale will therefore continue to define its relationship with Heywood Old Road.

The re-rendering is considered beneficial in visual terms because it replaces a deteriorated and inconsistent surface finish. Provided that an appropriate colour and texture are used, the work will improve rather than diminish the building's contribution to the street.

6.2 Effect of the rear extension

The rear extension will have a limited effect on heritage significance because it is located away from the principal public elevation. The contemporary glazed treatment distinguishes new work from the historic building and avoids a false historic appearance. The original building will remain readily understood as the principal element.

The extension is therefore considered a proportionate form of change which allows the building to be adapted to meet contemporary requirements while retaining the characteristics that underpin its local heritage interest.

7. Mitigation and Design Principles

Retain the principal street-facing elevation and its established two-storey scale and proportions.

Keep the new extension to the rear so that its visual effect on the public appreciation of the building is minimised.

Use glazing to provide a visually lightweight and clearly contemporary addition, allowing the historic form to remain legible.

Use a restrained render colour and finish appropriate to the existing building and surrounding townscape.

Avoid unnecessary loss of historic fabric and retain existing architectural features wherever practicable.

8. Heritage Balance and Public Benefits

The proposal enables the continued and improved use of an established building while avoiding substantial intervention to the part of the asset that makes the strongest contribution to public character. The works provide functional improvements through additional accommodation and a more coherent external finish.

In heritage terms, the principal public benefit is the retention and continued viable use of the building, together with improvement to its external condition and appearance. The scheme does not result in demolition or the loss of the principal architectural characteristics identified as contributing to significance.

9. Conclusion

The building at 382 Heywood Old Road has local heritage significance arising principally from its historic built form, architectural character, scale, proportions, regular fenestration and contribution to the established character of Heywood Old Road.

The proposed first-floor rear glazed extension is appropriately located away from the principal street elevation and is expressed as a contemporary, lightweight addition. The proposed re-rendering will address the poor condition of the existing finish while retaining the building's established form and proportions.

Having regard to the significance of the asset and the scale and nature of the proposed change, the works are considered to result in no material harm to the significance of the non-designated heritage asset. The proposal therefore represents a proportionate form of adaptation which conserves the building's principal heritage characteristics and supports its continued viable use.