



ROCHDALE SIXTH FORM COLLEGE

DESIGN AND ACCESS STATEMENT

ABW Architects
NOVEMBER 2022

This Design & Access statement has been prepared by ABW Architects on behalf of Rochdale Sixth Form College in support of the planning application for a six-storey extension to the existing six-storey college building.

The Design & Access Statement should be read in conjunction with supporting documents submitted as part of the application, including:

- Energy Statement
- Heritage Statement
- Transport Assessment
- Air quality Assessment
- Drawings submitted as part of the application
- Ecology Report
- Flood Risk Assessment
- Coal Mining Risk Assessment
- Landscaping Plan
- Sequential Test
- Crime Impact Statement
- Lighting Statement

CONTENTS

1.0 BACKGROUND

- 1.1 Regional Context
- 1.2 Local Context
- 1.3 Local History
- 1.4 Opportunities & Challenges
- 1.5 Movement & Transport
- 1.6 Natural Features
- 1.7 Planning Considerations
- 1.8 Environmental Considerations

2.0 DESIGN PROPOSALS

- 2.1 Brief & Requirements
- 2.2 Design Development
- 2.3 Proposed Plans
- 2.4 Proposed Sections
- 2.5 Proposed Elevations
- 2.6 Materials
- 2.7 Accessibility
- 2.8 3D Visualisation
- 2.9 Conclusions

3.0 HERITAGE STATEMENT

- 3.1 Introduction
- 3.2 Historical Development Pattern
- 3.3 Touchstones Museum
- 3.4 Legislation, principles and policies
- 3.5 Relationship to Heritage Assets
- 3.6 Integration of Proposal
- 3.7 Conclusion
- 3.8 Listings
- 3.9 References

BACKGROUND

1.1 REGIONAL CONTEXT

Rochdale Sixth Form Site
Rochdale Town Centre



Source: Google Earth

1.2 LOCAL CONTEXT

The existing building, completed circa 2011, is located 0.7 miles to the West of the town centre and lies to the west of the River Roch. The East of the site is defined by the major traffic route, St. Mary's Gate. The perimeter of the site is lined by the River Roch to the East, a dual carriage way to the South and East, Hopwood Hall College to the North and a retail park to the West.

The college has successfully increased the number of young people who attend the College and allow them to develop their full potential under its support. It is listed as one of the best sixth form colleges in the country for student progression and was named "Sixth Form College of the Year 2021 in the recent Times Educational Supplement Awards" (Rochdale College).

However, the existing building is almost at maximum capacity, with a limited floor area of 8707 m² (GIA), restricting their offer to further educate young people in the area. To meet future demand, the college has identified the need for additional teaching space over a larger area.

Pedestrian access comes from the south of the site, with car parking and vehicle access to the north, with College Road and St Marys Gate being the primary roads. To the east of the River Roch is Hopwood Hall College campus. The landscape to the north of the site is dominated by the "Seven Sisters" tower blocks.



Source: Google Earth

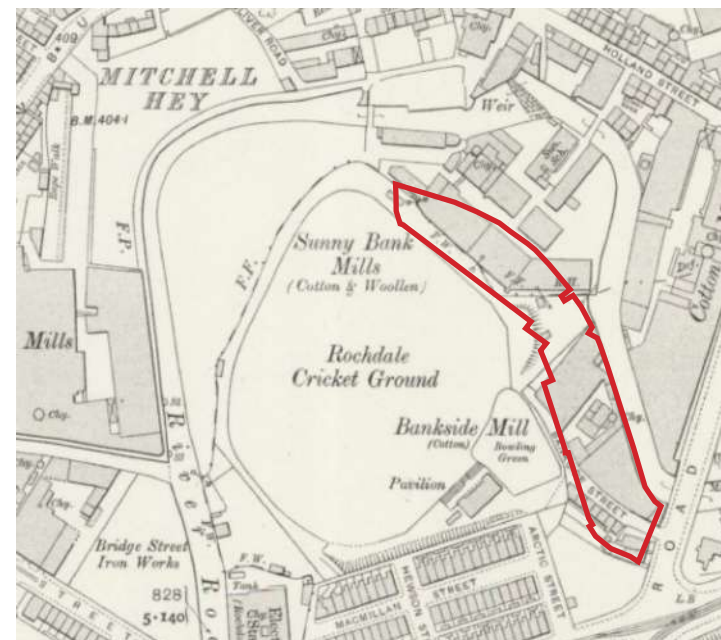
1.3 LOCAL HISTORY

Rochdale is a borough within Greater Manchester to the north of Manchester City Centre. High moorlands border the north of the borough, where the River Roch descends from. In the 13th century the town gained a market charter, making Rochdale a trading centre for people living in the surrounding moorlands. Trading of wool and cloth followed the introduction of sheep into the agricultural economy. The woven products were shipped abroad and flannel became Rochdale's dominant textile, until 1830, when cotton took over.

During the 19th century Rochdale became a major textile manufacturing town. The rapid economic growth from Rochdale's textile industry caused unrest within the community, forging three distinct classes: the upper class (wealthy land owners), the middle class (self-made entrepreneurs) and the working class, who formed 96% of Rochdale's population. Mechanisation of the industrial revolution saw workers' wages decrease and people struggle to afford to live. From 1801 to 1824 it was illegal for workers to form unions. In response to the living wage being insufficient and no government help, the weavers and workers formed the Rochdale Friendly Co-operative Society in 1832, founding the first Co-operative store in 1833, supporting the workers who used the organisation. The River Roch has been hidden beneath Rochdale town centre for more than a century and its course has changed over the past two centuries. In 2015 a medieval bridge crossing the River Roch was uncovered.



Aerial view of site 1964, Source: Historic England



Historic map of site 1910, Source: National Library of Scotland



St. Marys Gate, 1960's

Rochdale Local Hi

1.4 OPPORTUNITIES & CHALLENGES

The proposal relates to the existing Rochdale sixth form building and will form an extension of the existing structure to the north of the site and to the west of the River Roch. To satisfy the requirement of a growing student body, the proposal provides a six storey extension to the existing College, with an additional 19 teaching spaces, learning support space and staff accommodation.

All car parking sits to the North of the site, providing the opportunity for the proposal to expand North. Much of the proposed site is car parking for college staff, although there is an understanding that nearby car parks could be used to compensate for the loss of some parking spaces. The local authority do not see this as a crucial issue. Pedestrian access from the south end of the site and vehicle parking and access to the North will remain unchanged.

Proximity to the river and long distance views over the surrounding moorland offers the potential to create a place with a strong identity and sense of place. As there is currently limited external space, the project aims to provide social, external spaces and encourage its use with both staff and students. A roof terrace on the north side of the proposal offers views towards the west and east over the moorland. The existing external landscaping will be extended at ground level, where furniture will be provided to activate the area and encourage social engagement.



Approach from the North carpark to the existing Rochdale Sixth Form College building, Source: Google Maps



Approach from the North to the existing Rochdale Sixth Form College entrance, Source: Google Maps



Rochdale Sixth Form College existing cantilevered entrance, Source: Google Maps

1.5 MOVEMENT & TRANSPORT

The Local Plan of Rochdale is supported by several documents, with the main being the Rochdale Unitary Development Plan. Its strategy prioritises strengthening the local economy, fostering social inclusion, enhancing the environment and using resources prudently.

Section G/CF/1: Identifies an increased demand for public services like schools. It is important that they are accessible to the wider community, so a central location next to good transport links is imperative.

The site is in walking distance to the town centre and is enclosed by two major roads, satisfying accessibility needs. The scheme must be appropriate in scale and appearance; the design decisions made have considered this and forms positive relationships with the existing context. The proposal is adjacent to Hopwood Hall College, forming strong relationships with other educational facilities. Extending Rochdale Sixth Form College enhances and solidifies a strong educational base, just East of the town centre.

Section CS policy T2: States that proposals need to be accessible in terms of transport.

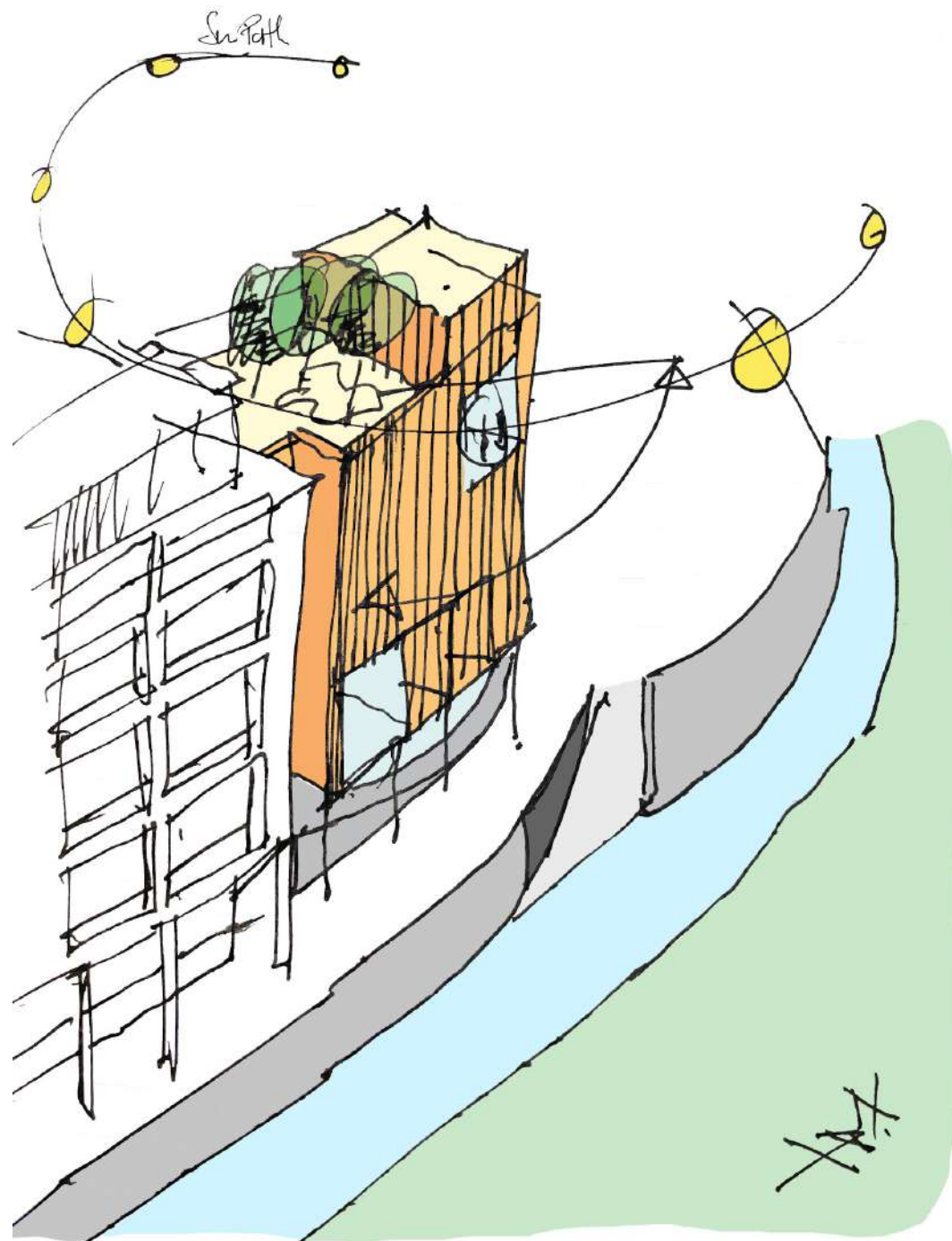
Two major roads neighbour the site: College Road to the north and St Mary's Gate to the east. These have been identified as areas of opportunity, suggesting the site itself is in a good position to be developed with strong access routes. Being between major transport network routes puts the site in a sustainable location.



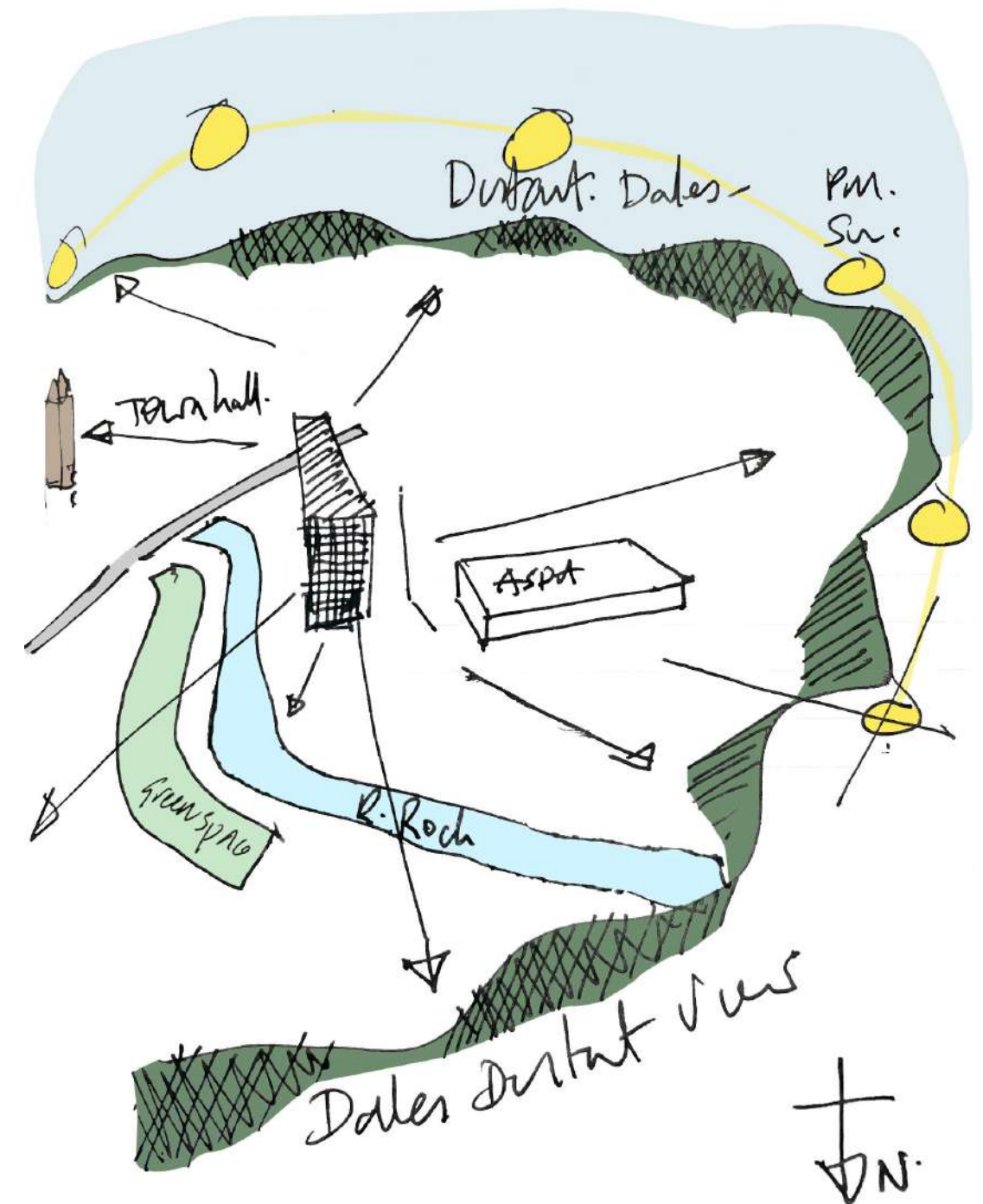
1.6 NATURAL FEATURES

Proximity to the river offers views, strong identity and a sense of place. Limited existing external space around college will encourage the use of the proposed riverside landscaping upon completion.

The college benefits from being close to a number of natural features including parks, green space and water ways. From a height the college has views over the countryside that surrounds Rochdale.



Early proposal sketches



1.7 PLANNING CONSIDERATIONS

Section KO/1, 4.6: Outlines the government’s aims “to strengthen the local economy” by improving and diversifying the range of employment opportunities, as Rochdale Borough has been an area that has under performed for many years.

The proposal supports this by providing enhanced facilities to better educate the next generation.

Section KO/2, 4.8: Documents the government’s concerns “to foster social inclusion” through planning policies that allow people to access the same facilities.

The proposal promotes social inclusion and gives opportunities to all students from varying social and economic backgrounds. A fundamental aim of Rochdale Sixth Form College is to give back to the community, strengthening social cohesion. By improving the teaching facilities at the college, they can offer high quality education to a larger number of students, diversifying and include more people whilst complying to the government’s aims.

Section KO/3, 4.10: States Rochdale’s aims to “enhance the environment”. The Borough has been damaged by the industrial revolution, so the urge to improve the physical environment is heightened.

The proposed extension plans to enhance and expand existing external spaces as well as provide a roof garden. This meets the government’s ambition to improve the physical environment. The council outlines that good design is the basis for lasting sustainable development. The proposal’s “good design” will be achieved by respecting the surrounding context: extension maintains the six-storey height of the existing College building, and is a similar height to Hopwood Hall College, just east of the River Roch. The metal cladding compliments the existing materials, while the orange colour defines the extension, providing its own identity and achieving “good design”.

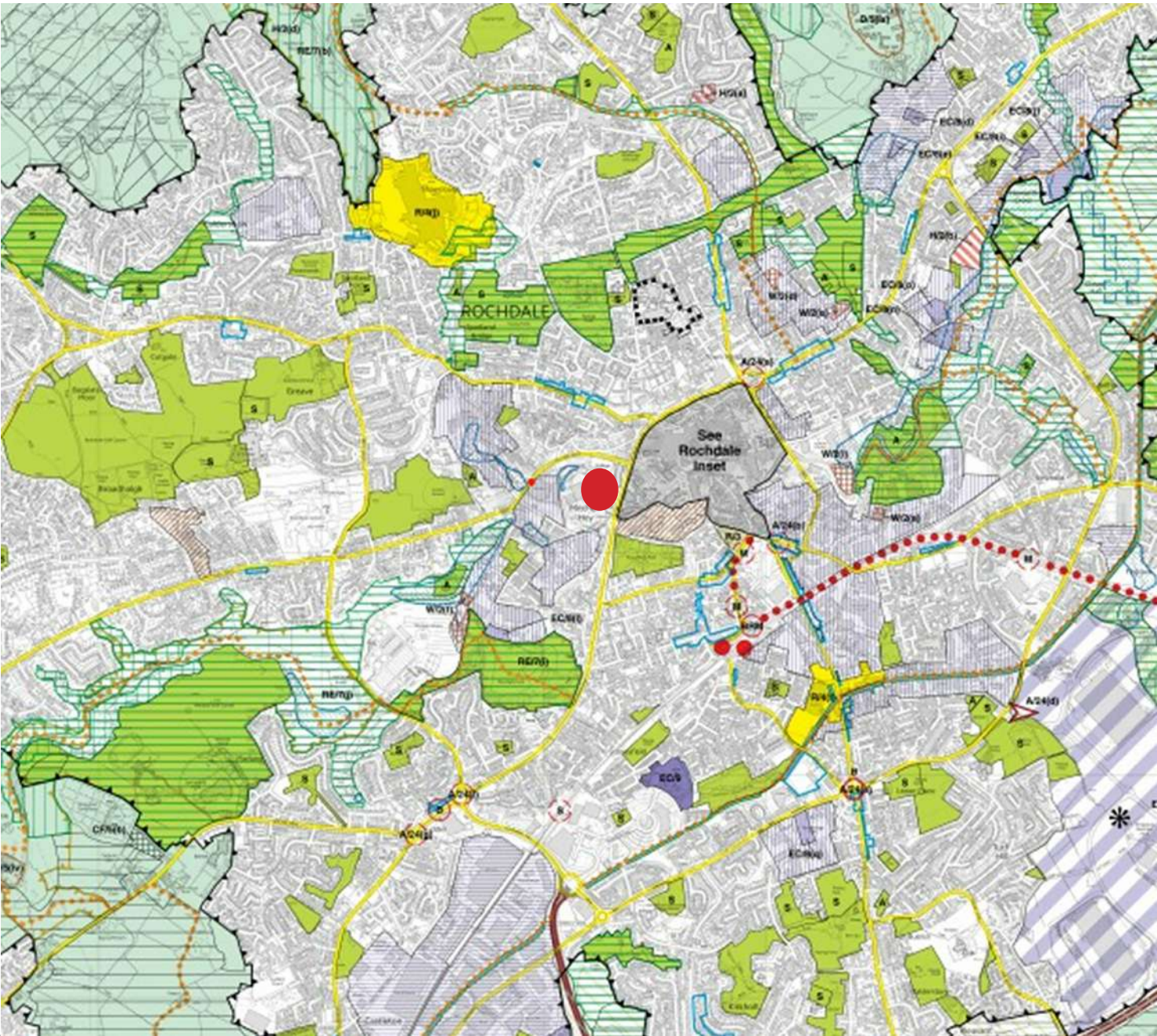
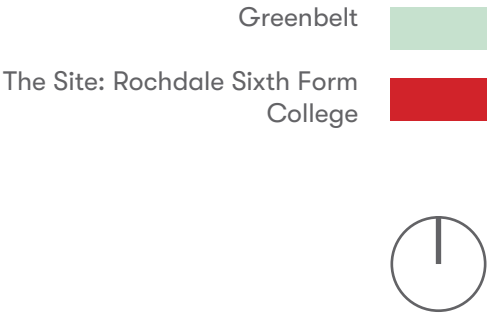
Section KO/4, 4.13: Documents their concern “to use resources prudently”. Rochdale has limited resources, so preserving these is key to providing sustainable development, ensuring Rochdale’s future success.

Instead of building a completely separate building which is independent from the existing structure, the proposal intends to extend the existing college and reuse the existing envelope thus reducing the amount of resources and land used.

Section G/D/1, 7.1: Reaffirms the Council’s wishes for new developments to be concentrated within the urban area to support urban regeneration and avoid encroaching onto the surrounding countryside.

The proposed site falls within the defined urban area, promoting Rochdale’s urban regeneration.

Rochdale Local Plan, Source: Rochdale Council



1.8 ENVIRONMENTAL CONSIDERATIONS

EXTERNAL LIGHTING

The existing car park and pedestrian entrance lighting columns to the north of the existing building will remain as these are generally not affected by the final footprint of the proposed extension of the building. The existing will be supplemented with new lighting as a combination of bollards to the pedestrian entrance and luminaires to the soffit of the first floor which creates the ‘covered’ entrance into the building. The luminaires will be selected to provide illumination for safe hours of darkness movement along the designated foot paths and for security purposes on the building perimeter. Where luminaires face the river boundary the luminaires and output will be correctly selected to prevent over illuminating the area and to comply with BREEAM requirements for reduction of light pollution. All luminaires will be of the high efficacy LED type and incorporate necessary asymmetric design to prevent upward illumination and spill beyond the task illumination area.

INTERNAL LIGHTING

General lighting throughout the building will be provided from high efficiency LED and control gear luminaires, the lighting aesthetic throughout the buildings will be clean and the primary driver will be to utilise narrow and square luminaires where practical; the aim will be to follow the form of the buildings lines. The luminaires selected throughout the building will be energy efficient to help satisfy the low carbon requirements and AD Part L (2021) modelling and include dimming, passive sensors and zonal controls to maximise the flexibility so when rooms are not in use the luminaries will switch off.

Interior surfaces as well as notional working planes will be illuminated to satisfy the requirements of key design guidance documents including, but not limited to:

- CIBSE Lighting Guides;
- BS EN 12464: 2011
- BS 5266: 2011

EXISTING FEATURES

The site area that will be affected by development has had long term use as car parking, with potentially low ecological value. The site is immediately to the north of the existing building on the site of the ramp, that will be reinstated. The scheme does not affect existing car parking provision. The entire side is currently hard landscaped with very low ecological value (refer to ERAP report)

FLOOD RISK & COAL MINING

The site is in flood zone 3 with part of the site defined as a functional flood plane. The existing College building has been designed to mitigate the risk, as well as the proposed extension. Please refer to the Flood Risk Assessment report for further details.

The River Roch is designated as a major river meaning it is managed by the Environmental Agency (EA) and has potential easements along both banks (TBC). Existing drawing indicate EA access to the slipway and hardstanding within the site; it is assumed this is part of the easement. The EA have advised that work has started on their Rochdale and Littleborough FloodRisk Management Scheme (FRMS), a multi-phase project that is likely to reduce flood risk to the site once completed.

The site is within an area of risk defined by the Coal Authority with a known working to the North and East of the site (opposite bank of the River). Previous site reviews (WYG 2007) and Coal Authority report 00063968-07 indicate that the site is unlikely to be within the zone of influence of historic workings. Please refer to the Coal Mining Risk Assessment report for further details.

Photograph of external lighting to north of site, Source: Google Earth



DESIGN PROPOSALS

River Roch

Existing College Building

The “Seven Sisters”
Tower Blocks

Hopwood Hall
College



Early Proposal Sketch

2.1 BRIEF & REQUIREMENTS

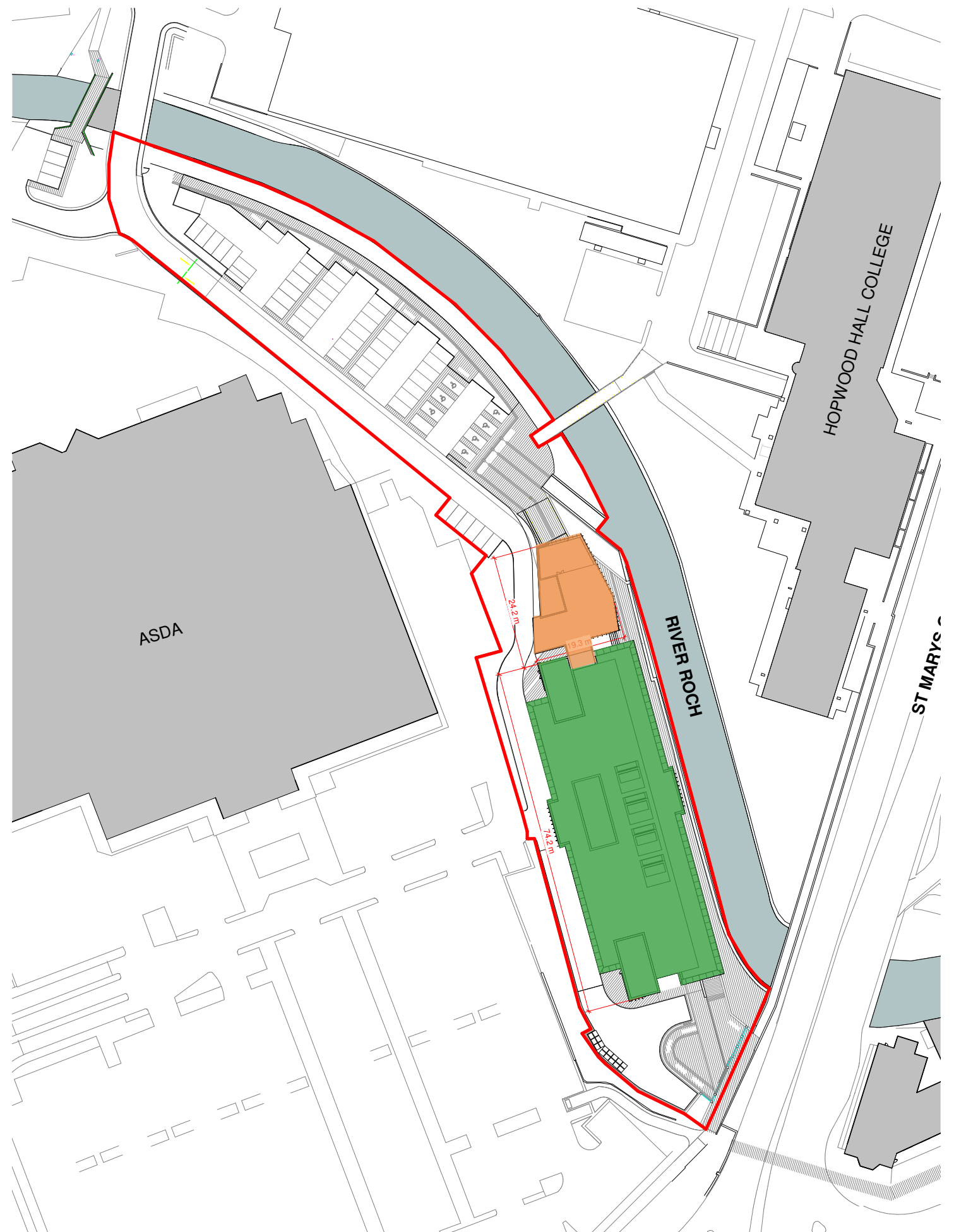
This Design and Access Statement has been prepared in support of the planning application for a six storey extension to the existing purpose built six storey Rochdale Sixth Form College (RSFC) building.

Rochdale Sixth Form College, rated *Outstanding* by Ofsted, has the capacity to serve 1480 pupils on 29 different courses, which is rapidly expanding. The College's ethos to make students aware of their academic potential, their devotion to giving back to the community, and the growing number of small start up businesses and technology-based companies, all support Rochdale Sixth Form College's vision to expand their teaching facilities. The proposed extension would provide the College with the necessary resources for students to achieve academic excellence, within the College's support network. Education routes include basic skills development, to higher level qualifications through to A-Levels, Degrees, Apprenticeships and more.

The College is drawing in an increasing number of pupils. This has lead to a demand of space that will not be met by the existing accommodation. Additional accommodation is crucial to ensure that continual growth can be accommodated and quality expectations are met. The proposed extension allows pupils to permeate through, without having to enter a separate building externally. Therefore, the scheme will provide a fluid continuation of the existing building.

This document outlines a proposal that will give Rochdale Sixth Form College an identity and sense of place within the town, providing distance views over the surrounding moorland and extending external areas, which are currently lacking.

- Rochdale Sixth Form Site Boundary ■
- Proposed Extension ■
- Existing Building ■
- Surrounding Buildings ■



Site Plan showing the Site Boundary

2.2 DESIGN DEVELOPMENT

SCALE

The proposed elevations demonstrate the relationship between the existing building and the proposed development. The six storey extension meets the height of the existing building with its footprint being a natural continuation of the form of the existing building. Neighbouring Hopwood Hall College to the east, across the River Roch, is also a six storey building. The scale of the proposed extension relates to the surrounding buildings and the existing college building.

The proposed scale delivers the required additional teaching facilities identified by the college and is in line with the college's continual growth in student numbers. To accommodate the necessary teaching facilities, some car parking spaces adjacent to the existing building will be lost to the proposal.

APPEARANCE

The extension proposes the use of a metal rain screen cladding that expands the existing palette of materials, creating a new identity which is complimentary to the existing building. The proposed contrasts with the existing and preserves the symmetry of the original composition through bold simplicity. The proposed vertical format rain screen cladding compliments the existing building's verticality of its glazing systems and the central curtain wall system.

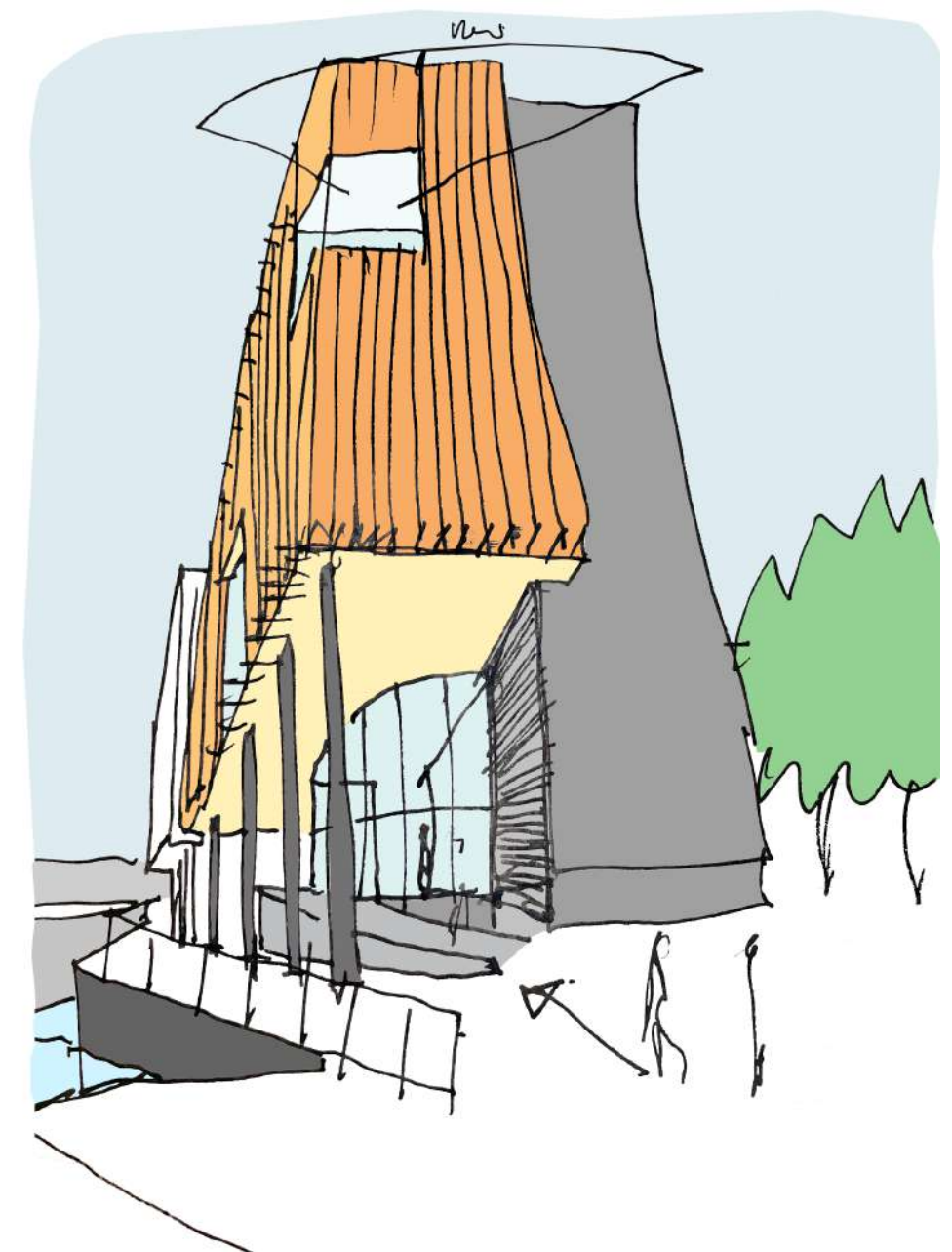
The extension cantilevers on the east side of the proposal, which defines the frontage of the building and provides a covered external route to the entrance. The cantilever aligns with the east edge of the existing building footprint. The ground floor is glazed, providing views out and forming a relationship between the internal and external spaces.

LANDSCAPING & EXTERNAL SPACES

Enhancing external spaces will be achieved by creating a roof garden as well as expanding the existing landscaping. Adding landscaping and furniture to external spaces will encourage its use, elevating student experience and wellbeing. The six storey extension to the north of the current College building aims to create distance views over the surrounding moorland and giving Rochdale Sixth Form College a distinct identity within the town and create a sense of place.

MOVEMENT & USAGE

The teaching spaces will cover a range of subjects, covering Economics, English Language, Expressive Arts, Humanities, Languages, Mathematics, Science, and Visual Arts and Media. The aim of the proposal is to form its own, independent identity, while operating as a cohesive unit that can be accessed internally from the existing College building.

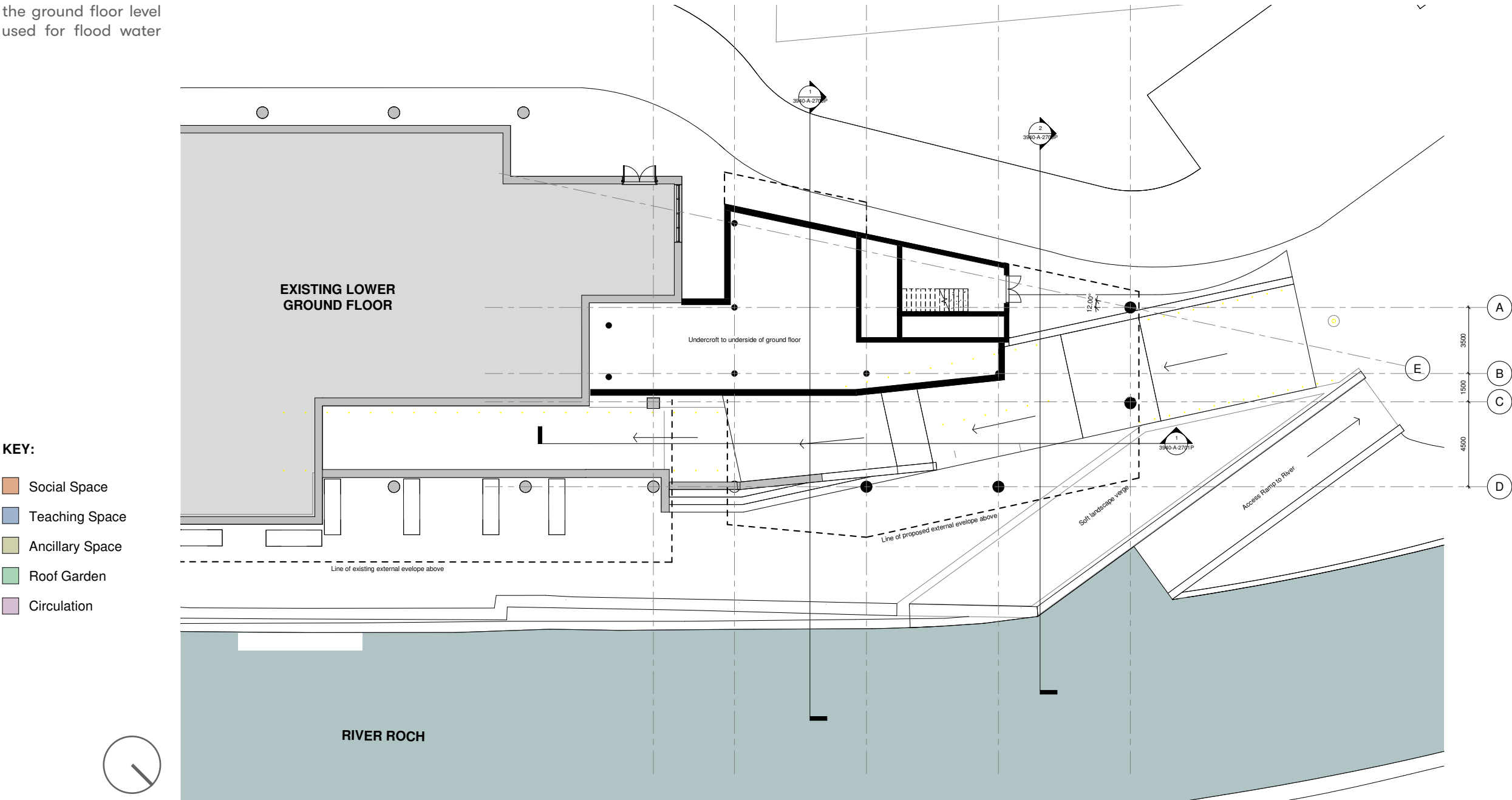


Early Proposal Sketch

2.3 PROPOSED PLANS

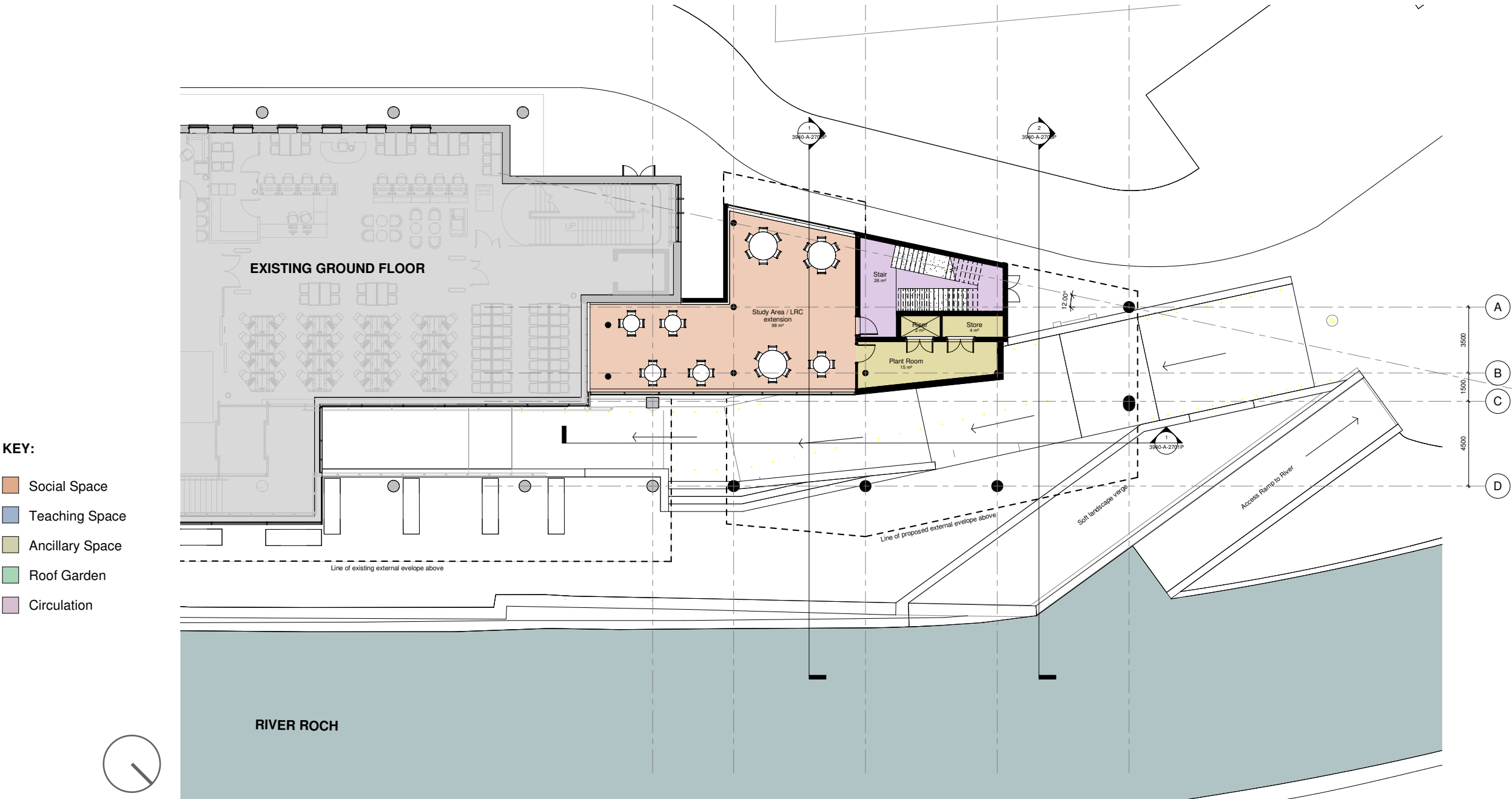
Proposed Lower Ground Floor Plan

Proposed ground floor level matches the ground floor level of the existing building. Undercroft used for flood water compensation.



2.3 PROPOSED PLANS

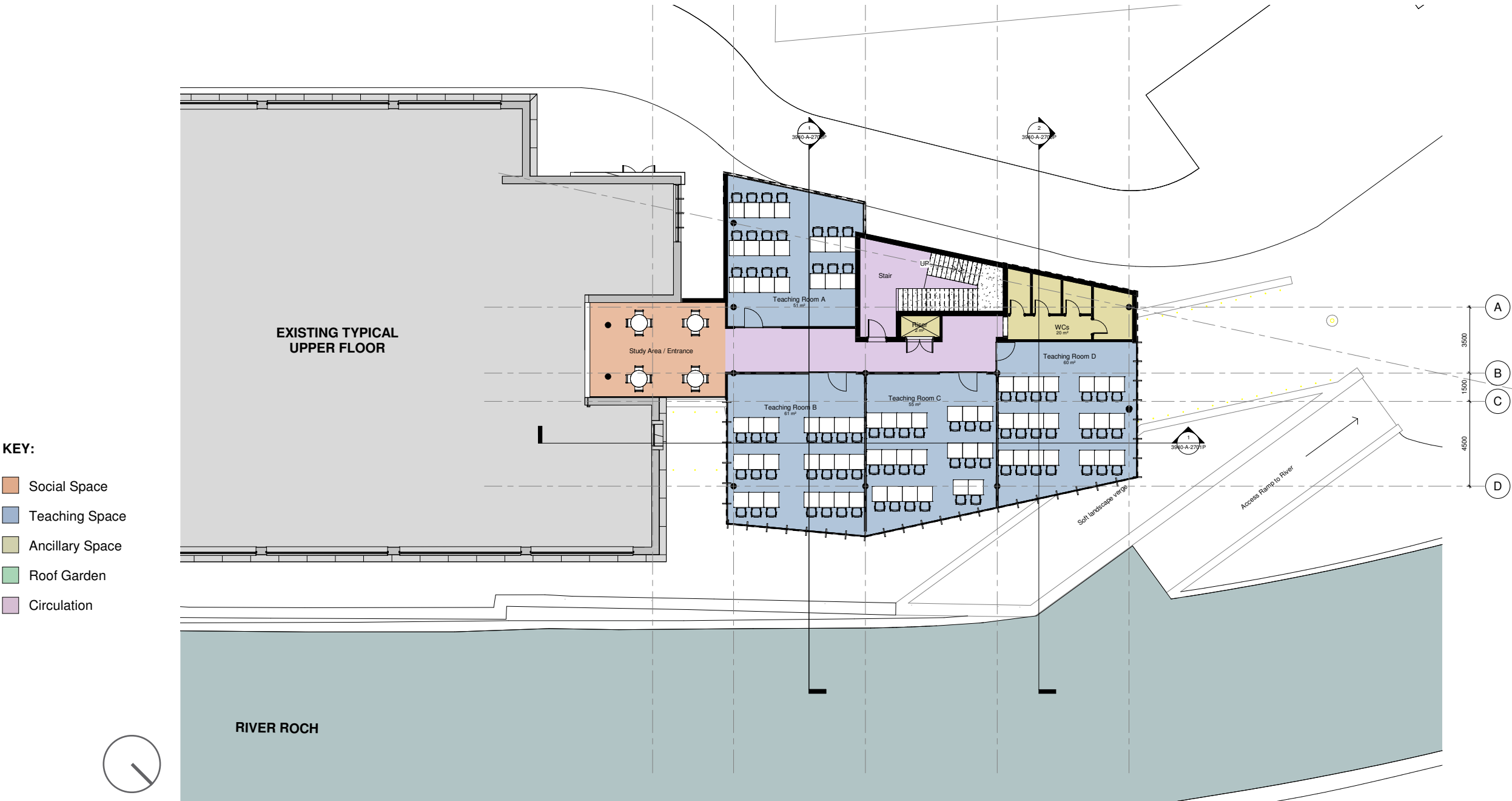
Proposed Ground Floor Plan



2.3 PROPOSED PLANS

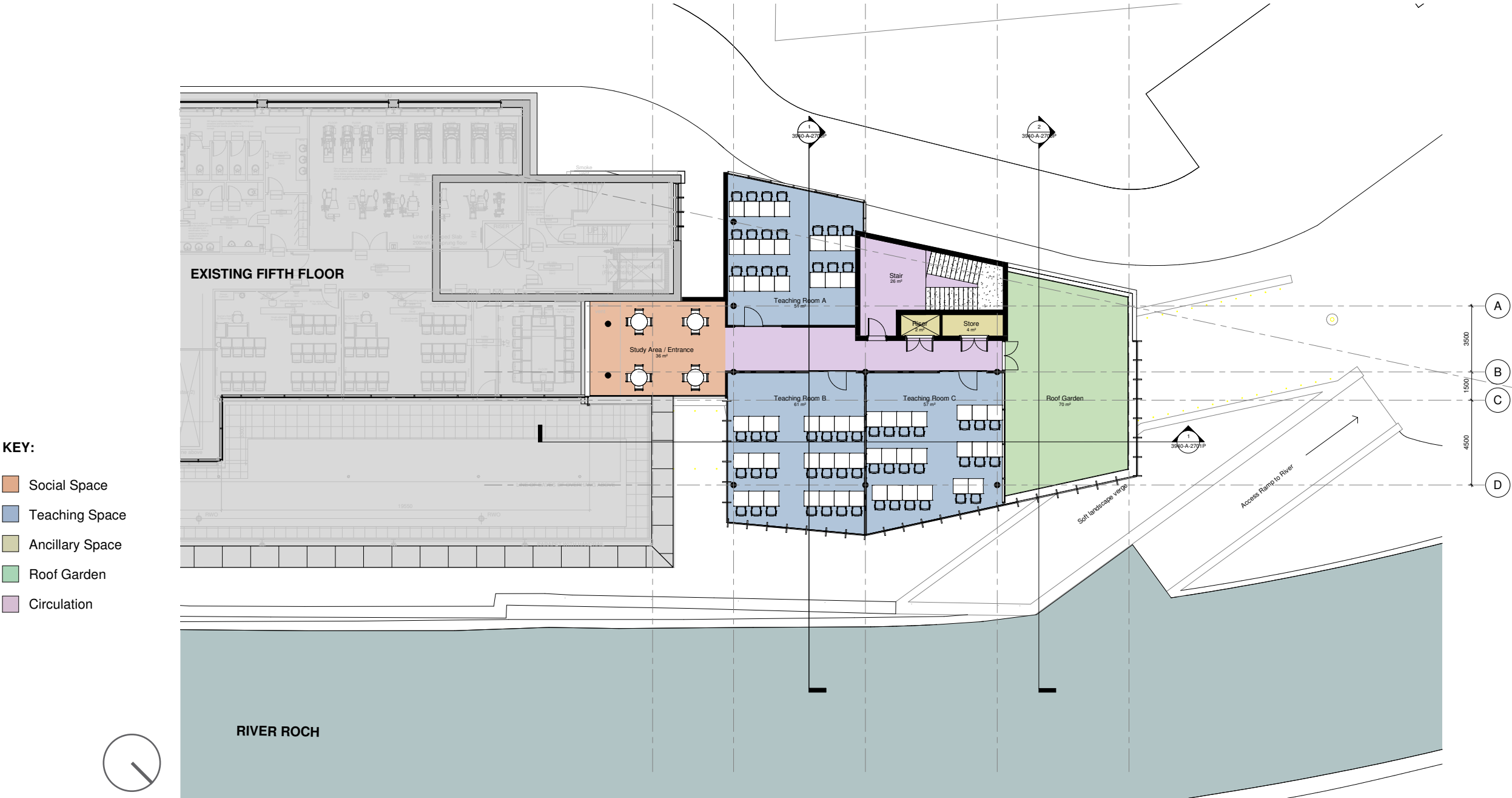
Proposed Typical Upper Floor Plan

Repeated on level 1, 2, 3 and 4.



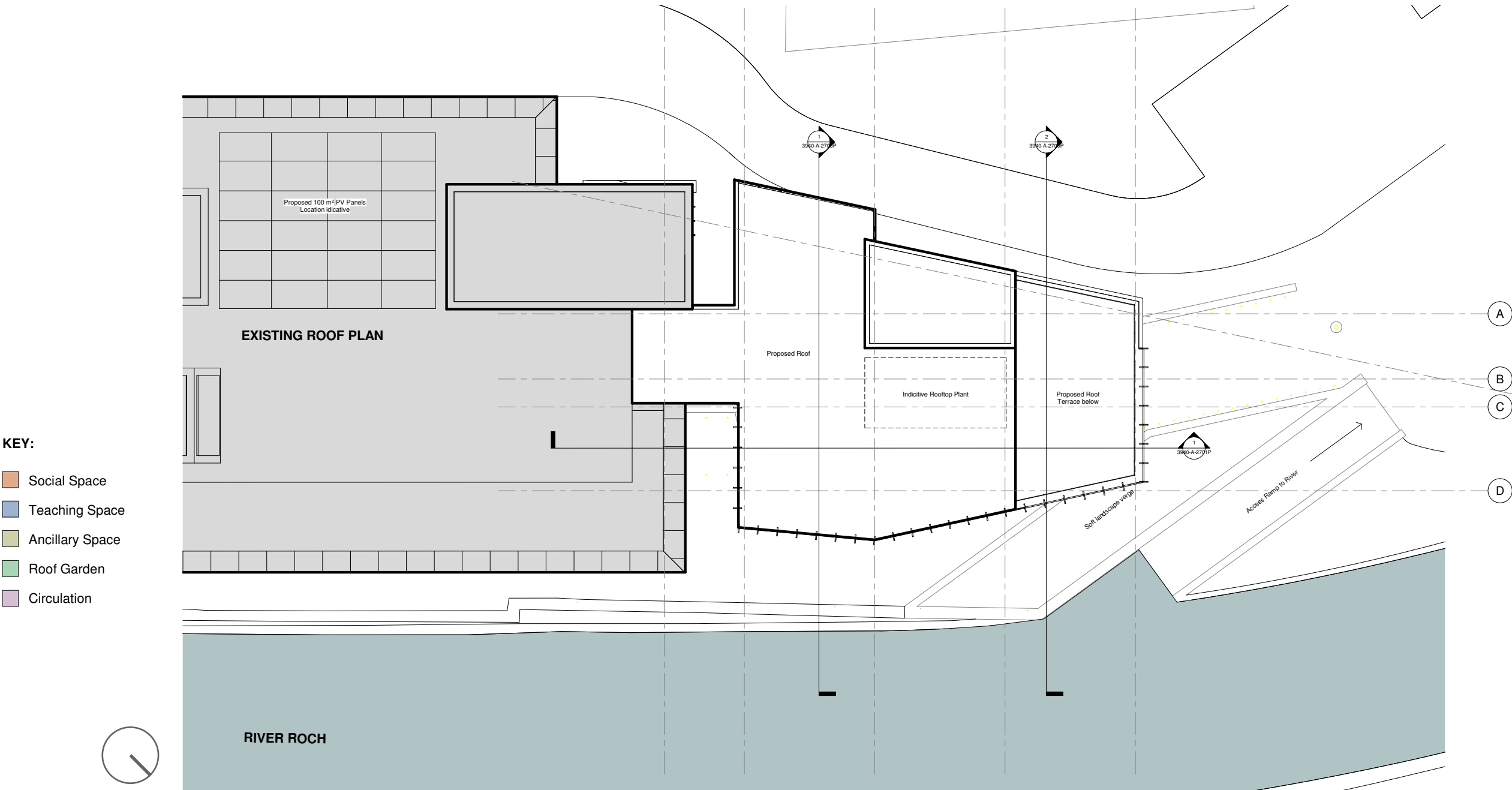
2.3 PROPOSED PLANS

Proposed Fifth Floor Plan



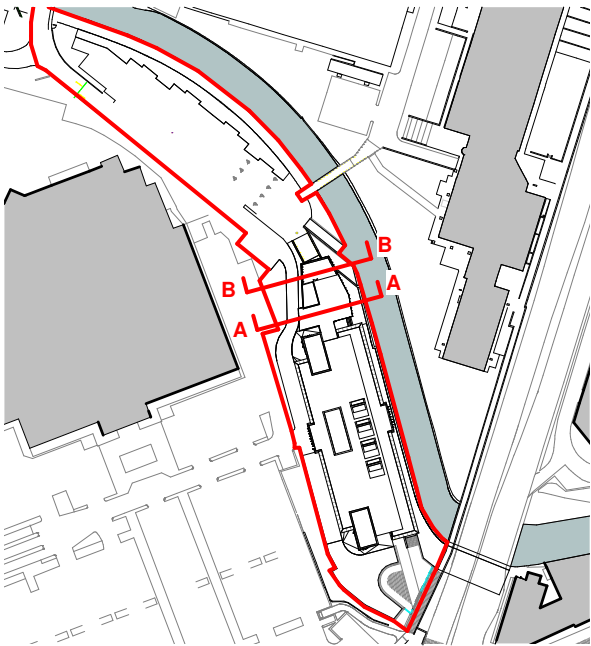
2.3 PROPOSED PLANS

Proposed Roof Plan

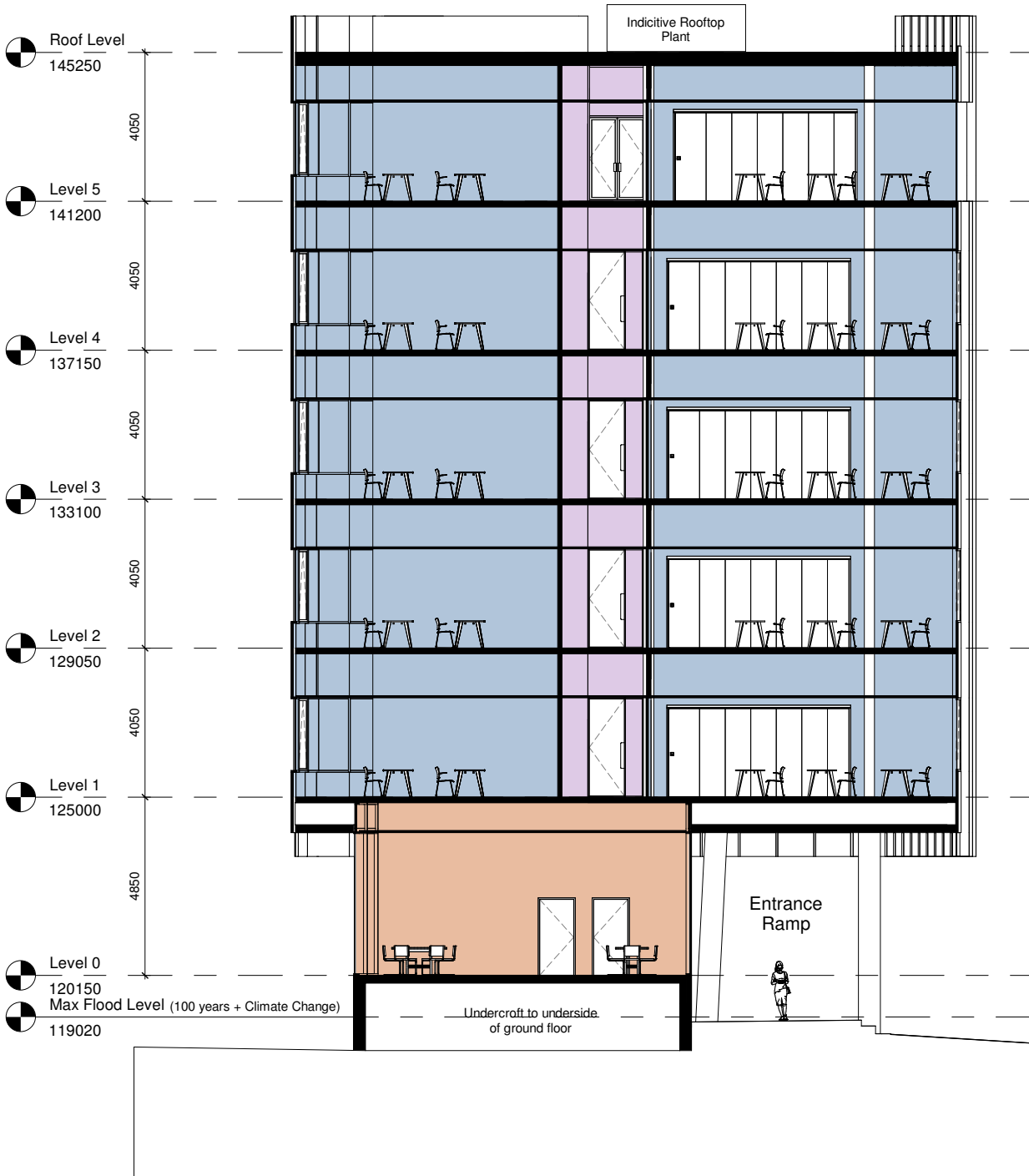


2.4 PROPOSED SECTIONS

Proposed Cross Sections



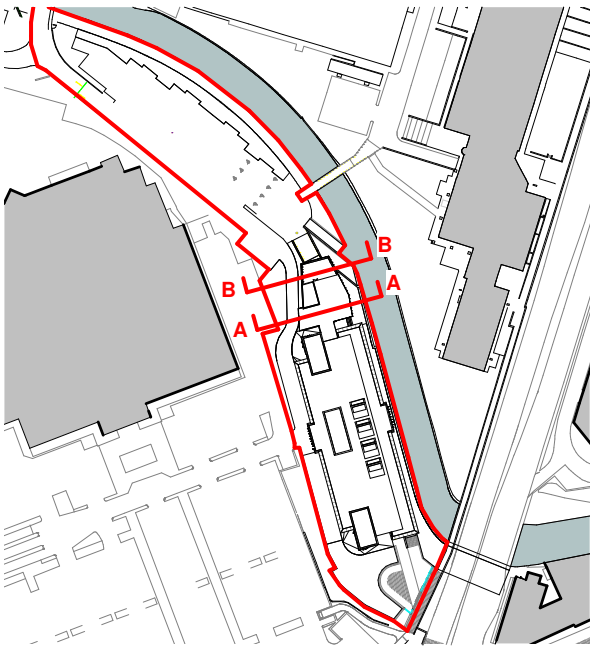
- KEY:**
- Social Space
 - Teaching Space
 - Ancillary Space
 - Roof Garden
 - Circulation



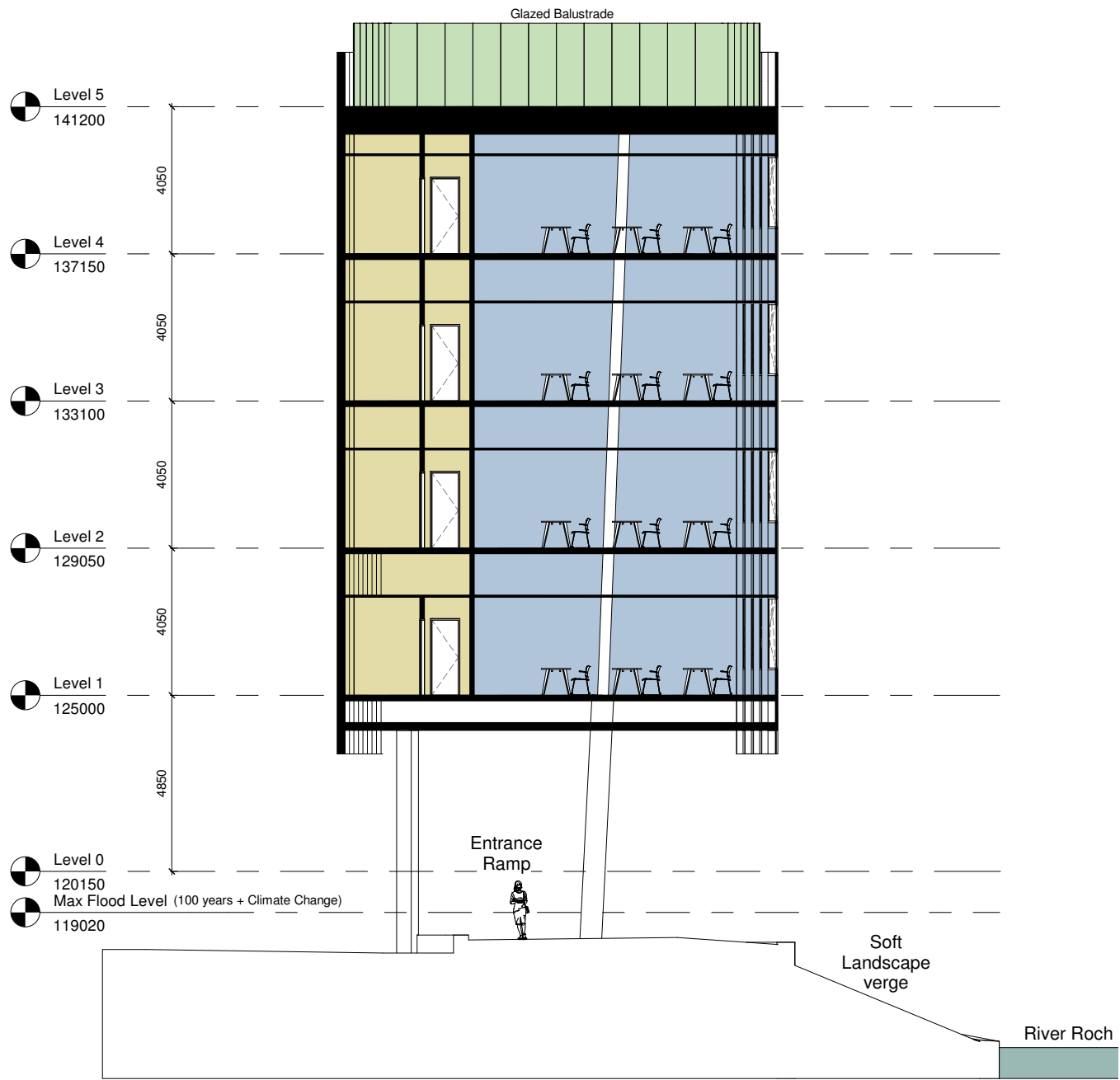
Proposed GA Section AA

2.4 PROPOSED SECTIONS

Proposed Cross Sections



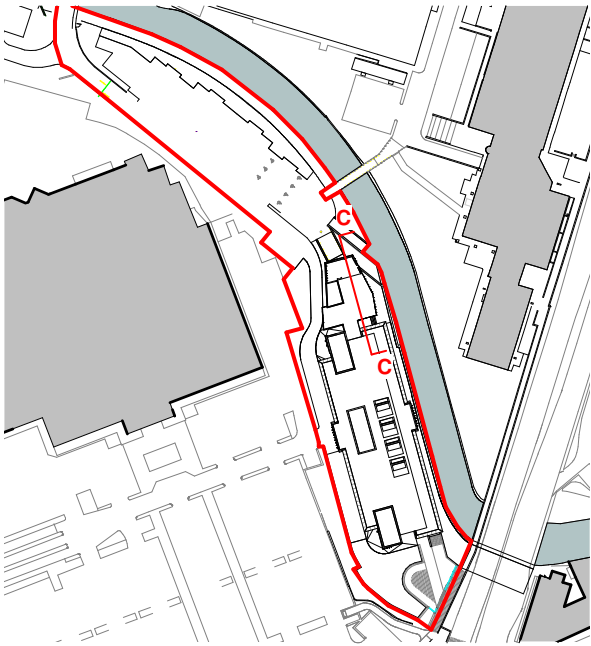
- KEY:
- Social Space
 - Teaching Space
 - Ancillary Space
 - Roof Garden
 - Circulation



Proposed GA Section BB

2.4 PROPOSED SECTIONS

Proposed Cross Sections



- KEY:
- Social Space
 - Teaching Space
 - Ancillary Space
 - Roof Garden
 - Circulation



Proposed GA Section CC

2.5 PROPOSED ELEVATIONS

Proposed River & Back Elevations



Existing

Proposed

Proposed River Elevation



Proposed

Existing

Proposed Back Elevation

2.5 PROPOSED ELEVATIONS

Proposed Extension Elevation - River



2.5 PROPOSED ELEVATIONS

Proposed Extension Elevation - North



2.6 MATERIALS

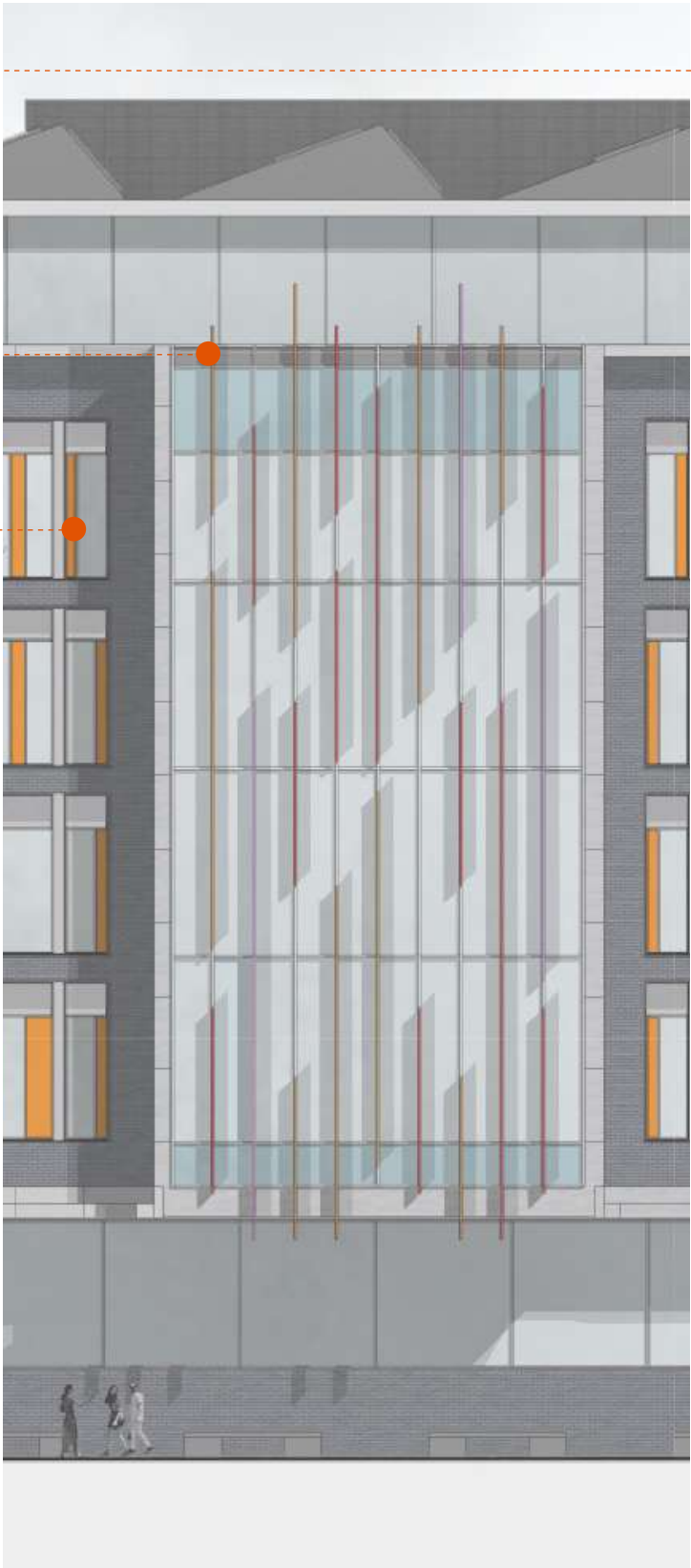
The existing college building uses the colour orange as a key part of their material palette. Orange coloured fins and orange film on windows are used across the existing elevation. In the proposed, an orange rain screen cladding is featured to reinforce the college’s existing visual identity whilst maintaining the proposals own significance in comparison to the surrounding area.



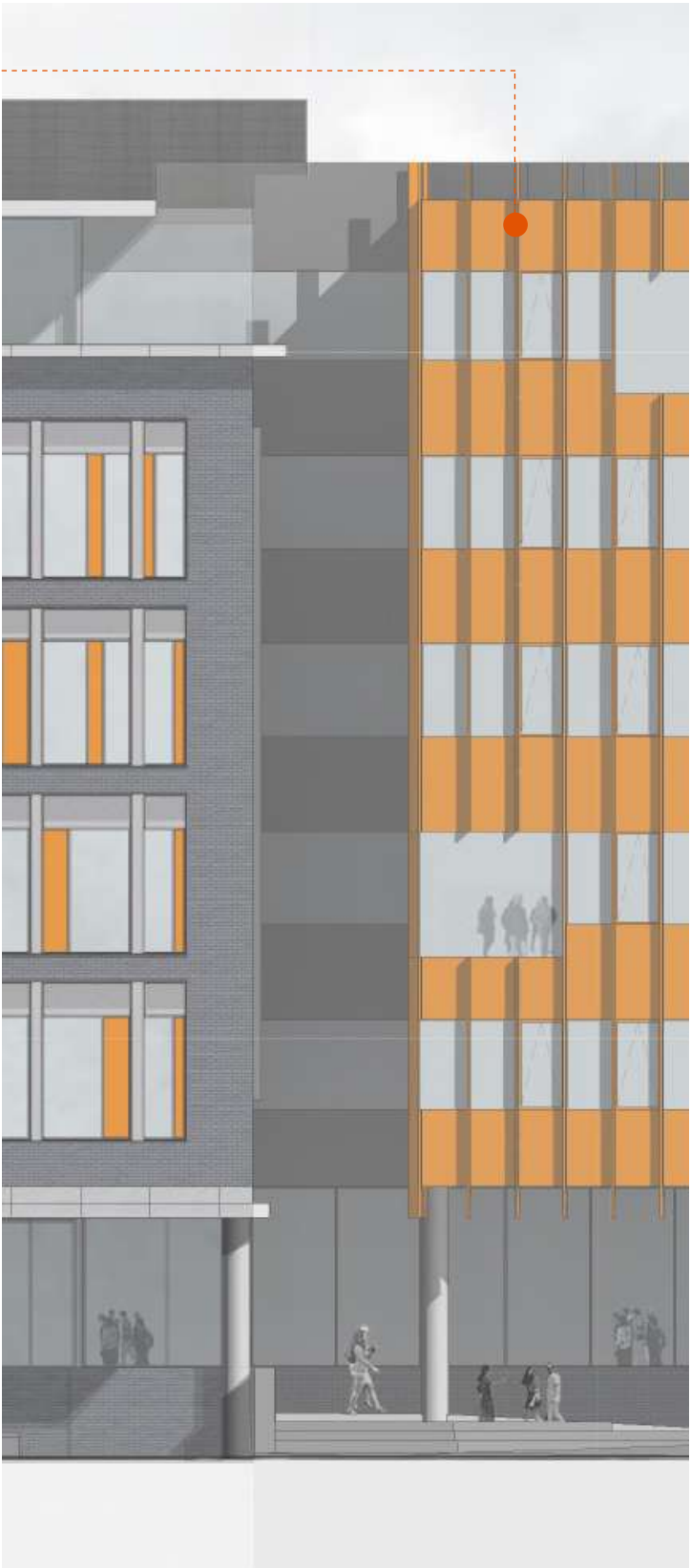
Existing orange transparent film Existing coloured fins

- Proposed orange coloured metal rain screen cladding with clear glazing and PPC aluminium fins
- Existing orange coloured aluminium coloured aerofoil fins
- Existing orange coloured transparent window film

Existing Building - Central Bay Elevation



Existing to Proposed Link



Existing Proposed

2.7 ACCESSIBILITY

The approach is to utilise the existing entrance from a refurbished ramped access way. The building's approach, access and circulation will fully comply with Part M regulations. An external ramp will slope towards the entrance of the building. It is also assumed that the ramp area would not be seen as an issue by the Environment Agency. An assumption is also made that the existing fire exit is at a safe level; therefore, we have used this to define the site area.

It is unclear what degree of access has been determined along the river bank in front of the College; the proposal may impact on this and works to provide more space around the ramp has been assumed.

There is an existing gate onto the site from ASDA car park. This gate could provide limited access onto the site for fire and refuse purposes during the construction stage.

The extension will be accessed from the existing building internally, allowing the proposed building and the existing to function as one cohesive unit.

The extension will be accessed from the existing building at all levels. The primary accommodation stair will remain within the existing building. The stair shown within the proposed extension is an enclosed fire stair.

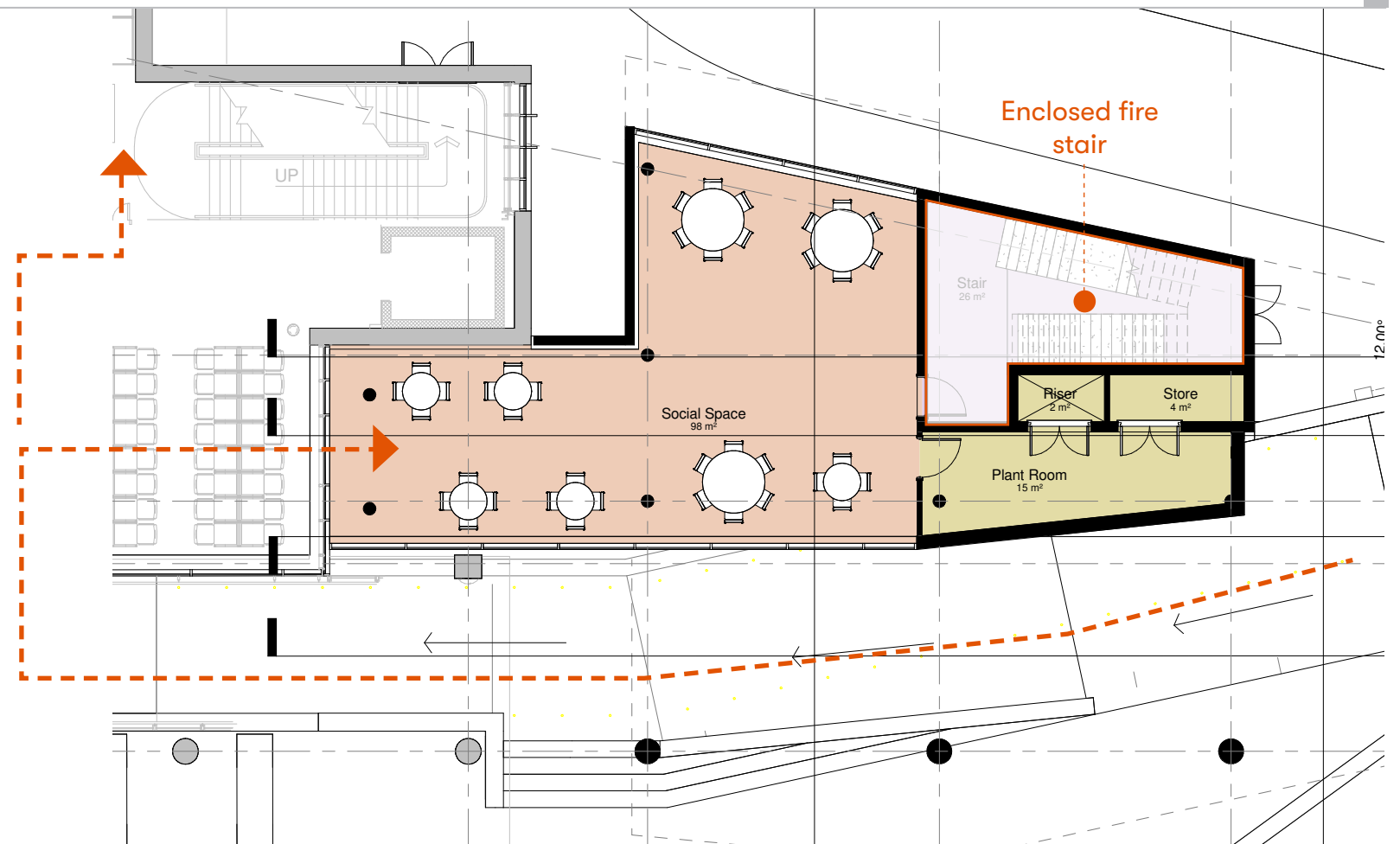
Due to proximity of the proposal to the road, it is designed to use a combination of natural and mechanical ventilation.

For energy and services information, please refer to separate energy statement document.

Main stair within existing building - access to all upper levels

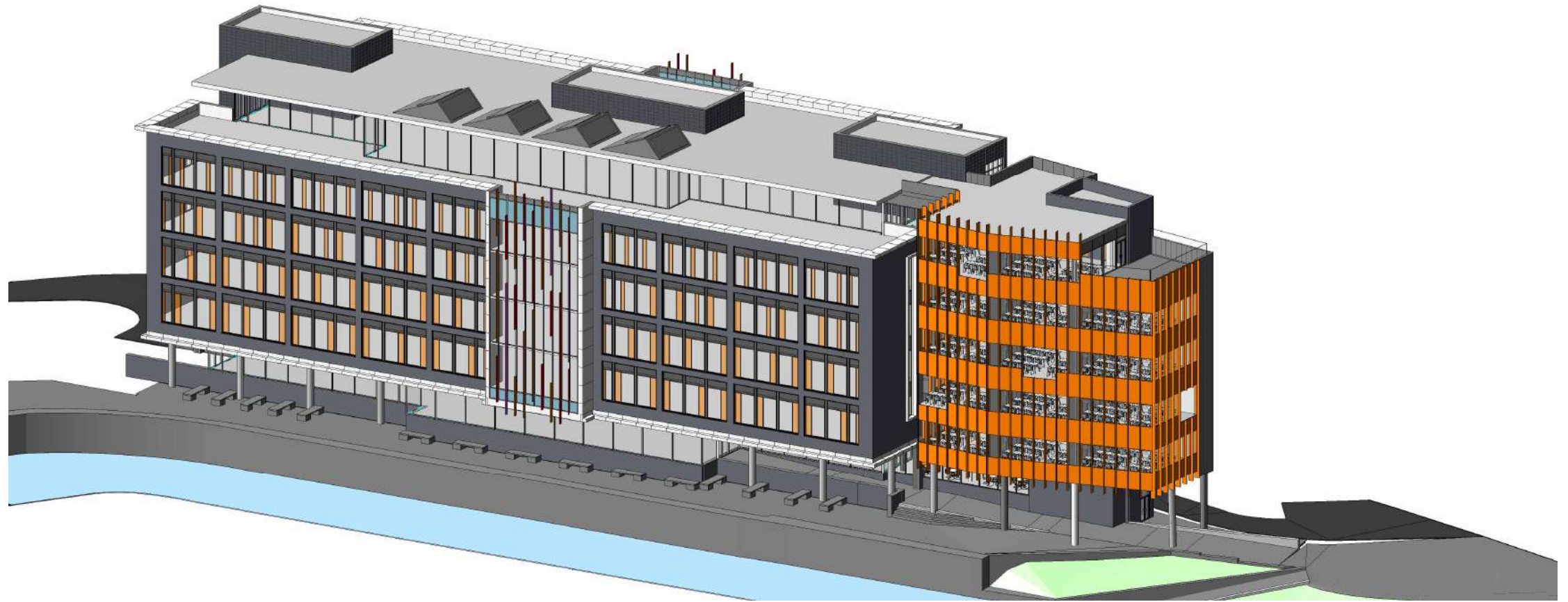
Ground floor access via reinstated ramp through existing building

Each floor accessed through link from existing building



2.8 3D VISUALISATION

Axonometric Views



Axonometric View - North East - From River



Axonometric View - North West - From ASDA carpark

2.8 3D VISUALISATION

View from within Teaching Space



2.8 3D VISUALISATION

View from Roof Terrace



2.8 3D VISUALISATION

View from St Mary's Gate



2.8 3D VISUALISATION

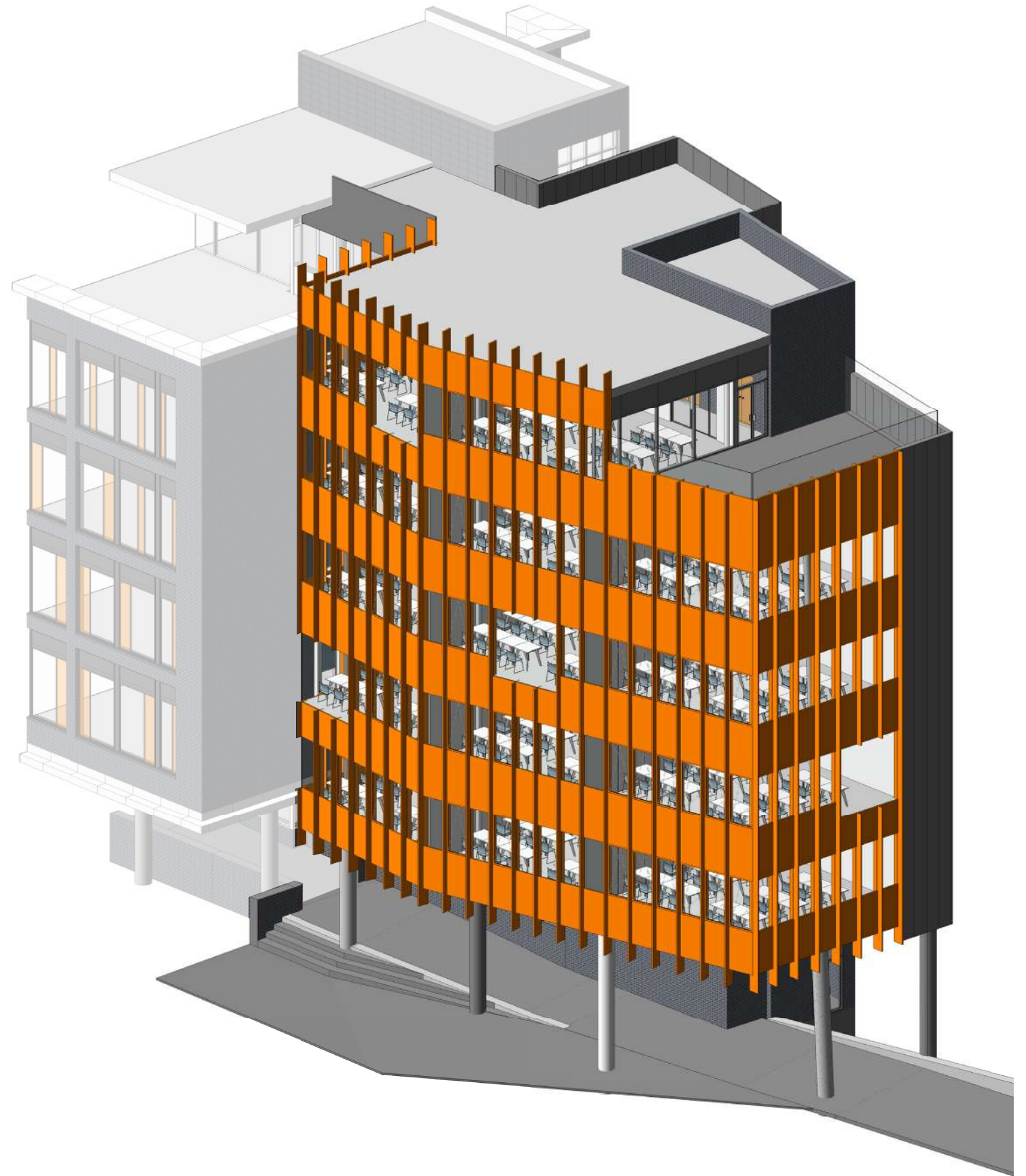
View from ASDA Car Park



2.9 CONCLUSION

Rochdale Sixth Form College's success in delivering high quality education has significantly contributed to the town and wider area. The need to provide teaching excellence is imperative for Rochdale's economic future and the community's sustainability. The proposed development of Rochdale Sixth Form College's building is an important part in maintaining their reputation as a leading sixth form college. The proposal considers the community's needs, is critical in meeting increasing demand and maintains high quality.

The re-design of the proposed building celebrates the relationship of the site to the moorland that encircles Rochdale. It will be a positive contribution to the rest of the town and the ability of the college to further educational success.



HERITAGE STATEMENT

3.1 INTRODUCTION

This report provides commentary on the impact of the proposed construction of a six storey extension to the north of the existing Rochdale Sixth Form College building. The location of the proposed extension is to the west of the River Roch and to the north west of a Grade II listed library, museum and art gallery. The proposal and the Grade II listed building are intersected by St. Mary's Gate dual carriageway.

HISTORICAL CONTEXT

Rochdale is a borough within Greater Manchester to the north of Manchester City Centre. High moorlands border the north of the borough, where the River Roch descends from. In the 13th century the town gained a market charter, making Rochdale a trading centre for people living in the surrounding moorlands. Trading of wool and cloth followed the introduction of sheep into the agricultural economy. The woven products were shipped abroad and flannel became Rochdale's dominant textile, until 1830, when cotton took over.

During the 19th century Rochdale became a major textile manufacturing town. The rapid economic growth from Rochdale's textile industry caused unrest within the community, forging three distinct classes: the upper class (wealthy land owners), the middle class (self-made entrepreneurs) and the working class, who formed 96% of Rochdale's population. Mechanisation of the industrial revolution saw workers' wages decrease and people struggle to afford to live. From 1801 to 1824 it was illegal for workers to form unions. In response to the living wage being insufficient and no government help, the weavers and workers formed the Rochdale Friendly Co-operative Society in 1832, founding the first Co-operative store in 1833, supporting the workers who used the organisation. The River Roch has been hidden beneath Rochdale town centre for more than a century and its course has changed over the past two centuries. In 2015 a medieval bridge crossing the River Roch was uncovered. (Source: Manchesterhistory.net - Rochdale)

Rochdale Sixth
Form College



Main gallery space



Trusses, main gallery space



Grade II Listed Touchstones Museum, from The Esplanade

3.2 HISTORIC DEVELOPMENT PATTERN

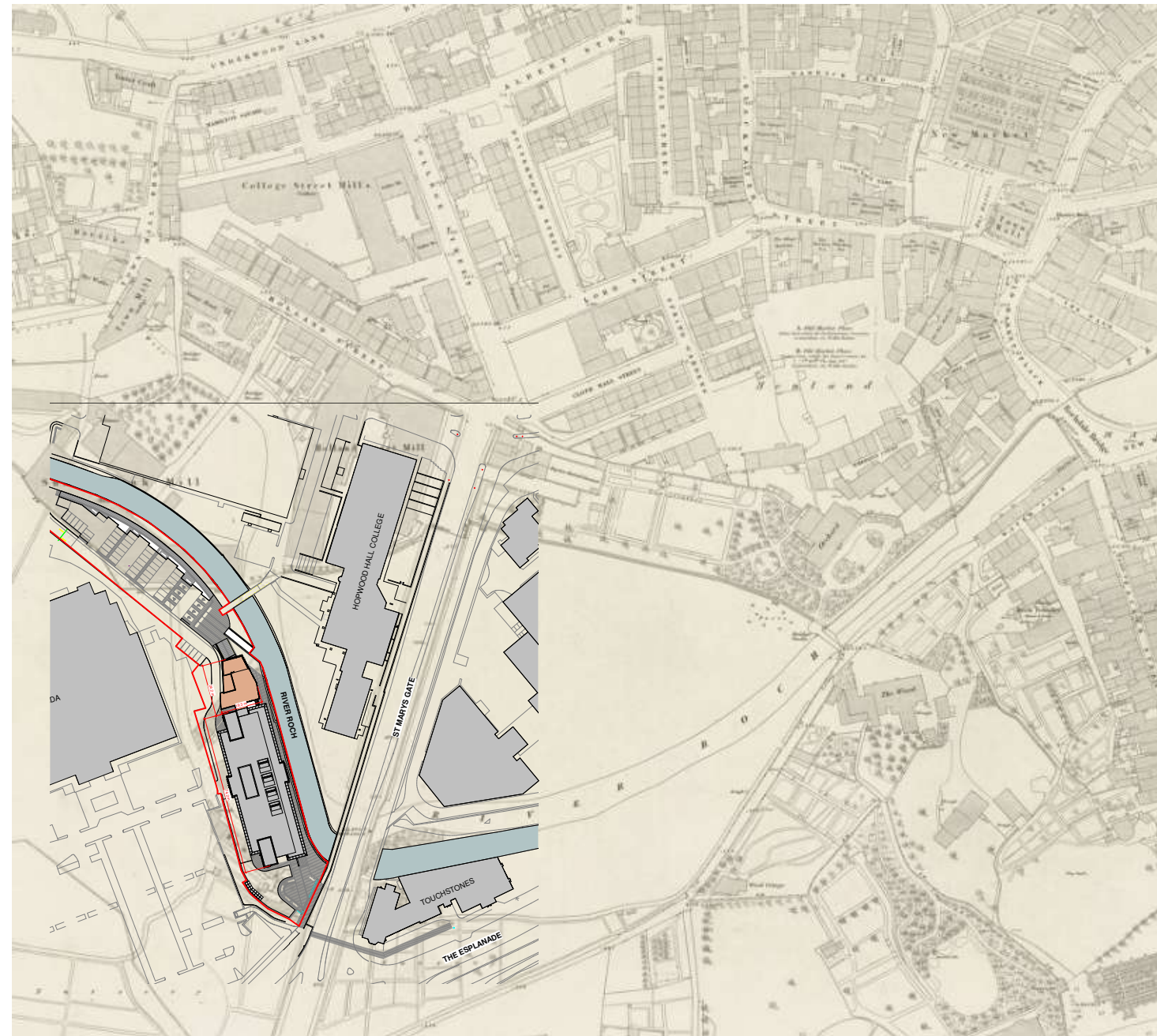
Historical Development Pattern

During the mid 1800's Rochdale was a high density market and manufacturing town with mills, warehouses and workers housing dominating the majority of the surrounding site. Over time this area has decreased in density as mills and industrial buildings have been removed to be replaced by retail and commercial units.

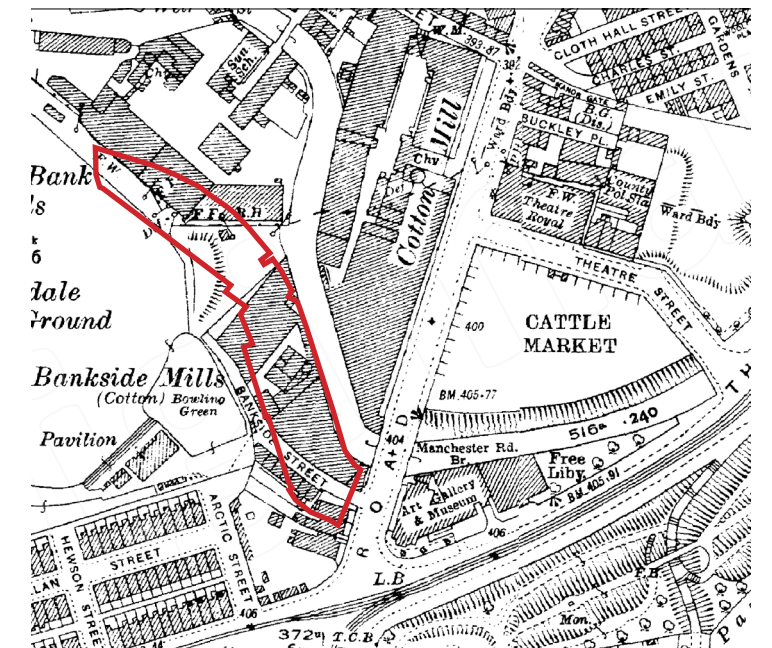
Ordnance Survey maps indicate that Rochdale Sixth Form College's site was previously Bankside Mill throughout the 20th century. It neighboured Sunny Bank Mill to the North and Holland Street Mill to the East of the River Roch. The maps document the change in urban fabric throughout the 20th century to present. Between 1851 and 1890 Rochdale saw the addition of residential houses to the South of the mills, due to the need to house workers. A cricket pitch was also added to the South of Sunny Bank Mill.

Now, the residential terraces have been demolished. A retail park has been developed on top of the cricket pitch and residential houses to the South, demonstrating Rochdale's economic decline due to the fall of the textile industry.

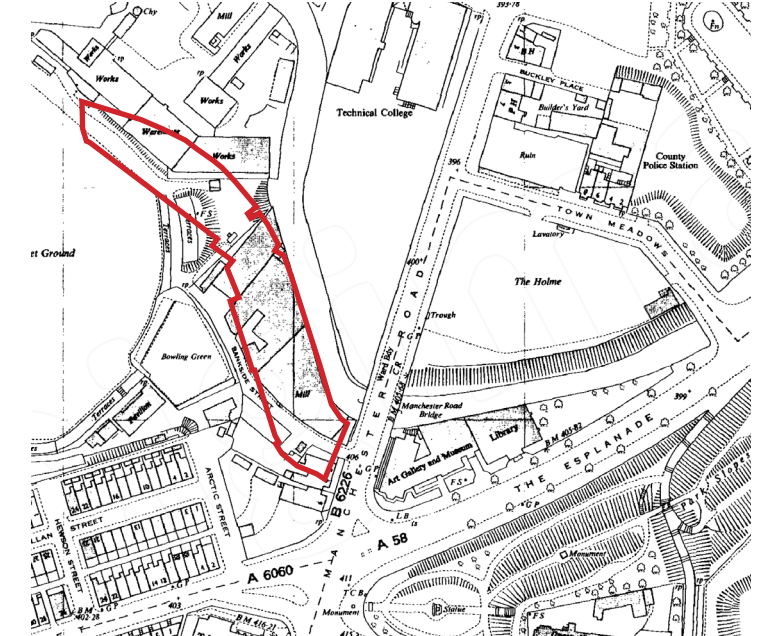
1851 Map of Rochdale with the Rochdale Sixth Form College overlaid, demonstrating the change in urban fabric and diversion of the River Roch



1930's



1960's



3.3 TOUCHSTONES MUSEUM

Touchstones Museum

Just south-east of Rochdale Sixth Form College is Grade II listed Touchstones Museum, dating back to 1884, where the first section functioned as the town's public library. In 1903 an extension was built, with support from the co-operative and wealthy mill owners, forming a public museum and art gallery, in 1913 it was extended again. Touchstones was designed by W.H. Crossland. The secular building exemplifies 19th century stained glass, demonstrating Rochdale's success and wealth from the textile industry.



Touchstones c. 1890, showing mills for the textile industry in the background. Source: Researchgate



Touchstones c. 1920, men's reading room, showing stained glass windows, Source: Researchgate



Touchstones c. 1920, women's reading room, showing stained glass windows, Source: Researchgate

3.4 LEGISLATION, PRINCIPLES, POLICY

The Local Plan acknowledges the importance of place, involving the social and cultural heritage, forming the setting. The setting is defined by Historic England as, “the surroundings in which a heritage asset is experienced”, which contributes to the building’s “significance and distinctive character”. Design measures must be taken to respect the setting and heritage asset.

SECTION G/BE/9, CONSERVATION OF THE BUILT HERITAGE

The Rochdale Unitary Development Plan, under the Local Plan, records Rochdale’s policies and aims on preserving heritage assets. The proposal will be tested against their framework to ensure it meets Rochdale’s policies on Conservation of the Built Heritage.

The Local Plan, and therefore the Rochdale Unitary Development Plan, will take consideration from Historic England’s Good Practice Advice, ensuring they meet the National Planning Policy Framework.

Part BE/11, Protection of Locally Important Buildings and Features of Architectural and Historic Interest:

Highlights that opportunities to conserve historic value must be integrated with good design. This supports the Council’s aims to retain existing heritage assets in Rochdale: “the Council will permit development proposals that do not adversely affect buildings and features which are of local interest and which contribute to the character of an area and/or are important in townscape terms”. Town and Village Design Statements prepared by the community and The Sites and Monuments Record are tools to identify buildings of interest. The Secretary of State holds primary responsibility over ‘listed’ buildings.

Part BE/15, New Development Affecting the Setting of a Listed Building:

States that “development will not be permitted, where through its siting, scale, design or materials, would harm the setting of a listed building”. The proposal must demonstrate how its setting, appearance and scale impacts the listed building (Touchstones Art Gallery and Museum). The extension must prove that it has a positive relationship with the heritage site.

Part BE/17, New Development Affecting Conservation Areas:

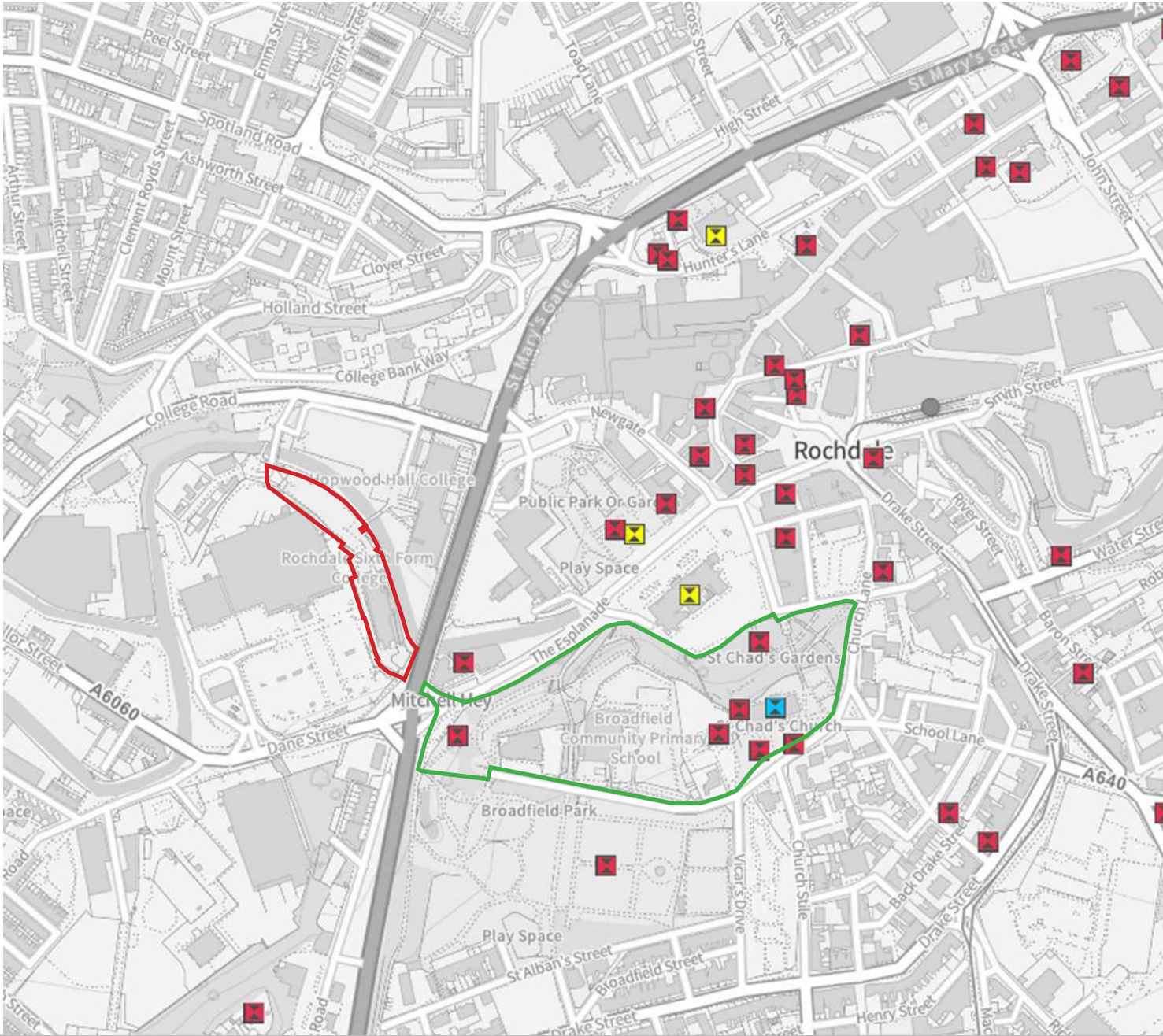
Does not relate to the proposed extension as the site does not lie within a conservation area, despite neighbouring a listed building. Although the extension doesn’t fall within a conservation area, in Part KO/3, 4.10 of the Rochdale Unitary Development Plan, it highlights the Council’s aims to enhance the natural environment.



Broadfield Park, Source: Historic England



Touchstones Museum and Art Gallery, Source: Historic England



Map highlighting listed buildings in Rochdale, Source: Magic Maps

3.5 RELATIONSHIP TO HERITAGE ASSETS

There are no listed or heritage assets within the proposed site, although there is one nearby to the south of the proposal. Touchstones Art Gallery and Museum is a Grade II listed asset, as well as Broadfield Park, just further south. The proposed site is not located within Rochdale’s designated Conservation Areas.

The proposed extension creates no harm or affect to the historic fabric; therefore, the proposal does not require a formal application for listed building consent. The visual impact on the setting is identified as a positive contribution.

The Rochdale Unitary Development Plan, under the Local Plan, acknowledges potential impacts to the historic environment and aims to limit these. The proposal must fall in line with the Council’s framework.

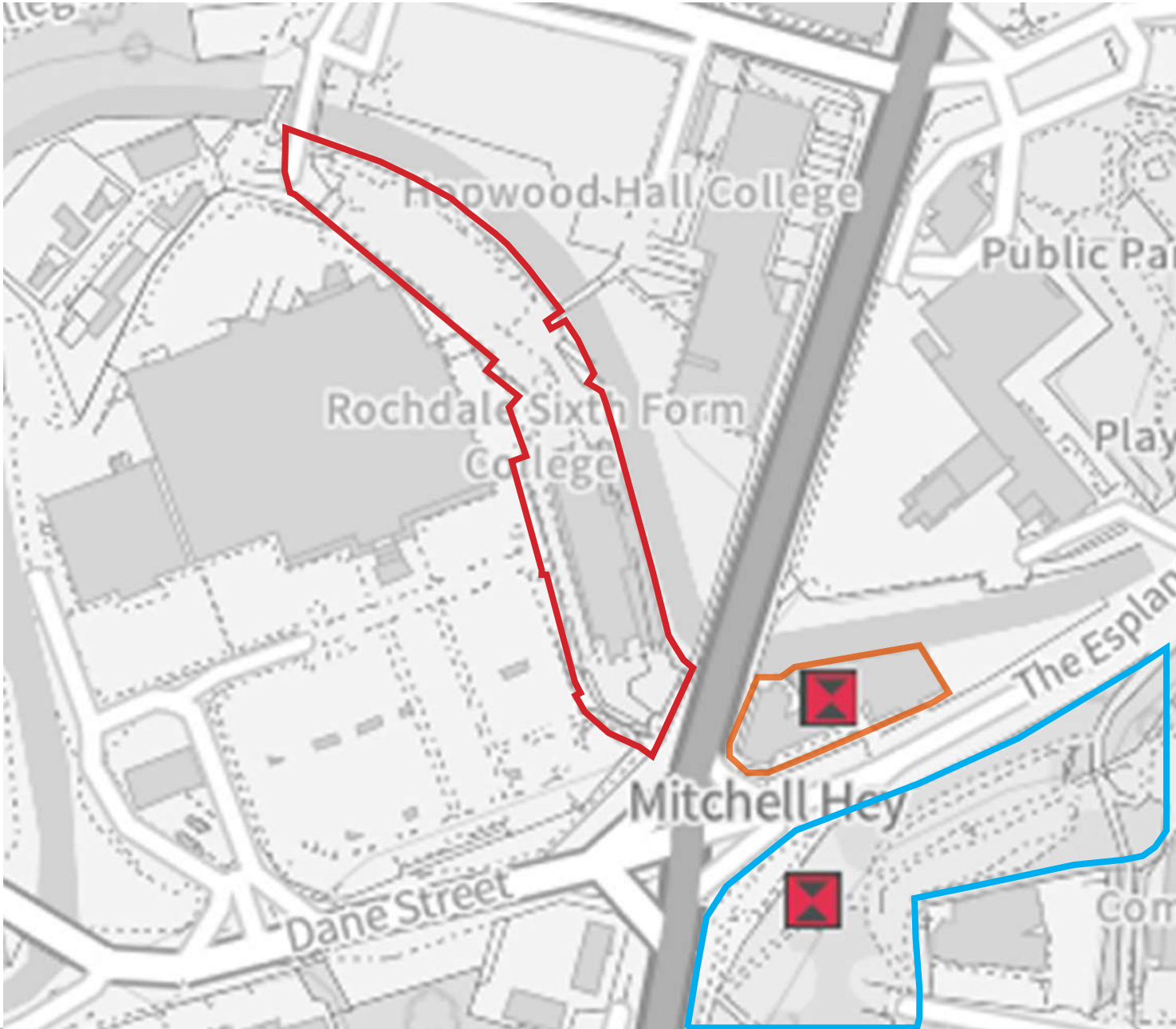
In respect of Part BE/11, Protection of Locally Important Buildings and Features of Architectural and Historic Interest, it is acknowledged that Rochdale Borough Council, as the Local Planning Authority, will ensure conservation of the historic environment’s contribution to local identity. It will conserve historic value by only permitting proposals which “do not adversely affect buildings and features ... which contribute to the character of an area”. It will maximise the benefits of Rochdale’s historic environment by preserving heritage assets and allowing development which forms positive relationships with it.

In regard to Part BE/15, New Development Affecting the Setting of a Listed Building, it is accepted that Rochdale Borough Council, as the Local Planning Authority, will not permit development “where through its siting, scale, design or materials, would harm the setting of a listed building”. The proposal will be monitored to ensure that the environs of the listed asset will not be negatively impacted.

In terms of adopted Part BE/17, New Development Affecting Conservation Areas, it is acknowledged that Rochdale Borough Council as the Local Planning Authority, will ensure conservation areas are retained and enhanced. The site does not fall within a conservation area; however, it acknowledges surrounding preserved areas by providing distance views to them. Broadfield Park, to the south of the proposed site is a heritage asset. The Council will ensure developments do not adversely affect these areas of interest.

With regard to the setting of Touchstones Art Gallery and Museum being harmed, Historic England, under “The Setting of Heritage Assets”, outlines that although these settings must be respected, it is evident that the setting “cannot be definitively and permanently described for all time as a spatially bounded area”. It must be acknowledged that the setting of a heritage asset will change as the surroundings evolve. Therefore, the proposed extension will cause no harm to the historic setting, as there has already been significant urban change surrounding Touchstones, like the retail park, Hopwood Hall College, St. Mary’s Gate dual carriageway and the existing Rochdale Sixth Form College building.

Broadfields Park 
Touchstones 



Map marking listed sites neighbouring Rochdale Sixth Form College
Source: Historic England

3.6 INTEGRATION OF PROPOSAL

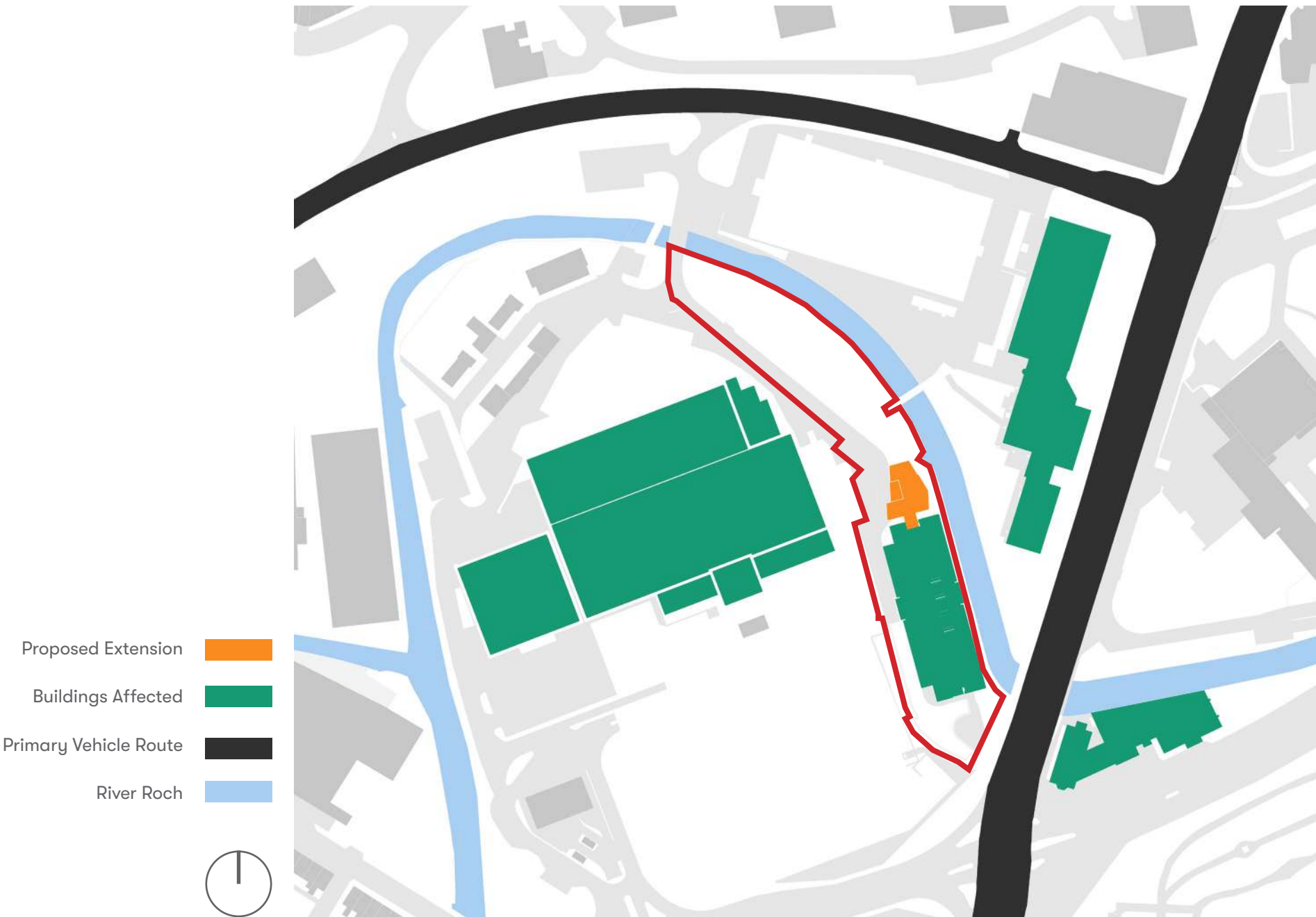
Relationship with Context

It is important to maintain Touchstones Museum and Art Gallery and Broadfield Park to the south of the proposed site as heritage sites, as a large proportion of historical buildings have been demolished and replaced by new commercial buildings in recent decades. To maintain Rochdale’s historical significance as a once successful and thriving industrial textile hub, great care must be taken for new buildings to form positive relationships with the existing fabric.

The nearby designated heritage asset which affects the proposed extension is Grade II listed Touchstones Museum and Gallery Space. Also, the recognition of Broadfield Park (to the South of the site and Touchstones) emphasises the Council’s aspirations to preserve and enhance green space throughout Rochdale.

The proposal will cause some visual impact, but this is designed to be a minimal and a positive relationship in scale, mass and form with the existing College building, Hopwood Hall College (to the East of the River Roch) and Touchstones Art Gallery and Museum.

The addition of this extension will form an educational nucleus of Rochdale. The design aims to create an extension which operates cohesively with the College building yet has its own visual identity.



Map marking buildings most affected by the proposed extension

3.7 CONCLUSION

Touchstones Central Library, Art Gallery and Museum is a significant structure which is still in use and frequently hosts a range of exhibitions and events. It is considered to be one of Rochdale's important buildings. Due to previous development surrounding the site, it can be assumed that the proposed extension will have less than substantial harm to the asset. In order to achieve this, the development will be assessed according to:

- appropriate scale and massing
- how the proposal provides defined frontages and exploits views
- the surrounding pattern of movement and connections
- appropriate materials/ diversity in style and construction

The proposed extension will be proportionate to the existing College building and to the overall impact on the setting of the Grade II listed building.

The design proposal addresses advice within Rochdale's Local Plan and has given consideration to:

- Materials
- Roofscape, including roof garden
- Important view and sight lines
- Relationships and building hierarchy
- Streetscape, pattern, layout and character of the area

The proposed extension has been designed to meet the requirements of the local policies and avoids causing harm to the setting of existing important buildings, which would otherwise impact Rochdale's heritage. The proposed extension respects the character of existing architecture by appropriately regarding the positioning of the buildings, roofscapes, skylines, form, scale enclosure, architectural styles, detailing and use of materials.



Proposed River Elevation

3.8 LISTINGS

Touchstones Museum & Art Gallery

HERITAGE CATEGORY	Listed building
GRADE	II
LIST ENTRY NUMBER	1367096
DATE FIRST LISTED	12-Feb-1985
STATUTORY ADDRESS	Rochdale Central Library, Museum and Art Gallery, The Esplanade
NATIONAL GRID REFERENCE	SJ842982

DETAILS:

Touchstones is a central library, art gallery and museum in Rochdale and dates back to 1884 and the final extension was completed in 1903. It was designed by W.H. Crossland. It is built of Yorkshire stone and has a slate roof. It has two storeys, a four-bay central block, a three-bay gabled block to the right, and a diagonal orientated block to the left. It has figured carved into its frontage. Stained glass windows are used. It functions as a library, museum and art gallery. It is considered as one of Rochdale’s important buildings.

Broadfield Park

HERITAGE CATEGORY	Listed building
GRADE	II
LIST ENTRY NUMBER	1001522
DATE FIRST LISTED	24-April-2001
STATUTORY ADDRESS	St. Alban’s Street, Rochdale
NATIONAL GRID REFERENCE	SD894129

DETAILS:

It is located in Rochdale town centre and is the oldest park in the borough. It contains the statue of John Bright MP. It provides significant views of the area and extends into the town centre. It is a place of natural beauty. It hosts various outdoor events. It has been refurbished and contains a Victorian-style bandstand. It hosts a bowling green and a play area for children. It is accessible to disabled visitors. It was nominated for the Green Flag Award.

3.9 REFERENCES

HERITAGE STATEMENT

<https://manchesterhistory.net/rochdale/history.html>

<https://historicengland.org.uk/listing/the-list/list-entry/1367096>

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

<http://www.cartogold.co.uk/rochdale/rochdale.htm>

<https://www.rochdale.gov.uk/downloads/file/559/rochdale-borough-unitary-development-plan>

<https://www.british-history.ac.uk/vch/lancs/vol5/pp187-201>