

**Design, Access and Heritage Statement for Phase 1 and Phase 2
(Amended submission)**

Application: Amendments and additional proposals to LBC 20-00577 (Ph1)
and LBC 20-00616 (Ph2) following progression of works on site

Rochdale Town Hall

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1. Introduction and Background

1.1 Introduction

Donald Insall Associates were appointed in February 2019 to continue providing lead consultant and conservation architect services for Rochdale Borough Council (RBC) at Rochdale Town Hall following the successful outcome of the Heritage Fund Stage 1 bid.

The proposals have been developed collaboratively with our client Rochdale Development Agency and the project consultant team, along with specialist surveyors and contractors, which has hugely strengthened our understanding of Rochdale Town Hall and its context.

Planning and Listed Building Consent was granted for the scheme of restoration and refurbishment (in two phases) September 2020:

Enabling works to Rochdale Town Hall; including internal strip out, asbestos removal, structural works, installation of dry risers and a replacement window (Phase 1 of restoration and refurbishment works to facilitate the building's continued use) 20/00577/LBC & 20/00576/FUL

Restoration and refurbishment of Rochdale Town Hall incorporating civic spaces together with ancillary functions, including events, exhibition and interpretation spaces, upgraded bar and cafe. Works to include; glazing of Porte Cochere and tower link, new terraced access to building perimeter, external repair works, specialist repair of decorative interiors, restoration of key internal spaces and selective window replacement; new services including lifts, plant and equipment; new facilities including exhibition, toilets and storage; and associated works (Phase 2 of restoration and refurbishment works to facilitate the building's continued use) 20/00616/LBC & 20/00615/FUL.

Phase 1 works on site commenced in January 2021. As might be expected, opening-up led to a better understanding of the building, and necessitated some design changes in the interest of the building. Elsewhere, design development for phase 2 resulted in improvements to the scheme for functional or aesthetic reasons.

Phase 2 works subsequently commenced on site in February 2022. Again, as might be expected, opening up led to a better understanding of the building, and necessitated some design changes in the interest of the building.

This report is an update on the Phase 1 and Phase 2 Planning, Design and Access Statements dated May 2020 which accompanied the earlier consented applications, and has been prepared to accompany an application for consent for amendments to the earlier consents and additional proposals.

With the previous submissions, a separate Heritage Impact Assessment was submitted, dated May 2020, these reports are referred to in sections below, but the heritage impact assessment for works in this amended application are covered in this document, now as a combined Design, Access and Heritage Statement.

To avoid repeat, sections of the earlier reports which set out the context have not been included in this update. Reference should be made to Planning, Design and Access Statement, May 2020 (Phase 1 and Phase 2) and Heritage Impact Assessment, May 2020 reports for the history of the site, analysis of significance, and legislative background and description of the existing site and building.

Section 6 of this updated report makes reference to the current consented proposals, describes the amendments and additional proposals, and demonstrates their appropriateness. New and updated drawings illustrate the amendments and additional proposals.

The proposals take account comments arising from meetings both on site and via email / virtual meetings with Conservation Officers, Jessica Scott, Catherine Fenghour and Christiana Shovlin. As the building was a live construction site the amendments and additional work have completed in order to maintain the progress of the works - where principle or details have agreed with Conservation Officer and / or Archaeologist in line with Written Scheme of Investigation (WSI).

1.1.1 Summary of Proposals

Refer to Section 1.1.1 of the earlier Planning, Design and Access Statements, May 2020.

1.1.2 Summary of Phasing

Refer to Section 1.1.2 of the earlier Planning, Design and Access Statements, May 2020.

1.2 Consultants

Refer to Section 1.2 of the earlier Planning, Design and Access Statements, May 2020.

2. The Site and its Legal Status

Refer to Section 2 of the earlier Planning, Design and Access Statements, May 2020 for:

2.1 Location and Address

2.2 Summary of Legal Status

2.3 Statutory List Description

3. Summary Assessment of Significance and Conservation Philosophy

3.1 Summary Assessment of Significance

Refer to Section 3.1 of the earlier Planning, Design and Access Statements, May 2020

AND

Refer to Section 1 & 2 of the earlier Heritage Impact Assessments, May 2020.

3.2 Conservation Management Plan

Refer to Section 3.2 of the earlier Planning, Design and Access Statements, May 2020

3.3 Conservation Philosophy

Refer to Section 3.3 of the earlier Planning, Design and Access Statements, May 2020

3.4 Heritage Impact Assessment

The proposals subject of this application have been assessed against the relevant national planning policies and their impact on the significance of the Grade I listed building, Rochdale Town Centre Conservation Area, wider townscape and the setting of the adjacent listed buildings has been analysed and it is considered that there would be no increase in impact when considered against the wider scheme of works of which they form part. The restoration of Rochdale Town Hall will lead to major and wholly positive benefits, centred on securing a continued, viable use for this building of exceptional importance, ensuring its conservation in the long-term and meeting the requirements of the Local Plan and the tests for suitable development as outlined in the NPPF.

4. Project Brief

4.1 Overall Aims

Refer to Section 4.1 of the earlier Planning, Design and Access Statements, May 2020

Extract copied for context:

The principal aims of this project follow those within the Conservation Philosophy, and are as follows:

Continued use of the building in a manner sympathetic to its original use and function whilst allowing sensitive adaption to accommodate modern requirements.

Retention of the building as a key cultural facility for the local community.

Repair and restoration of the building fabric and interiors.

Sustainable use and improved access.

4.2 National Lottery Heritage Funding

Refer to Section 4.2 of the earlier Planning, Design and Access Statements, May 2020

4.3 Opportunities and Challenges

Refer to Section 4.3 of the earlier Planning, Design and Access Statements, May 2020

4.4 Proposed Use

Refer to Section 4.4 of the earlier Planning, Design and Access Statements, May 2020

4.5 Amount of Development

Refer to Section 4.5 of the earlier Planning, Design and Access Statements, May 2020

5. Design Statement

5.1 Methodology

Refer to Section 5.1 of the earlier Planning, Design and Access Statements, May 2020

As works progressed on site a number of the Phase 1 and 2 works had to be adapted to suit conditions on site, a line of communication was maintained with Conservation Officer - Jessica Scott, Catherine Fenghour or Christiana Shovlin, who were consulted on items as they arose, mainly via emails and photographs rather than site visits (due to working from home during pandemic).

5.2 Surveying the Existing Building

Refer to Section 5.2 of the earlier Planning, Design and Access Statements, May 2020

5.3 Overarching Proposal

Refer to Section 5.3 of the earlier Planning, Design and Access Statement, May 2020 (Phase 1)

Refer to Section 5.4 of the earlier Planning, Design and Access Statement, May 2020 (Phase 2)

AND

Refer to Section 3.0 of the of the earlier Heritage Impact Assessments, May 2020

The proposals have been carefully developed to respond appropriately to the significance of the listed building – guided by the key objective of preserving its exceptional historic and architectural interest, with proposals for change guided by the Conservation Philosophy.

The works covered in this application, amending the previous Phase 1 and 2 applications can be summarised in the following categories:

- Additional detail added to basement areas
- Structural alterations required due to safety during construction and to accommodate unsuitable construction found following opening up.
- Drawing revisions to reflect where finishes lifted to accommodate structural or drainage works (already granted permission in previous applications)
- Temporary fixings for scaffolding and site MEP provisions (temporary during construction)
- New rooflight to provide safe maintenance access
- Joinery
- Installation of ceiling hatches and emergency underboarding to ceilings
- Floor strengthening works to Bright Hall
- Platform lift wall construction
- Removal of 1990s bar benching
- Change in terrace grilles material
- Installation of stone cills to clocktower
- Removal of modern dance floor in Great Hall

The majority of change and a reduced scope of repairs focusses on areas of lower significance, together with repairing and restoring areas of higher significance, this is in accordance with the policies outlined in the CMP and centres on the four key strands of the adopted Conservation Philosophy.

6. Description of the Proposals

Refer to Section 5.4 of the earlier Planning, Design and Access Statement, May 2020 (Phase 1)

Refer to Section 5.5 of the earlier Planning, Design and Access Statement, May 2020 (Phase 2)

AND

Refer to attached 'Tracker - Updates During On Site Works - Rochdale Town Hall'

The works covered in this amendment application are shown on drawings and the Tracker, with the justification and whether already agreed in principle with Conservation Officer, or Archaeologist via the WSI.

6.1 Sustainable Approach

Refer to Section 5.5 of the earlier Planning, Design and Access Statement, May 2020 (Phase 1)

Refer to Section 5.3 of the earlier Planning, Design and Access Statement, May 2020 (Phase 2)

6.2 Ecology

Refer to Section 5.6 of the earlier Planning, Design and Access Statement, May 2020 (Phase 1)

Refer to Section 5.2.5 of the earlier Planning, Design and Access Statement, May 2020 (Phase 2)

7. Access Statement

Refer to Section 6 of the earlier Planning, Design and Access Statements, May 2020

8. Planning Statement

Refer to Section 7 of the earlier Planning, Design and Access Statements, May 2020