

DESIGN ACCESS AND HERITAGE STATEMENT

12 SOUTH PARADE,

ROCHDALE,

OL16 1LR

ON BEHALF OF

HAVANA 12 LTD

**PROPOSED CHANGE OF USE FROM (E) VACANT RETAIL PREMISES TO HOT FOOD
TAKEAWAY (SUI GENRIS) GROUND AND FIRST FLOOR AND STAFF ACCOMMODATION AT
2ND FLOOR INCLUDING INSTALLATION OF EXTRACTION FLUE TO REAR ELEVATION**

DATE: 18TH APRIL 2023 rev A 06 09 2023

CONTENTS

1. INTRODUCTION
2. SITE APPRAISAL
3. PLANNING POLICY
4. LISTED STATUS & SURROUNDING BUILDINGS
5. PROPOSAL IMPACT
6. CONCLUSION

1. INTRODUCTION

This statement accompanies an application for Planning Consent to change the use of the ground and 1st floor of an existing vacant retail unit to a hot food takeaway (Ground floor) with seating area (1st floor). The existing vacant second floor is to be used for office and staff overnight accommodation.

The proposed works also includes the formation of staff accommodation at second floor level and installation of an extraction flue on the rear elevation of the building.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, the extent of the proposed works and the designation of the surrounding architectural buildings have driven the length of the document.

The building is located within the Rochdale Heritage Action Zone and is in close proximity to various buildings which are Locally and Nationally Listed Heritage Assets.

2. SITE APPRAISAL

The property is a three storey mid-terraced property. The existing frontage has a newly installed heritage glazed front window with an existing entrance door central.



EXISTING SHOP FRONTAGE

The remainder of the properties front elevation consists of two large aluminium framed glazed units, one of which is a sliding openable window at first floor level and two smaller timber framed glazed units at second floor level.

The existing facing brick is retained.

The existing roof is of slate construction.

The existing features i.e cornices, sills etc have also been painted dark brown.



EXISTING FRONTAGE

3. PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives outlined in this report, the proposed scheme is based on numerous documents published Nationally and Locally which will be explained in more detail within this section.

The current policy regime identifies, through the National Planning Policy Framework (NPPF), that applications should consider the potential impact of development upon heritage assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation regarding buildings and areas of special Architectural and Historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 69 of the act, a conservation area is an “area of special architectural or historic interest, the character and the appearance of which is desirable to preserve or enhance”. It is the duty of the Local Authority to designate such areas and to use their legal powers to safeguard and enhance special qualities of these areas within the framework of controlled and positive management of change.

Further to this section 72 of the 1990 act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing conservation areas and their setting. Further provisions are detailed in section 74 of the act.

Policy P2 of the Rochdale Core Strategy sets out the Council will conserve, enhance and promote key heritage assets, including consideration of their wider settings.

When considering potential impacts, the NPPF provides the guidance below. :

193. When considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given

to assets conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposed, including where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local Planning Authorities should not permit the loss of the whole or part of the heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

ROCHDALE CORE STRATEGY – ADOPTED OCTOBER 2016

Policy DM1 :

General Development Requirements. This seeks to ensure that new developments meet a range of criteria including: a) Are of high quality of design and take the opportunity to enhance the quality of the area b) Are compatible with surrounding land uses c) Do not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing or loss of privacy d) Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary. h) Minimise opportunities for crime against people or property.

Policy P2 :

Protecting and enhancing character, landscape and heritage. This seeks to protect and enhance the Boroughs character through amongst other things; conserving and enhancing townscape character and conserving, enhancing and promoting key heritage assets both statutory and non-statutory.

4. LISTED STATUS AND SURROUNDING BUILDINGS

Overall the area around South Parade and Drake Street are recognised and greatly cherished with many building of local importance to Rochdale's history and identity.

There are quite a few properties within the vicinity which have been modified; under the HAZ scheme of 2020 \ 2012 new heritage shop frontages have been installed.

The properties have suffered various degrees of change , such as the removal of historic chimneys and loss of the original stone flagged roofs.

We have already consented to produce a scheme which re-introduces the features as listed below, this will be carried out in accordance with the Rochdale Heritage Action Zone – Drake Street & South Parade. Rochdale Borough Council. Heritage Statement and Proposals December 2019.

8,9,10,1113 Drake Street. (within Rochdale Heritage Action Zone)

All have had the shop fronts renewed in a heritage style with a slight recessed timber panelled stallriser, timber mullion separating two glass panes, fanlight above the door and timber door of the 19th century shop front.

5. PROPOSAL IMPACT

The site is located within the Rochdale Town Centre Conservation Area and is not a listed building however there is a detailed Heritage statement and proposals document which specifically relates to 12 South Parade.

This shows the proposed street scene, as well as the individual properties and how these will be upgraded and detail. Some of which features have been described in section (4). This scheme as now been fully implemented by Rochade DA

This application proposes the change of use of the ground and 1st floor of an existing vacant retail unit to a hot food takeaway (Ground floor) with seating area (1st floor). The existing vacant second floor is to be used as office and staff overnight accommodation.

The council have plans to have various external alterations made to the front elevation, these include reinstating existing features such as panelled stallrisers, fan light, sills and timber mullions.

As part of the scheme we will remove and upgrade the windows at first and second floor. At first floor level these will be replaced with modern slimline double glazed windows and at second floor level the existing windows to be removed and replaced with traditional timber sash windows to match historic details.

In relation to the flue, this is a necessary element required by a takeaway business. This element can appear unsightly and have a negative impact in terms of its appearance on the character of the area therefore the flue has been practically and purposely been located to the rear of the property so it cannot be easily seen as demonstrated by the plan and photos below, the Heritage plan shown below demonstrates a very narrow field of visibility to the flue. Also photos of the existing street scene identify other flues to neighbouring businesses to the rear of south parade relating to other food establishments viewed from Fleece Street. Although it may have a less than substantial impact on the Conservation Area, the location will ensure it is not a visible feature from the pedestrian level on Fleece st as seen in the following street view photo, the public benefits of the change of use and continued occupation of the site would far outweigh the small harm by reason of the flue and should be supported. It is proposed that the flue be boxed in with a painted metal covering to resemble a rendered flue, the body elevation of this part of the rear elevation is already rendered and therefore would blend in well.

An alternative flue system is possible that projects horizontally but would rely on a flat roof for maintenance access. See picture below of a similar installation.

Flues of this type require frequent maintenance every 6 months cleaning of the internal pipe and fans. And replacement of components every 2 years, The LPA have suggested a brick built chimney around the flue we believe this is impractical given the required annual maintenance and replacement. We have therefore proposed a demountable cover.

It is considered that the change of use proposal would help maintain and further regenerate this historic getaway and introduce a viable continued use for the site to ensure it is an attractive place to live, work and visit.

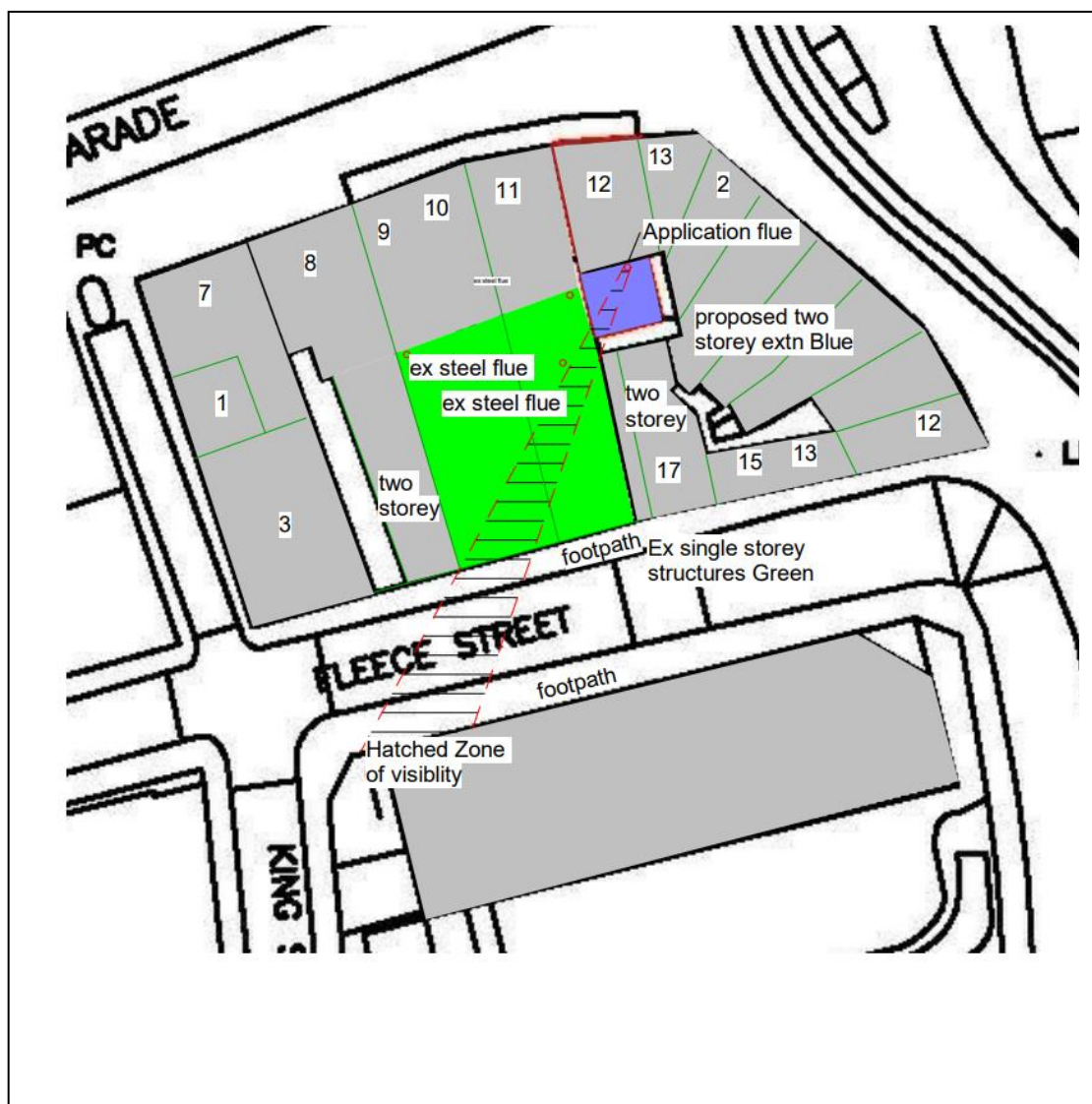
This proposal compliments the current regeneration works in terms of providing a business and staff accommodation.

If not supported concerns will be raised that the building may remain closed which contradicts the whole ethos of regenerating the area, buildings etc but having no one to occupy them.

Heritage Plan

Green roofs single storey

Grey buildings two and three storey



Site Photos field of view to application Flue

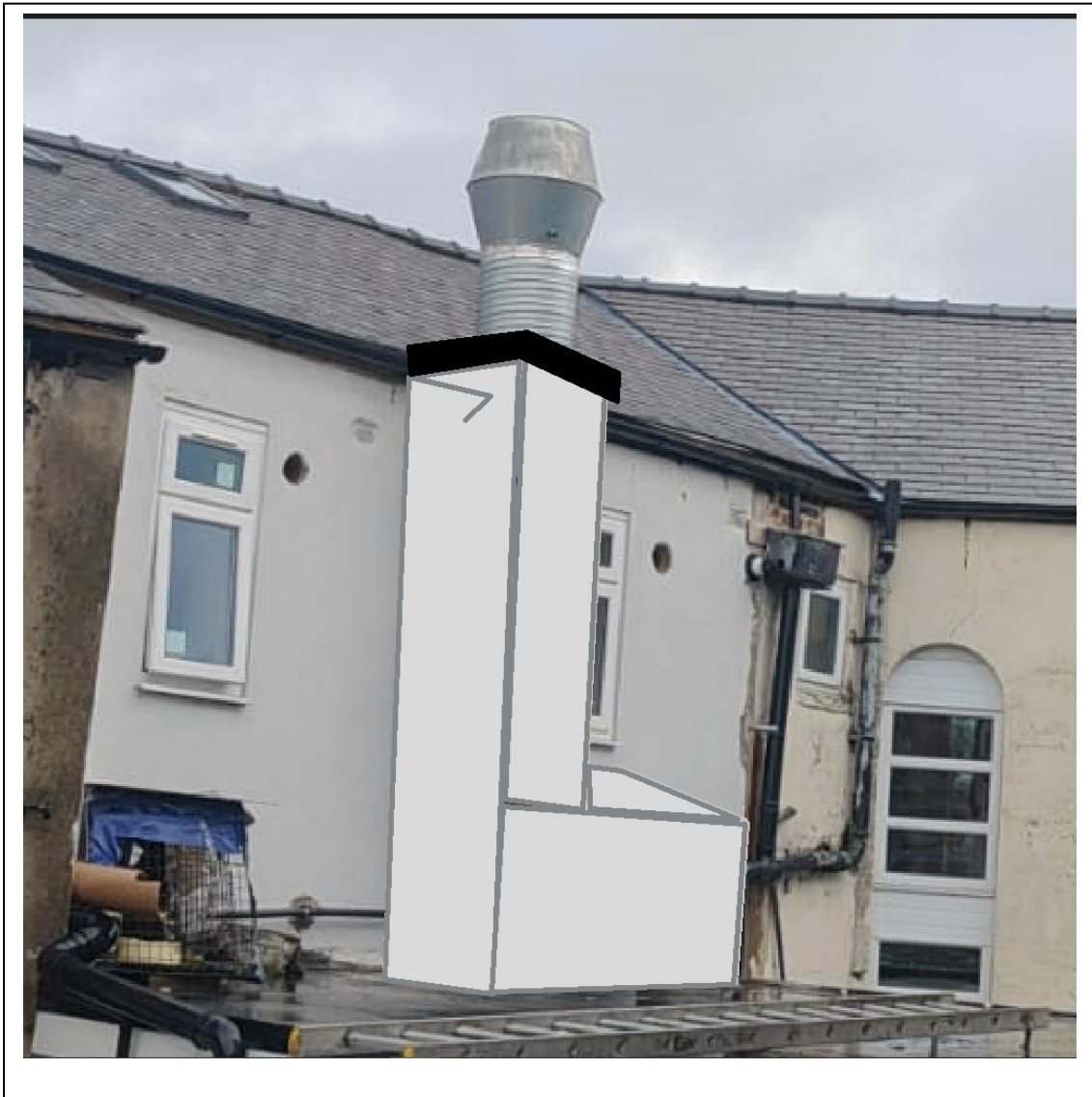
General View from Fleece Street



Limited field of view to application flue (Not visible from public street)



Proposed flue concealment in coloured cladding , it is planned for full match of colour render \ casing



Alternative Horizontal flue but will require a flat roof base



6. CONCLUSION

At Martin Spencer Architecture we provide the client with some background research and investigate the area before submitting any type of application.

We always like to give the client an indication of how the Planning Department will look at the clients' proposals. We have looked at similar types of properties within that area along with how they have been developed in relation to adjacent/neighbouring properties.

In this instance we based our submission on a combination of the personal requirements of the client and extensions/modifications that have been carried out in close proximity to this dwelling.

In our opinion the application would have less than substantial harm to the character and/or appearance of the area by way of installation of the flue, however this small harm is outweighed by the public benefits of keeping the site occupied which would maintain the up keep of the conservation area and the setting of the heritage assets and listed buildings.

The application therefore accords with Policies DM1, P2 and P3 of the Adopted Core Strategy, Policy BE/17 and the UDP and the NPPF, in addition to Sections 66 and 72 of the 190 Act and Rochdale Heritage Action Zone – Drake Street & South Parade. Rochdale Borough Council. Heritage Statement and Proposals December 2019.

M Spencer 06/09/2023