



## Heritage Statement

**Address of Proposed Development:** The Wheatsheaf Centre, Baillie Street, Rochdale

**Application Reference:** Alterations to entrance mall from Yorkshire Street, including the installation of a roller shutter (24/00631/FUL)

## 1. Introduction

This Heritage Statement supports the planning application for alterations to the entrance mall from Yorkshire Street, including the installation of a roller shutter (24/00631/FUL) at The Wheatsheaf Centre in Rochdale town centre. It evaluates the impact of the proposal on the surrounding heritage assets and demonstrates its alignment with relevant local and national planning policies.

## 2. Site Context

The site is centrally located within Rochdale town centre, a historically significant area. It occupies a prominent position on Yorkshire Street, a major shopping thoroughfare. This street features a variety of commercial establishments at ground level and a mix of residential and commercial uses on the upper floors, contributing to its vibrant urban character.

## 3. Heritage Significance

Rochdale Town Centre's heritage significance is rooted in its history as an industrial hub, its association with the cooperative movement, and its wealth of architectural landmarks. Key heritage elements include:

- **Rochdale Town Hall:** A Grade I listed Victorian Gothic masterpiece, celebrated internationally for its architectural splendor.
- **Conservation Area (if applicable):** [Provide specific details about the conservation area and its defining features].
- **Other Listed Buildings (if applicable):** [Identify nearby listed buildings, their significance, and grades, such as Grade II listed St. Chad's Church].

While the Wheatsheaf Centre is a modern infill structure, it occupies a neutral role in the setting of these surrounding heritage assets.

## 4. Proposed Development

The proposal involves:

- Installing a roller shutter at the Yorkshire Street entrance in Anthracite Grey colour in perforated metal.

- Repainting the metal frames of all windows and curtain wall elements in Anthracite Grey.

Currently, the glazed elements facing Yorkshire Street are painted blue, which appears outdated and detracts from the street’s cohesive appearance. The new design respects and enhances the character of Yorkshire Street through carefully selected materials and colours.

## 5. Impact Assessment

The impact of the proposed development has been evaluated regarding:

- **Design and Scale:** The proposed changes use materials, detailing, and proportions that harmonize with the surrounding buildings.
- **Heritage Conservation:** The proposal aims to improve the site’s appearance by replacing dated elements with high-quality, context-sensitive designs.

These changes will ensure the development complements the heritage character of Yorkshire Street.

## 6. Mitigation Measures

To enhance Rochdale’s heritage, especially along Yorkshire Street, the following measures have been incorporated:

- Using perforated anthracite grey metal for the roller shutter to maintain a traditional yet modern aesthetic.
- Repainting all visible metallic elements on Yorkshire Street in Anthracite Grey, creating a cohesive and visually appealing frontage.

## 7. Policy Compliance

The proposed development aligns with:

- **Rochdale Local Plan Policies:**
  - **Policy P2:** Protecting and Enhancing Character, Landscape, and Heritage.
  - **Policy DM2:** Delivering Design Quality.

- **National Planning Policy Framework (NPPF):** Promoting the conservation and enhancement of the historic environment.

These measures balance heritage preservation with the need for functional and aesthetic updates to the site.

## **8. Conclusion**

This Heritage Statement demonstrates that the proposed development at The Wheatsheaf Centre is sensitively designed to enhance the setting and character of Rochdale Town Centre. It respects the area's historic significance while contributing positively to its ongoing development.

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