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CHARTERED ARCHITECTURAL SERVICES



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Date: September 2022

Our ref: 22.2942
Your ref:

Proposal: Change of use of Ground floor office (Class E) to 2no separate Retail units & external alterations.

Location: 28 - 30 St Marys Gate Rochdale OL16 1DZ

HERITAGE STATEMENT

INTRODUCTION

This PPS5 Heritage Assessment has been prepared in support of the planning application for planning permission for the change of use of 28 – 30 St Mary's Gate from office use at ground floor level, with the repair & replacement of ground floor windows & external doors along with the re-rendering. The site sits within the middle of a row of existing curved buildings which make up St Mary's Gate and Cheetham Street. Located on the South side of St Mary's Gate the building has views of The Reed hotel a grade II listed entry from the rear of the property across a public car park and down Hunter's Lane. From the north the property sits just outside the westerly corner of the Town Head Conservation Area formed by the properties on the north side of Cheetham Street.

The building will remain to the south elevation on St Marys Gate its external appearance as existing, with the repair and or replacement of the windows and the white render, matching as closely to the original frontage & street scene, which will help to reinstate the original appearance of the building. To the rear of the building off the existing car park area we are proposing to form a new access to the rear of the new retail units.

ASSESSMENT OF SIGNIFICANCE

The heritage assets:

The Reed Hotel, Reed Hill

The building or site itself may lie within the boundary of more than one authority.

District: Rochdale (Metropolitan Authority)

National Grid Reference: SD 89696 13588

Grade: II

List Entry Number: 1038323

Date first listed: 12-Feb-1985

Details

SD 81 NE ROCHDALE REED HILL (south-west side) 10/87 The Reed Hotel

G.V. II

3 bays wide and of 3 storeys and basement. Hipped roof. Door has cast iron overlight, pilasters and cornice. Left hand ground floor corner is rounded off and stone moulded corbel carries brickwork above. The right corner has a stone quoin. Windows have stone wedge lintels and sills, the first floor having a sill band and a central blind window.

Listing NGR: SD8969613588

Legacy

The contents of this record have been generated from a legacy data system.

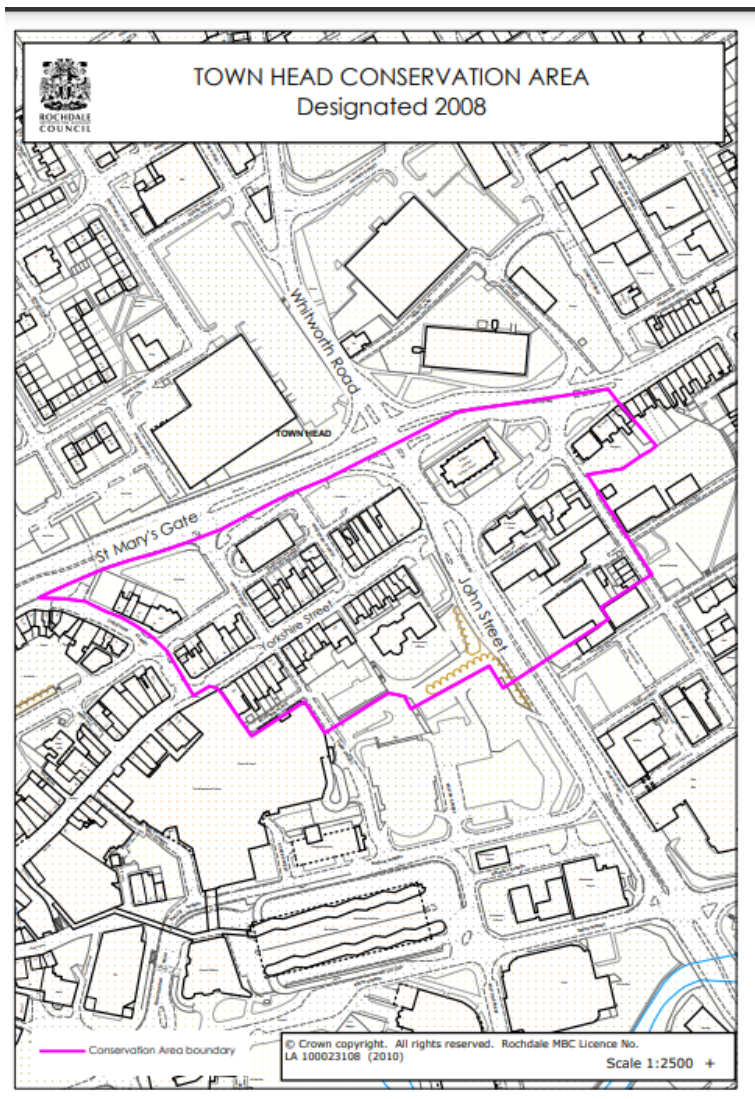
Legacy System number: 358917

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. End of official listing

THE TOWN HEAD CONSERVATION AREA



The proposal site falls outside of the Town Head Conservation Area. According to Rochdale Borough Council, the area was granted this status in 2008.

POLICY CONTEXT – UNITARY DEVELOPMENT PLAN

BE/17 addresses “New Development Affecting Conservation Areas”, saying under the UDP, “Development proposals will be permitted that preserve or enhance the character or appearance of a local Conservation Area”, taking into

account design and its relationship with existing buildings. It adds: "It is not the Council's intention that new development should be stifled provided that development satisfies the principles set out in the policy."

POLICY CONTEXT – NATIONAL PLANNING POLICY FRAMEWORK

- i. The Framework claims the Government is committed to securing economic growth in order to create jobs and prosperity, and to ensuring that the planning system does all it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.
- ii. The NPPF gives special weight to promoting "Mixed use developments", and says local authorities should "recognise town centres as the heart of their communities and pursue policies to support their viability and vitality."

ASSESSMENT OF IMPACT AND MITIGATION

The proposed works to the building at levels have the same alignment as the existing frontages within the existing street scenes and have been designed to reflect that character, therefore would not encroach on the current setting of the listed building on Hunter's Lane. Thus preserving the contribution that the setting makes to the heritage values of the assets and adjacent conservation Area.

In terms of height and scale the proposed works will not differ from existing thus, maintaining the appearance of the existing buildings on the street scene and character.

The proposed window replacements will be in keeping with the existing building adjacent to both sides which have upvc installed.

SUMMARY / CONCLUSION

The proposed works are located within an area identified with retail and office lets and residential lets. The heritage assets considered in this assessment are located in a built up urban area and are experienced within their specific setting. The proposed works listed in the application would not have a detrimental effect on these settings.

The proposed works have been designed carefully to ensure that the elements of the settings of the heritage assets which make a positive contribution to their significance are retained. Through the use of appropriate design, it is considered that the proposed works would sustain and enhance the setting and significance of the listed building and conservation area by replacing the existing windows & doors with new comparable with the style, character and form of the existing street, which will enhance the visual interest of the road and car parking area. The proposed development has carefully considered the settings and significance of the heritage assets and conservation area to ensure there is no detrimental impact and the settings are preserved and protected