

Tytherington Business Park, Beechwood Court, Alder Ct,
Macclesfield, SK10 2XG
Telephone: 01625 420821
Web: proquantestimating.co.uk
Email: Plans@proquantestimating.co.uk

May 2023

57714.DAS.1

Conversion of existing dance school with associated attached dwelling into 7 apartments:

180 Whitehall Road, Rochdale, OL12 0RZ

Heritage Statement

This report has been prepared for the client by Proquant with all reasonable skill, care and diligence.

No part of this document may be reproduced without the prior written approval of Proquant Estimating Ltd.



1. INTRODUCTION

This heritage statement describes the significance of the following heritage asset:

Address of heritage asset: 180 Whitehall Street, Rochdale, OL12 0RZ

Date of construction: Circa 1900

Listed building status (if applicable): Non-designated heritage asset.

Proposed works: Conversion from existing dance hall into 7 apartments.

Date of proposed works: Dependant on planning application.

This heritage statement is being submitted in support of the planning application for the conversion of the JD dance studio into 7 apartments. The proposal is in line with the Rochdale Local Planning Framework and will have a positive impact on the local area. The development will provide much-needed new homes, generate economic activity, and help to create a sense of community in the area.

The former church is a locally listed building. It was built around 1900 and is a sound example of a late Victorian red brick church. The building is in good condition and has a number of original features.

The proposed development will be carried out in a sensitive manner that will respect the historic character of the building. The apartments will be designed to complement the original features of the building. The use of natural materials, such as wood and stone, will help to create a sense of warmth and authenticity.

The appearance of the development will be in keeping with the surrounding area. The majority of works will take place internally. The external work will enhance the original features, re-pointing and re-glazing previously blocked-up windows. The client has plans to use traditional materials and construction methods to renovate the building in its original style.

The following sections of this statement will provide more detailed information about the proposal, the significance of the asset, and the impact of the development.

2. Significance of the Heritage Asset

The heritage asset is significant for the following reasons:

Historical significance: The building had been a longstanding church which was in use as a place of worship for nearly 100 years. As a densely populated local area this would offer all of the community a singular place to congregate to practice their beliefs and socialise with neighbours. It has since been a dance studio and local community centre for a host of activities further bringing the community together. Now the building has a chance to continue bringing people together in addition to beginning a new family and chapter of residents lives.

Architectural significance: The building has come to be a significant local monument providing diversity and depth in a densely populated terraced area. It has had key architectural features covered up in the past, such as the grand arched windows. The proposal will re-fit these original windows.



3. Potential Impact of the proposed works

The proposed works could have the following impact on the heritage asset:

Positive impact: The development will aid the preservation of the structure as well as providing new homes in a historically significant building.

Negative impact: The development would mean the loss of a community recreational centre.

Neutral impact: The development will have no significant impact on the heritage of the building.

The following mitigation measures will be taken to minimize the impact of the proposed works on the heritage asset:

Mitigation measure 1: Restoring & re-introducing original features and the facade of the building.

Mitigation measure 2: Taking into account the community involvement statement at the design stage.

Mitigation measure 3: Working with Rochdale council to find sensitive solutions in keeping with the heritage of the building and the local framework set out.

4. Conclusion

The development will be a positive one in the local area providing new dwellings for an area in need of such. The proposal will be designed and constructed in a way to complement the key original features, preserving and restoring the heritage of the site. This is shown when looking at the plans, the facade of the building will incur only restorative works, with the exception of the roof where subtle roof lights have been added.

The sensitivity in the design is not understated within this proposal, careful consideration has been taken when drawing up plans and this is to continue at the construction phase. With the cooperation of Rochdale Council Planning department we intend to provide apartments celebrating the buildings past while offering an exciting future.

Feature	Description	Proposed Works	Possible Impact	Justification or Mitigation
Windows	All windows replaced to match existing style.	Existing windows to be replaced to match existing and provide an improved U-Value.	Altering building facade	The upgraded windows will improve thermal performance and provide further protection to the buildings core elements aiding in the reservation.
Windows	Blocked up windows re-opened.	Previously blocked-up windows will be restored to their original feature matching the replacement windows	Amending existing facade	The re-introduced windows will provide natural light to both communal and private areas within the dwelling, as well as restoring the building original features.
Rooflights	Roof lights to front and rear of building with slimline frames.	Roof lights to front and rear will be slim framed and flush with the roof finish.	Altering original roof face	Providing natural light allows for additional living space making the apartments more spacious.
Brickwork	Repointed brickwork throughout.	All brickwork is to be cleaned, restored and re-pointed.	Amending existing facade	The restoration of the facade will bring the building back to original state.
Internal Trusses	original trusses to be used as a design feature.	Several of the original trusses will be kept and made a feature of the dwellings.	Altering roof structure in accordance with SE	The altering of the roof structure will provide large living spaces in the loft as well as using trusses as a design feature celebrating the buildings elements.
Entry Doors/Fire Doors	Replaced with dwelling suitable doors which respect age of building.	Existing doors are unsuitable for a residential building and new doors to suit the history and context of the building are required.	Altering non-original existing facade	The current entrance doors would require updating to provide additional security and to better suit the site with respect to the heritage of the site. The fire doors require upgrading to offer additional protection in the event of a fire.