

Heritage Statement

Site name: 35 Whitworth Road

Address: 35 Whitworth Road, Rochdale, OL120RA

Owner: Sabila Razzaq

Statement prepared by: Rezwan Razzaq, 07723507044, senior construction manager.

Reasons for statement.

After speaking to planning they asked for a heritage statement Due to just the age of the building (around 1920) stated it is designated as a Non-Designated Heritage Asset (NDHA)

Description and appearance

35 Whitworth Road is Terraced property close to Rochdale town centre. The postcode is within the Healey ward/electoral division, which is in the constituency of Rochdale.

The property itself has been pebble dashed rendered to front and back maybe around 25years ago. Windows were replaced to upvc double glazed around 5 years ago. The main shop front window was replaced according to previous owners around 20years ago with timber frame and single plane glass. The roof current roof is grey slate that is mainly intact and watertight.

Internally the building was water damaged due to broken windows. The damage resulted in rotten timbers and damaged plasterwork. A chimney has been removed poorly by the previous owner in a unsafe manor. The chimney stack was removed at a unknown date. Due to these reasons all floor joists and floorboards have been replaced. The staircase to 1st floor has had its direction altered but remains in the same place. The staircase too the attic space has been moved to site above the lower staircase. There have been no alterations to the external of the building carried out. There are no historical features inside the building currently i.e. covings, fireplaces and any other styles or designs.

Neighbouring and local information's/impacts

The neighbouring property to the left (globe taxis) has been rebuilt due to external walls deteriorating. They have rebuilt using class b bricks and modern windows and Marley type roof tiles. To the right of the property there are 5 class b properties that operate as takeaways. All these properties have been rendered externally with modern shutters and windows and doors installed. Other surrounding properties especially further up the road majority have been updated with new windows, shutters, shopfronts and render.

There are no listed buildings on Whitworth Road and with the closest in this ward being Healy Hall. There are currently 2 listed as non-designated heritage assets one being quarry mill and the other being Healey mill both are listed as mills on the Rochdale.gov website these are a lot further up the road.

Consultations and research

We have tried to get further information regarding this property and changes, but we currently can't find anything more. We have looked at local environment records, Greater Manchester Archaeological Advisory Service and Historic environment records. The advice from local planning was to just prepare a brief statement as it is not a listed building, and we would not be making any external alterations. Information from the National Planning Policy Framework has also been considered.

Proposed effects of the building.

We believe that the proposal will significantly benefit area in terms of appearance it is currently unused, deteriorated and looking tired. Any proposal we are making can easily allow it to return to its original design this would just involve removing the pebble dash render and no other structural works or alterations as we do not intend to make any external alteration apart from replacing anything which has deteriorated for like for like.

We don't believe that there will any significant affects to the building, its appearance to the local area or community and if anything would be creating a local job and bring a tired looking building back to some former glory.

Red Arrow showing 35 Whitworth road with neighbouring buildings



Buildings Opposite



Buildings further up Whitworth road

