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CHARTERED ARCHITECTURAL SERVICES



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Date: November 2022

Our ref: 22.2753
Your ref:

Proposal: Erection of fencing to site.

Location: Land Adjacent to 147 Yorkshire Street, Rochdale

HERITAGE STATEMENT

INTRODUCTION

This PPS5 Heritage Assessment has been prepared in support of the planning application for planning permission for the erection of new mesh security fencing to the site adjacent to 147 Yorkshire Street. The site is at the end of a terrace row along Yorkshire Street, a key commercial area close to the centre of Rochdale. Located on the East side of St Mary's Gate the site has views of Ukrainian Catholic Church of Saint Mary a grade II listed entry from the side of the site across a highway and public car park.

ASSESSMENT OF SIGNIFICANCE

The heritage assets:

Ukrainian Catholic Church of Saint Mary

District: Rochdale (Metropolitan Authority)

Parish:

Non Civil Parish

National Grid Reference:

SD 89949 13765

National Grid Reference: SD 89696 13588

Grade: II

List Entry Number: 1346258

Date first listed: 12-Feb-1985

Details

This list entry was subject to a Minor Amendment on 11 April 2022 reformat the text to current standards

SD 8913 NE 10/132

ROCHDALE YORKSHIRE STREET (north side) Ukrainian Catholic Church of Saint Mary

G.V. II Former Anglican Church of St James. 1821. Ashlar with slate roof. Wide nave, central west tower with entrance porches attached to north and south, small chancel with vestry to north side. The church is in the style of a Commissioners' Church. Five-bay nave with weathered gabled plain buttresses, castellations and three-light two-tier Perpendicular-style windows. Three-stage castellated tower, diagonal weathered buttresses having crocketed pinnacles. Clock in second stage and double openings to match nave windows in bell stage. Interior has quadripartite vaults to both nave and chancel, and now lacks the galleries it may once have had. (Buildings of England).

Listing NGR: SD8994913765

Legacy

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

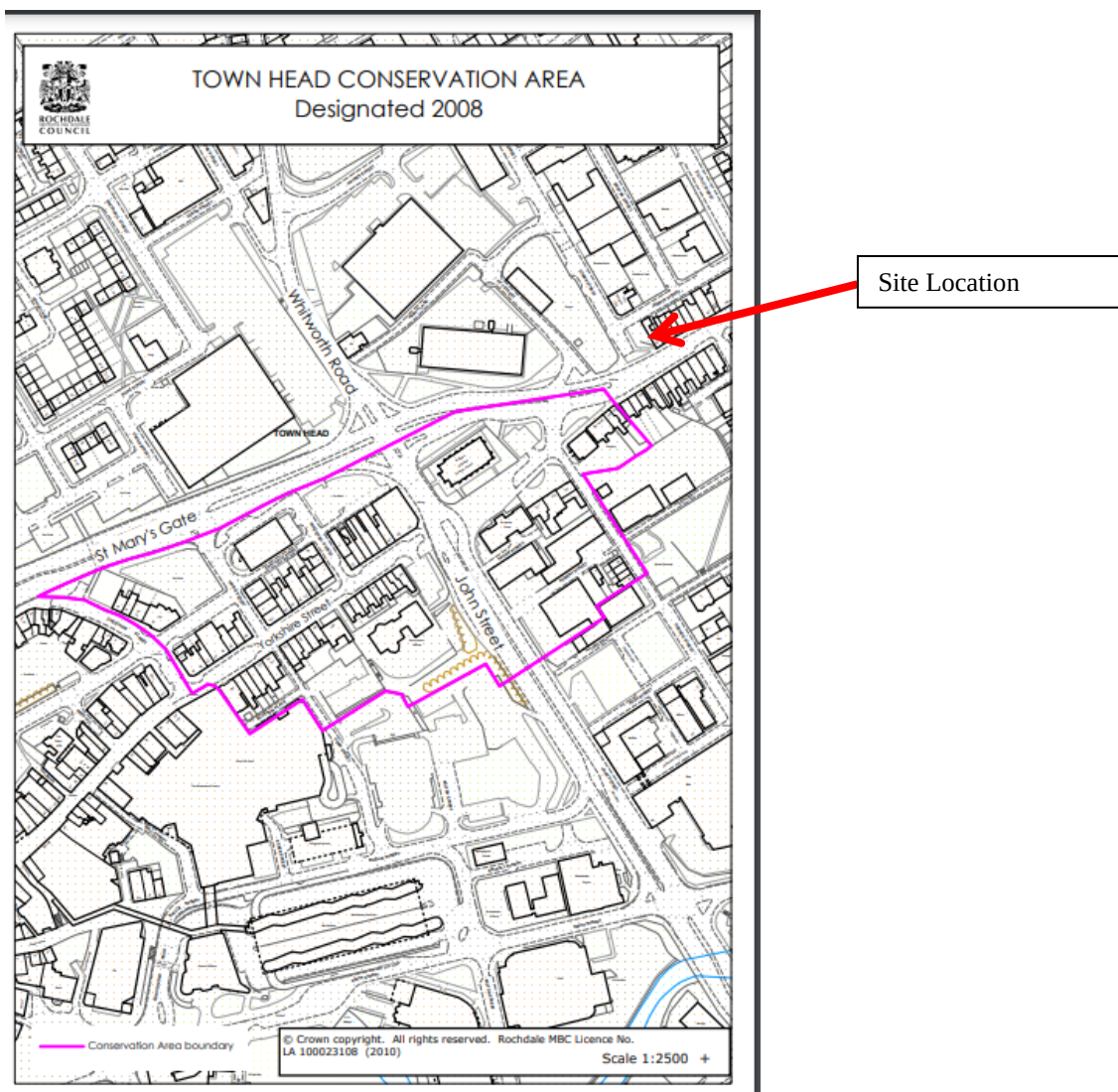
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THE TOWN HEAD CONSERVATION AREA



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 Councils 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 external works is low level and does not affect existing frontages or existing aesthetic precedents. Additional security provided by new fencing looks to improve the area by reducing littering, graffiti and unsocial behaviour on the site, these benefits are enjoyed by the listed building by discouraging damage to surrounding buildings and thus the preservation of the character of not only the area but also the listed asset and the wider conservation area.

With regards to precedent, examples of metal palisade and mesh fencing can be found around the proposal site with many of the existing fencing fixtures located closer to and within the conservation area.

SUMMARY / CONCLUSION

The proposed works are located within an commercial area with 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 improving site security, visual appearance and discouraging damage to buildings and anti social behaviour 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