

Heritage Statement

10 Cheetham Street

Rochdale

OL16 1DL



REF: TMA 030- 03 HS

Heritage Statement in Support of the Planning Application for 10 Cheetham Street, Rochdale

This Heritage Statement supports the planning application for the proposed development at 10 Cheetham Street, Rochdale. It assesses the significance of the property and its surroundings and evaluates how the proposed works will impact the historical and architectural character of the site and its context.

Introduction

The planning application seeks approval for dark grey roller shutters at 10 Cheetham Street, Rochdale. This statement complies with national and local planning policies, including Rochdale Borough Council's Article 4 Directions related to heritage assets in conservation areas.

Historical and Architectural Significance of the Site

Rochdale has a rich history, with roots tracing back to the medieval period. The Town Head Conservation Area is significant, reflecting the town's growth during the industrial revolution and earlier periods. It contains well-preserved buildings that showcase the town's prosperity in the 18th and 19th centuries, including former mill structures, warehouses, and merchants' houses.

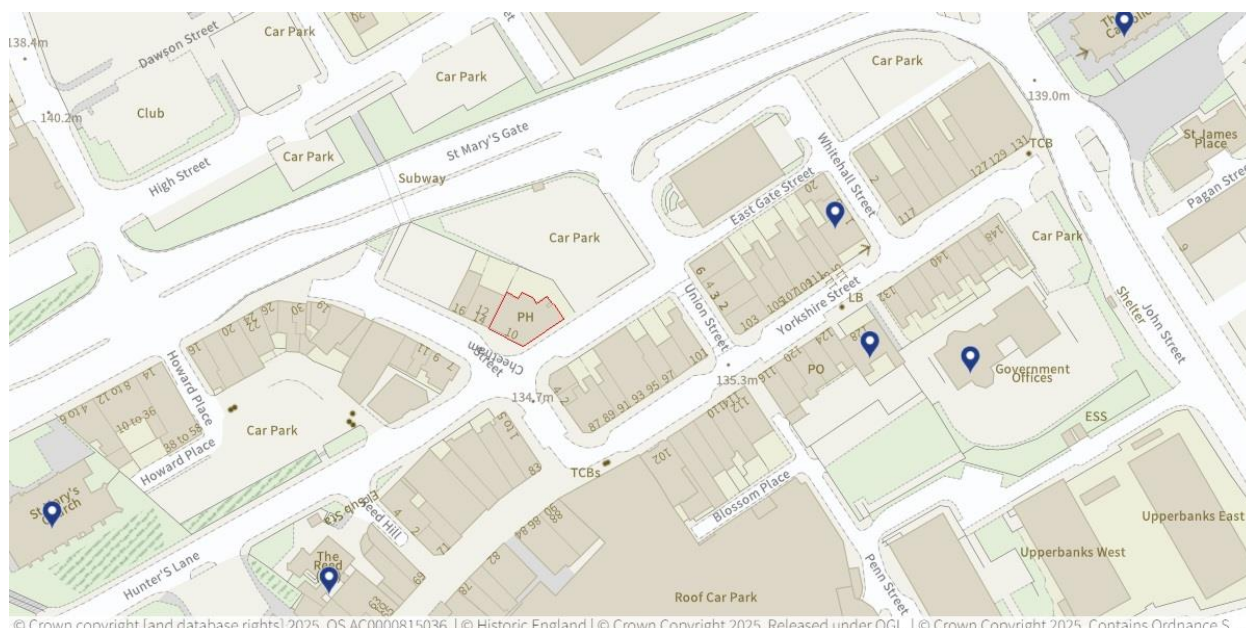
The building at 10 Cheetham Street is approximately 150 years old. Previously The Eagle Spread pub, it was recently converted into retail units with apartments above. Located within the Rochdale Conservation Area of Town Head, the building contributes to the area's architectural and historical significance, despite not being listed. It stands within a zone where preserving the character of the area is a priority. While it is not opposite any listed structures, it adds to the area's overall aesthetic and historical value.

The building's facade is notable for its Tudor-style features. The ground floor combines red face brick and sandstone, creating a solid and traditional appearance. Above, the black timber detailing and contrasting white render on the upper levels enhance the Tudor-inspired theme, contributing to the area's visual charm and the Tudor revival style, which is admired for its picturesque qualities.

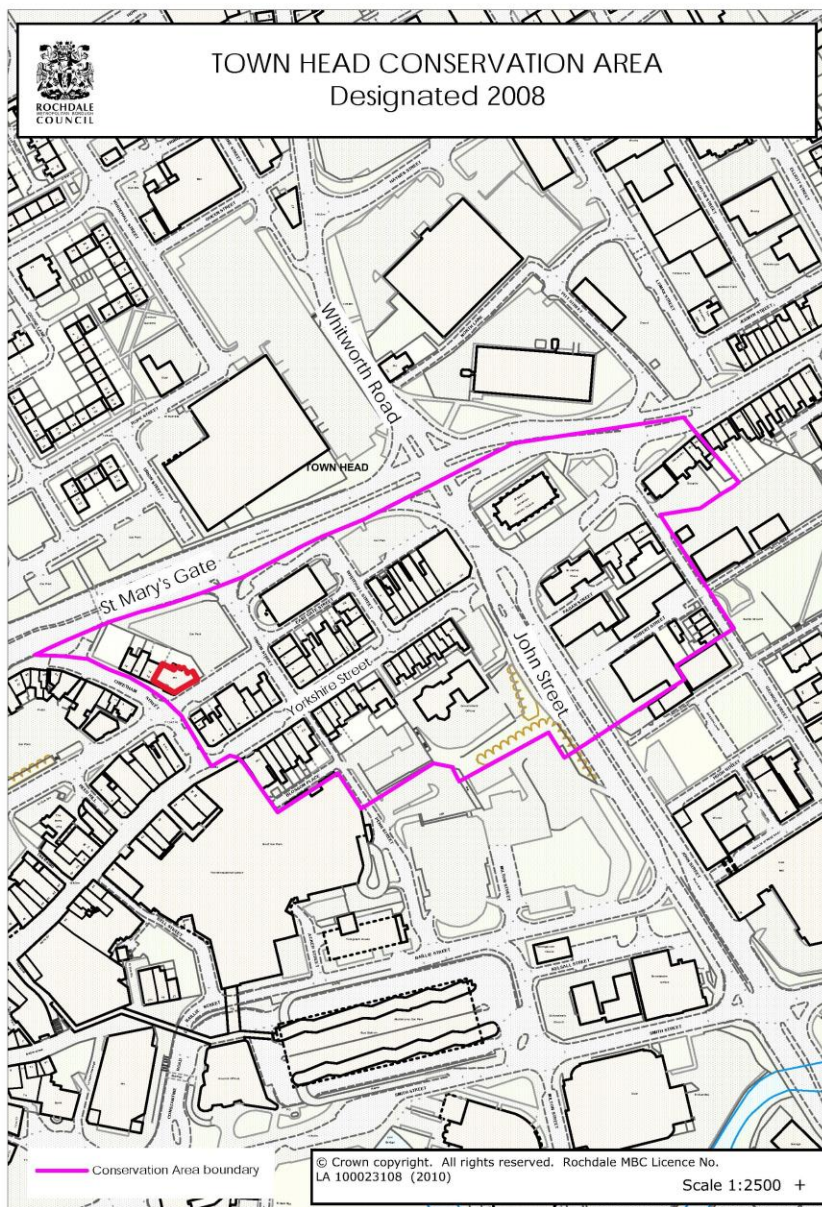
The building is located in Rochdale town center, surrounded by retail commercial buildings. Nearby buildings feature red brick and render facades, with some having modern signs and roller shutters for security.



Image from Hunter Lane. Showing various retail unit surrounding the building with roller shutters.



Historic England Plan of Rochdale Town Head Conservation Area- Blue nodes show location of listed buildings.



Rochdale Town Head Conservation Area Plan

Key Features

The Rochdale Town Head Conservation Area is defined by its historic architecture, including many buildings constructed from local materials like sandstone and brick. The narrow streets and traditional layouts reflect the town's early industrial development. Important buildings in the conservation area include Georgian and Victorian structures, as well as surviving industrial buildings, often featuring classical elements like sash windows, decorative cornices, and intricate brickwork.

Preservation Efforts

As a conservation area, Town Head is subject to special planning controls that protect its character. These controls ensure that new developments or renovations are in keeping with the area's historic appearance, preserving the cultural and historical identity of Rochdale.

Modern Day

Today, the Town Head Conservation Area remains a vibrant part of Rochdale, with a mix of residential, commercial, and civic buildings. While it has evolved to meet modern needs, efforts have been made to maintain its heritage and incorporate new developments in a way that respects the historic environment. The area also reflects Rochdale's role in the industrial revolution and its impact on the region's economy and culture.

Proposed Development

The building situated within the town centre and is surrounded by retail units with roller shutters similar to metal shutter that were installed in December 2023. The proposed dark grey roller shutters have been selected to enhance security while maintaining the property's aesthetic. The metal shutters' dark color complements the building's architectural features, allowing them to blend harmoniously with the design without detracting from the historic significance of the property.

Before and after drawings have been submitted as part of the planning application to demonstrate the visual impact of the shutters and their integration with the building. These shutters have been installed with sensitivity to their setting, balancing security and the preservation of the Conservation Area's integrity.



TMA - 10 Cheetham Street - Drawing 030 02

Conclusion

This Heritage Statement demonstrates that the proposed development at 10 Cheetham Street has been designed with consideration of its heritage significance. The shutters complement the building's design and contribute to the security of the property while respecting the historic context. This intervention serves as an example of how modern elements can be introduced in a way that enhances the historic environment.

The National Planning Policy Framework (NPPF, updated 2019), provides the policy for heritage assets and the historic environment. The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use. Of relevance is NPPF, paragraph 192, which states,

'In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.'