

Heritage Statement

Site Address: 2 & 2B Smith Street, Rochdale, OL16 1TU.

1. The Historic Environment Record.

2 and 2B Smith Street are considered under the listing for the Wellington Hotel, 1 Drake Street, as they were an extension to the Wellington Hotel and were ancillary to the principal building at the date of listing in 1985. The building is located within Rochdale Town Centre Conservation Area.

The Wellington Hotel is registered on the National Heritage List for England as a Grade II listed building under entry number 1367-54, and was first listed on 12th February 1985, under the statutory address 1 Drake Street, Rochdale, OL16 1RE.

This List entry was subject to a Minor Enhancement on 13/11/2019 and was formerly listed as No 1, Drake Street, previously listed as Dukes Restaurant and Nightclub, Drake Street.

The list entry summarises that the Wellington Hotel was a former town house built between 1764, when the vicar gained powers to grant building leases, and 1795, as a town house for Thomas Smith (1743-1806), a wealthy woollen merchant who built fulling mills behind it. It was later a school, then from 1818 the Wellington Hotel. Between 1825 and 1839 the police commissioners met here. In 1844, the building was still owned by the Smith family and the hotel was run by Elizabeth Richardson.

The list entry includes the following details for The Wellington Hotel: brick, appearing to be of various dates, the front appearing to have been re-faced, stone dressings and slate roof. Five bays, double-pile with three storeys and an additional wider bay to the right with a former bar entrance. Stone plinth, continuous ground and first-floor cornices and a modillion eaves cornice; steeply pitched roof. Pedimented Ionic doorcase as well as the entrance in bay six which has four Ionic pilasters and entablature. Window openings with moulded architraves, the ground floor having pulvinated friezes the first and second having sill blocks. Ground and first floors have Victorian sashes, otherwise glazing is C20. The original glazing pattern and some original brickwork is seen in the gable.

1 Drake Street (Wellington Hotel) is also registered on the Greater Manchester Historic Environment Record, under HER Number 691.1.1. The description on the HER contains similar information to the Official Listing record outlined above.

In summary, the Official Listing and Historic Environment Record refer exclusively to the building at 1 Drake Street, and the details refer to the front elevation of the building facing Drake Street. The records do not refer to any extension of the Wellington Hotel, or the elevation facing Smith Street, or the connected buildings at 2 and 2B Smith Street.



Figure 1: Historic Photo of 1 Drake Street, referred to in the National Heritage List for England



Figure 2: Photo of 1 Drake Street, now Bombay Brew, 2022

2. The significance of any heritage assets affected, including any contribution made by their setting.

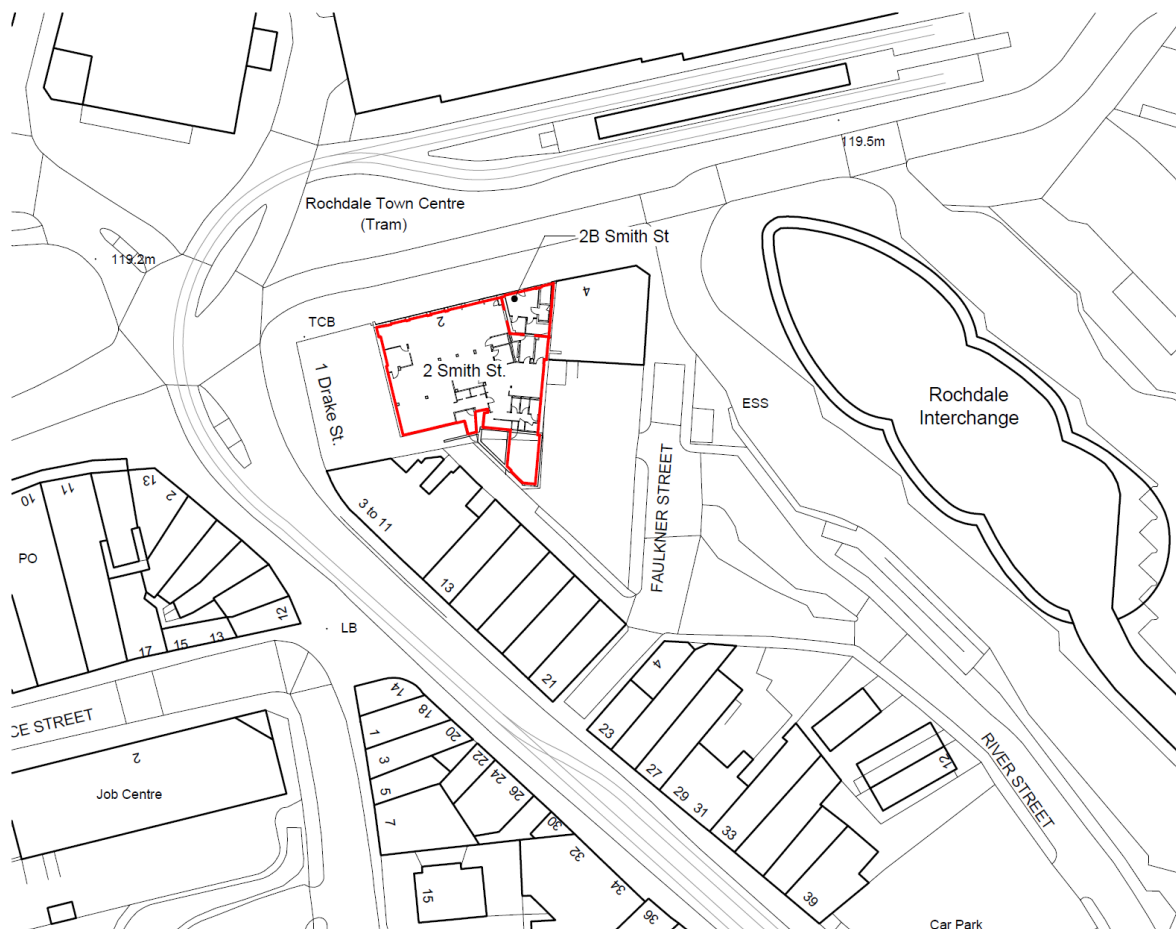
The significance of 1 Drake Street, as implied by the summary and details in the Official Listing and Historic Environment Record, is the age of the building, its significance for local history, and the architectural detailing of its principal elevation facing Drake Street.

1 Drake Street is not affected by the proposals, which relate to 2 and 2B Smith Street.

The significance of 2 and 2B Smith Street are that they were an extension to the Wellington Hotel and were ancillary to the principal building at the date of listing in 1985. The official records do not refer to any extension of the Wellington Hotel, or the elevation facing Smith Street, or the connected buildings at 2 and 2B Smith Street, therefore it is difficult to ascertain further significance from the official records.

2 and 2B Smith Street are part of the Rochdale Town Centre Conservation Area and have a significant location facing the Rochdale Town Centre tram stop.

2 and 2B Smith Street are of similar character to 1 Drake Street, in the use of similar red brick, sandstone band courses, and windows of similar proportions and design on the first and second floors. The ground floor fenestration is of a commercial / shopfront character reflecting the previous uses as supermarket and hairdressers, and these alterations were made under previous listed building consent.



3. The potential impact of the proposal on the heritage assets' significance.

The proposals relate to the refurbishment of 2 and 2B Smith Street to provide new office accommodation for Rochdale Housing Solutions, an affiliation of Rochdale Borough Council.

1 Drake Street (The Wellington Hotel) is not affected by the proposals, as this building is outside of the applicant's demise and does not form part of the proposed works.

The upper floors of 2 and 2B Smith Street, which are apartments, are not affected by the proposed works. The existing elevation above ground floor level, including the brickwork, sandstone band courses, and windows, which are of a similar character to 1 Drake Street, are not affected by the proposed works.

The proposed refurbishment works are exclusive to the ground floor of the building within the former retail units, which had previously received listed building consent in conjunction with full planning and change of use applications for the refurbishment and alteration of the existing building. The previous uses were a supermarket in 2 Smith Street, and a hairdresser in 2B Smith Street. The proposed use class of the new development will remain use Class E – Commercial, Business and Service.

The internal alterations within 2 and 2B Smith Street are of a similar nature to the previous commercial use, which had modern partition walls, suspended ceilings, and floor finishes. There are no original features or features of any heritage significance within either building.

Repair works are proposed to the external facade at ground floor level to remove previous signage and make good the sandstone facade with pigmented lime mortar repairs, and careful steam cleaning to the sandstone plinth and band course. A section of brickwork will be carefully removed to accommodate a new section of solid stone plinth, to match existing, to provide a continuous plinth to the elevation. These repair and stone reinstatement works will assist to improve the condition of the façade and these key features which are of similar character to the listed building at 1 Drake Street. The repair works are to be commissioned by Bullen Conservation, a specialist in façade restoration and repair with a track record of successful conservation in the local area.

New signage and manifestation proposals are detailed within the enclosed drawings and the accompanying signage application submitted simultaneous to Listed Building Consent. The signage proposals have been designed by Taylored Signs, a specialist signage and graphics company with extensive experience and expertise in works to existing facades. The signage design is contemporary but sensitive to the historic fabric, with backing rails to be colour matched to the stonework.