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22 February, 2021

Rochdale Council,
Planning and Regulation,
PO Box 32,
Telegraph House,
Baillie Street,
Rochdale,
OL16 1JH

Dear Sir/Madam

21/00039/FUL - Outdoor seating area with the installation of a powder coated aluminium veranda structure with a glazed roof at 21A Rochdale Riverside , Rochdale, OL16 1BE

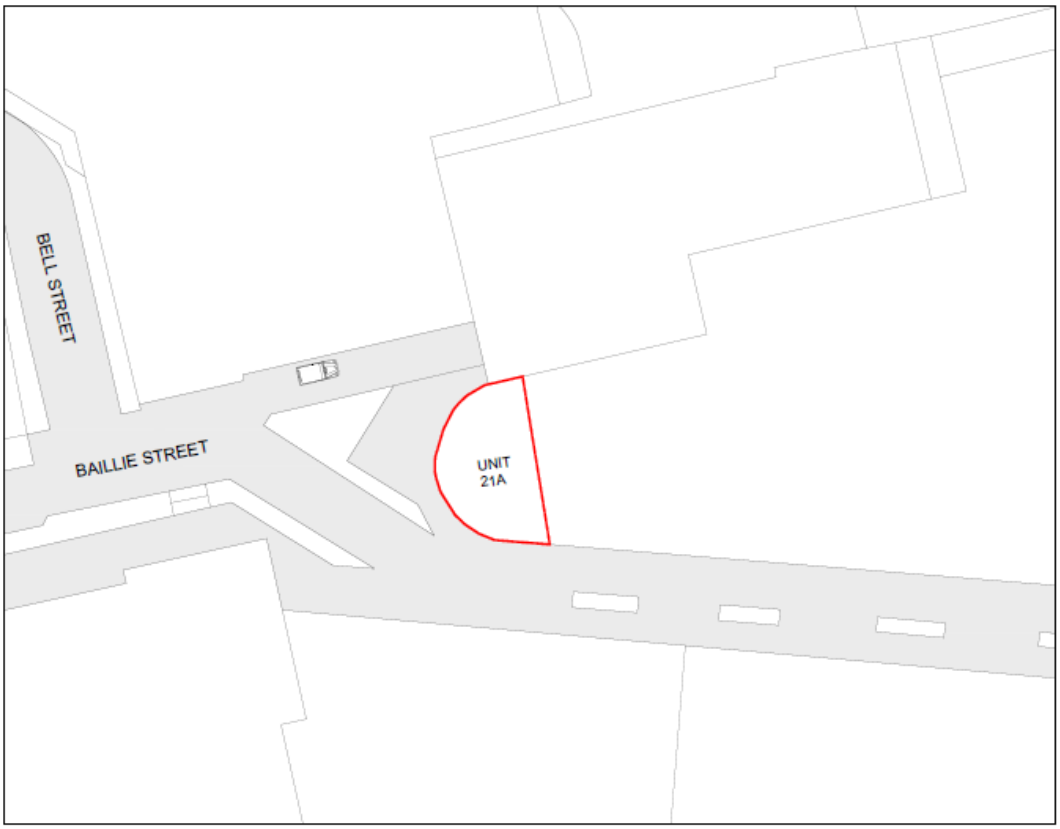
Heritage Statement

We are instructed by HAY Interiors to provide a Heritage Statement in support of the above planning application to create an outdoor seating area including the installation of a of a powder coated aluminium veranda structure with a glazed roof.

The Site and its Heritage

The subject property is a new build commercial unit within the recently completed Rochdale Riverside Shopping Scheme. This is a high quality contemporary designed scheme featuring double height glazing and steel framing. The subject proposal is to introduce a partially covered external seating area in the same high quality modern design to create a first class dinning environment which will positively enhance the vitality and viability of the shopping centre by generating footfall and activity and interest in the street scene both during the day and into the evening. Please refer to detailed drawings provided by HAY Interiors within the application package. The proposed occupiers are Crust, Australia's leading gourmet Pizza brand which operates over 140 stores throughout Australia, New Zealand, Singapore, and America. The dining terrace which will be heated and operational year round will be a key feature of the draw of the Riverside shopping scheme and positively complement the attraction of adjoining uses.

RTPI Chartered Town Planners



Site Location Plan



The Subject Property

Heritage Assessment

The subject property is not located in the town centre Conservation Areaand is not even within the curtilage of a listed building. The closet listed building is 17A and 19 Baillie Street (Grade II) which is located approximately 73m from the application site. The image below taken from outside 19 Baillie Street demonstrates the distance between the two sites.



Image taken outside 19 Baillie Street with application site in distance

Nos. No.17a & No.19 Baillie Street were statutorily listed because of historic interest. The warehouse (No.17a) is an increasingly rare example of a textile warehouse in an important central location in Rochdale, which is complemented by the contemporary attached showroom (No.19) for the selling of the stored goods to wholesale customers. With regard to architectural interest the two buildings are designed as a set-piece sharing common architectural details, the brick warehouse is plainer and more functional while No.19 has a greater elaboration to its main façade, which incorporates an ashlar-stone ground floor and decorative, pedimented parapet, as was typical of a showroom designed to catch the eye and entice customers.



Nos. No.17a & No.19 Baillie Street

The primary objective of the NPPF is to allow development that is sustainable to proceed, without delay. A presumption in favour of sustainable development is the basis for every plan and every decision. The NPPF sets out clearly what could make a proposed plan or

development unsustainable. The NPPF is a material consideration in planning decisions. One of the key dimensions to sustainable development is the social role of the planning system that is charged with '*creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being'*.

Paragraph 124 notes that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve, and that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning policies and decisions should ensure that developments:

a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

With regard to heritage the NPPF advises that local authorities maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area. In line with the NPPF requirement the significance of any heritage assets affected, including any contribution made by their setting has been described with reference to historical records. The Riverside Shopping Scheme is already approved and completed and this minor development approximately 73m away from the closest listed building will have no harmful impact on their character and setting. In compliance with the NPPF the level of detail provided is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 196 of the NPPF is engaged and there is no harm to Rochdale town centre conservation area or to the setting of any nearby listed buildings. Public benefit is achieved via the creation of an attractive outdoor seating area which will enhance the character of the area overall and add to the vitality and viability of the town centre.

If you have any queries relating to this proposal please do not hesitate to contact these offices in the first instance.

Yours sincerely,

HARIS KASUJI BA MA MRTPI