

HERITAGE IMPACT ASSESSMENT AND DESIGN STATEMENT

DWP ROCHDALE FLEECE STREET

FEBRUARY 2024
REV 0



designworks



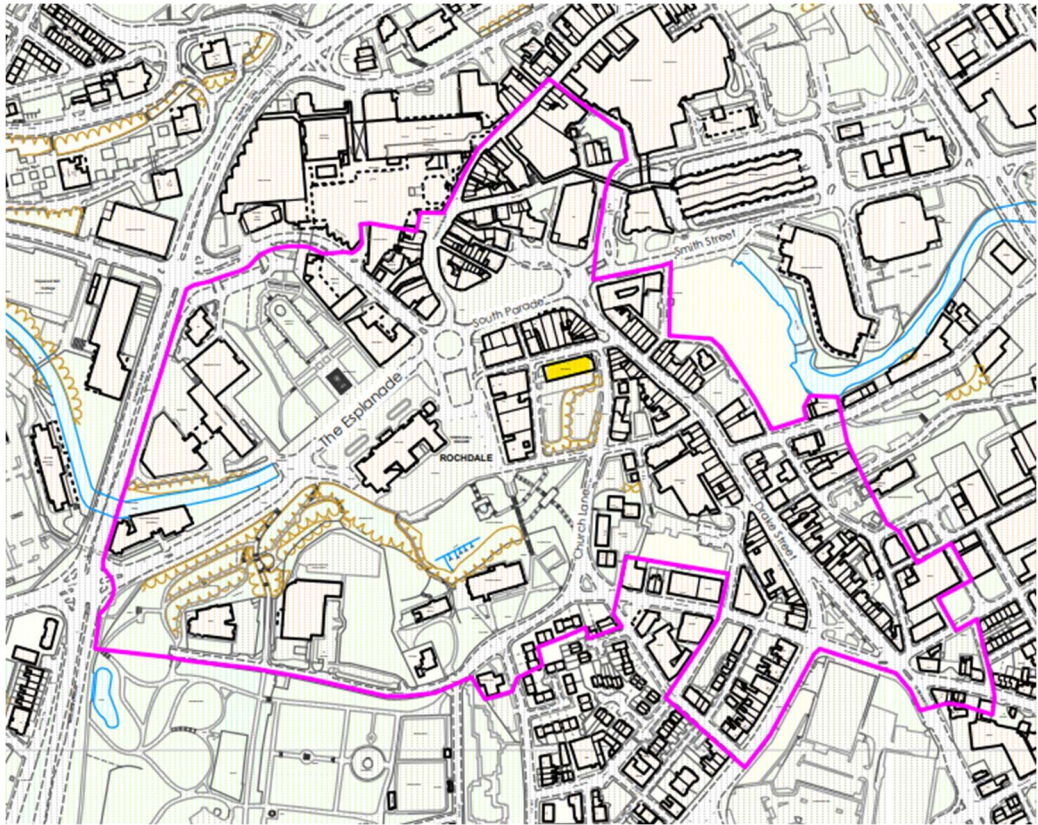
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1.0 INTRODUCTION

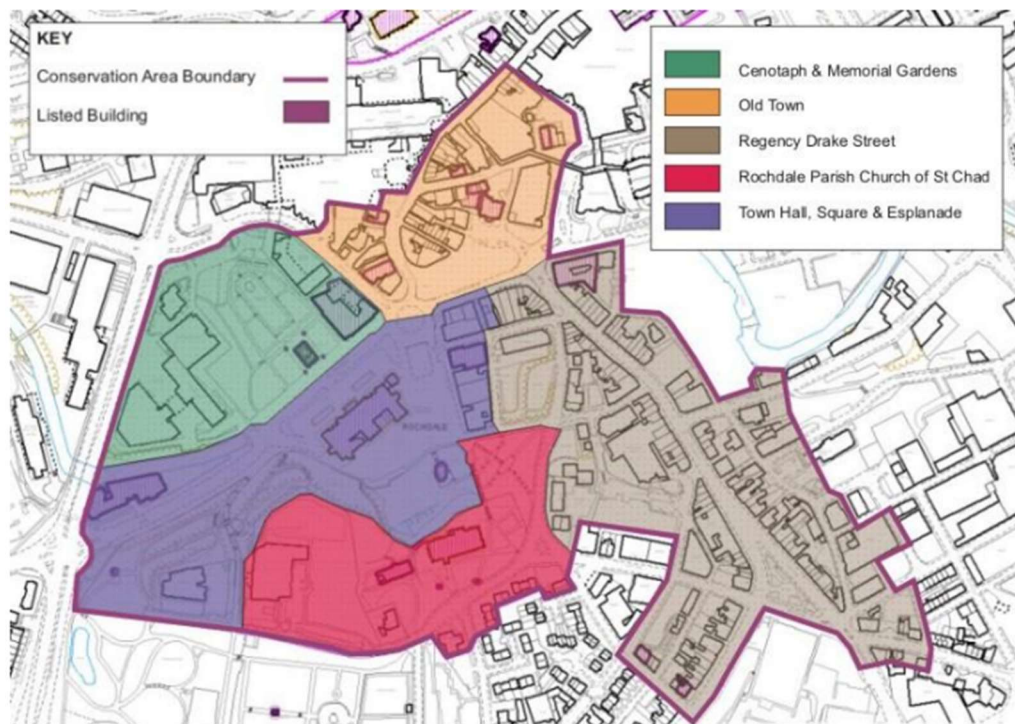
- 1.1 This statement supports a Full Planning application for a proposed new external flue associated with replacement boilers to the DWP Job centre on Fleece Street in Rochdale.
- 1.2 The statement should be read in conjunction with the architect's drawings
- 1.3 The works are limited to the replacement boilers within an internal plant room and an external flue only. There are no other changes to elevations and no increase to the building footprint

2.0 EXISTING SITE CONTEXT

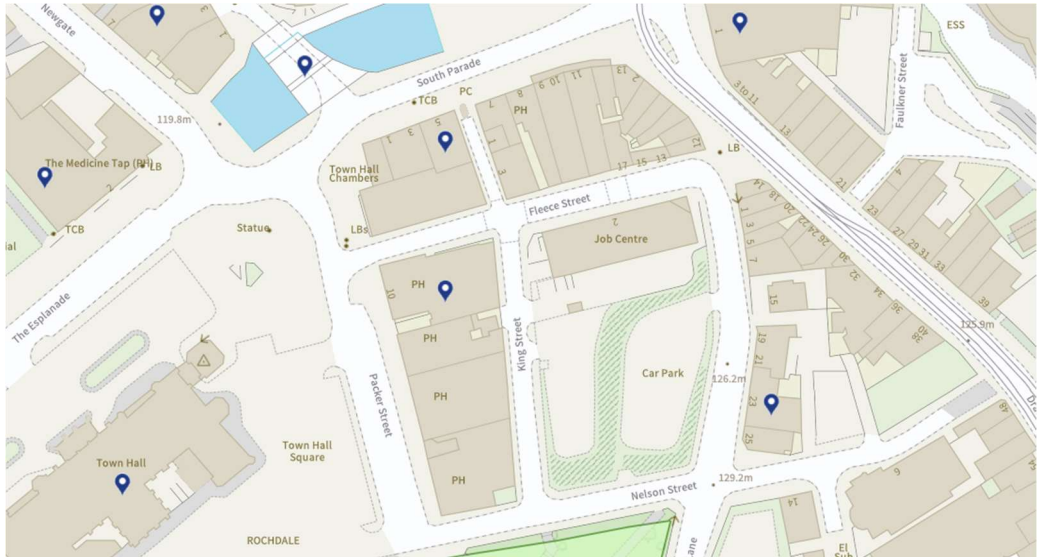
- 2.1 The Job Centre sits within the Rochdale Town Centre Conservation Area but is not listed.
- 2.2 The building is sited in the Regency Drake Street zone of the Town Centre Conservation Area
- 2.3 The building is in close proximity to adjacent listed buildings on Packer Street which forms one side of the Town Hall square and to South Parade
- 2.4 Other listed buildings are also within a few hundred yards of the building including the Town Hall to the west, The Old Post Office Building to the north and the Deaf Institute to the east
- 2.5 The area in general is part of the town centre and comprised mostly of commercial and retail properties fronting on to the main roads of Drake Street, South Parade and the Town Hall Square
- 2.6 All of these streets have a strong cohesive and unique historic character and present a face to the main public realm of the town centre
- 2.7 The Job Centre itself sits to the rear of these three streets in what is generally a more functional and less ordered collection of facades.
- 2.8 Even the listed buildings of Yates Wine Lodge and 5 South Parade have a more functional appearance on their rear elevations.
- 2.9 So, whilst much can be said about the street scene for the Town Hall Square, South Parade and Drake Street the assessment will need to be considered on the basis of the elevations immediately surrounding and facing the Job Centre
- 2.10 To the rear of these streets the facades are less ordered and more functional with a number of extensions and additions to most of the buildings that face the Job Centre.



Site context



Zones within the Conservation Area



Location of nationally listed buildings in the vicinity of the site



Packer Street with Job Centre to gap between stone facades (the flue will not be visible from this vantage point)



Elevation of buildings to east side of Packer Street with Job Centre gable to left side (the flue will not be visible from this vantage point)



Elevations facing South Parade with King Street to the left (the flue will not be visible from this vantage point)



Elevations to South Parade (the flue will not be visible from this vantage point)



Corner of Drake Street and South Parade (the flue will not be visible from this vantage point)



West side of Drake Street (the flue will not be visible from this vantage point)



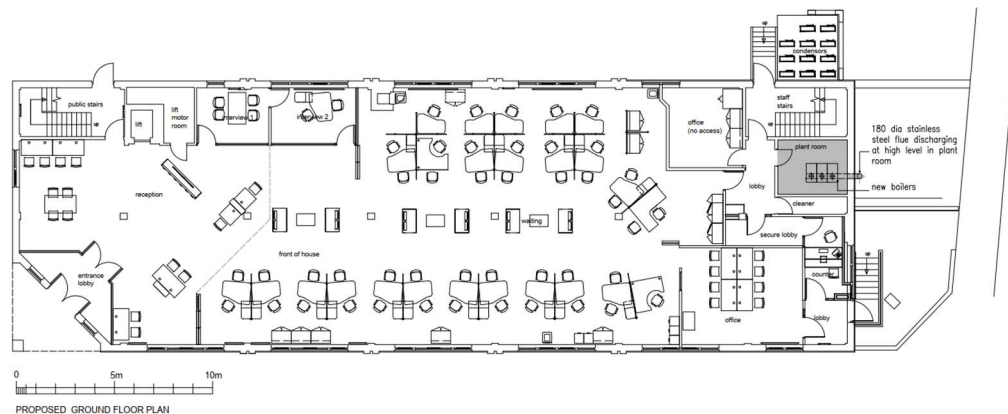
West side of King Street facing the proposed gable

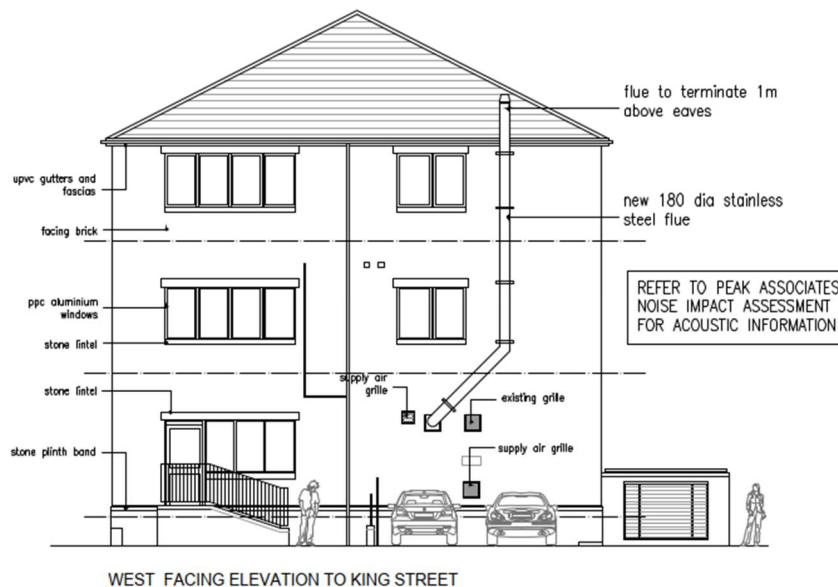


North side of Fleece Street where visible buildings are of lesser quality

3.0 JUSTIFICATION OF THE PROPOSED WORKS

- 3.1 The proposed works to the job centre comprise of replacement boilers within the internal plant room that are not visible from the public realm
- 3.2 However current regulations mean that the existing arrangement of flues for the boilers are not compliant and require further separation to meet the guidance
- 3.3 The location of the existing ground level plant room makes it infeasible to extend the existing boiler room
- 3.4 Extending the room is currently restricted by the fire stair on one side, the escape corridor on another and the incoming gas meter room on the other.
- 3.5 The only feasible direction to extend the plant room would be via a single storey extension to the west facing gable
- 3.6 An alternative solution has been proposed to amend the flue design and provide a new externally mounted flue on the west gable.
- 3.7 This is considered to have a lesser visual impact than an extension to the building and is also more economically viable
- 3.8 The works therefore involve the routing of a 180mm diameter stainless steel flue from the ground floor plant room to a safe discharge point above the eaves line of the upper floor
- 3.9 The external flue will need to offset to avoid the wc windows that are above the ground floor plant room
- 3.10 No other works are required to the building façade.





- 3.11 *A full heritage impact assessment is therefore not considered appropriate to be able to assess this very localised change to the gable end of the building.*
- 3.12 *It can be argued that the proposed alteration will have no detrimental impact on the character of the Regency Drake Street part of the conservation area as the amended gable is at the opposite end of the building. It will have no detrimental affect on listed buildings to the east of the site, namely the Deaf Institute*
- 3.13 *The proposed flue will not be visible from the Town Hall Square or South Parade and will therefore have no impact on the street scene or on the setting of the listed buildings that face the more public highways*
- 3.14 *Instead the Impact Assessment will focus on the whether there is any detrimental harm to the setting of the two listed buildings that back on to the west facing gable of the building where the works are proposed.*

4.0 **HERITAGE IMPACT ASSESSMENT**

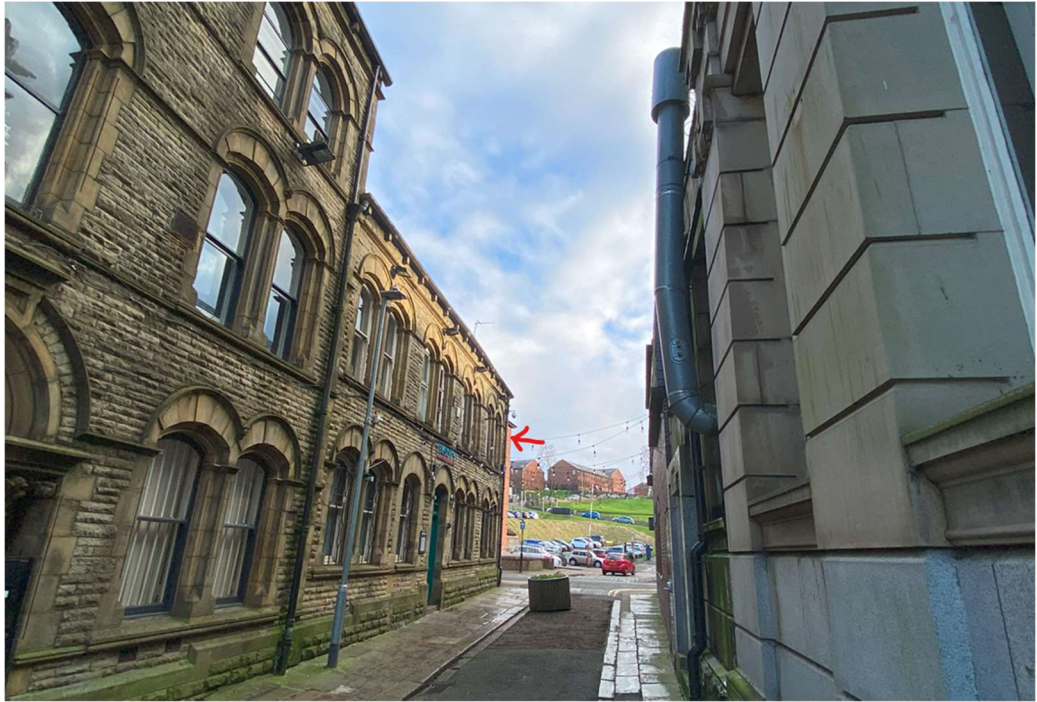
- 4.1 *Packer Street to the west of the site is largely dominated by pulic houses including the Flying Horse, Empire and the listed Yates Wine Lodge (former post office and county court building)*
- 4.2 *The elevations to the rear of these buildings fronting the south end of King Street are largely used for servicing. Elevations are characterised by secure servicing doors and some external plant including flues associated with the commercial kitchens within the public houses.*
- 4.3 *The elevation as a whole is fragmented with different roof heights and random windows to the majority of the street. Only the windows to Yates Wine Lodge have any historical merit and these have been bricked up*
- 4.4 *Elevations to the rear of South Parade on the north side of Fleece Street are also largely services rear elevations of a more modest scale. The street scene includes extensions to the originbal buildings that are of different eras, difefreing heights and materials. A number of external yards split the buildings*
- 4.5 *The rear of the listed 5 South parade that sits on the crner of King Street and Fleece Streety has a different character with building entrances evident.*
- 4.6 *Whilst the less grand stone façade of the buildings facing packer Street wraps around the corner a newer building has been erected in the south east corner of the block. Whilst this has a better appearance than the smaller scale fare on thee rest of Fleece Street there is no real architectural merit*
- 4.7 *Furthermore the elevations along King Street includes an existing galvanised flue*



Typical elevation to King Street showing wall mounted plant and infilled windows



Roof mounted ventrilation kit and galvanised flues visible to roofs from Neson Street with the Job Centre visible to the right hand side



View down King Street with the Job Centre gable wall is just visible. An existing galvanised flue is located on the elevation of the listed 5 South Parade



Gable to the rear of the Grade 2 listed Yates Wine Lodge showing infilled doors and new openings. Galvanised roof mounted flues are visible in the background

5.0 CONCLUSION

- 5.1 *Given the number of flues and wall mounted mechanical plant to what is largely the back of house for most buildings along Packer Street and South Parade the flue will not look out of place.*
- 5.2 *The minimal 180mm diameter of the flue is not large compared to the diameter of downpipes, soil stacks, lamp posts or sign posts in the immediate vicinity.*
- 5.3 *The proposed flue does not include any additional fans that will contribute to noise nuisance. A Noise Impact Assessment has been provided to supplement the planning application*

- 5.3 *We are therefore of the opinion that the proposed stainless steel flue attached to the side of the west facing gable of the Job Centre will have a minimal impact on the setting of the adjacent Listed Buildings or the character of the Conservation Area.*
- 5.4 *Whilst the new flue cannot be said to make a positive impact to the street scene it also does not, in our opinion, provide any negative impact or any material harm to the general character of the area.*