

Heritage Statement

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. The properties are considered part of 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 proposed refurbishment works are exclusive to the ground floor of the building within 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 proposed use will remain use Class E – Commercial, Business and Service, and internal alterations will be of a similar nature to the previous commercial use and will not affect the character of the building.

Repair works are proposed to the external facade 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. New signage and manifestation proposals are detailed within the enclosed drawings and the accompanying signage application submitted simultaneous to Listed Building Consent.