HERITAGE STATEMENT

For;

Proposed Change of use from Betting Office to Bar

Within the Rochdale Town Conservation Area.

Property;

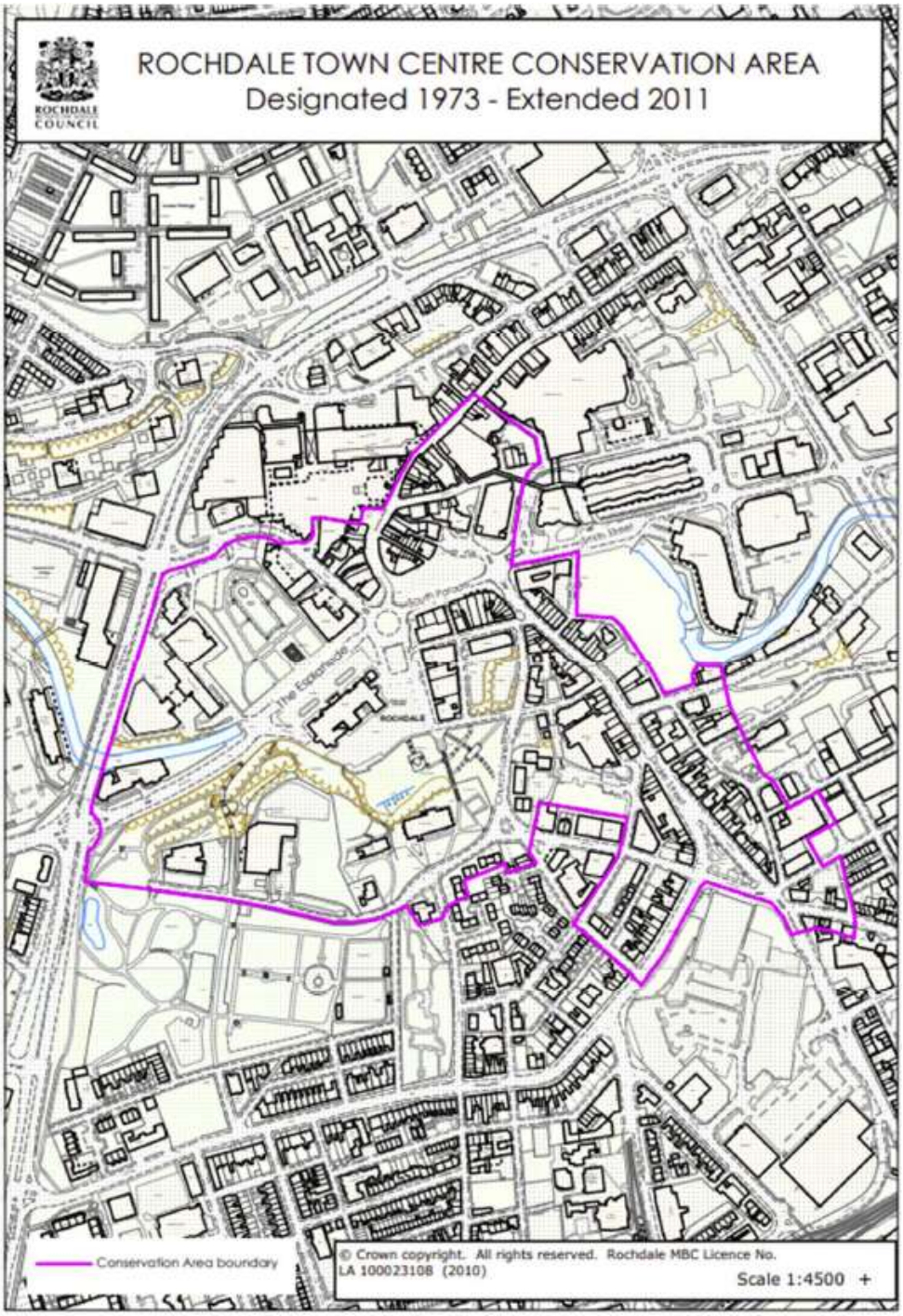
13 The Butts,

Rochdale,

OL16 1ES

Introduction;

This application relates to number 13 The Butts, Rochdale, which forms part of a larger building fronting the Butts. The property lies within the designated Town Centre Conservation area as outlined on the plan below.

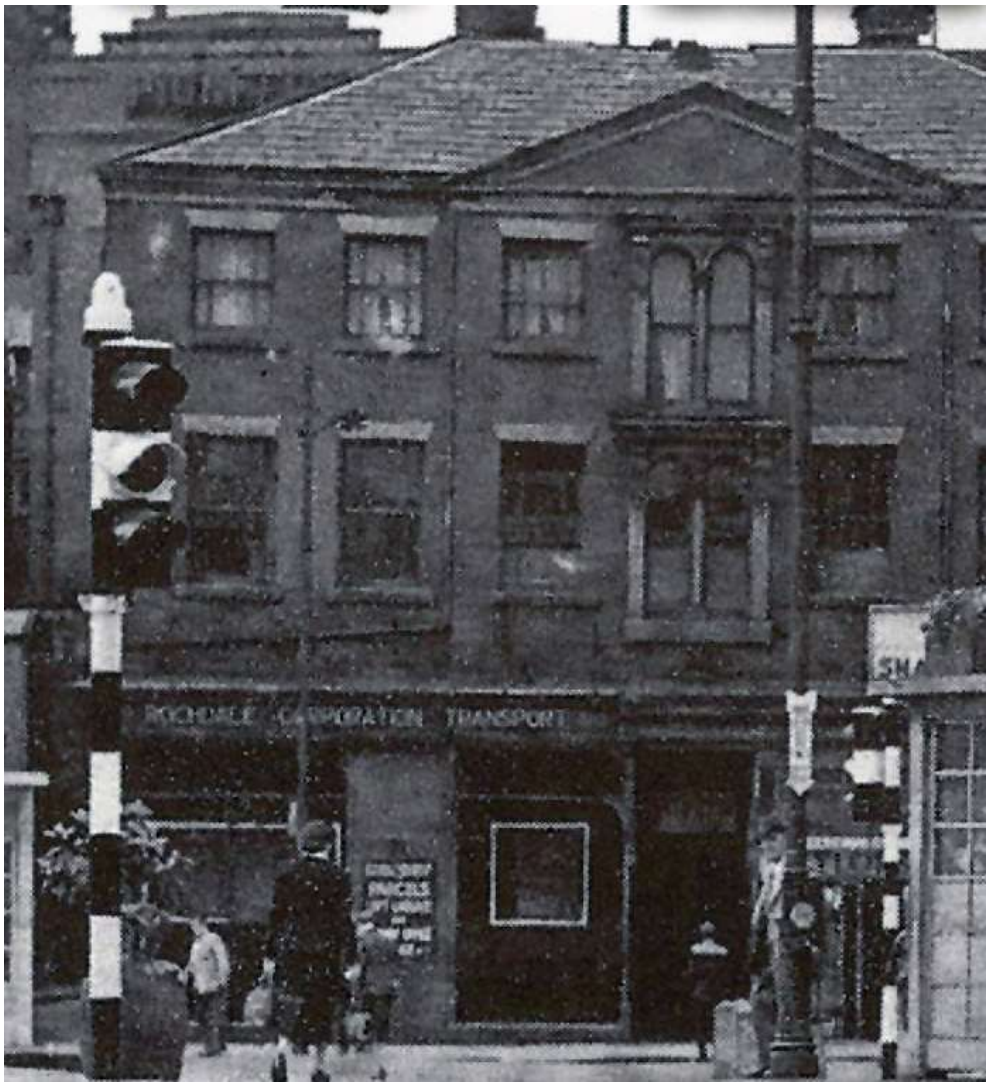


This part of the town centre has historically formed something of a transport hub first servicing the trams and latterly as a bus terminus both of which can be seen on the photographs below.





It would appear that the ground floor of the property was used as a shop in the late 19th century. Later images, such as that seen below, indicate that the property was used by the Rochdale Transport Corporation, perhaps as a booking office.



Once the hub from which visitors to Rochdale would disceminate into the towns main shopping areas in recent times The Butts has seen a great deal of investment. The historic buildings around The Butts have been brought back into use creating an identity of it's own ensuring the space remains well used despite the migration of other uses to different areas of the town. This proposal seeks to continue that 'regeneration' of The Butts by securing a use which is compatible with surrounding uses and will continue the regeneration of this area of the town.

Policy and Doccumentation

This propsoal seeks to ensure the medium to long term use of this property following the recent closure of the Bookmakers.

Clealry in achieving this aim a balance needs to be struck between the requirements of the town centre operators and heritage concerns namley;

1. The desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and
2. The desiribilty of preserving or enhancing the character and appearance of Town Centre Conservation Area.

In general terms the proposal seeks to establish the use of part of the ground floor of the building as a bar.

The works involve minimum internal alterations and there are no proposals to make any alterations to the external parts of the property as part of this submisison.

Any fixtures and fittings to be used internally will be able to be easily removed without affecting the historic fabric of the building.

Assessment

The proposal would contirbute to the on-going redevelopment of The Butts. Due to the miniml alteration works the new use would respect the historical interest of the building and its setting. The proposal therfore could not be regarded as resulting in harm or failing to preserve the character or appearance of the conservation area. Therefore the change of use complies with the requiremnts of the NPPF (paragraphs 193 to 202).

Justification

It is considered that the proposed change of use would not detract from the character and appearance of the conservation area and the proposed use would make a possitive contribution to the ongoing regeneration of The Butts. Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.