



Heritage Statement

Rochdale Sixth Form College

College Road,
Rochdale,
OL12 6HY

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Portakabin®

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1 - Introduction

Portakabin®

This heritage statement has been created to support the Planning Application made by Rochdale Sixth Form College to site a two storey Portakabin building on their site at College Road, Rochdale, OL12 6HY.

The College has identified the need for additional teaching space, which will be used by existing staff and students. The proposed building will be used as two interim classrooms set over the two storeys.

This application seeks temporary planning approval of 3 years.

Prepared in accordance with National Planning Policy guidance to achieve a high quality design, the scheme also considers the development need and overall site characteristics.

This document should be read in conjunction with the accompanying drawings and documents.

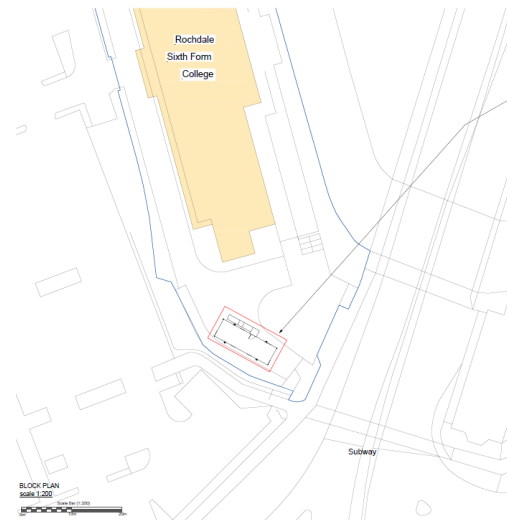


2 - Proposed Development Site

The proposed development area will see the installation of a two storey Portakabin building which will be used as a teaching facility. The proposed building will be installed in the Southern area of the college site, on a hard standing area. The proposed building will be sited in the approximate location of the existing container buildings (below, left). The sites level is significantly lower than the adjacent street, and is surrounded by brick walls.

The height of the proposed two storey building is 5,945mm which will be installed upon its own foundation piers.

Aside from the aforementioned, no further landscaping is necessary.



3 - Legislation, Policy and Guidance (For reference see Fig. 1)

This assessment has been undertaken considering relevant heritage legislation and guidance as outlined below:

3.1 Legislation

Statutory protection for archaeology is principally outlined in the Ancient Monuments and Archaeological Areas Act (1979), as amended by the National Heritage Act (1983), and nationally important sites are listed in a Schedule of Monuments.

Listed Buildings and Conservation Areas receive protection under the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Enterprise and Regulatory Reform Act (2013). There is a legal duty under this Act to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*' and that '*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*'.

3.2 National Planning Policy Framework and Guidance

The National Planning Policy Framework (NPPF) sets out the government's planning policies for England in order to achieve sustainable development. In regards to heritage assets, the NPPF seeks to conserve them in a manner appropriate to their significance with further guidance provided by Historic England in regards to managing heritage significance.

In regards to planning applications, the NPPF states:

Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Historic England's Historic Environment Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, states:

To accord with the NPPF, an applicant will need to undertake an assessment of significance to inform the application process to an extent necessary to understand potential impact (positive or negative) of the proposal and to a level of thoroughness proportionate to the relative importance of the asset whose fabric or setting is affected.

3 - Legislation, Policy and Guidance (For reference see Fig. 1)

In order to meet the requirements of a significance assessment, a Desk-Based Assessment, as defined by the Chartered Institute for Archaeologists (CIfA) Standards and Guidance for Historic Desk-Based Assessment has been undertaken. A Desk-Based Assessment *‘will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation.’*

Conservation Principles states that significance means the heritage value of an asset due to its heritage interest, i.e., why a place matters from a heritage point of view. According to this definition, significance is encompassed by four values: evidential, historical, aesthetic and communal. Managing change to heritage assets and their setting largely takes place within the planning system. Change is only harmful if (and to the extent that) the asset’s significance is reduced.

Furthermore, the NPPF states that when determining planning applications, the local planning authority decision should be weighted in regards to the heritage asset’s significance and conservation. Specifically, *‘the more important the asset, the greater the weight should be’*. The NPPF states that substantial harm to nationally designated heritage should be *‘exceptional’* to *‘wholly exceptional’*. Where development proposals lead to less than substantial harm, this harm should be weighed against the public benefits of the proposals. This public benefit often needs to be reconciled with other, usually interrelated environmental interests.

In regards to non-designated heritage, the NPPF requires a balanced judgement in regards to the scale of any harm or loss and the significance of the asset¹⁶.

3.3 Setting Guidance

As defined in the National Planning Policy Framework (NPPF) 2019, the setting of a heritage asset is:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Further guidance is provided by Historic England in regards to setting. Historic England’s The Setting of Heritage Assets along with the PPG established the twin roles of setting: its contribution to the significance of the heritage asset and how it allows the significance to be appreciated. This will almost always include consideration of views. Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

4 - Nature of the Heritage Asset

Whilst there are no heritage assets on Rochdale Sixth Form College's site, the below are in relatively close proximity to the development site:

Rochdale Central Library, Museum and Art Gallery

Heritage Category:	Listed Building
Grade:	II
Legacy ID:	358883
Date First Listed:	12th February 1985

Location

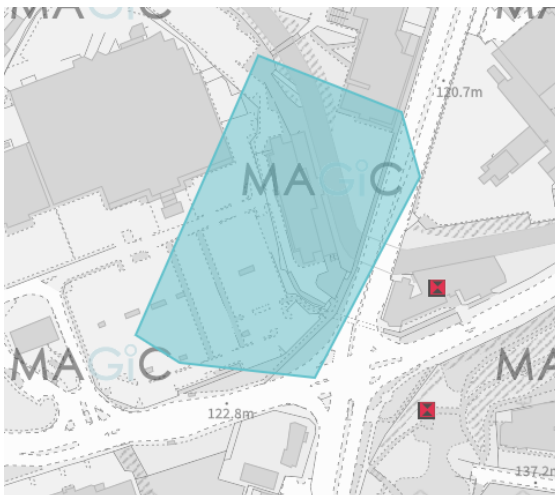
County:	Rochdale
Electoral Ward / Division:	Milkstone and Deeplish
Parish:	Non Civil Parish
National Grid Reference:	389368,413188

Statue of John Bright

Heritage Category:	Listed Building
Grade:	II
Legacy ID:	358863
Date First Listed:	12th February 1985

Location

County:	Rochdale
Electoral Ward / Division:	Milkstone and Deeplish
Parish:	Non Civil Parish
National Grid Reference:	389362,413118



- Rochdale Central Library, Museum and Art Gallery (358883)

- Statue of John Bright (358863)

5 - Impact of Development on Heritage Asset and Other Features of Significance

Rochdale Central Library, Museum and Art Gallery

The proposed development site sits approximately 50 metres from the Rochdale Central Library, Museum and Art Gallery. Though there is some line of site between the listed building and the proposed development site, the two are separated by St Mary's Gate (A58). The proposed development site is also situated at a significantly lower level than the heritage asset, with only top of the proposed building visible from the street side. Because of the distance between the sites, any work carried out will have no impact on the listed building. The proposed development requires no intrusive work, so there is no risk of structural damage to any nearby buildings, including the listed building. The proposed building seeks Planning Permission of three years, so any impact which the building is deemed to have on this heritage asset would be limited, and would cease the building is removed from site.

Due to the reasons listed above, the proposed works will have minimal significance and impact over the heritage asset and will cause no harm.

Statue of John Bright

The proposed development site sits approximately 90 metres from the Statue of John Bright. Though there is some line of site between the listed building (statue) and the proposed development site, the two are separated by St Mary's Gate (A58). The proposed development site is also situated at a significantly lower level than the heritage asset, with only top of the proposed building visible from the street side. Because of the distance between the sites, any work carried out will have no impact on the listed building. The proposed development requires no intrusive work, so there is no risk of structural damage to any nearby buildings, including the listed building. The proposed building seeks Planning Permission of three years, so any impact which the building is deemed to have on this heritage asset would be limited, and would cease the building is removed from site.

Due to the reasons listed above, the proposed works will have minimal significance and impact over the heritage asset and will cause no harm.

Close Proximity to Rochdale Town Centre Conservation Area (1973)

The proposed development site is in close proximity to the Rochdale Town Centre Conservation Area. See Fig. 2. Whilst in fairly close proximity, the proposed works will have minimal impact. There are no protected or priority species in the development site and whilst the college falls adjacent to the Conservation Area, no proposed works are schedule to or within the aforementioned area, and there will be no impact.

Upon removal of the building from Rochdale Sixth Form College, the area will be reinstated to it's current condition, and any minimal impacts will cease.

6 - Conclusion

The Portakabin logo, consisting of the word "Portakabin" in white sans-serif font on a red rectangular background.

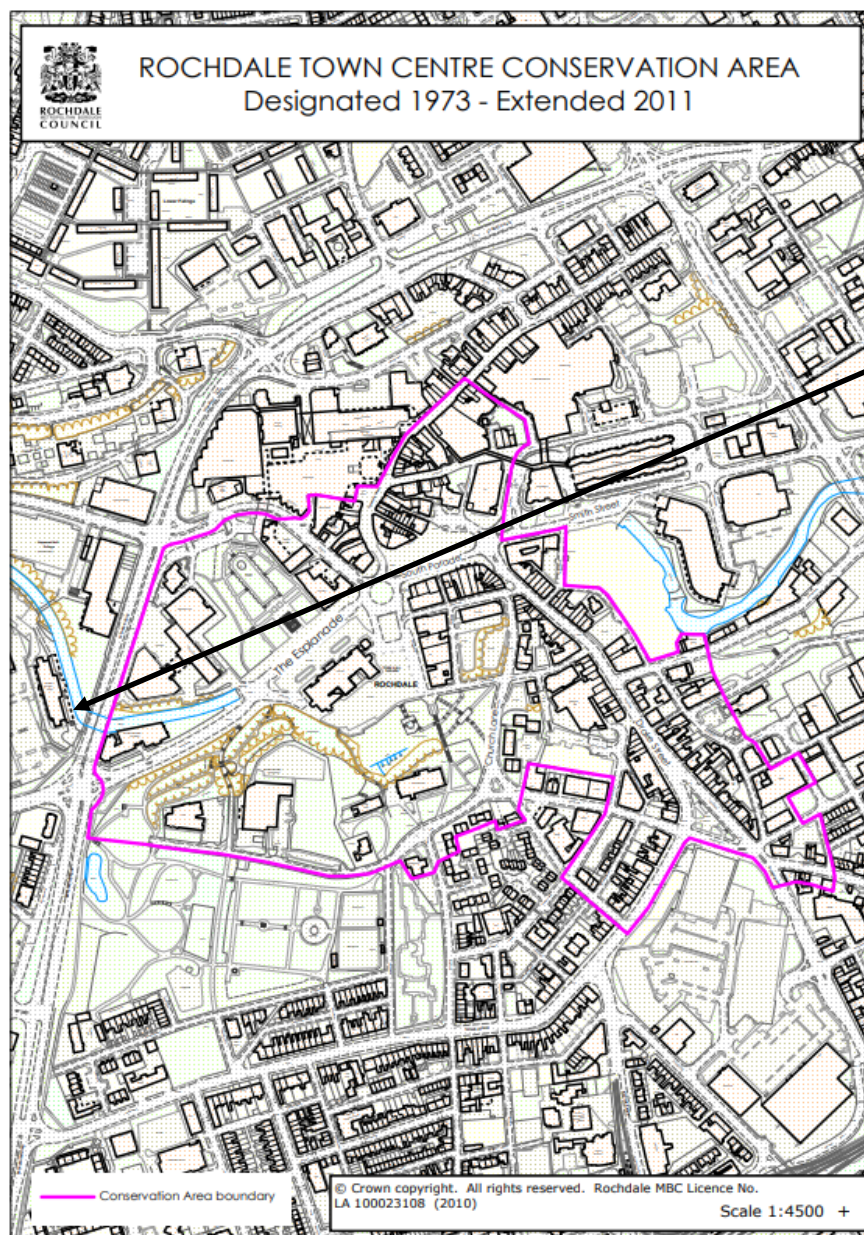
Rochdale Sixth Form College's requirement for this building outweighs any minimal impact the temporary development would have on heritage assets and the Conservation Area. The temporary building is a requirement to enable the college to continue providing the high standard of education to their current number of students. The short and temporary nature of this proposal should be taken into consideration when assessing any detrimental impact.

The nearby heritage assets have been considered when planning this proposal, the nature of this temporary application proposes no known negative impact on any heritage assets or conservations areas. Time and consideration has been given to the planning of this proposal; the identifying of the site, the travel to and from the site, the needs of the students and staff alike, the impact on the neighbours as well as any other contributing factors.

Fig. 1 - Legislation and Policy References

- ¹ UK Government (1979) Ancient Monuments and Archaeological Areas Act. Available at www.legislation.gov.uk/ukpga/1979/46 [Accessed on 2.03.2021]
- ² UK Government (1983) National Heritage Act. Available at <http://www.legislation.gov.uk/ukpga/1983/47> [Accessed on 2.03.2021]
- ³ UK Government (1990) (Listed Buildings and Conservation Areas) Act 1990. Available at <http://www.legislation.gov.uk/ukpga/1990/9/contents> [Accessed on 2.03.2021]
- ⁴ UK Government (2013) Enterprise and Regulatory Reform Act 2013. Available at <http://www.legislation.gov.uk/ukpga/2013/24/contents/enacted> [Accessed 02.03.2021]
- ⁵ UK Government (1990) (Listed Buildings and Conservation Areas) Act 1990, as amended. Paragraph 66
- ⁶ Ibid, Paragraph 72
- ⁷ UK Government (2019) National Planning Policy Framework (NPPF), Paragraph 189. Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf [accessed 02.03.2021].
- ⁸ Historic England (July 2015) Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, Paragraph 11. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/> [accessed 02.03.2021]
- ⁹ Chartered Institute for Archaeologists (2020) Standard and Guidance for Historic Environment Desk-Based Assessment, Published December 2014, Updated October 2020 [Online] Available at: http://www.archaeologists.net/sites/default/files/CIfAS%26GHIA_3.pdf [Accessed 02.03.2021]
- ¹⁰ Historic England (July 2015) Good Practice Advice in Planning: 2; Managing Significance in Decision-Taking in the Historic Environment, Paragraph 12.3-12.4.
- ¹¹ Historic England (2008) Conservation Principles. Available at: <https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/> [Accessed 02.03.2021]
- ¹² NPPF (2019), Section 16, Paragraph 193
- ¹³ Ibid, Paragraph 194
- ¹⁴ Ibid, Paragraph 196
- ¹⁵ Historic England (2008) Conservation Principles, Paragraph 150
- ¹⁶ NPPF (2019), Paragraph 197
- ¹⁷ Department of Communities and Local Government (2019) NPPF, Annex 2, Setting of heritage asset definition, page 71
- ¹⁸ Historic England (January 2017) The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3
- ¹⁹ Department of Communities and Local Government (2019) Advised on enhancing and conserving the historic environment. Available at <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment> [Accessed 21/12/20]

Fig. 2 - Proposed Development Site in Relation to Rochdale Town Centre Conservation Area (1973)



Proposed Development Site