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HERITAGE STATEMENT

Heritage Impact Assessment for Modification of Front Elevation shop front, additional ground floor access to rear & Conversion first floor & Second Floor offices (E) to 2No One Bedroom Apartments at 119 & 119a Yorkshire Street, Rochdale OL16 1DS

1.0 Introduction

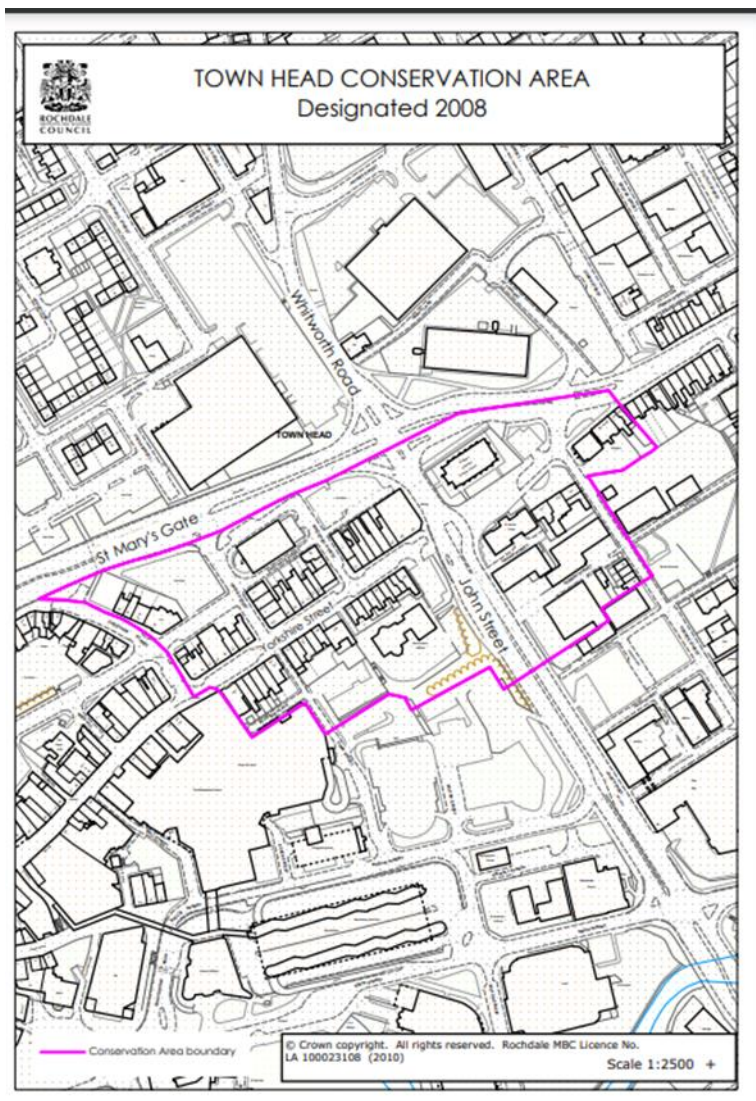
1.1 Preliminary Information

This Heritage Impact Assessment has been prepared to consider how proposed alterations to 119 & 119a Yorkshire Street, Rochdale, will affect the significance of the building. The works are described on James Campbell Associates drawings and details 22.2864.1 / 2B / 3 / 4, Site Location Plan and Design & Access Statement. The works will include the conversion of the first & second floors as described above with modification to the front and rear elevations.

The works will be carried out on a building within the Town Head Conservation Area. This was designated as an area of architectural and historic interest by Rochdale MBC in 2008 in line with the Planning (Listed Buildings and Conservation Areas) Act 1990. The Conservation Area is a designated heritage asset.

Chapter 16, Conserving and enhancing the historic environment of the NPPF (National Planning Policy Framework) of 2018 contains the following guidance in Paragraph 189. "In determining applications, 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."

This statement has been prepared to demonstrate compliance and to meet that requirement.



1.2 Designation

In this instance the significance of the area is indicated by its designation as a Conservation Area under the Planning (Listed Buildings and Conservation Areas) Act 1990.

1.3 Methodology

A brief local heritage search and a site visit were carried out to determine the building's significance and its association with the Town Head Conservation Area. The site inspection also considered the scale of the proposed works and their impact on the building and its setting. The material collected forms the basis of this report.

1.4 Setting

Yorkshire Street is located to the north east of Rochdale town centre. It is a major thoroughfare of small commercial properties. Access to 119 is by an entrance in a purpose-built shopfront and a rear doorway which allows access to the rear of the shop area on the ground floor and the staircase to the upper two floors, first and second.

2.0 Historic background

2.1 Rochdale, Town Head and Yorkshire Street

Early development in Rochdale is scarce, with the Roman road at Blackstone Edge and the Saxon fort at Castleton being the only major developments recorded in the area before the Domesday Book of 1086 in which Rochdale appears as Recedham. A manor was held by a Saxon thegn, Gamel. Henry II granted the manor to Roger de Lacy, and weekly markets were held from 1250 when Edmund de Lacy obtained a grant for a market and an annual fair. The market was held outside the parish church. The area remained part of the Honour of Clitheroe until it passes to

the Dukes of Lancaster and by 1399 the Crown. John Byron bought the manor in 1638. In 1823 Lord Byron the poet sold the manor to the Dearden family who still hold the title.

Rochdale developed rapidly from the 17th century onwards, first with the expansion of the local woollen industry and the associated trans-Pennine trade in woollen goods and afterwards with the development of the textile industry and associated trades.

Development of the Town Head and Yorkshire Street area occurred early in the growth of the town, as this was the end of the trade route for woollen trade across the Pennines prior to the canal and railways. This is reflected in the Georgian merchant's houses, warehouses and inns around Yorkshire Street. Later industrial development occurred in the wider area, while Yorkshire Street developed as a commercial street leading up from the markets at its base.

There are few records prior to a 1781 deed map showing land ownership. At this time the area is relatively undeveloped with the field pattern remaining and some linear development starting to occur along Yorkshire Street.

1831-81

The construction of the buildings is not known but would appear to coincide with the development of Yorkshire Street in the Georgian period. As discussed above the thoroughfare was a major route to Yorkshire and was an area of merchant's houses and warehouses. Whilst not as grand as Town Head, a merchant's house opposite, the buildings appear quite substantial perhaps built for the professional classes.



Plan above 1831 map showing 119 Yorkshire Street

1881-present

As suggested above Yorkshire Street developed later into a commercial area of shops and offices, it would appear number 119 follows this pattern.

Looking at the property and group of properties immediately surrounding 119 & 119a Yorkshire Street, they appear to be original with various front and rear extensions changing the design of the properties. Properties to the east of the site have been redeveloped as single storey retail with open car parking to the rear of the properties.

Windows are upvc and the shop front is upvc and aluminium neither are original features, the front of the property has been rendered over time. The rear of the properties has been pebble dashed and has no original windows. The roof has concrete tiles and no original features.

3.0 Description

The building and neighbouring properties would have been constructed in the early 19th century and known to have occupied the site in the late 1800 and early 1900's. The frontage of the building has been extended with two storey extension housing an extended shop front and extended first floor space. The second floor appears orange. The front elevation has been rendered and the roof tiles are not original, now concrete tiles. The rear of the property has been pebble dashed and has no original windows. The roof has concrete tiles and no original features

4.0 Significance

4.1 Introduction

Comments on the historic development and elements give an assessment of the relative significance of the building and its key heritage values. Conservation Principles (Historic England 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include evidential value (the physical aspects of a building that yield evidence about its past), historical value (the extent to which a building is associated with or illustrative of historic events or people), aesthetic value (includes design, visual, landscape and architectural value) and communal value (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building's grade or they may be intangible, for example, the site's association with a past event or a group of people.

Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its different aspects in a hierarchy. The concept was first developed in Australia by James Semple Kerr, to assist with the management of cultural assets. It has been adopted by the Heritage Lottery Fund and in adapted forms by organisations such as The National Trust and English Heritage. The established levels of significance are:

Exceptional.

Important at national to international levels, reflected in statutory designations, such as Grade I listed buildings and Scheduled Ancient Monuments.

High

Important at regional or sometimes a higher level, e.g. Grade II listed buildings.

Medium

Important at a local level, and possibly at a regional level for example, for group value.

Low

Of no more than local value

Negative or intrusive

Features which in their present form detract from the value of the site.

4.2 Description and Significance

119 Yorkshire Street is not a listed building but lies within the Town Head Conservation Area. This indicates that Rochdale MBC have decided it is "desirable to preserve or enhance" the character of the area. This gives the setting of the building Medium significance.

The original form of the building has been clearly modified over the years with the introduction of the two storey front extension, with original external finishes. There are no significant internal features, staircases, hearthstones or chimney breasts which suggests an adapted and changed property with retail use and office accommodation above reflecting current use as the commercial area of Rochdale spread over the years, there is very Low internal significance with this building from a heritage point of view.

5.0 Conclusion

The proposed works include the alteration of the ground shop front, new opening to the rear elevations and the conversion of the first and second floors from and first floor from office space to flats. New windows and re rendering of the front and rear elevation. This will be achieved by dividing the space with stud partition walls and removing existing rendering and providing new external render, plus the replacement of existing windows and shop front.

The proposals should be considered in the context of national guidance in the National Planning Policy Framework (NPPF). Chapter 16 of the revised document deals with the way local planning authorities should set about 'conserving and enhancing the historic environment'. Paragraph 185 of the NPPF states that: "Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should consider:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring..."

119 Yorkshire Street is a non-designated heritage asset within the Town Head Conservation Area. Paragraph 197 states that “The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

It is considered that the works will have minimal impact on the building or its setting, it is also considering the work will be a positive upgrade to the current condition of the building. The introduction of the Conservation Area indicates that Rochdale MBC have determined that it is “desirable to preserve or enhance” the character of the area. The works do not impact on the site, as a non-designated asset. The alterations help to preserve its current character which unfortunately does not reflect the original history and architecture of the building. It has been extended to the front and used as an established commercial property for decades. The buildings continued economic use is a viable one consistent with its conservation, it also brings wider economic and environmental benefits to the Conservation Area.

The proposed works are, therefore, considered to be in accordance with guidance in Chapter 16 of the NPPF.