

Heritage Statement

10 Cheetham Street
Rochdale
OL16 1DL



REF: TMA 030- 05A HS

Heritage Statement in Support of the Planning Application for 10 Cheetham Street, Rochdale

This Heritage Statement supports the planning application for the proposed development at 10 Cheetham Street, Rochdale. It assesses the significance of the property and its surroundings and evaluates how the proposed works will impact the historical and architectural character of the site and its context.

Introduction

The planning application seeks approval for dark grey roller shutters at 10 Cheetham Street, Rochdale. This statement complies with national and local planning policies, including Rochdale Borough Council's Article 4 Directions related to heritage assets in conservation areas.

Historical and Architectural Significance of the Site

Rochdale has a rich history, with roots tracing back to the medieval period. The Town Head Conservation Area is significant, reflecting the town's growth during the industrial revolution and earlier periods. It contains well-preserved buildings that showcase the town's prosperity in the 18th and 19th centuries, including former mill structures, warehouses, and merchants' houses.

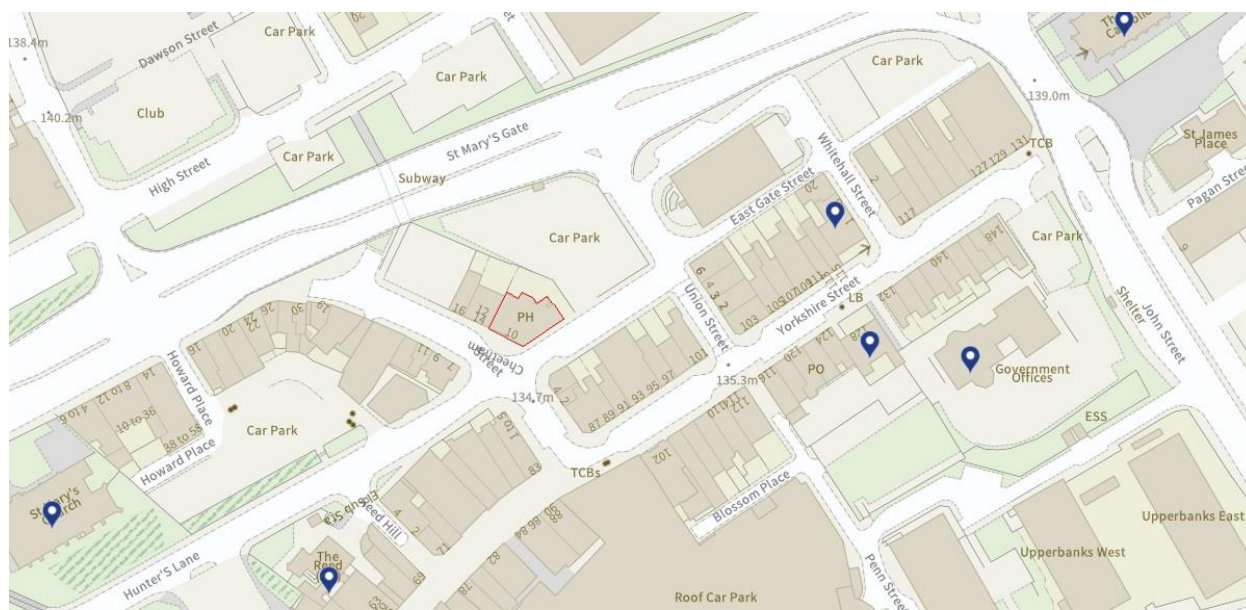
The building at 10 Cheetham Street is approximately 150 years old. Previously The Eagle Spread pub, it was recently converted into retail units with apartments above. Located within the Rochdale Conservation Area of Town Head, the building contributes to the area's architectural and historical significance, despite not being listed. It stands within a zone where preserving the character of the area is a priority. While it is not opposite any listed structures, it adds to the area's overall aesthetic and historical value.

The building's facade is notable for its Tudor-style features. The ground floor combines red face brick and sandstone, creating a solid and traditional appearance. Above, the black timber detailing and contrasting white render on the upper levels enhance the Tudor-inspired theme, contributing to the area's visual charm and the Tudor revival style, which is admired for its picturesque qualities.

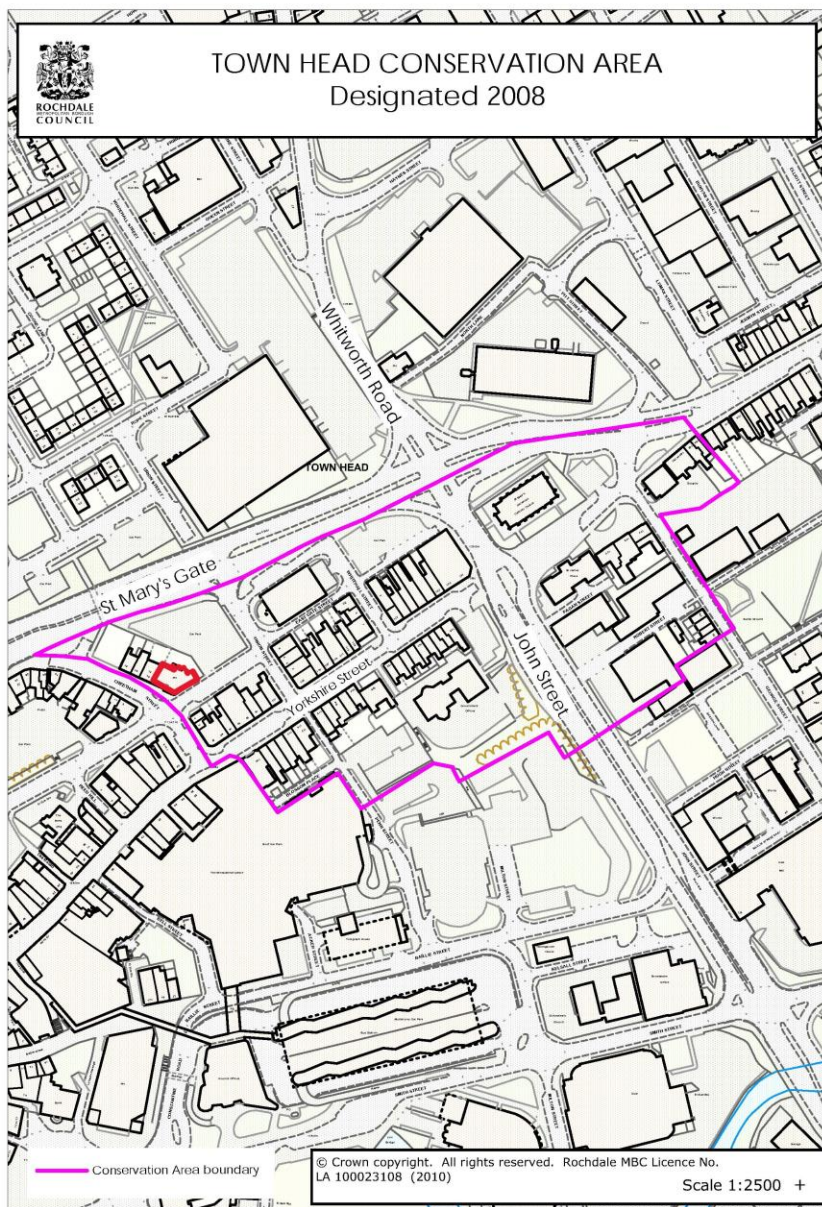
The building is located in Rochdale town center, surrounded by retail commercial buildings. Nearby buildings feature red brick and render facades, with some having modern signs and roller shutters for security.



Image from Hunter Lane. Showing various retail unit surrounding the building with roller shutters.



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 Historic England Plan of Rochdale Town Head Conservation Area- Blue nodes show location of listed buildings.



Rochdale Town Head Conservation Area Plan

Key Features

The Rochdale Town Head Conservation Area is defined by its historic architecture, including many buildings constructed from local materials like sandstone and brick. The narrow streets and traditional layouts reflect the town's early industrial development. Important buildings in the conservation area include Georgian and Victorian structures, as well as surviving industrial buildings, often featuring classical elements like sash windows, decorative cornices, and intricate brickwork.

Preservation Efforts

As a conservation area, Town Head is subject to special planning controls that protect its character. These controls ensure that new developments or renovations are in keeping with the area's historic appearance, preserving the cultural and historical identity of Rochdale.

Modern Day

Today, the Town Head Conservation Area remains a vibrant part of Rochdale, with a mix of residential, commercial, and civic buildings. While it has evolved to meet modern needs, efforts have been made to maintain its heritage and incorporate new developments in a way that respects the historic environment. The area also reflects Rochdale's role in the industrial revolution and its impact on the region's economy and culture.

Proposed Development

The building, located in the town centre, is surrounded by retail units with metal roller shutters, similar to those installed in December 2023. The original planning application sought approval for five solid grey roller shutters, designed to match the surrounding properties. However, following detailed discussions with the local planning officer, it was agreed that the proposal included too many roller shutters and the wrong style—solid roller shutters—which obscured the Tudor features of this significant building.

In the revised proposal, we removed the largest roller shutter facing Cheetham Street and two shutters facing Hunters Lane. The remaining two shutters will now be perforated, allowing the building's architectural features to remain visible. This updated design enhances security while preserving the building's aesthetic appeal. The dark color of the metal shutters complements the property's architectural features, allowing them to blend seamlessly with the building's design and maintaining its historic character.

Before and after drawings have been submitted as part of the planning application to illustrate the visual impact of the shutters and their integration with the building. These shutters will be installed with careful consideration for their setting, balancing security needs with the preservation of the Conservation Area's integrity.



EXISTING - AS BEFORE DECEMBER 2023
10 CHEETHAM STREET ELEVATION



EXISTING - AS BEFORE DECEMBER 2023
EAST GATE STREET ELEVATION

This drawing is for indicative representation only and should not be used for any purposes other than planning. Do not scale from, or use this drawing for construction.

The contractor is to complete the detailed design for the purpose of construction and building regulations approval.

The Structural Engineer is to carry out full assessment of scheme and provide all calculations for building control approval prior to starting construction.

COM REGULATIONS 2013. All current drawings and specifications for the project must be used in conjunction with the Design's Head and Environment Assessment Record.

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NO/0000	For Review For Comment	C	
Rev	Project Title	Revision	
	PROPOSED ROLLER SHUTTERS		
	10 CHEETHAM STREET, ROCHDALE, OL16 1DL		
	EXISTING ELEVATIONS		
Date	Date	Drawing No.	Rev
17/03/23	27th JAN 2023	0302	A
TM		0302-077778 tanner@tma.co.uk	
		45A Greenpark Road, Manchester, M20 4GR	
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TMA - 10 Cheetham Street - 030 02 Existing Elevation

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PROPOSED
10 CHEETHAM STREET ELEVATION



PROPOSED
EAST GATE STREET ELEVATION

NO/0000	Revised into color after being checked and no further changes being put forward following on from approval and building plan	A	
Rev	Project Title	Revision	
	PROPOSED ROLLER SHUTTERS		
	10 CHEETHAM STREET, ROCHDALE, OL16 1DL		
	PROPOSED ELEVATIONS - ROLLER SHUTTERS DOWN		
Date	Date	Drawing No.	Rev
17/03/23	10th FEB 2023	04_30	A
TM		0302-077778 tanner@tma.co.uk	
		45A Greenpark Road, Manchester, M20 4GR	
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TMA - 110 Cheetham Street - 030 04 Proposed Elevations with roller shutters down.

Conclusion

This Heritage Statement demonstrates that the proposed development at 10 Cheetham Street has been designed with consideration of its heritage significance. The shutters complement the building's design and contribute to the security of the property while respecting the historic context. This intervention serves as an example of how modern elements can be introduced in a way that enhances the historic environment.

The National Planning Policy Framework (NPPF, updated 2019), provides the policy for heritage assets and the historic environment. The NPPF recognises that sympathetic changes to heritage assets are necessary to ensure their viable ongoing use. Of relevance is NPPF, paragraph 192, which states,

'In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.'*