

Heritage Statement

Barclays - Rochdale

1 Yorkshire Street,

Rochdale,

OL16 1BH



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Introduction

This statement has been prepared to support an application for the decommission Barclays Bank, 1 Yorkshire Street, Rochdale. The building is non-designated heritage asset within a Conservation Area.

Externally, the proposed work in this two-storey property is as follows; Existing individual letters signage to be removed and made good; Existing projecting sign to be removed and made good. Existing branch nameplate to be removed and made good; Existing projecting sign to be removed and made good; Existing letter box to be sealed internally; Existing individual letters signage to be removed and made good; Existing opening branch nameplate to be removed; Existing CCTV camera to be removed and made good; Existing ATMs to be removed and existing aperture to be infilled with stonework to match existing.

Internally the proposed work is as follows; existing Barclays fittings to be removed; existing cashiers counters to be removed from the ground floor; existing loose furniture removed from all floors.

The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Article 2 & 3.

Appraisal:

Heritage Category: Non designated heritage asset.

Details

ROCHDALE

Historic site context

The Rochdale Town Centre Conservation Area encompasses the history of the town from medieval to modern times in five distinct historical character areas:

- Rochdale Parish Church of St Chad
- The Old Town
- Regency Drake Street
- Rochdale Town Hall, Square & Esplanade
- Cenotaph & Memorial Gardens

Yorkshire Street

The lower part of Yorkshire Street gently curves as it makes its way downhill to Rochdale Bridge. North of Baillie Street, the road is narrow and varying in width. This is complemented by the small scale shops on the eastern side which reflect medieval or post-medieval sized plots. An exception to this is the Art Deco styled Marks & Spencer store which, despite its larger footprint, fits well into the street scene. The Georgian, Victorian and early twentieth century shops are generally characterful modest buildings that would benefit from the reinstatement of missing historic features. The western side is, unfortunately, overwhelmed by the out-of-scale and poorly detailed Exchange Shopping Centre which also dominates the small Georgian market place, known as Lord Square. Behind which rises an early Co-operative store, its ground floor integrated into the shopping centre. The Co-op advert on the side of this building has faded and should be restored as a symbol of

Rochdale's Co-operative heritage.

South of Baillie Street, Yorkshire Street broadens out and the buildings become larger with banks replacing shops. Two fine examples are the curved Halifax which continues the plain Regency styling and the former Fenton's bank (Yorkshire Bank) with its giant pilasters. Yorkshire Street terminates at Rochdale Bridge where two classical banks of yellow ashlar stone, Barclays and HSBC, make a fine entrance gateway, though Barclays was once more prominent with a domed corner. Like the architecture, the materials of the Old Town are varied though with an underlying logic. More modest buildings such as houses, warehouses and shops are generally in brick with stone dressings. Banks are generally in ashlar stone.

THE OLD TOWN

The old town lays either side of the river crossing, developing around the 's' shaped route needed to navigate the steep banks of the river Roch. Georgian brick buildings replaced the stone and timber-framed structures of earlier generations, but the medieval footprint remains particularly in the 'Ginnels.' The medieval passageways, aligned from Yorkshire Street to the Butts which allowed the passage of stock to and from the ford. South of the river, development was restricted by glebe land.

Resource from - Rochdale Town Centre Conservation Area Appraisal, November 2011.

1.Proposal Amount:

The building has been a Barclays Bank for several years, serving the local community during this time. This building is in a prominent central location alongside other businesses and financial institutions within an established town centre community.

The intention externally is to:

Front and side elevations:

- Existing individual letters signage to be removed and made good.
- Existing projecting sign to be removed and made good.
- Existing branch nameplate to be removed and made good.
- Existing projecting sign to be removed and made good.
- Existing letter box to be sealed internally.
- Existing individual letters signage to be removed and made good.
- Existing opening branch nameplate to be removed.
- Existing CCTV camera to be removed and made good.
- Existing ATMs to be removed and existing aperture to be infilled with stonework to match existing.

The intention internally is to:

- Existing Barclays fittings to be removed from all floors.
- Existing cashier's counters to be removed from the ground floor.
- Existing loose furniture removed from all floors.

2. How the proposed works relate to the existing building

Works to the banking hall are restricted to the public space immediately within the branch. The existing fixtures, counters, which are to be removed are themselves modern.

The original building fabric will not be altered, removed, or concealed. All existing original features will not be affected by the proposed works. All the proposed works externally will match the existing materials, finishes, colours.

The proposed works are intended to return the building to pre-Barclays occupation as much as it is possible preserving the listed building status. All works are intended to involve the minimum intervention and to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts within the context of its listed status.

Schedule of Works

No alterations to existing ceiling, wall finishes, windows, architraves and skirtings

Isolate water and gas. Retain boilers.

External

No alternations to existing doors, windows and façade.

Removal Barclays signage

Removal of external ATMS and replace with stonework infill. All the proposed materials will match the existing.

Basement

Remove wooden shelving.



Ground Floor

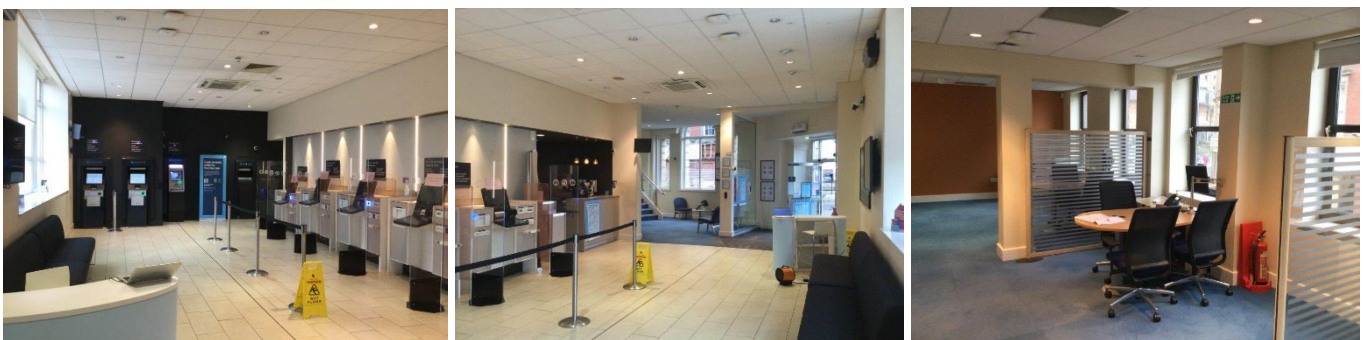
Removal of furniture and fixings, counters and glass partitions.

Retain existing partitions, flooring, ceilings and doors.

Secure letterbox internally.

Remove any Barclays branded material.

Removal of all internal and external cash machines.



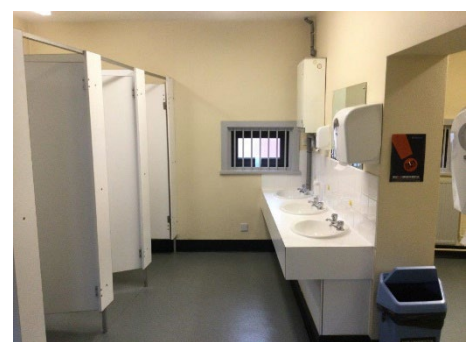
1st Floor & 2nd Floor

Removal of furniture and fixings.

Retain existing partitions, flooring, ceilings and doors.

Retain toilets and staff room.

Remove all wooden and metal racking.



MEP

Works

Isolate all general power

Fire Alarm – No works, system to remain live

Lighting – All lighting to remain live

Water – Incoming water to be capped within Barclays Demise

HVAC Equipment – Isolated but kit to remain in position.

Gas – Incoming supply to be capped on the outgoing side of the meter.



3. Discussions with neighbours and measures considering shadowing/ lighting/ visibility/ proximity/ overbearing/ noise issues

No discussions have been made with neighbours in relation to the proposals. The works are not considered to have any adverse impact on neighbours.

4. Explanation of the scale, height, width and length of the proposal and its relationship to the existing building

The strip out works will be accommodated within the footprint of the bank.

The works are not considered to have any adverse impact to the existing appearance and amenity of the application site and that of its neighbours.

5. Consideration given to accessibility to and between parts of the proposed works including disabled access

No change is proposed that will affect the existing access.

6. Relationship between the proposed works and public routes and impact if any

No change is proposed that affects public routes.

7. Landscaping treatment or other treatment to enhance and protect existing amenities

Landscaping or other treatment is not considered appropriate to preserve the existing situation.

8. Materials proposed, their use, and maintenance where applicable

Existing ATMs to be removed and aperture infilled to matching existing stonework.

All works are intended to involve the minimum intervention and to be reversible in the future, allowing the building to evolve and maintain the possibility of new uses or layouts within the context of its listed status.

9. Street impact

No change is proposed that affects the street scene.

10. Sustainability of the proposal and energy efficiency

No changes are proposed for the existing ventilation system.

11. What provision has been made for the storage of waste and recyclable material?

No change is proposed that affects the existing storage of waste.