

APPLICATION NUMBER: 24/01130/LBC

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01130/LBC

CASE OFFICER

Michael Atkinson-Smith

DETERMINATION DATE 08.01.2025 EXT OF TIME 17/04/2025

Address: Rochdale Town Hall, The Esplanade, Rochdale OL16 1AZ

Proposal: Alterations to Rochdale Town Hall during the Phase 1 & 2 works, (consented schemes approved ref; 20/00576/FUL, 20/00577/LBC, 20/00615/FUL & 20/00616/LBC) works included; installation of concrete slabs, stone cills. Removal of brick structure, service trench, bar benching, engineering works in basement, terrace grilles change in material.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT

CHECKED AND SIGNED OFF BY: RK

DATE: 17/04/2025

SITE

The application relates to the Rochdale Town Hall, a Grade I Listed Building, widely regarded as one of the finest Victorian town halls in Britain. The building was completed in 1871 at a cost of £155,000. The frontage and principal entrance of the Town Hall faces The Esplanade and the recently re-opened section of the River Roch. It comprises a portico of three arches intersected by buttresses, with a former porte-cochère that has now been re-imagined into a contemporary glazed second entrance to facilitate inclusive access to the upper floors. The building has a roughly symmetrical 'E-shaped' plan, and is broken down into three self-contained segments: a central Great Hall and transverse wings at each end. The present clock tower, which has a stone spire, was built to replace the original tower destroyed in a fire in 1883 and rises from a plinth with four stages including a gable-headed clock stage topped with a small stone spire. The Town Hall continues to be used for cultural and ceremonial functions.

The building was first listed at Grade I on 25th October 1951; the listing text reads as follows:

Town hall. 1866 - 71, W.H. Crossland; tower 1883 by A. Waterhouse. Ashlar, Westmorland slate roof. The reception room, Lord Mayor's Parlour, the Small Exchange, members lounge and committee rooms are placed to either side of the entrance hall (or the Exchange). The grand staircase rises to the first floor Great Hall and small staircases terminate the essentially axial plan. To the south-west of the hall on the upper floor is the Council Chamber (formerly Court room) and retiring room. Gothic revival in an elaborate form with Continental antecedents. Facade of 14 bays is asymmetrical but balanced with linking bay and tower added to left. Outer bays have triangular gables and are of 3 storeys, although they differ in treatment. The next 2 on left and 3 on right have an arcade across the ground floor, then tiers of plate glass windows, mostly mullioned with cusped heads, and end above a corbelled balcony in a stepped gable richly panelled with blind tracery. The central seven bays (containing the Hall) are flanked to left by a slim octagonal stair turret with stone spirelet and to right by an octagonal stair tower with tall 2- light pointed windows and a steep pyramidal slate roof with cresting. The central 3 bays have a heavily buttressed porte-cochere supporting heraldic beasts and acting as a balcony to the Hall which is lit by tall 3-light windows with geometrical tracery. Battlements behind which rises an immense slate roof with central wooden fleche. The tower, a version of that at Manchester Town Hall rises sheer from the plinth through 3 stages to the broader clock stage where gables surmount each face flanked by pinnacles. Above this a short octagonal lantern carries a stone spire. The whole facade is richly carved with naturalistic foliage in the style of Southwell Minster. The main feature of each return wall is a tall semi-octagonal stair tower with lead windows and pyramidal slate roofs. The rear is comparatively plain, but the centre is occupied by the great stair hall of 3 bays with weathered buttresses and very tall 3-light windows, roofed separately. The entrance hall is 5 x 3 bays with quadripartite red and white stone vaulting, fine carved capitals of Southwell Minster type carved by Thomas Earp, polished granite columns and Minton floor tiles; it forms an undercroft to the hall and was intended as an Exchange. The reception room has 3 pierced diaphragm arches, 2 Tudor arched fireplaces with castellated mantles and heraldic panels, and wall paintings depicting the various machines used in textiles. The Lord Mayor's Parlour has a similar fireplace, chamfered beams carried on corbels representing the sections of an orchestra, William Morris stained glass depicting the seasons and months of the year, and wall paintings. The members lounge has a vaulted ceiling

carried on granite corner columns. The Small Exchange has the industries of Rochdale represented in the stained glass and ceiling paintings. The vaulted stair hall has one flight which returns in two with clustered columns rising between the flights. The heavy marble handrail rests on a stone arcade, the upper landings are supported on flying ribs and the stained glass represents the towns with which Rochdale traded. The Great Hall has a painted timber roof with angelic hammer beams: Henry Holiday's wall painting of 1870 depicts King John signing the Magna Carta, the stained glass is by Bayne of Heaton But and Bayne and includes two rose windows to the gables. A large organ is housed in three pointed arches. The Council Chamber and Court Room are elaborately decorated with carved timber fittings. Most rooms have original painted wall pattern designs by Best of Rochdale and oak linenfold panelling of varying designs. The design was selected by competition in 1864 and is an important early departure from High Victorian heaviness. The Builder 7:4:66, 7:10:71, and 12.2.76. B.o.E.

The site also lies within close proximity of a number of other Designated Heritage Assets, including:

- ☐ Market Cross – Grade II
- ☐ St. Chad's Church – Grade II*
- ☐ Wall by St. Chad's Church – Grade II
- ☐ Former Rochdale Museum – Grade II
- ☐ County Court – Grade II
- ☐ Rochdale Cenotaph – Grade I
- ☐ War memorial lamp-posts – Grade II
- ☐ Rochdale Post Office – Grade II
- ☐ Broadfield Park (Registered Park & Garden)

A number of non-designated heritage assets are also in close proximity and are locally listed buildings, including:

- ☐ Empire Hall
- ☐ Flying Horse
- ☐ Church Steps
- ☐ Natwest Bank
- ☐ Former Town Hall Chambers

Rochdale Town Hall is situated in the heart of the Rochdale Town Centre Conservation Area's Civic Quarter character area, which includes the newly laid Rochdale Town Hall Square, the Rochdale Memorial Gardens, The Esplanade and parts of Broadfield Park (Grade II). Situated to the south of the river, the Town Hall and Square were originally formed as an artistic creation with set-piece buildings in an expansive layout planned according to romantic and picturesque principles. The current regeneration programme is complemented by the soon-to-commence works to transform the Broadfield Park Slopes to complement and enhance the setting of Rochdale Town Hall.

PROPOSAL

The application seeks Listed Building Consent for changes largely agreed on site during Phase 1 and Phase 2 of the restoration works. Details of the Phase 1 changes were collated during the course of those works, although it has previously been agreed with the Council's Conservation Officer that details of both the Phase 1 and Phase 2 changes could be submitted under a single application.

This application covers changes made on site to the consented scheme under applications:

- 20-00576-FUL- Phase 1 Planning
- 20-00577-LBC- Phase 1 LBC
- 20-00615-FUL- Phase 2 Planning
- 20-00616-LBC- Phase 2 LBC

Each of the changes identified in the submitted Change Tracker is listed and assessed in the Analysis section below.

RELEVANT PLANNING POLICY

Planning (Listed Building and Conservation Areas Act) 1990 (as amended)

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Places for Everyone joint development plan (PFE)

The Places for Everyone joint development plan was adopted and became part of the statutory development plan for each of the nine Greater Manchester local authority areas covered by the plan on 21st March 2024. The following policies are relevant to the determination of this application:

Sustainable & Resilient Places

JP-S1: Sustainable Development
JP-S4: Flood Risk and the Water Environment

Places for People

JP-P1: Sustainable Places
JP-P2: Heritage
JP-P3: Cultural Facilities

Greener Places

JP-G8: A Net Enhancement of Biodiversity and Geodiversity

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
E2	Increasing jobs and prosperity
E5	Encouraging the visitor economy
SO3	Improving design, image and quality of place
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
SO4	Promoting a green environment
G7	Increasing the value of biodiversity and geodiversity
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

SD1	Delivering sustainable development
DM1	General development requirements

Unitary Development Plan (UDP):

G/D/1	Defined Urban Area
EM/7	Development and Flood Risk
EM/8	Protection of Surface and Ground Water

RELEVANT SITE HISTORY

This application covers changes made on site to the consented scheme under applications:

- 20-00576-FUL- Phase 1 Planning
- 20-00577-LBC- Phase 1 LBC
- 20-00615-FUL- Phase 2 Planning
- 20-00616-LBC- Phase 2 LBC

CONSULTATION RESPONSES

Conservation and Design - N/A; the application is being processed by the Conservation & Design Team.

Public Protection (Contamination) - No comment.

Greater Manchester Ecology Unit - Thank you for consulting GMEU on this listed building consent, for alterations to the proposed works to Rochdale Town Hall granted under previous consents, which GMEU has previously commented on. I do not believe that these changes would have altered the ecological considerations for this scheme (namely roosting bats and nesting peregrine falcon) which have already been considered and appropriately addressed via conditions on the already consented applications. We therefore have no further comment to make on this application.

Historic England - Do not wish to comment. Recommend seeking the views of the Council's specialist conservation and archaeological advisers.

Joint Committee Of National Amenity Societies - No comments received to date

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, a site notice displayed in the vicinity site and an advertisement placed in the local press. No representations have been received.

ANALYSIS

Principle of Development and Heritage Impacts

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall 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. Similarly, Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

Below is a summary of the changes made to the consented works in Phases 1 and 2, along with the LPA's assessment. *Italicised* items do not require LBC or have become redundant as the works have progressed, but have been included in this report for completeness and also to ensure that this report corresponds with the numerical sequencing of the submitted Change Tracker.

Phase 1 Works

1.1 Reopening of existing bricked up door instead of creating a new opening (SO B6c.2)

The LPA does not consider that the proposal is a deviation from the original permission, but is included here for completeness.

1.2 Installation of a concrete slab as opposed to installation of a brick infill vault in basement room B3c.2

It had been previously agreed on site that a concrete slab was an appropriate design intervention to provide an appropriate safe working solution and protect the stability of the building. However, during the works it became possible to reinstate the vault in brick, as originally planned. There is therefore no change to the original Phase 1 LBC ref. 20/00577/LBC, but is included here for completeness.

1.3 Removal of wall in basement room B6d

The brick structure was not bonded to the existing structure and found to have no foundation. Whilst directly below the location of a fireplace at Ground Floor that is believed to have been removed at the end of the nineteenth century/early twentieth century to create a Rates Hall, the brick structure at basement level did not extend to the underside of the vaulted ceiling and had no flue connection. The structure was not tied into the existing structure, and appeared to have been previously poorly rebuilt. Whilst a structural repair was previously proposed to the broken corner, as the room was cleared the structure was found to be in worse condition than first understood, requiring substantial rebuild on a new foundation. Due to the low significance of the structure, the preference to record and remove the structure was agreed in principle on site, in turn liberating more space for the Heritage Conservation Skills Studio. In accordance with the WSI, the brick structure has been surveyed and recorded by Salford Archaeology.

1.4 Removal of lath and plaster ceilings above mezzanine rooms M2 and replacement with plasterboard.

The ceilings in question were hidden above an asbestos ceiling and very in a very poor state of repair. Given that the ceilings were in a back of house area

of low significance, Historic England offered no objection to the removal of the original ceilings.

1.5 Removal of door frame in room G2b

The door frame was tightly sealed to the plasterwork and couldn't be removed in one piece without risking damage to the highly significant decorative scheme. Whilst written agreement has previously been given to proceed, this element remains to be formally discharged by way of a Discharge of Condition application for Condition 9 of 20/00577/LBC.

1.6 Removal of below ground obstructions in B6d and removal of earlier boiler system (previously concreted over) found below ground in B2g in the path of the proposed service trench.

- B6d - In line with the WSI, Salford Archaeology attended and scanned/recorded what had been found and confirmed that removal of the below ground obstructions could proceed in B6d.
- B2g - Alternatives were explored for re-routing the service trench when the boiler system was discovered, but no viable alternatives were found. In line with the WSI, the boiler was surveyed and recorded. Removal of below ground obstructions in areas where excavation was already consented, followed the approved WSI.

1.7 Structural alterations required in Basement due to safety during construction and to accommodate unsuitable construction. Sections of existing structural walls in B3c were found to have insufficient foundations. In this instance new foundations were to be installed to support the existing walls.

Due to the location, it was not possible during the construction phase to prop the wall and then excavate to install foundations. In B3c, structural pins (resin anchors) were required to support the sections of wall before foundations could be installed. Resin anchors are permanent fixings and must be inserted into the stonework to provide the support required. They were needed to be able to continue to work safely in the basement. With no other suitable solution that would allow for structural support to be provided and allow safe working space this is a required permanent installation. The principle of this methodology had been agreed with a previous Conservation Officer that worked on the scheme, although it was advised that LBC would be required. This change specifically relates to drawings 'RTH-DIA-XX-00-DR-A-5050-Phase1_Plan_Basement_StrippingOut' and '27876 SK Pr34 B3c pier support'.

1.8 Further structural alterations required in Basement due to safety during construction and to accommodate unsuitable construction.

At basement level, later infill walls that were built on top of floor finishes and not sufficiently tied into primary structure (where floors being excavated as previously consented) were removed. This includes masonry infills to windows and internal walls. In other locations where non-primary brickwork piers had insufficient foundations, meaning they would be undermined during excavation for the service trench and drainage, and where space restrictions precluded safe propping, the piers were recorded, dismantled and rebuilt. The non-loadbearing modern masonry door surround between B7a and external courtyard was removed due to it having no foundations, making

excavations for drainage works dangerous to progress nearby. This masonry was removed to allow works to proceed. Refer to drawing 'RTH-DIA-XX-00-DR-A-5050-Phase1_Plan_Basement_StrippingOut'.

An external platform lift had previous consent to be installed in the external courtyard. Following detailed structural survey, the section of wall supporting the existing gate was found to be structurally unstable and needed to be re-built. To align with the width of the platform lift, the re-building of this nib wall required a reduced width to allow for bins to be wheeled out of the platform lift more easily, therefore minimising the potential for damage to the stone wall in the future by resulting in increased manoeuvring space. Prior to the dismantling of the stone wall, the stone wall was recorded and the re-built pier re-used the existing stone maintaining the same profile, but with the width reduced. Refer to drawing 'RTH-DIA-XX-00-DR-A-5050-Phase1_Plan_Basement_StrippingOut'.

1.9 Structural Works

Elements of structural works permitted in Phase 1 under previous application as shown on structural drawings required lifting of surface finishes, for example clock tower link road surface and paving slabs in the external courtyard. Where stone paving slabs were lifted, they were recorded and set aside for re-use. The clock tower strip-out has been updated to more accurately show where floors were retained and access to upper floors maintained; this does not deviate from the previously permitted works but clarifies the drawings following detailed analysis on site after opening-up. The details have there been provided with the information supporting this application for completeness.

1.10 Temporary fixings for scaffolding and site MEP provisions (temporary during construction)

To appropriately provide temporary emergency lighting during construction it was necessary to temporarily fix electrical cables and fittings into existing walls. The principle of this was agreed with the Conservation Officer on the basis that the fixings were temporary and any holes made into mortar joints were repaired at the end of the works.

1.11 Ties for scaffolding access to Bright Hall

To allow for access to Second Floor without going through the building, i.e. to minimise risk of damage during the strip out of the Bright Hall, scaffolding was installed the exterior over the kitchen flat roof and to meet the existing escape stair doors. The securing of the scaffolding fixings into the exterior walls was required, as previously agreed with the Conservation Officer.

1.12 Scaffold ties into external fabric of building

To allow for access to the building elevations and the roof, including to install sections of temporary roof, the building needed be scaffolded. Whilst a completely independent scaffold would've been desirable, it was not a realistic proposition at Rochdale Town Hall for the following reasons:

- The scaffold would have required a significant buttress due to the height of the building, and the scale of this buttress would exceed the footprint available around the building;
- Over the Great Hall and the Organ Chamber a temporary roof was required to exclude weather and protect the interiors; this added to the

uplift and deflection load on the scaffold which would've increased the size of the buttress even further;

- The cost would've be prohibitive, reducing the funds available for the conservation and repair work needed on the building. The alternative option of tying the scaffold through the windows to an internal birdcage, or bracing the scaffold through to the internal face of the external walls was not possible for the following reasons:
 - o The nature of the windows being fixed leaded lights with very limited openings meant that windows would have to be removed;
 - o The delicate nature of the highly significant rooms, and the risk of physical damage to highly decorative finishes; and
 - o The risk of damage to interiors if exposed to the external environment.

On the above basis, an independent tied scaffold was used for the repair of the external elevations and roof consented under Listed Building Consent ref. 20/00616/LBC. This was 'independent' as it derived no vertical support from the building and 'tied' as it needed to be tied to the building for horizontal stability. The following measures were proposed and agreed with the Conservation Officer to mitigate the impact of the ties on the historic fabric:

- Use of a 12mm diameter tie fixed in plastic sleeve, fixed within the mortar joints where possible to avoid damage to stone;
- Reuse of previous tie fixing locations wherever possible;
- Carefully designing the scaffold to reduce the number of ties required to the absolute minimum;
- Confirmation from a suitably qualified structural engineer that the load capacity of the masonry was within the load imparted by the ties; and
- Careful repair of any holes created by ties with matching materials, following striking of scaffold.
- Consideration was also given to given to retaining the fixing locations and covering them with caps so that they could be employed again if/when the elevation needs re-scaffolding.

Phase 2 Works

2.1 Installation of ceiling hatches in second floor rooms S3a, S3b, S3c, S6c, S6e and S6h (linked item 2.2).

Ceiling hatches were installed following the collapse of one of the second floor ceilings. Permanent access hatches were required to establish whether other ceilings were also affected by structural issues, for ongoing maintenance and void detection (previously agreed as emergency works). Refer to drawing 'RTH-DIA-XX-30-DR-A-2084-Phase2_Plan_Second_GAProposed'.

2.2 Reinstatement of ceiling and structural works in rooms S6a and S6h.

A ceiling collapsed as joists were not connected to the primary structure. Structural works were carried out to make room safe (previously agreed as emergency works). Original ceiling was lath and plaster. It has been replaced with gypsum, although it has previously stated that this change in material would require LBC. Refer to drawing 'RTH-DIA-XX-30-DR-A-2084-

Phase2_Plan_Second_GAProposed' and structural report outlined in email 'Email WY 30.09.21 - Item 2.2'.

The original fabric comprising lath and plaster was in very poor condition and had already been over boarded with modern plasterboard at some point in the 20th century. A large amount of debris from previous repair works lay on top of the original ceiling, with this additional weight contributing to its complete collapse and all original lath and plaster being lost. Whilst the loss of the original fabric is regrettable, the room is considered to be of low significance in the final layout in that it has been designed to facilitate WC provision. That is not to say, however, that the space was originally of low significance.

The lath and plaster construction has been recorded and the ceiling structure has been repaired like-for-like in respect of its 20th century finish, with a new modern lightweight plasterboard ceiling having been installed. This has been justified on the basis that the limited funds could be spent on the conservation and repair of rooms of higher significance.

2.3 Structural works to stabilise second floor ceilings listed in items 2 & 3

This work included tying the joists into the primary structure where needed to prevent the risk of collapse. Part of emergency works to prevent risk of collapse. Refer to drawings 'RTH-PAM-XX-XX-DR-S-2360-PH2_R_SECTION_DETAIL_SH1' - Section 3-3 and '27876 Sk Pr44 Collapsed Ceiling Reinstatement v4'.

2.4 Floor Strengthening works in Bright Hall

The floor was found to be unstable to take the proposed loadings. The floor was strengthened below the floor boards, with the works not being visible to the public. Refer to Second Floor plan 'RTH-DIA-XX-30-DR-A-2084-Phase2_Plan_Second_GAProposed' and detail drawing 'RTH-PAM-XX-XX-DR-S-2340-PH2_SF_SECTION_DETAIL_SH1'.

2.5 Installation of fire alarms and hatches in modern ceilings in rooms G9a, b, c, d and f.

Excluded from this application as this element falls Phase 3 of the works, but is included here for completeness.

2.6 Basement Floor

The LPA had previously agreed that the service trench could be formed with a screed and vinyl to allow access, with the York stone used for the repair of the basement floor elsewhere. Refer to drawing 'RTH-DIA-XX-00-DR-A-2080-Phase2_Plan_Basement_GAProposed'.

2.7 Platform Lift Wall

The LPA had previously stated that the construction of the wall should be stone to match the previously agreed repairs and use on the terrace. The material used in the construction of the platform lift wall was Fletcher Bank stone, in keeping with the stone used elsewhere on the project. Refer to drawings 'RTH-DIA-XX-00-DR-A-2080-

phase2_Plan_Basement_GAProposed' and 'RTH-DIA-ZZ-ZZ-DR-A-3770-Phase2_Detail_PlatformLift'.

2.8 Netting in great hall and repair and consolidation works

Separate LBC application submitted (23/00288/LBC) and subsequent Discharge of Conditions application (24/00048/DOC) approved. Item included here for completeness.

2.9 Removal of 1990s bar benching

Refer to drawing 'RTH-DIA-XX-20-DR-A-2083-Phase2_Plan_First_GAProposed' and images in accompanying 'Schedule - Images - Rochdale Town Hall'. The benches in the Zodiac Room were a 1990s additional of very low significance. Their removal is therefore justified.

2.10 Partitions in the basement x2

This item proposed the provision of additional partitions at Basement level to provide and enclose additional basement storage (B2g). Additional partitions in rooms B1m and B1n were designed to provide and enclose additional basement plant rooms. It is accepted that the additional partitions at basement level are reversible but necessary for the continued use of the building. Refer to drawing 'RTH-DIA-XX-00-DR-A-2080-Phase2_Plan_Basement_GAProposed'.

2.11 Blockwork walls in heritage centre

Consent had previously been granted for waterproofing of the HCSS utilising a drained cavity system, to create a dry working environment. To accommodate the needs of the conservators' fit out to the two basement workshop rooms, lightweight blockwork walls as internal lining to the waterproofing was proposed. The blockwork walls will allow conservators to hang equipment/storage on the walls adding to the versatility of the areas. The walls have been built directly off the new floor slab (previously consented) and isolated from the existing historic fabric by a layer of rigid insulation, thereby making the intervention reversible. Fixings for equipment will be made into the new walls rather than the existing walls. The blockwork is considered to be a versatile solution to bring back into use this part of the basement to service as a dry heated insulated working space. The blockwork will stop short of the underside of the vaults. This is a practical and utilitarian space, which was the existing function of the basement areas and will allow for the future continued use of these areas. The principle of this finish was agreed with the Council's previous Conservation Officer, although LBC was needed for the change. Refer to drawing 'RTH-DIA-XX-00-DR-A-2080-Phase2_Plan_Basement_GAProposed'.

2.12 Terrace grilles change in material

Global metal prices increased significantly during the period between the planning submission and the delivery phase, with the approved bronze grilles being deemed unaffordable and also at high risk of theft. On this basis, the Council's previous Conservation Officer agreed in principle to the change in material after having viewed a sample panel of the alternative material on site. Refer to drawings 'P11511-00-001-GIL-0302-14 Terraces Wall Detail'

and 'P11511-00-001-GIL-0102-15 Terraces General Arrangement' and images in accompanying 'Schedule - Images - Rochdale Town Hall'.

2.13 Under boarding of lath and plaster

After previous ceiling collapses during Phase 1 of the works, along with a subsequent collapse during the Phase 2 works, significant concern was raised by the project and construction teams regarding the durability of the remaining lath and plaster ceilings in the building. As a result, the remaining lath and plaster ceilings were reviewed with the Structural Engineer to agree a strategy to mitigate any future failures. A solution similar to the precedent set elsewhere in the building was proposed, i.e. the careful under boarding of rooms G3c and

G6a, along with the partial under boarding of rooms G6b G6c, F3a, F3c, & F6f. Each of these rooms already benefitted from plain uniformly painted ceilings and the solution retains the original fabric comprising lath and plaster above.

Some concern is raised that the under boarding may ensure safety of the users of the building whilst not assisting with the preservation of the historic fabric over the long term. However, the LPA is willing to accept the advice of the conservation accredited architects and the structural engineers in respect of this particular matter. Refer to drawings 'Location Plan - Ceilings at Risk Ground Floor - Rochdale Town Hall', 'Location Plan - Ceilings at Risk First Floor - Rochdale Town Hall', and 'RTH-DIA-XX-XX-DR-A-0099-Phase2-UnderboardingAtRiskCeilings'.

2.14 Installation of stone cills to clocktower

Stone window sills were proposed internally to the clocktower. The former cills were wither formed from poor quality modern timber cills or plastered surfaces with a paint finish. The sawn Fletcher Bank stone cills are considered to an excellent addition to the clocktower to ensure ease of its future upkeep and visual appearance. It is agreed with the conservation architect that the stone is a good match for that used elsewhere in the building and will allow any condensation that pools on it to evaporate without harm to the building fabric. Refer to drawing 'RTH-DIA-ZZ-ZZ-DR-A-0104-Phase2_ClocktowerStoneSills' and images in accompanying 'Schedule - Images - Rochdale Town Hall'.

2.15 Removal of modern dancefloor in F1 – Great Hall

The previous maple timber dance floor in F1 Great Hall was in poor condition and detracted from this space of highest significance. On this basis, it was proposed to remove and discard the dancefloor. The upper layer of the floor was a modern dance floor installed over the historic boards below, separated by a compressible layer. The upper layer of the dancefloor was removed, with a new oak boarded upper floor layer installed which is considered to be more appropriate for the room and likely a re-instatement of what was there originally. Refer to drawing 'RTH-DIA-XX-20-DR-A-2083-Phase2_Plan_First_GAProposed'.

On the basis of the above assessments, it is therefore considered that the proposed development would comply with the requirements of the Planning (Listed Buildings & Conservation Areas) Act 1990, adopted Places for Everyone joint development plan

policy JP-P2, adopted Rochdale Core Strategy policies DM1, P2 & P3, saved Rochdale Unitary Development Plan policy BE/17 and the requirements of the National Planning Policy Framework.

RECOMMENDATION

GRANT subject to the following conditions:

1. This consent relates to the following plans and documents:-

Location Plan:

- RTH-DIA-XX-XX-DR-A-4070-Phase2_Plan_Location

Structural Drawings:

- 27876 SK Pr34 B3c pier support
- 27876 Sk Pr44 Collapsed Ceiling Reinstatement v4
- RTH-PAM-XX-XX-DR-S-2340-PH2_SF_SECTION_DETAIL_SH1
- RTH-PAM-XX-XX-DR-S-2360-PH2_R_SECTION_DETAIL_SH1

Landscape Drawings:

- P11511-00-001-GIL-0102-15 Terraces General Arrangement
- P11511-00-001-GIL-0302-14 Terraces Wall Detail

Architectural Drawings:

- Location Plan - Ceilings at Risk First Floor - Rochdale Town Hall
- Location Plan - Ceilings at Risk Ground Floor - Rochdale Town Hall
- RTH-DIA-XX-00-DR-A-2080-Phase2_Plan_Basement_GAProposed
- RTH-DIA-XX-00-DR-A-5050-Phase1_Plan_Basement_StrippingOut
- RTH-DIA-XX-10-DR-A-2081-Phase2_Plan_Ground_GAProposed
- RTH-DIA-XX-11-DR-A-2082-Phase2_Plan_Mezzanine_GAProposed
- RTH-DIA-XX-11-DR-A-5052-Phase1_Plan_Mezzanine_StrippingOut
- RTH-DIA-XX-20-DR-A-2083-Phase2_Plan_First_GAProposed
- RTH-DIA-XX-30-DR-A-2084-Phase2_Plan_Second_GAProposed
- RTH-DIA-XX-40-DR-A-2085-Phase2_Plan_Third_GAProposed
- RTH-DIA-XX-XX-DR-A-0099-Phase2-UnderboardingAtRiskCeilings
- RTH-DIA-ZZ-ZZ-DR-A-0104-Phase2_ClocktowerStoneSills
- RTH-DIA-ZZ-ZZ-DR-A-3770-Phase2_Detail_PlatformLift

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