

Heritage Statement

38-40 Drake St, Rochdale

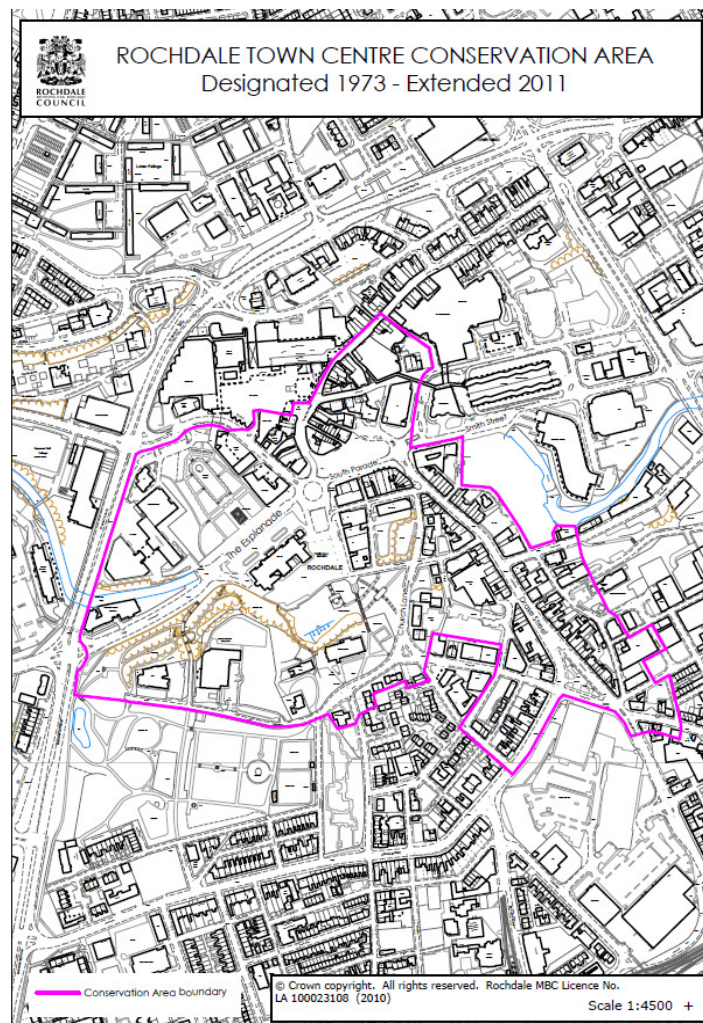
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1) Introduction

- This heritage statement has been prepared by T J Booth Associates to fulfil the criteria of a full planning application for a building within Rochdale town centre conservation area
- The property is located on Rochdale's historic Drake St which is located within the Rochdale town centre conservation area designated in 1973 and extended in 2011
- The building is typically Victorian brick built commercial premises with two single storey outriggers off the rear
- It lies approximately 200m from Rochdale Town Hall, and 150m from the Number One Riverside Offices



2) Proposal

2.1 – Frontage

- The external appearance from the front is to be restored with two new door openings and enlarged windows at both the ground and first floor
- The blue slate roof has been restored with the addition of roof lights front & rear allowing natural light into the premises second floor (rooms in roof space)

2.2 – Rear

- The two single storey outriggers at the rear are to be replaced with a larger extension which will allow for further wc facilities and a larger kitchen area
- First floor fire escape stairs will be extended from the rear elevation into the yard at the back

2.3 – Layout

- There are no layout changes proposed further than what is outlined above

2.4 – External Finish

- The existing white painted brick finish to be replaced on all elevations with an insulated render much improving the longevity and durability of the external elevations



c 1990, Trax Wine Bar

3) The Heritage Asset

- A search did not uncover historical records for 38-40 Drake Street which appears to have no historical asset or conservation history further than its position within one of Rochdales conservation Areas
- A study of the existing floor plans indicates that it was formerly two premises and in the distant past they were combined to form a single larger unit. A search of previous planning applications did not uncover any evidence of when this may have been
- The properties current condition is poor having run into disrepair since its previous ownership
- The building was next door to the Trafalgar Building up until its demolition in 2013 after a gas explosion on Drake St caused Structural damage to this historic building.
- The Trafalgar building was home to Ivesons Department Store, a bustling hub for commerce in Rochdale, this was opened in 1810 and the family business ran for 170 years
- Photos of the original frontage for the building could not be found but it appears there was an extension added to the frontage in the 1980's or 90's forming the present-day elevation



4) Adoption

- The properties previous usage was that of a bar & club "trax" which was closed to the public in April 2010
- The properties proposed usage will be a Bar & Restaurant
- The basement will be used as storage space
- The Ground floor will be used as a bar and dance area with kitchen and WC facilities in the rear extension
- The first floor will be used as a club lounge and restaurant area
- The second floor will serve as offices and storage for the business

5) Conclusion

38-40 Drake St is currently an eyesore on the Drake St Frontage, having been lost to disrepair after the closure of its previous adoption. The property in its current form offers little in terms of its individual heritage to its past or location. The proposal looks to return the frontage to a more sympathetic aesthetic with other buildings within the area, these plans will renew the property to an attractive addition to Drake St and the conservation area whilst also adding further impetus towards Rochdale Town Centres economic development.

Rochdales Heritage Action Zone statement of intent is as follows;

‘To transform a failing, retails dominated street into a vibrant area of mixed-use development that acknowledges and celebrates heritage’

The current application takes a step towards this goal.