

Heritage Statement

69 -71 Halifax Road

Rochdale

OL12 9BA

Proposed Change of Use from a Public House (PH) to a 3-bed HMO at Ground Floor

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1.0 INTRODUCTION

This Heritage Statement accompanies an application for Planning Consent for the 'Change of use of the vacant ground floor to be converted into 3-bedroom Housing in Multiple Occupation (HMO) at 69–71 Halifax Road, Rochdale.

The application site relates to a large terraced two storey building located on Halifax Road. The property at ground floor is currently empty. It is an attractive building finished mainly in red brick with stone mullion windows and detailing along the eaves and corners of the building. The property appears to have been extended in the past by way of small single storey extensions to the rear. The roof is pitched and finished in natural slate with rooflights to both roofslopes.

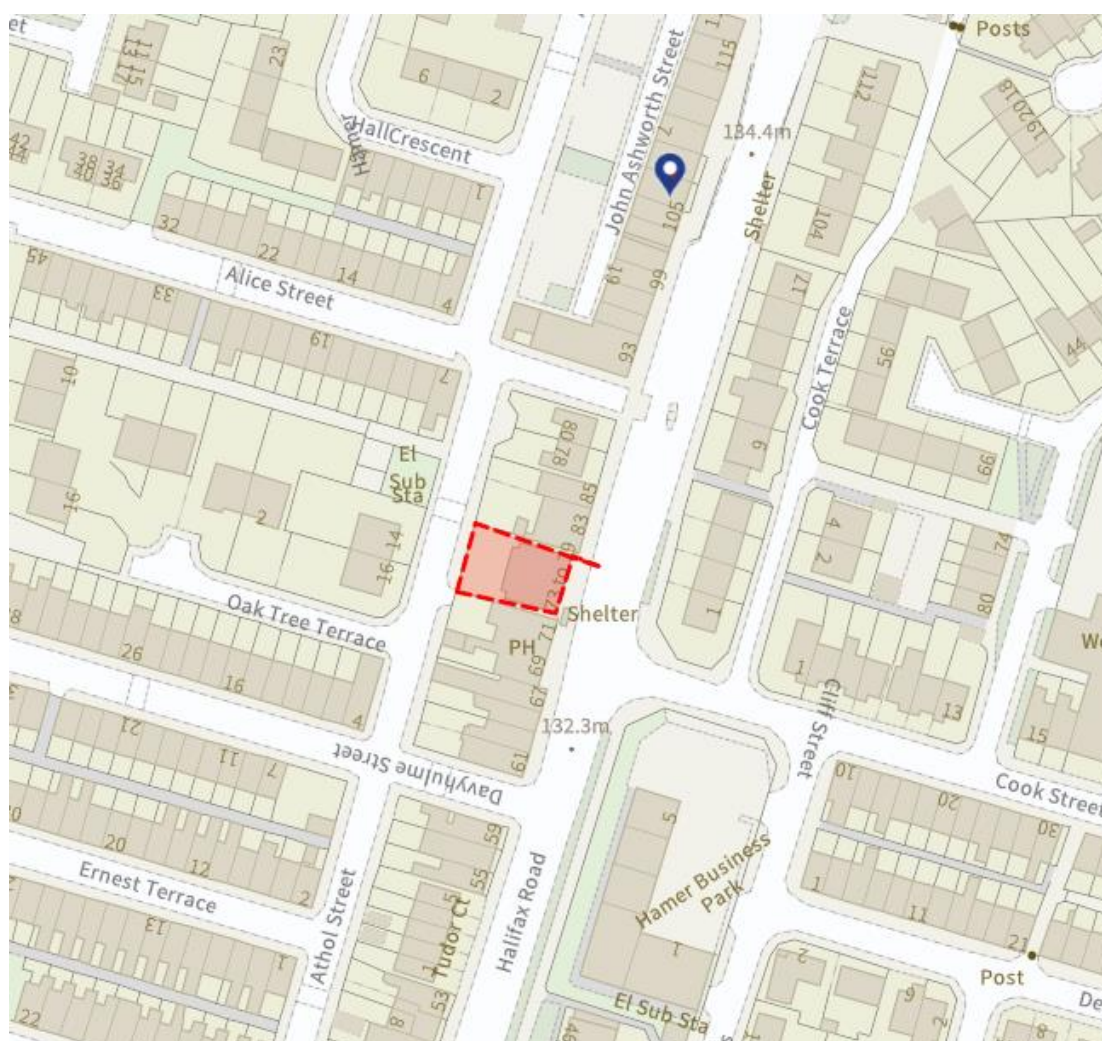
The UDP proposals map shows that the site itself is allocated as being in the Halifax Road Local Centre and in the defined urban area. The property is not a Listed Building, nor is it located within the Conservation Area. However, Rochdale Council have allocated the building due to its architectural characteristics and history as a Non-Designated Heritage Asset.



The building is located along Halifax Road local Centre.

Halifax Road	High Sheriff, 69–71 Halifax Road	Residential
Halifax Road	Entwistle Arms, 111 Halifax Road, OL12 9BA	Public House

The listing above taken from the Councils website indicates the designation of the residential building as a Non -Designated Heritage Asset.



The plan above indicates that the Listed Building located in close proximity of the site is 107-109 Halifax Road to the north of the site.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

2.0 PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive and responsive economy by supporting growth and the provision of infrastructure).

There is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

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.

‘Significance’ with regard to heritage assets is defined by the NPPF as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

When considering potential impacts, the **NPPF** provides the guidance below-;

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater

the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

203. 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.

204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

DEVELOPMENT PLAN POLICIES

ROCHDALE CORE STRATEGY - ADOPTED OCTOBER 2016

Policy DM1: General Development Requirements This seeks to ensure that new development meets a range or criteria including: a) Are of a high quality of design and take the opportunity to enhance the quality of the area b) Are compatible with surrounding land uses c) Do not adversely affect the amenity of residents through visual intrusion, overbearing impact, overshadowing or loss of privacy e) Provide satisfactory vehicle access and parking h) Minimise opportunities for crime against people or property.

Policy P2: Protecting and enhancing character, landscape and heritage. This seeks to protect and enhance the Boroughs character through amongst other things; Conserving and enhancing townscape character and conserving, enhancing and promoting key heritage assets both statutory and non-statutory.

3.0 HERITAGE ASSESTS

NDHA

Non-designated heritage assets (NDHA) are places we've identified as having some significance to the local heritage.

They make important contributions to the local distinctiveness, settlement formation, traditional character or history of the borough but don't meet the criteria for listed buildings.

Non-designated heritage assets can be buildings, monuments, sites, places, areas and landscapes.

No. 69 – 71 Halifax Road – Application site (NDHA)

The application site relates to a large terraced two storey building located on Halifax Road. The property at ground floor is currently empty. It is an attractive building finished mainly in red brick with stone mullion windows and detailing along the eaves and corners of the building. The property appears to have been extended in the past by way of small single storey extensions to the rear. The roof is pitched and finished in natural slate with rooflights to both roofslopes.

The last use of the building was as a Public House (High Sheriff PH) which operated at ground floor with a beer garden to the rear. Flat accommodation is provided on the two upper floors accessed separately by external stairs from the rear of the building. The building is situated along the busy Halifax Road area of north Rochdale and is close to local shops, Rochdale town Centre, social, cultural and recreational amenities. Directly opposite the site is the entrance into Cook Street, Athol Street is at the back of the building.



No. 111 Halifax Road (NDHA)



The above building used as a PH is designated as a Non-Designated Heritage Asset. It is located approximately 170m to the north of the application site

107-109 Halifax Road – Grade II Listed

4 back-to-back cottages now 2 houses. c.1810. Brick with stone dressings and stone slate roof. 3-storey, 1-bay wide cottages with workshops on the top floors and workshops/cellar-dwellings in the basement with separate access. Each cottage has sash shaped openings to the ground and first floor (now boarded up) with stone sills and lintels; a door to the right with square-cut monolithic jambs and lintels; a similar door and 3 light flat-faced mullion window to the basement; a 3-light (formerly 5-light) "weaver's window" to the second floor with sill and head bands and corbelled eaves. The rear dwellings are detailed similarly but formerly had mullioned windows to every floor.



107-109 Halifax Road – Grade II Listed – positioned approximately 100m to the north of the application site.

4.0 PROPOSAL IMPACT

The applicant is applying for full planning permission to change the use of the existing vacant ground floor into a 3-bedroom HMO. The plans submitted as part of this proposal show that some rooms would consist of separate washing facilities, whilst there would also be a communal shower room and a communal bathroom.

There would be no external changes to the building where all its existing features would be retained.

The proposed HMO would be used by individuals who need short term accommodation and are likely to be rented to individuals visiting the area or who have business nearby, or staff who work in and around the town/local centre who want comfortable accommodation close to the commercial areas and offices with lower rates in comparison to hotels.

The proposed development would make use of a property which is prominently underutilised. If planning is successful, and the site is in use, it would add to the quality of the area. Currently the ground floor is empty and does not help the character of the local centre and as a heritage asset for Rochdale.

The proposal for residential development would be appropriate within this local centre location where it would not lead to a concentration of residential uses which undermines the overall mix of main town centres uses. In addition, the development would not prejudice the lawful operating conditions or viability of adjacent land uses. The application proposes the change of use at ground floor of the building, the change of use itself is considered to result in a neutral impact on the character of the area and adjacent assets which would mainly retain their commercial uses.

Rochdale's apparently weak retail economy needs to be bolstered in order to attract shoppers back to the Halifax Road local centre and encourage the return of shoppers.

Living in the local centre should be promoted to ensure upper floors of historic building is used and maintained. This should be particularly encouraged within the larger two and three storey properties and their outriggers. A number of properties have been sensitively converted into residential use and they have brought life and a resident population back to the local/town centres.

In addition, it is considered the change of use proposed would help maintain and regenerate this prominent area of Halifax Road and introduce a continued use for the site to ensure that it is an attractive place to

live, work, play and visit. If not supported concerns are raised that the ground floor may remain disused and unoccupied given the current climate at Halifax Road Local Centre and nationwide.

The public benefits of the change of use and occupation of the site for the future would have a positive but neutral impact on the building itself and the mentioned Heritage Assets which are not within its setting and distance away, the application should therefore be supported.

In light of the above, the proposal would result in no undue harm to visual amenity and would be acceptable to the overall character and appearance of the area and the street scene. The application would therefore accord in this regard with policies DM1 and P2, and the NPPF where it would have a neutral impact with no harm to the significance of any of the mentioned designated and non-designated heritage assets.

5.0 CONCLUSION

In conclusion, it is considered that the application would overall have a neutral impact on the character and appearance of the area, on the Listed buildings mentioned, and the non-designated Heritage Assets. The proposal would maintain the upkeep of the area and the setting of the heritage assets, and the listed buildings. The application therefore accords with Policies DM1 and P2 of the Development Plan, and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.