

Heritage Statement

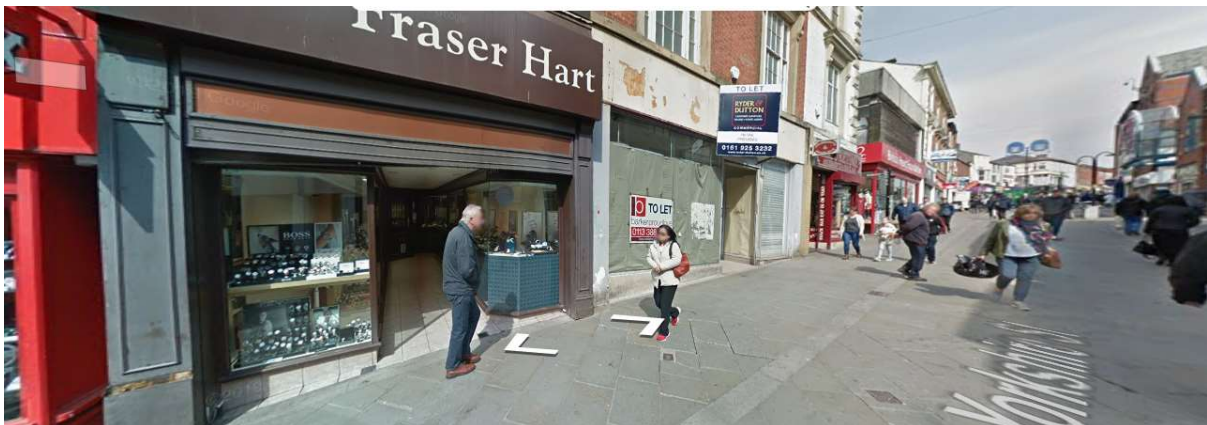
49 Yorkshire Street, Rochdale OL16 1BX

We understand that, whilst not 'within' the conservation area – the property faces onto the precinct where the units opposite are within the CA. Under NPPF 189 – this application therefore could have an impact on the setting of a conservation area (see yellow shaded area on the map below)

The factor of importance we'd suggest is the degree of harm measured against the public benefit. Presently, No. 49 has a tired 70's feel shop display – but set within profiled timber pilasters. It also has one of the finer period upper floors in the precinct (especially compared with that directly opposite) on the eastern side. There is no proposed external alteration to the upper floors.



Within the terrace of units on the western side of the precinct – there are many examples (also as it happens – opposite) of aluminium and powder coated 'shopfit' curtain wall glazing as proposed.



Given that this proposal retains the historic (or appearance of) outer framing – and only suggests replacement of the inner portion, we request consent be granted accordingly.

