

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	29.04.25
Application Reference	24/01234/FUL
Address	62 Yorkshire Street, Rochdale, OL16 1JP
Proposal	Change of use of 1st and 2nd floors from office/storage area to one apartment (C3) including formation of an additional door openings on front and rear elevations

Designated Heritage Assets Affected	Y	Rochdale Town Centre Conservation Area
Non-Designated Heritage Assets Affected	N	

Consultation Summary

No objection to the principle of conversion, subject to appropriate design and detailing of the exterior elements of the proposal.

Assessment

Conversion of underutilised upper floors of buildings is widely encouraged to increase vitality, vibrancy and the health of the high street.

My main concerns in this instance are the height of the doorstep to the new residential entrance and any changes that might need to be made to existing signage. It should be noted that the existing Shopfronts & Security Shutters SPD requires internal roller shutters in new development, which is likely to be carried through into the revised version focusing on wider commercial frontages which is presently under development. The policy requirement is for a betterment over time in visual appearance regarding security shutters as new developments come forward.

Any new residential entrance would need to benefit from the appropriate numbering, doorbell and letter box installations, which may be difficult to incorporate into the existing marble facade as shown on the plans. It would be preferable for the proposed new residential entrance to be placed marginally behind the main shop frontage to create some depth to the ground floor frontage.

The conversion represents a good opportunity to refresh the full building facade to a more aesthetically pleasing appearance as it presently looks tired and in need of renovation.