

Heritage statement

project: Change of Use of upper floors to self contained flats

address: 36A Yorkshire Street, Rochdale OL16 1JN

job ref: 24019

subject: Heritage Statement

date: November 2024



INTRODUCTION

The application relates to No 36A Yorkshire Street, which is an imposing three storey building (which is not listed) and located in the Town Head Conservation Area of Rochdale.

The immediate area consists of mainly retail units to the ground floors with residential properties on the upper floors

1a Policy & Documentation

This development proposal seeks to ensure the medium and long-term use of this prominent town centre property, following the closure of the retail/beautician business. Clearly, in achieving this aim, a balance needs to be struck between the requirements of town centre operators and heritage concerns, namely:

- 1) the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; and
- 2) the desirability of preserving or enhancing the character and appearance of Town Head Conservation Area.

The preservation of the building and its desirability of preserving or enhancing the character and appearance of the Town Head Conservation Area and the contribution that the site makes to its character and appearance are the central controlling consideration steering the amendments, alterations, and works required to ensure that the resulting building provides suitable accommodation for the operational requirements whilst balancing these heritage concerns.

In general terms, the proposal seeks to establish the use of the upper floors of the building with the requisite internal and external alterations to facilitate its change of use on the upper floors to residential use.

The Planning (Listed Buildings and Conservation Areas) Act 1990, requires Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area in the exercise of its planning functions. Insofar as Listed buildings are concerned, the Act requires that 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.

Government Advice: Planning for Sustainable Economic Growth (PPS4)

THE GOVERNMENT'S OBJECTIVES FOR PROSPEROUS ECONOMIES

- build prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural reduce the gap in economic growth rates between regions, promoting regeneration and tackling deprivation
- deliver more sustainable patterns of development, reduce the need to travel, especially by car and respond to climate change
- promote the vitality and viability of town and other centres as important places for communities. To do this, the Government wants: – new economic growth and development of main town centre uses to be focused in existing centres, with the aim of offering a wide range of services to communities in an attractive and safe environment and remedying deficiencies in provision in areas with poor access to facilities
- competition between retailers and enhanced consumer choice through the provision of innovative and efficient shopping, leisure, tourism and local services in town centres, which allow genuine choice to meet the needs of the entire community (particularly socially excluded groups)
- the historic, archaeological and architectural heritage of centres to be conserved and, where

appropriate, enhanced to provide a sense of place and a focus for the community and for civic activity

- raise the quality of life and the environment in rural areas by promoting thriving, inclusive and locally distinctive rural communities whilst continuing to protect the open countryside for the benefit of all

Policy EC3: Planning for centres

EC3.1 Regional planning bodies and local planning authorities should, as part of their economic vision for their area, set out a strategy for the management and growth of centres over the plan period.

Regional planning bodies should focus on higher level centres (those of more than local importance) in the region to provide a strategic framework for planning for centres at the local level. As part of their strategy regional planning bodies and local planning authorities should: set flexible policies for their centres which are able to respond to changing a. economic circumstances and encourage, where appropriate, high-density development accessible by public transport, walking and cycling

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b

define a network (the pattern of provision of centres) and hierarchy (the role and relationship of centres in the network) of centres that is resilient to anticipated future economic changes, to meet the needs of their catchments having:

- i) made choices about which centres will accommodate any identified need for growth in town centre uses, considering their expansion where necessary, taking into account the need to avoid an over concentration of growth in centres. Identified deficiencies in the network of centres should be addressed by promoting centres to function at a higher level in the hierarchy or designating new centres where necessary, giving priority to deprived areas which are experiencing significant levels of 'multiple deprivation'¹¹ where there is a need for better access to services, facilities and employment by socially excluded groups
- ii) ensured any extensions to centres are carefully integrated with the existing ii. centre in terms of design including the need to allow easy pedestrian access
- iii) where existing centres are in decline, considered the scope for consolidating and strengthening these centres by seeking to focus a wider range of services there, promoting the diversification of uses and improving the environment
- iv) where reversing decline in existing centres is not possible, considered reclassifying the centre at a lower level within the hierarchy of centres, reflecting this revised status in the policies applied to the area. This may include allowing retail units to change to other uses, whilst aiming, wherever possible, to retain opportunities for vital local services
- v) ensured that the need for any new, expanded or redeveloped out-of- centre regional or sub-regional shopping centre or any significant change in the role and function of centres is considered through the regional spatial strategy

c at the local level, define the extent of the centre and the primary shopping area in their Adopted Proposals Map having considered distinguishing between realistically defined primary and secondary frontages in designated centres and set policies that make clear which uses will be permitted in such locations

d) at the local level, consider setting floorspace thresholds for the scale of edge-of-centre and out-of-centre development which should be subject to an impact assessment under (EC16.1) and specify the geographic areas these thresholds will apply to

e) define any locally important impacts on centres which should be tested (see policy EC16.1.f)

f) at the local level, encourage residential or office development above ground f. floor retail, leisure or other facilities within centres, ensuring that housing in out-of- centre mixed-use developments is not, in itself, used as a reason to justify additional floorspace for main town centre uses in such locations

g) at the local level, identify sites or buildings within existing centres suitable for g. development, conversion or change of use

h) at the local level, use tools such as local development orders, area action plans, compulsory purchase orders and town centre strategies to address the transport, land assembly, crime prevention, planning and design issues associated with the growth and management of their centres

PolicyEC10: Determining planning applications for economic development

EC10.1 Local planning authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.

EC10.2 All planning applications for economic development should be assessed against the following impact considerations:

a) whether the proposal has been planned over the lifetime of the development to limit carbon dioxide emissions, and minimise vulnerability and provide resilience to, climate change¹⁴

b) the accessibility of the proposal by a choice of means of transport including b. walking, cycling, public transport and the car, the effect on local traffic levels and congestion (especially to the trunk road network) after public transport and traffic management measures have been secured

c) whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions

d) the impact on economic and physical regeneration in the area including the d. impact on deprived areas and social inclusion objectives

e) the impact on local employment

The diversity of uses in centers makes an important contribution to their vitality and viability. Different but complementary uses, during the day and in the evening, can reinforce each other, making town centre more attractive to local residents, shoppers and visitors. Local planning authorities should encourage diversification of uses in the town center as a whole, and ensure that tourism. Leisure and cultural activities, which appeal to a wide range of ages and social groups, are dispersed throughout the centre.

The following relevant documentation has been referred to in the development of the planning proposal: Technical housing standards – nationally described space standard. March 2015 - Department for Communities and Local Government.

1b LOCATION

The site is located on Yorkshire Street which is a major shopping street located in the heart of Rochdale. Accommodation in this area is typically commercial to the ground floor with a mixture of residential or commercial accommodation above. The upper floors are accessed at the moment through the ground floor shop area. The area to the rear of the site is a service yard.

1c PARKING

The flats in this area have no external parking provision within the curtilage of the building. Being located adjacent to the pedestrianized town centre means that there are excellent public transport links therefore this application is proposed as a car free scheme. It should be noted that there are some parking spaces available on Yorkshire Street and Cheetham Street close to the building, which are free overnight, but there are at least two public car parks available within close proximity and convenient walking distance from this town centre site.

2. USE

The following planning/heritage statement forms part of the planning application for the Change of Use of the vacant upper two storeys of 36A YorkshireStreet from A1(Retail) to 2no. 1 - bedroom flats

3. AMOUNT

The proposal for all the flats is for 1 bed spaces (1no. double bedroom). The flats measure 40 sq.m minimum. Therefore the minimum spaces standards are met.

4. SCALE, MATERIALS & APPEARANCE

The locality comprises a mixture of commercial properties and as such the proposed change of use of the first and second floors of this property to Use Class C3 would be at a scale and character appropriate to the size, role and function of the area. The development would not adversely affect the vitality and viability of the town center and the conversion of the upper floors would respect the architectural and historical interest of the building and it's setting. The proposal does not alter the materials or the look of the property externally except for the introduction of separate entrance doors to each ground floor unit.

5. LANDSCAPING

There are no opportunities for landscaped areas given property boundaries.

6. ACCESS STATEMENT

The application site benefits from good public transport links within a short walking distance with bus stops close to the site. It is also within walking distance of other shops and services in the town centre, including the town centre car parks. Accessibility by foot and cycle from residential parts of the town is also strong. Accordingly, it is clear that the proposed development is located in a highly accessible location.