

Heritage Statement

187 Yorkshire Street

Rochdale

OL12 0DS

Proposed Change of Use from Offices (E) to Two Retail Units (E) at Ground Floor with Shopfronts, and Two Self Contained Flats (C3 Dwelling houses) at First Floor, and One Self Contained flat at ground floor along Regent Street.

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Building Design Services (BDS)

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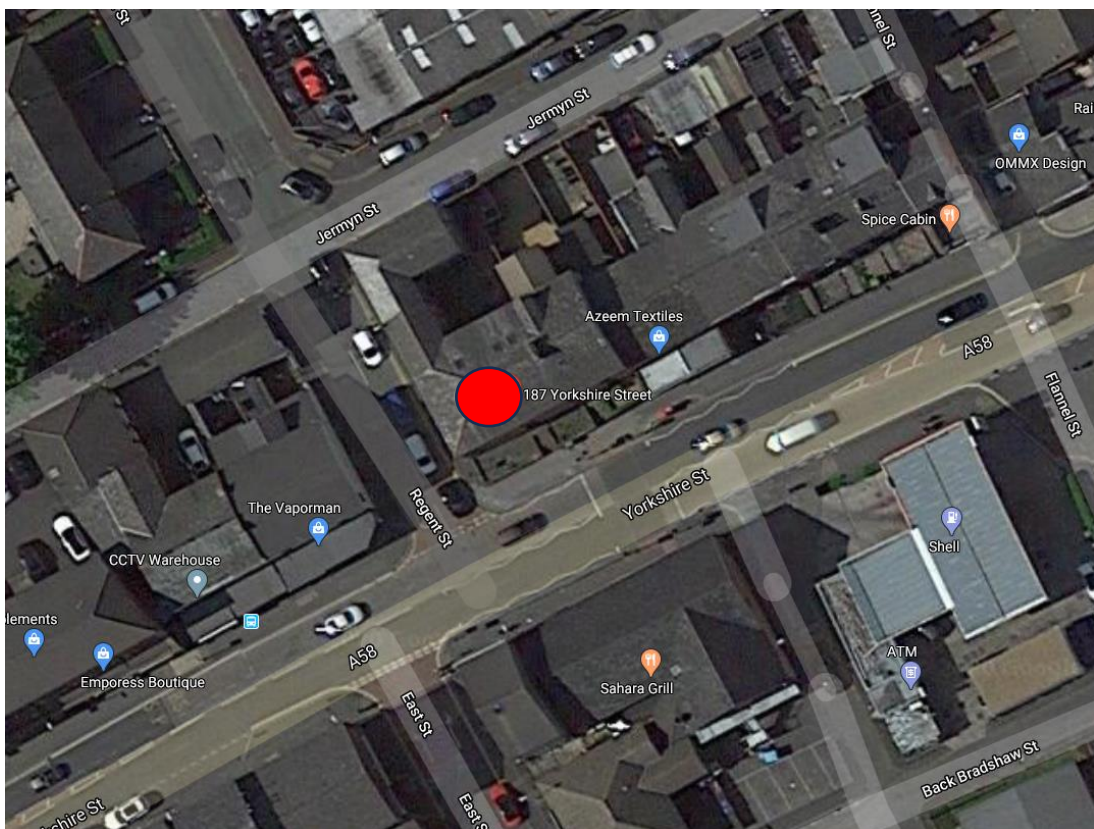
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1.0 INTRODUCTION

This Heritage Statement accompanies an application for Planning Consent for the 'Proposed change of use from offices (E) to two retail units (E) at ground floor with shopfronts, and two self contained flats (C3 dwelling houses) at first floor, and one self-contained flat at ground floor along Regent Street at 187 Yorkshire Street, Rochdale.

The application relates to a large and attractive end terrace property at 187 Yorkshire Street in Rochdale. The property is currently vacant and was last used as a Solicitors (A2 use class) at ground floor level, and part of the first floor. The building occupies a corner plot at the junction of Yorkshire Street (A58) and Regent Street and is located within the Yorkshire Street Local Centre. The adjoining properties to the side and rear are residential.

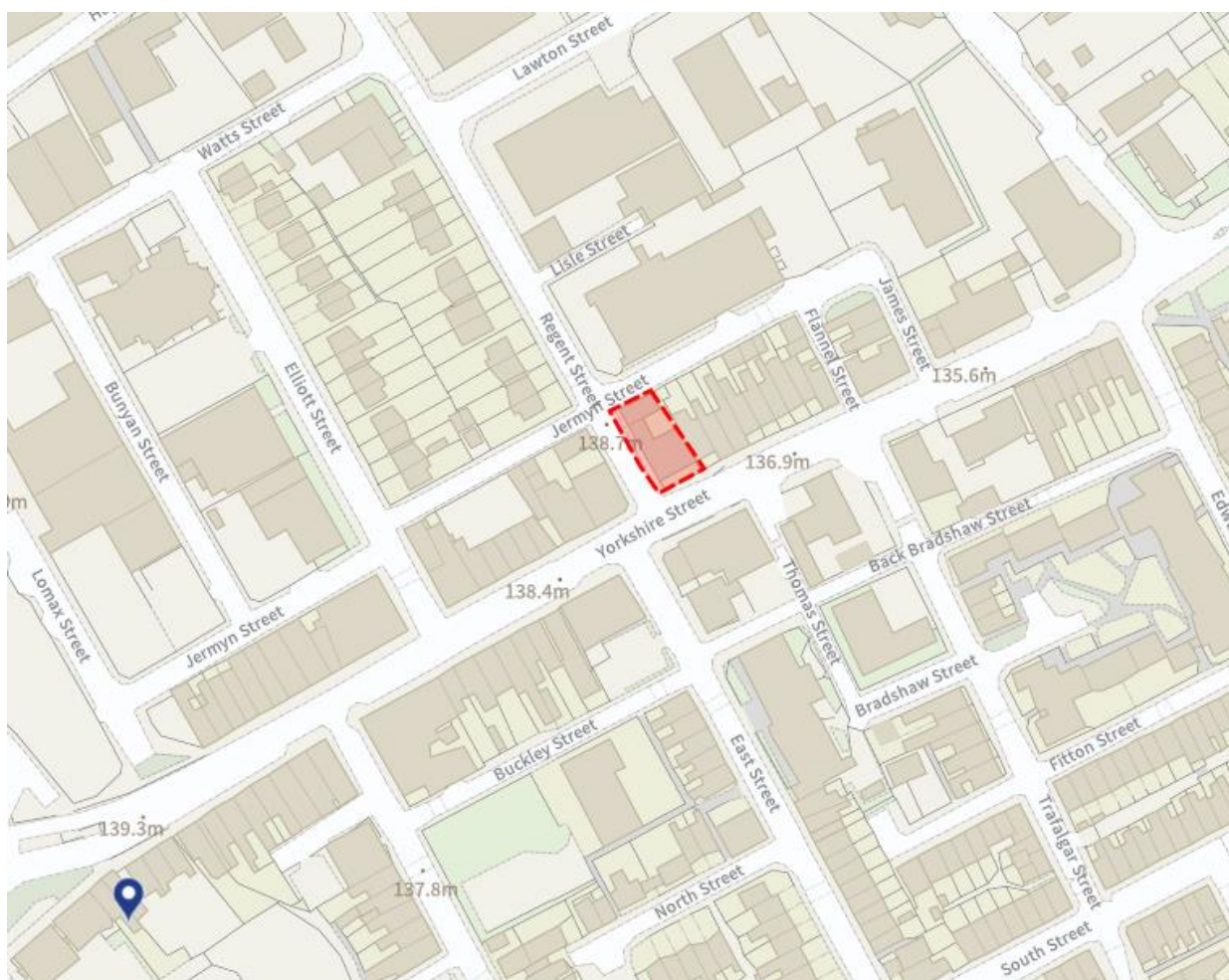
The property is not a Listed Building, nor is it located within the Conservation Area. The building is not Listed as Non Designated Heritage Asset (NDHA) within the Councils online register. However, the building does consist of a number of architectural characteristics whilst a number of surrounding properties are allocated as NDHAs.



The building is located along Yorkshire Street local Centre.

Yorkshire Street	132-148 Yorkshire Street , Rochdale	Commercial
Yorkshire Street	210-218 Yorkshire Street (evens), Rochdale OL16 2DW	Houses
Yorkshire Street	Pioneers House , Yorkshire Street, Rochdale	Yorkshire Street

The listing above taken from the Councils website indicates the surrounding NDHAs.



The plan above indicates the closest Listed Building positioned to the south west of the site at a distance of approximately 193m.

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 judgement 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 of 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

Listed Buildings

188A, 190 and 190A Yorkshire Street – Grade II Listed

Terrace of houses, now flats and other uses. c.1800. Brick with stone dressings and stone slate roof. Numbers 190A, 192 and 194 were formerly one house, two rooms wide, with central entrance and stair. Number 190 and 188A are each single rooms in width with doors to right and left respectively. All are two rooms deep. The houses were (from left to right) of 4, 3 and 2 bays. Doors have stuccoed cornice and surround and overlight. Sash windows have flat brick arches, keystones and stone sills. No glazing bars survive. Rear elevation of number 190 has two- storey octagonal bay window with tripartite windows. Dog- leg staircases remain internally.



NDHAs

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. 132-148 Yorkshire Street (NDHA)



Although this property is positioned on Yorkshire Street, it is positioned within the actual Rochdale town centre which is over 250m from the application site.

No. 210-218 (Evens) Yorkshire Street (NDHA)

The below properties are close to the site on the opposite side of Yprkshire Street. The properties have been extensively changed at ground floor, whilst at first floor render and pebbledash have been applied. Some architectural features still survive.



Application Site

The application relates to a large and attractive end terrace property at 187 Yorkshire Street in Rochdale. The property is currently vacant and was last used as a Solicitors (A2 use class) at ground floor level, and part of the first floor.

The building occupies a corner plot at the junction of Yorkshire Street (A58) and Regent Street and is located within the Yorkshire Street Local Centre. The adjoining properties to the side and rear are residential. The application site is located at the end of a long row of terraced properties which are predominantly residential, although numbers 191 and 193 are commercial (clothes shop and estate agents respectively). On the opposite side of Regent Street, at number 185, is a restaurant and on the opposite side of Yorkshire Street is another restaurant along with a newsagent and motorcycle shop. Waiting restrictions prevent vehicle parking to the front and side of the building, although there is a small yard area to the rear accessed from Jermyn Street.

The application building is attractive in appearance, particularly when viewed from Yorkshire Street at the front, being of brick construction with a slate roof. The property has large vertical windows with stone cills and lintels and an arched doorway with surrounding brick detailing. On the front corner of the building are stone quoins and both the side and rear elevations of the building have a grey cement render finish. The building is accessed through a set of external steps at the front and the ground floor level of the property is set approximately 1m higher than the highway level of Yorkshire Street.



4.0 PROPOSAL IMPACT

The applicant is applying for planning permission to change the use of the building from offices space (E) to two retail units at ground floor and three self-contained residential flats at first floor. The flats would consist of 2-bedrooms each. Each flat would provide their own washing facilities and living room/kitchen areas.

Externally two new shop fronts would be provided with equally proportioned windows/openings. The openings would retain the height of the existing windows. The stone heads and cills would be extended to cover the extension of the proposed larger windows. Stall risers would also be retained. The proposed shop windows on each side of the door would be of similar size and feature aluminium windows with slim profile.

The existing access door to the front would be retained, no changes will be made to this entrance.

Most of the building internally would be predominantly left as existing and where partitions need to be created, these would be finished with acoustic barriers where necessary.

Access into the flats would be provided from the front and rear yard of the site. The external alterations to the building are also kept to an absolute minimum with a new access door being created from the rear yard. Two blocked up windows will be knocked through to create windows, this would bring back original features to the property.

The proposed flats would be used by individuals/couples who need medium to long 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 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 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. 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 Yorkshire Street 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 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.