

HISTORIC ENVIRONMENT CONSERVATION CONSULTATION RESPONSE

Conservation & Design Team Officer	Michael Atkinson-Smith
Date	21.03.25
Application Reference	25/00021/FUL
Address	872 Manchester Road, Rochdale OL11 2SP
Proposal	Change of use from commercial unit (Class E) to 7-bedroom House of Multiple Occupation (Class C4) together with the installation of an external staircase and perimeter wall to the side elevation, alterations to fenestration, and the application of render to side and rear elevations

Designated Heritage Assets Affected	Y	Castleton South Conservation Area
Non-Designated Heritage Assets Affected	Y	- The District Bank (former) and Bridge Bank House, 847-853 Manchester Road, Castleton (Grade 1 locally listed) - Bridge Inn P.H., Manchester Road, Castleton (Grade 1 locally listed)

Consultation Summary

No in principle objection from a historic environment conservation perspective to the proposed use, although design amendments and clarifications have been recommended.

Assessment

I would offer no historic environment conservation objection to the proposed use. The proposed retention of the ground floor commercial unit is welcomed.

However, please note the following:

- Rendering of the side elevation will not be acceptable. Re-pointing and stone cleaning as necessary would be more appropriate within the conservation area.
- Any new openings must be treated with high quality fixtures and fittings, details of which should be conditioned.
- Full details of the proposed new boundary treatments must be conditioned
- Full landscaping details must be conditioned, including a maintenance schedule.

It is noted that Hope Place is in private ownership, as is the triangular shaped parcel of land at its end. Without this private road and land being appropriately tidied and maintained, it's likely that living conditions for the future occupiers might not be satisfactory over the long term. I would recommend that this is considered and put to the applicant.

Please clarify whether 'external staircase' should be included within the description of development.