Heritage assessment

Application for change of use of first floor 83-85, Drake Street, Rochdale OL16 1SD

Shop premises located at Drake Street conservation area at junction of Oldham Road and Drake Street Natural stone built 2 storey premises with bay glazed display windows at ground floor and stone surround widows at first floor and natural slates pitched roof.

2 storeys, the shop units entered from Drake Street and services from side alleyway and rear Baron street got parking space and steel platform built over storage in rear yard to access first floor accommodation.
Building used for 60 years by Denis Hope clothing family run business moved out. Both shop were left empty. New owner managed to let shops but first floor new tenants not required. First floor rooms above shops are empty not required to used with the shops.

Applicant wants to bring in use to first-floor and wants to convert into 2 self contained flats.
To reduce the development impact there is no major alteration or extension is proposed externally except the existing door way to rear elevation will be slightly moved towards left and new bedroom window is proposed and roof windows to be installed in rear elevation. No structural alterations to existing fabric of the building internal or externally.

Bins to be stored in bins store as per plans, parking already available.

We believe that the application should be approved on the grounds that the proposed scheme will improve the building; The proposal would utilize the vacant first floor, modern up to standard accommodation will be available to singles professionals or young families. Will enhance the property and surrounding environment for the benefit of all the parties concerned. Council policy to bring in use the empty properties. We trust the proposed change of use would not have an adverse impact on neighbours or on the character of the area.