

ARCHITECTURE LTD.

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Heritage Statement.

Change of use of the upper floor to residential (Use Class C3) and creation of two additional residential units on the roof (8 units in total) along with consequential changes to elevations and retention of ground floor and cellar as retail (Use Class E (a)).

Client details:

Client: **Mr. M Dhillon.**

Project address:

84-86 Yorkshire Street, Rochdale, OL16 1JX.

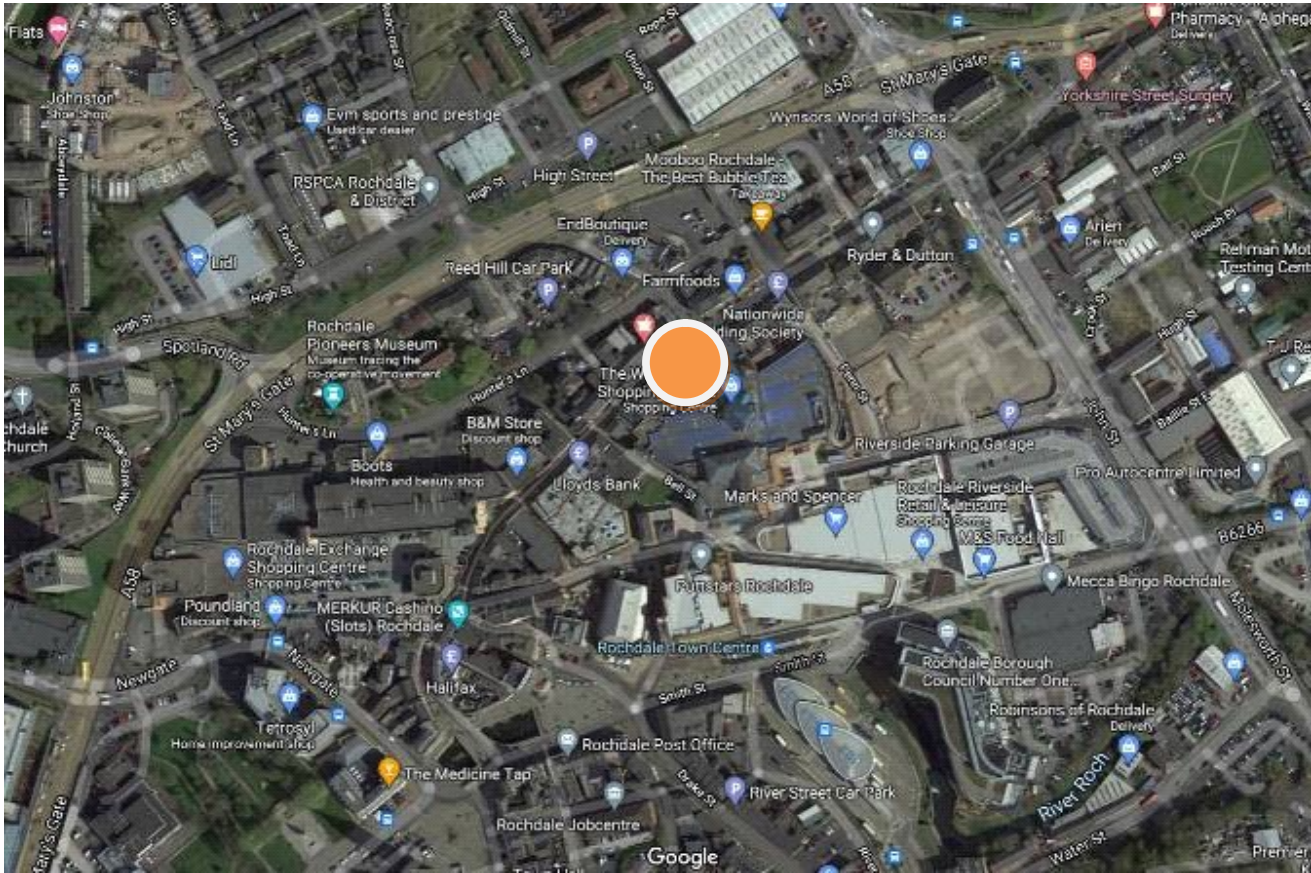
Project number:

220117

Planning— Rev B – 2023-05-09.



1.0 SITE LOCATION:



Location image indicating the location of the site it is on one of the main shopping street in Rochdale in close proximity to many local shops, supermarkets, schools etc.

Rochdale is a popular and cosmopolitan town. The property is prominently located on Yorkshire street, a popular and very busy pedestrianised shopping street in Rochdale. The building is located directly behind the Wheatsheaf Shopping Centre. Yorkshire Street is a busy local shopping street with an eclectic mix of local and national occupiers.

The building is right in the centre of Rochdale's shopping district.

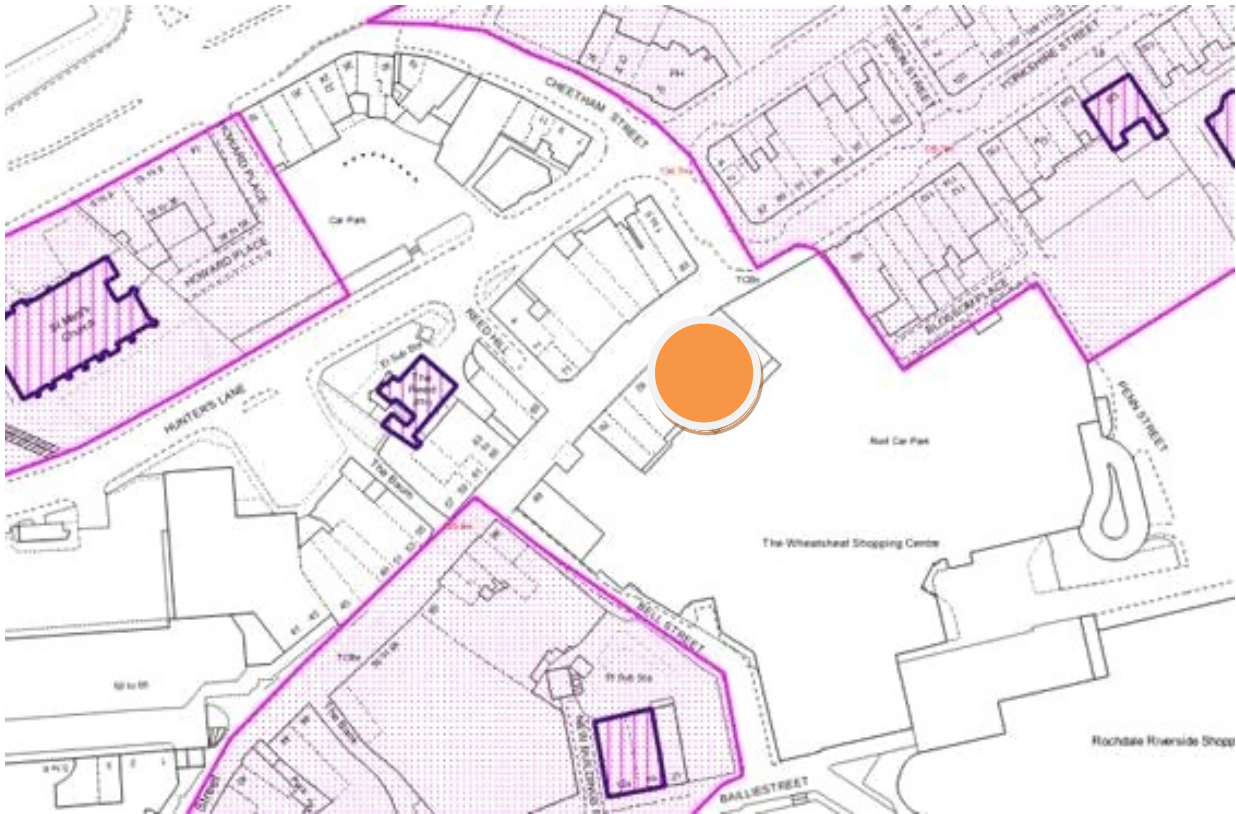
The building is situated on Yorkshire Street, close to the A58 and M62.

The closest railway station is: Rochdale Railway Station (Stop A).



Larger scale location image showing the local shopping area.

The site is situated in the proximity of two Conservation Areas, but doesn't fall within the boundaries of either. To the north of the site is the Town Head Conservation Area and to the south is the Rochdale Town Centre Conservation Area.



Location image showing the Conservation Areas.

2.0 ASSESSMENT OF HERITAGE SIGNIFICANCE:

Existing building:

The building is a modern type facebrick building probably constructed in the 1980's.

The building has aluminium shopfront and doors at street level protected by rollershutters. The upper floors has white uPVC window frame.

The building is a very rectangular box shaped structure and not of particular local interest except for the shopping value.

In our opinion the building has historic interest or significance internally or externally.



Photograph indicating the street elevation of the existing building.



Photograph indicating current bins and loading area.

Condition:

A detailed condition survey has not been carried out. But below is a series of observations;

The existing building fabric itself is in very good condition, no re-pointing is required.

The concrete felted roof over the building is in a fair condition.

The windows are in a fair condition, but will benefit from being replaced with new uPVC double glazed windows.

3.0 ASSESSMENT OF IMPACT:

We have considered the impact of the proposals on the surrounding Conservation Areas and deem the impact to be very low. As the building is trapped on the left-hand side and screened to the right and the rear by the Wheatsheaf Shopping Centre the building is barely visible from the Conservation areas.

To accompany this document a set of existing and proposed drawings (floor plans, elevations and 3D visuals) will be attached as Appendix 1.

The purpose of this application is to change the use of the upper floors of the building from a commercial use to residential, converting the first floor and second floor into flats and adding an additional floor with two flats to roof of the building.

Below is a summary of the proposed works and external finishes;

Cellar and Ground floor:

The cellar and ground floor use will remain as existing.

First floor:

The first floor will be converted into 3No. 1 bedroom apartments.

Second floor:

The loft space will be converted into 3No. 1 bedroom apartments.

New Third floor:

The new third floor will be constructed as 1No. 2 bedroom apartment and 1No. 1 bedroom apartment.

Elevations:

We are proposing to replace the windows on the street and side elevations with a new anthracite grey uPVC windows.

On top of the existing concrete roof of the existing building it is proposed to construct a new lightweight timber frame structure with a flat felted roof. The exterior of the new floor will be clad in dark grey fibre cement slates. The dormer style windows will be anthracite grey uPVC frames with double glazing the roof and cheeks to the dormers will be clad in lead.

The new third floor roof extension is being set back from the parapet of the existing roof to reduce the impact. It is also proposed to set the street and rear elevations of the roof extension back by more than a metre from the parapet. This setback will serve as balconies with glass balustrades.

The roof extension is also a mansard roof construction which batters even further back from the parapet. The fibre cement tile cladding and lead dormers will help the new roof extension blend in with the surrounding tiles / slated roofs.

4.0 JUSTIFICATION:

This Change application is seeking planning permission for the Change of use of the upper floor to residential (Use Class C3) and creation of two additional residential units on the roof (8 units in total) along with consequential changes to elevations and retention of ground floor and cellar as retail (Use Class E (a)).

The current use at ground floor level is a main town centre use and will be retained. The upper floors, however, provides ancillary storage and are surplus to requirements.

Making efficient use of the upper floor of buildings in the town centre is a key national and local policy objective. The proposed residential units can be collocated without any adverse impact and the provision of 8 residential units will also make a positive contribution to the supply of housing.

The building is not statutory or locally listed and, therefore, the proposed conversion and alteration to the elevations will have no adverse impact. The changes to the upper floors of the building will, however, ensure the longer-term occupation and use of the building, thereby ensuring its longer term contribution to the Town Centre.

The proposals are considered to be in accordance with the provisions of the Development Plan and the policies contained within it. The benefits of granting permission are considered to outweigh the adverse impacts of doing so, and therefore, the support of the Council is sought through the grant of planning permission.

