

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Heritage, Conservation & Design Team Officer	Catherine Fenghour
Date	17 July 2025
Application Reference	24/00754/FUL
Address	37/39 Dale Street, Milnrow, Rochdale, OL16 3NJ
Proposal	Change of use of the first and second floors of the existing commercial building from Use Class E to 4 self-contained residential apartments Use Class C3 and the erection of 7 x 3 bedroom dwellings on land immediately adjacent to the north

Heritage Assets Impacted

Designated Heritage Assets	☒	- 45 and 47 Dale Street (grade II) - 51 Dale Street (grade II)
Non-Designated Heritage Assets	☒	- Milnrow Reform Club

Summary

The proposal is for the conversion of Milnrow Reform Club into apartments and the construction of two new blocks of dwellings on the land to the rear. The site is located on Dale Road, although access for the new blocks would be off Chapel Gate.

Close to the site is a group of former weavers' cottages, identifiable by their distinctive runs of mullioned windows at upper floor level. Such cottages are typical of the region and are listed at grade II for their historic and architectural interest.

Milnrow Reform Club has been identified as a non-designated heritage asset for its architectural and historic interest. This three storey building is built in ashlar with coursed stone above. It is present on the first edition OS map from the mid-19th century. It occupies a prominent position within the streetscene and is group value with the other 19th century buildings within the vicinity.

The provisions of NPPF chapter 16, Places for Everyone Policy JP-P2 and Rochdale CS policy P2 apply, in relation to both the designated and non-designated heritage assets identified.

Given the nature of the proposals and the proximity of the weavers' cottages, the proposal has the potential to impact on their setting.

The submitted heritage statement is very brief and does not meet the minimum requirements of NPPF paragraph 207. An updated heritage statement should be requested, so that the significance of the assets and the impacts of the proposal can be properly assessed.

The works to convert the building to residential are largely internal. Further details have been requested by the urban design officer. These are particularly important where they relate to the roof structure as this could have implications for the exterior of the building (if any rebuilding/structural works are required).

Externally, new rooflights are proposed along the front and rear elevations. There are no objections to the installation of 2 new conservation style rooflights on the rear elevation, as this is not overly prominent from public viewpoints. However, due to the prominence of the front elevation, the rooflights should ideally be omitted.

To the rear, a new access is proposed into the building and the existing ramp and access is proposed to be closed off. Further details of this new ramp are required – materials, construction. Details should also be required for the making good of the existing entrance and the removal of the ramp.

The proposal also includes new terraced housing on the land to the north of the Reform Club. This land appears undeveloped during the 19th century. By the early to mid-20th century the site was used as a bowling green, potentially associated with the Reform Club. However, by the 1970s a works building had been built, and the Green was no longer extant. This too has subsequently been demolished. The land in its current form is not considered to make any positive contribution to the setting of the NDHA or the nearby listed buildings. Nevertheless, development on the site has the potential to impact on their setting.

Residential development in the surrounding area has a predominately simple, linear form. Stone is the dominant material within the area, although there is also some red brick. Roofs are largely a mix of stone and slate. The information in relation to levels and design justification needs to be provided.

From a heritage perspective, it is important that the new dwellings use a mix of high-quality natural materials. The use of concrete tiles for the roof is not acceptable. These should either be stone or slate. A natural, local stone should be used for the stonework. The extending gables are also not characteristic of the streetscene, where residential properties have simple, linear frontages.

Once the additional information is provided, please reconsult, so that more detailed comments can be provided.

Assessment

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Re-consultation

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