

Heritage Statement

324 Oldham Road

Rochdale

OL11 2AL

Proposal: Change of Use from Existing Retail Unit to Two Self Contained Flats, Erection of Dormer to Rear, Removal of Shopfront and its Replacement with Window and Door.

October 2024

Building Design Services (BDS)

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1.0 INTRODUCTION

This statement accompanies an application for Planning Consent for the 'Change of Use from Existing Retail Unit to Two Self Contained Flats, Erection of Dormer to Rear, Removal of Shopfront and its Replacement with Window and Door'. The existing properties is an end terrace two stories in height with a dual pitch roof design and constructed of natural stone to the front and finished in pebbledash along its gable. A yard area is located to the back of the site.

The property more recently has been used as a Hairdressers at ground floor with ancillary accommodation provided at first floor. The property is currently empty.

The surrounding area consists of a number of properties which have architectural qualities, the application site is not listed, nor is it positioned within a Conservation Area, however, is immediately adjacent is an NDHA (Non-Designated Heritage Assets) property.

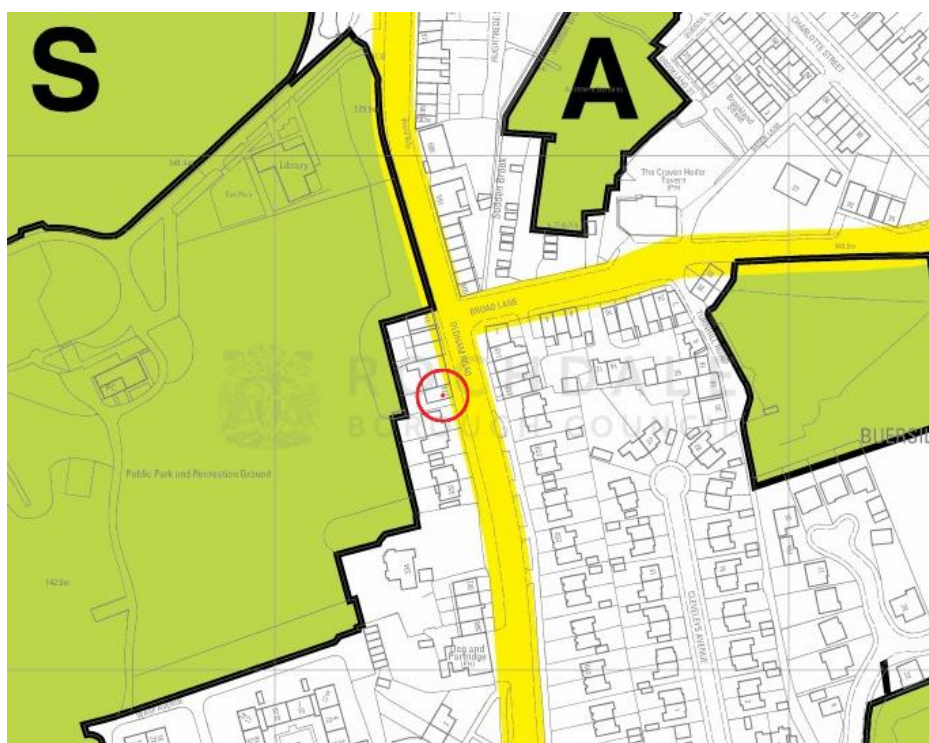
Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.



Above: Location and surroundings of the application site.



Above: Front elevation of the application site.



Above: The Council's Allocation Plan shows the property is unallocated.

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 judgment 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-;

205. 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.

208. 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.

209. 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.

210. 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.

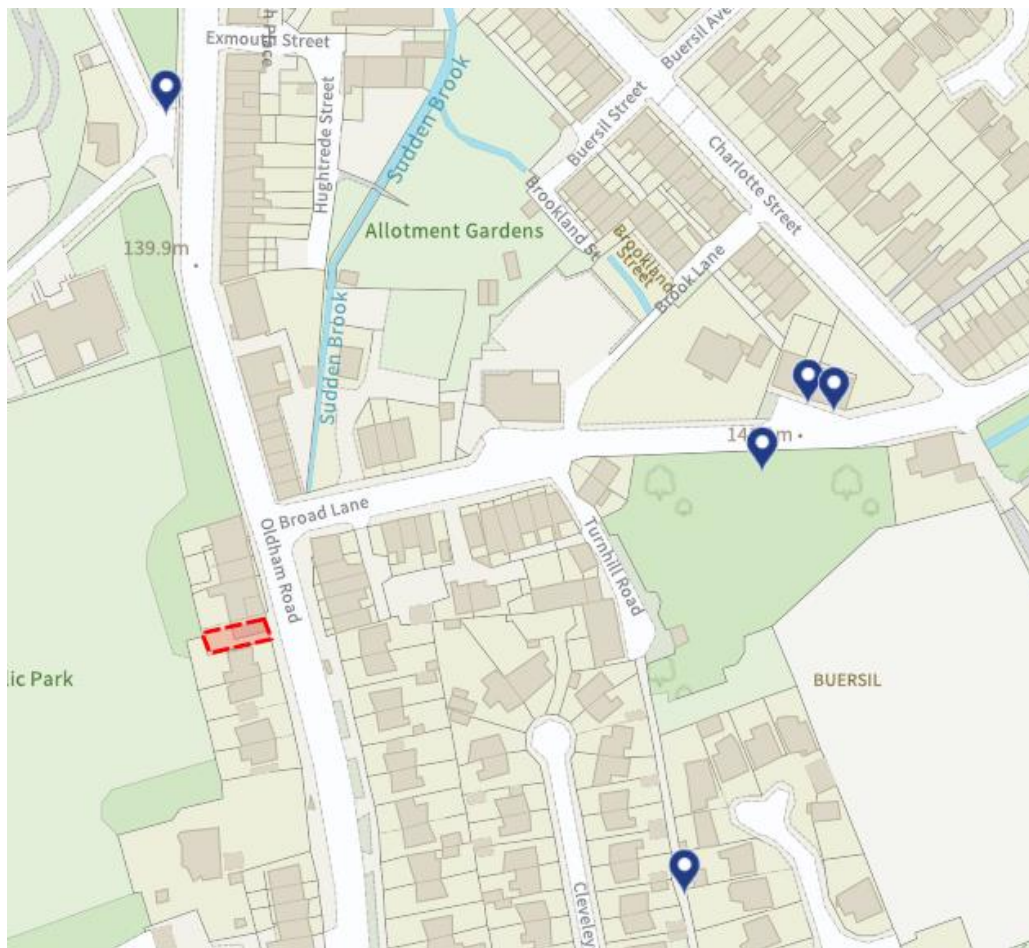
ROCHDALE CORE STRATEGY - ADOPTED OCTOBER 2016

Policy DM1: (General Development Requirements) This seeks to ensure that new development meets a range or 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 Borough's 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 ASSETS

The Listed Building Search below shows that there are no Designated Heritage Assets in close proximity of the proposed site;



320-322 OLDHAM ROAD - NON-DESIGNATED HERITAGE ASSET (NDHA)

Oldham Road	320-322 Oldham Road (Former Bridge Inn), Rochdale, OL11 2AL	Public House/Workshop
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The above-mentioned property has architectural qualities and history. Formerly the Bridge Inn and recently sold. Possibly used as a Weavers house and workshop. Said to be dated Circa 1780s. Watershot stone to front and rear. Doors have monolithic stone jambs and lintels, double fronted central doorway. Stone surround windows to ground floor, Stone mullion window to the first floor.



Above: Photo of front elevation of 320-322 Oldham Road.

4.0 PROPOSAL IMPACT

The application site relates to a two storey end terrace property which is currently empty and was previously in mixed use with retail at ground floor and residential accommodation at first floor. The shop front and steel shutters are intact. This development proposes the removal of the shopfront and its replacement with a window and door which would be more in keeping with the proposed residential use. In addition, a dormer is also proposed on the rear roof slope.

The proposed changes to the front elevation would include a new window and an entrance door. These door and windows would be aligned and would be proportioned to be the same size and width of the upper floor openings. Similarly, the same materials and frame colour would be used for the proposed openings. In addition, the stone surrounding the openings would be the same as the existing stone used on the property.

In terms of the dormer to the rear, this would not be readily viewed from public vantage points. However, it will be made small in size and align with the rear first floor window. Its size would result in a large portion of the original roof still intact. The proposed dormer would be set up from the eaves, set in from the sides and set down from the ridge of the roof. It would appear as an addition and would not appear as an incongruous addition that creates mass to the back of the property. In terms of materials, it would be tile hung similar to the existing roof, this would ensure it appears as a well-designed addition to the property.

The interior of the building has been subject to considerable change from its original form with its vacancy over the years leading to the building being stripped out. The building appears cosmetically sound from the exterior there are some physical signs of inadequate maintenance from the inside.

This site is located along a main route into Rochdale town centre and therefore in a prominent location. The proposed development would make use of a property which is underutilised. If planning is successful, and the site is in use, it would add to the quality of the area. Currently the retail unit at ground floor is empty and does not help the character of the area and the adjacent heritage asset.

The proposal for residential development would be appropriate in this location. The change of use itself is considered to result in a neutral impact on the character of the adjacent asset.

The proposed extensions to the front and rear would be simple in form and design. The size of the dormer would be proportionate in the area and overall size of the roof/building. It would also be to the rear of the building where its impact would be kept to a minimum upon the street scene. It should be acknowledged that

the extension and alterations would not appear out of character in this area.

Furthermore, the alterations to the front have been designed to take into consideration the detailing of the original building including its finish and materials, as such the extension would use stone and stone surrounds to match the existing building. As such, given the size, design and use of materials there would be no detrimental impact on the character of the surrounding area.

Given the design features considered under this proposal, the extension and alteration would not harm the cohesion and consistency between properties in the area and would not result in a detrimental impact on the character of the area and setting of the Heritage Asset.

In addition, it is considered the change of use proposed with its extensions would help maintain and regenerate this prominent area of Oldham Road 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 property may remain disused and unoccupied given the current climate in Rochdale and nationwide.

The public benefits of the change of use and occupation of the site for the future, and the proposed extension to the rear would have a positive but neutral impact on the building itself and the mentioned Heritage Assets, the application should therefore be supported.

5.0 CONCLUSION

In conclusion, the application would not harm the character or appearance of the street scene or the setting of the heritage asset. Overall, it is considered the proposed development would put an existing site into a better and more suitable and viable use and the features and detailing of the building would complement the area and would enhance the setting of the heritage asset, neighbouring buildings and character of the area. This would in turn benefit the mentioned heritage asset.

The application therefore accords with Policies DM1, P2 and P3 of the adopted Core Strategy, Policy BE/17 of the UDP and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.