

HERITAGE & CONSERVATION CONSULTATION RESPONSE

Application Details

Heritage, Conservation & Design team officer

Catherine Fenghour

Date

19 December 2025

Application reference

25/01070/FUL

Address

3 Maclure Road, Rochdale, OL11 1DN

Proposal

Change of use from offices (Class E) to an 8 bedroom house of multiple occupation (class C4) together with a two storey link extension on the side elevation, alteration to fenestration on front and side elevations and application of render.

Affected Heritage Assets

Designated heritage assets

- Maclure Road Conservation Area
- St John the Baptist Church (grade II*)

Non-designated heritage assets

- Fire Station and former Firemen's housing

Summary

Subject to comments below it is likely that a neutral impact could be achieved.

Assessment

The application site is a red brick two storey dwelling immediately adjacent to the Maclure Road Conservation Area and former Firemen's housing. The Maclure Road Conservation Area is focussed on the former fire station and workers housing. The Fire Station tower and dome of the Church are key prominent features of the Conservation Area.

The existing building on the site appears to be present on the 1908 OS map, indicating that it predates the Fire Station complex and Church opposite:



The building has been altered, with the insertion of a shopfront and the remnants of render still visible. The red brick, slate roof and proportions are characteristic of the area and the building makes a neutral contribution to the significance of the Conservation Area.

The scheme has been revised and is now for a two-storey extension with a pitched roof. The extension would be constructed of red brick with a slate roof. It is shown to be slightly set back from the road frontage. It would be preferable to slightly increase the set back and for some visual interest to be added to the blank gable end.

Further information is required in relation to the works to the shopfront, as there is a mix of materials. Samples of the bricks for the making good and for the extension should be required by condition. Samples of the slate and details of windows and doors (including set back) should be required by condition. Cleaning of the existing brickwork and removal of remaining render should also be required by condition.

Subject to the above, it is considered that a neutral impact on the significance of the Conservation Area and other heritage assets could be achieved.

Re-consultation

Yes