



HERITAGE STATEMENT

CHANGE OF USE FROM SUI GENERIS BAR TO 5 C3
RESIDENTIAL FLATS

7-11 OLDHAM ROAD, ROCHDALE, OL16 1UA

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1. Introduction

- 1.1. A heritage statement has been prepared to accompany a planning application for the change of use from a sui generis bar to 5 C3 residential flats.

2. Proposal

- 2.1. The proposal seeks to convert the underused bar into five flats, making better use of the existing space. The change would also reduce the potential for anti-social behaviour associated with the current use, particularly given the site's close proximity to nearby residential estate under construction.

3. Heritage Asset

- 3.1. Located within the Rochdale Town Centre Conservation Area, the property has a front elevation with three shopfronts at ground floor level. The first floor is constructed in red brick and Staffordshire blue brick, with stone architraves surrounding the windows. The roof includes a duo pitch finished with slate covering.

4. Assessment of Impact

- 4.1. Significant alterations to the front elevation, including the introduction of shopfronts and signage, were undertaken by various owners prior to the current application and have affected the building's visual appearance. The proposal seeks to improve the building's appearance through the introduction of rooflights to the existing tired and dated roof, helping to improve the roofscape. Changes to the front elevation are minimal, while the proposed rear windows will have limited visual impact as they are not publicly visible.

5. Summary

- 5.1. The proposal provides a suitable reuse of the existing underused bar through the creation of five C3 residential flats. The works will make better use of the building within the Rochdale Town Centre Conservation Area. Existing alterations have already affected the front elevation, while proposed changes are limited. Rooflights will improve the appearance of the existing roof, with rear windows having minimal visual impact. Overall, the proposal is considered to have a limited impact on the Conservation Area.