

HERITAGE STATEMENT

146 Yorkshire Street, Rochdale, OL16 1LD

Planning Application PL/2026/0671

Change of use from solicitors’ offices to a child care / learning centre

Applicant	Rising Starz Ltd
Site	146 Yorkshire Street, Rochdale, OL16 1LD
Local authority	Rochdale Borough Council
Heritage designation	Townhead / Rochdale Town Centre Conservation Area
Local heritage status	Part of the Council’s identified 132–148 Yorkshire Street non-designated heritage asset group
Prepared	14 August 2026

Prepared as supporting information to address Rochdale Planning Service’s heritage validation request dated 24 July 2026.

Contents

- 1. Executive Summary
- 2. Purpose and Scope of the Statement
- 3. Planning Application and Proposed Development
- 4. Site and Building Description
- 5. Heritage Designations and Policy Context
- 6. Historical Development and Heritage Context
- 7. Assessment of Heritage Significance
- 8. Contribution of the Site to the Townhead / Rochdale Town Centre Conservation Area
- 9. Assessment of the Proposed Works
- 10. Heritage Impact Assessment
- 11. Mitigation, Safeguards and Heritage Considerations
- 12. Conclusions
- 13. Sources and References
- Appendix A – Existing Architectural Drawing (Drawing 2229, Page 1/2)

Appendix B – Proposed Architectural Drawing (Drawing 2229, Page 2/2)

Appendix C – Existing Condition Photographic Record

1. Executive Summary

This Heritage Statement has been prepared in support of planning application PL/2026/0671 for the change of use of 146 Yorkshire Street, Rochdale, OL16 1LD, from solicitors' offices to a child care / learning centre for Rising Starz Ltd. Rochdale Planning Service requested a Heritage Statement because the site lies within the Townhead Conservation Area, and also requested a separate Planning Statement.

The site forms part of the historic commercial frontage of Yorkshire Street. Rochdale Borough Council's current non-designated heritage asset list identifies the group at 132–148 Yorkshire Street as a commercial non-designated heritage asset. A 2009 Oxford Archaeology North assessment records Nos. 144 and 146 as two-storey terraced buildings, probably of the same late nineteenth-century construction phase, built in brick with late twentieth-century shop fronts; No. 146 retains a pitched slate roof, a stone-headed and stone-silled upper-floor window and a chimney stack.

The proposed works shown on the July 2026 architect's drawing are principally internal. They include the creation of a protected ground-floor circulation corridor through new partition walls; enclosure/protection around the existing staircase by three new walls; provision of four fire-protective doors; and replacement of the existing external business sign with signage for Rising Starz Ltd. The proposal does not involve a new extension, change to the principal roof form, demolition of the building, or a new external addition to the main street elevation other than replacement signage.

The heritage assessment concludes that the building and its immediate group make a positive contribution to the character and appearance of the conservation area, primarily through their contribution to the historic street frontage, building line, roofscape and surviving traditional form. The proposal has a low level of heritage effect because the principal heritage contribution experienced from public views is retained. The internal works are functional, limited and capable of being undertaken without unnecessary loss of historic fabric. Subject to the safeguards set out in Section 11, the proposal is considered capable of sustaining the significance of the heritage assets and preserving the character and appearance of the conservation area.

2. Purpose and Scope of the Statement

The purpose of this statement is to identify the heritage assets affected by the proposal, describe their significance, explain the contribution made by the site and its setting to that significance, assess the effect of the proposed works, and identify appropriate safeguards. It has been prepared specifically to respond to the validation requirement issued by Rochdale Planning Service for PL/2026/0671.

The report is a desk-based heritage assessment informed by: (1) the submitted architect's proposed layout drawing dated July 2026; (2) the applicant's description of the proposed fire-safety and internal works; (3) the Council's published heritage and conservation information; (4) the Rochdale Town Centre Conservation Area Appraisal material; and (5) the Oxford Archaeology North archaeological desk-based assessment for Rochdale Town Centre. No intrusive investigation has been undertaken and no full measured building survey or specialist fabric analysis has been commissioned for this report.

The assessment is supplemented by a photographic record supplied by the applicant showing the existing external elevations, principal entrance, internal circulation areas, staircase, relevant door opening, rear exit and rear elevation before the proposed works.

The level of assessment is designed to provide a complete evidence-based account of the likely heritage effects of the submitted scheme. It does not purport to replace a specialist archaeological or conservation-building survey where such a survey is separately required by the Local Planning Authority.

3. Planning Application and Proposed Development

Planning reference: PL/2026/0671. The Council's validation correspondence states that the application was received on 24 July 2026 and describes the proposal as "Change of use of from Solicitors Offices into Child Care Centre (Class F1)". The same correspondence identifies two outstanding validation requirements: a Heritage Statement because the site is within the Townhead Conservation Area, and a Planning Statement.

The submitted architectural information comprises Drawing No. 2229, prepared by Syed Helal Uddin Architectural Services and dated July 2026. Page 1/2 records the existing arrangement, while Page 2/2 records the proposed arrangement. The drawings identify 146 Yorkshire Street, Rochdale, OL16 1LD and the proposal as a change of use from solicitors' offices into a learning centre for Rising Starz Ltd. The proposed sheet includes ground, first and second floor plans, roof plan, front, side and rear elevations and a section. The existing sheet records the existing plans, elevations, roof form and site context.

On the information available, the heritage-relevant physical works are as follows:

- Creation of a ground-floor corridor using two new internal partition walls, intended to provide a protected route from the stairs towards the fire exit.
- Formation of a new enclosure around the existing staircase using three walls, replacing the current open / visually permeable stair-side arrangement with a more fire-protected enclosure.
- Installation of four fire-protective doors associated with the protected circulation and compartmentation strategy.

Existing / proposed comparison. The existing drawing shows the current ground, first and second floor arrangements, the existing roof and elevations, and the existing site relationship. The

proposed drawing shows the new protected circulation arrangement and stair enclosure, while retaining the overall roof form, upper-floor external envelope and general building massing. The comparison therefore indicates that the proposal is primarily an internal adaptation of an existing commercial building rather than an alteration of its principal townscape form.

- Replacement of the existing external business sign with signage bearing the Rising Starz Ltd identity / logo.
- Comparison of the existing and proposed architectural drawings shows no new extension, roof enlargement or change to the overall building massing. The existing roof form, principal upper-floor facade and general external envelope remain shown. The principal external change identified by the applicant is replacement of the existing business signage with Rising Starz Ltd signage. The new internal fire-safety works are the main physical alterations.

4. Site and Building Description

146 Yorkshire Street occupies a position within the established commercial frontage of Yorkshire Street in central Rochdale. The building forms part of a run of historic properties at Nos. 132–148 Yorkshire Street. The street forms part of the historic core of Rochdale, where commercial development, earlier merchant activity and later nineteenth-century urban growth have produced a varied but coherent town-centre townscape.

Oxford Archaeology North's building assessment describes Nos. 144 and 146 as two two-storey terraced buildings probably dating from the late nineteenth century and probably built in the same phase. Both are described as brick-built, with late twentieth-century shop fronts and single upper-floor window openings with stone heads and sills. No. 146 is described as having a pitched slate roof and a chimney stack; the assessment also records a visible timber gutter. The assessment identifies No. 148 as of late twentieth-century appearance.

The building therefore has a mixed historical character: the historic terraced form and upper-floor architectural envelope remain legible, while the ground-floor frontage has experienced later commercial alteration. The existing drawing also shows that the pitched roof and general external envelope are retained. Comparison with the proposed drawing indicates that these principal external characteristics remain substantially unchanged. This is relevant to the assessment because the special character of the conservation area is expressed through the collective survival and legibility of historic urban form, architectural rhythm, materials, roofscape, plot pattern and the relationship between individual buildings.

The existing-condition photographs in Figures 1–5 provide a visual record of the principal elevation, immediate townscape setting and retained main entrance.

5. Heritage Designations and Policy Context

Rochdale Borough Council states that conservation areas are places of special architectural or historical interest, or places where it is desirable to protect or enhance such interest. The

Council explains that conservation areas are intended to protect historic buildings, gardens, trees, spaces and views and to guide appropriate development.

5.1 Townhead / Rochdale Town Centre Conservation Area

The planning validation letter identifies the site as being within the Townhead Conservation Area. The historic assessment prepared for Rochdale Town Centre also identifies Town Head as a conservation area at the northern part of the town-centre study area. Rochdale's current published conservation-area material identifies the Rochdale Town Centre Conservation Area as a heritage planning area and the Council has prepared a revised appraisal to identify significant buildings, spaces and townscape elements and to guide future development.

5.2 Non-designated heritage asset status

Rochdale Borough Council's non-designated heritage asset register, last updated in February 2026, lists "132–148 Yorkshire Street, Rochdale" as a commercial non-designated heritage asset. 146 Yorkshire Street therefore sits within an identified local heritage group, and this status is a material part of the assessment of significance and impact.

5.3 National planning policy

The National Planning Policy Framework requires applicants to describe the significance of heritage assets affected by development, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on significance. The framework also directs decision-makers to sustain and enhance the significance of heritage assets and to take account of the desirability of viable uses consistent with conservation.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on the Local Planning Authority, in exercising planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

5.4 Development plan context

Rochdale's adopted Core Strategy forms part of the development plan. Core Strategy Policy P2 seeks to protect and enhance character, landscape and heritage. The Greater Manchester Places for Everyone plan took effect in March 2024 and includes Policy JP-P2 (Heritage), which promotes proactive conservation, enhancement and positive management of the historic environment and heritage assets and their settings. The Council's conservation-area material also identifies relevant saved UDP policies concerning new development affecting conservation areas.

6. Historical Development and Heritage Context

Rochdale's historic town centre developed around the river crossing and an important historic route system. Oxford Archaeology North records that the Yorkshire Street area was a significant terminus for trans-Pennine trade before the development of canal and railway

connections, and that the survival of Georgian merchant houses, warehouses and inns is an important part of the area’s historic significance. Later nineteenth-century industrialisation and population growth produced further commercial premises, workshops, housing and community buildings, creating the urban industrial townscape that is characteristic of the historic centre.

The 2023 Rochdale Town Centre Conservation Area Appraisal material describes the character area around the historic core as having a diverse building stock and a high density of listed and non-designated heritage assets. It notes that the richness and diversity of the buildings gives the streetscape visual interest, particularly at first-floor level and above, and that individuality among buildings contributes to an interesting skyline. It also identifies Yorkshire Street as a principal historic route through the town centre and notes the importance of key views along and across the street.

The specific group at 132–148 Yorkshire Street has a more localised significance. The Oxford Archaeology North assessment records that Nos. 144 and 146 are late nineteenth-century terraced buildings with a shared general form and that the historic group remains legible despite later shop-front alterations. This surviving terrace contributes to the continuous commercial grain of Yorkshire Street and to the historic character of the conservation area.

7. Assessment of Heritage Significance

In heritage planning, significance is the value of a heritage asset to this and future generations because of its heritage interest. The significance of 146 Yorkshire Street and the relevant conservation-area setting is best understood by considering historic, architectural, townscape and evidential interests.

Interest	Assessment	Significance for the proposal
Historic	The building forms part of the late nineteenth-century commercial growth of Yorkshire Street. Its relationship with the adjoining terrace illustrates the continuity of the town-centre commercial frontage.	The historic relationship is primarily expressed externally and collectively with neighbouring buildings.
Architectural	Brick construction, two-storey terraced form, pitched slate roof, upper-floor stone-headed/silled window and surviving roof/chimney elements are characteristic features recorded for Nos. 144 and 146.	The upper storey and roofline are more important to public appreciation than the later ground-floor fit-out.
Townscape	The building contributes to the established street wall, roofscape and	Public views of the frontage are the principal way in which the building contributes to

Interest	Assessment	Significance for the proposal
	rhythm of openings within the Yorkshire Street frontage.	conservation-area character.
Evidential	Historic mapping and building assessment indicate a long-established urban plot and late nineteenth-century building phase.	The proposal does not include excavation or substantial structural demolition, so the works have limited potential to affect archaeological or evidential interests.
Communal	The building forms part of the recognisable historic town-centre environment and is experienced as part of the wider heritage setting of Yorkshire Street.	Continued viable use supports the ongoing life of the historic commercial frontage.

Overall, the heritage significance of the site is assessed as local / moderate in the context of the conservation area. The greatest significance resides in the building's contribution to the historic townscape, external form, plot rhythm and roofline, rather than in the later internal office fit-out.

8. Contribution of the Site to the Conservation Area

The conservation area derives significance from the collective effect of its historic streets, plots, building forms, materials, roofscape, views and architectural variety. Within Yorkshire Street, the relationship of neighbouring buildings is particularly important because the street is experienced as a continuous historic commercial environment rather than as a collection of isolated structures.

The contribution of 146 Yorkshire Street can be summarised as follows:

- The building maintains the historic building line and plot rhythm of the Yorkshire Street frontage.
- Its two-storey terraced form and pitched roof contribute to the historic vertical scale and roofscape of the street.
- The upper-floor window opening and traditional masonry remain visible components of the historic elevation, despite later changes at ground-floor level.
- Its position within the 132–148 Yorkshire Street group means that its significance is enhanced by the survival of neighbouring buildings and the collective reading of the terrace.
- The existing late twentieth-century shopfront and commercial signage indicate that the frontage has already accommodated successive commercial uses and visual change over time.

The significance of the building is therefore resilient to a change of internal use where the principal external character is conserved and where new signage and any external interventions are controlled to respect the existing frontage.

9. Assessment of the Proposed Works

9.1 Change of use

The change from solicitors' offices to a child care / learning centre is principally a change in use rather than a change in the historic form of the building. A viable new use can support the continued occupation and maintenance of the historic premises. National planning policy recognises the desirability of sustaining heritage assets through viable uses that are consistent with their conservation.

9.2 Ground-floor corridor partitions

Two new internal partition walls are proposed to form a corridor serving the fire escape arrangement. The function is directly linked to fire safety and safe means of escape. The walls are located internally and are not presented as interventions to the principal historic exterior. Their heritage effect will be low provided that they are formed as lightweight construction and are fixed with minimal disturbance to historic masonry, timber or other potentially significant fabric.

Figures 6–7 record the existing ground-floor condition in the area where the protected corridor is proposed.

9.3 Staircase enclosure

Three new walls are proposed around the existing staircase. The existing staircase arrangement is described by the applicant as having a wooden side wall with gaps. The proposed enclosure is intended to improve fire separation and protected escape. The principal heritage consideration is therefore not the existence of the enclosure itself, but whether the works unnecessarily remove or damage historic stair fabric. The proposal should retain the existing stair wherever practicable and construct the enclosure as a visually simple, reversible intervention, avoiding the removal of historic balustrades, newel posts or other original timberwork if any such items are encountered.

Figures 8–10 record the existing staircase, open timber balustrades and upper landing that will be affected by the proposed enclosure.

9.4 Four fire-protective doors

Four fire-protective doors are proposed as part of the safety strategy. These are internal functional elements. Their impact on the heritage significance of the building should be limited, provided that door openings reuse existing openings where possible and that new penetrations through historic fabric are minimised. Where a new door opening is necessary,

the work should avoid significant architectural features and should be capable of being understood as a later intervention.

Figure 11 records one existing doorway identified as a fire-door location; other fire-door positions are identified on the submitted proposed layout drawing.

9.5 Replacement external signage

The existing business sign is to be replaced by Rising Starz Ltd signage. This is the principal external element of the proposal and therefore warrants the most direct design control. The replacement sign should remain within the existing fascia / signage zone, avoid obscuring architectural features, avoid fixing into prominent stone dressings or other sensitive historic fabric, and use a scale and finish that is subordinate to the building and the wider street frontage. The sign should not introduce a projecting element or illumination that would materially increase visual clutter. Any separate advertisement consent requirements should be addressed through the appropriate process.

Figures 1 and 3 provide the baseline photographic record of the existing fascia and shopfront.

9.6 Existing and Proposed Heritage Comparison

Existing condition	Proposed change	Heritage effect
Ground-floor internal arrangement	Two new partition walls to form a protected circulation corridor	Localised internal change; principal external character retained.
Existing staircase with visually open timber side arrangement	Three new walls to provide a more protected stair enclosure	Potential impact to internal fabric; retain existing staircase and historic timber components where present and avoid unnecessary loss.
Existing door openings / circulation	Four fire-protective doors associated with escape and compartmentation	Functional internal intervention; reuse existing openings where practicable and minimise new cutting into historic fabric.
Existing business signage	Replacement Rising Starz Ltd signage	Most visible new element; should remain within the existing signage zone and be subordinate to the host building and streetscape.
Roof, principal elevations and overall massing	No substantive change shown	No material alteration to the principal external form identified on the submitted drawings.

10. Heritage Impact Assessment

The assessment below distinguishes between effects on the conservation area as a whole, effects on the identified non-designated heritage asset group, and effects on the individual building fabric.

Element	Potential heritage effect	Assessment	Overall level
Change of use	No direct change to historic external form. New use sustains active occupation.	Potentially beneficial in supporting viable use.	Neutral / positive
Ground-floor corridor walls	Internal alteration; limited potential loss of fabric if lightweight and reversible.	Does not materially affect public appreciation of the historic frontage.	Low
Stair enclosure walls	Internal alteration around existing stair; possible risk to historic timber if poorly detailed.	Low effect if existing stair fabric is retained and protected.	Low
Four fire doors	Internal functional change.	No material effect on external character; minor fabric risk at openings.	Low
External signage	Visible from the public realm.	Potential visual effect depends on scale, location, fixing and illumination. Controlled replacement can preserve the character of the frontage.	Low / manageable
Roof, upper floor and massing	No material alteration shown.	Principal historic external elements remain.	Neutral
Conservation area setting	No new building mass or extension.	Street rhythm, building line and roofscape remain substantially unchanged.	Neutral / low

Taken together, the proposal is assessed as having a low overall heritage impact. The principal source of significance, namely the historic townscape contribution of the building and its relationship with the Yorkshire Street frontage, remains legible. The internal interventions are necessary for the intended use and, when properly detailed, should not cause a material loss of significance. The signage is the only readily visible new element and can be controlled so that it remains subordinate to the existing architecture.

10.1 Cumulative and contextual considerations

The surrounding conservation area contains a mixture of historic and later commercial alterations. The Council's appraisal material recognises both the richness of the surviving historic building stock and the effects of modern interventions. In this context, the proposal does not introduce a scale or massing that would be out of keeping with the street. The principal objective should therefore be to ensure that incremental change does not erode the legibility of the historic upper-storey architecture, roofline and traditional materials.

Figures 2 and 14 provide additional visual evidence of the building's wider streetscape and rear elevation context.

11. Mitigation, Safeguards and Heritage Considerations

The following measures are recommended to ensure that the works preserve the significance of the building and its contribution to the conservation area:

- Use lightweight, non-structural partition construction for the corridor and stair enclosure wherever practicable.
- Retain the existing staircase and any historic timber components encountered during the works. Do not remove newel posts, balustrades, skirtings, cornices or other potentially historic elements unless essential and agreed with the Local Planning Authority.
- Use reversible fixings where reasonably practicable and avoid unnecessary drilling, chasing or cutting into historic brickwork, stonework or timber.
- Where new fire doors require openings, use existing door openings wherever feasible. If a new opening is unavoidable, position it away from significant architectural features.
- Locate the replacement Rising Starz signage within the existing signage/fascia zone and ensure the size, colour, material and illumination are visually subordinate to the host building and the surrounding historic frontage.
- Avoid fixing signage into stone dressings, window surrounds or other prominent historic features where an alternative fixing location exists.
- Protect historic floors, joinery and other retained fabric during construction.
- Photographically record any unexpected historic fabric or features uncovered during opening-up works before they are concealed, and seek further heritage advice if significant original fabric is found.
- Keep the roof form, upper-floor facade, window proportions and chimney / roofscape unaltered unless separately approved.

These measures are intended to ensure that the building can adapt to its new use while retaining the physical and visual elements that make the greatest contribution to heritage significance.

12. Conclusions

146 Yorkshire Street is a historic two-storey terraced commercial building forming part of the 132–148 Yorkshire Street non-designated heritage asset group and lying within the Townhead / Rochdale Town Centre Conservation Area. Its heritage significance arises principally from its late nineteenth-century historic form, its contribution to the continuous Yorkshire Street frontage, its surviving upper-floor and roof elements, and its relationship with neighbouring historic buildings.

The proposed development is centred on a change of use to child care / learning provision and a limited package of internal works required principally to provide a safer protected escape route. The works shown on the submitted July 2026 drawing do not introduce new external building mass, alter the principal roof form or substantially change the historic street

elevation. The proposed replacement signage is visually more sensitive but can be appropriately controlled through scale, location, fixing and illumination.

On the evidence available, the proposal is considered capable of preserving the character and appearance of the conservation area and sustaining the significance of the identified non-designated heritage asset group. The heritage effect is assessed as low, with no substantial loss of heritage significance anticipated. The recommended safeguards should be incorporated into the detailed construction and fit-out works, particularly in relation to the existing staircase and the fixing of new signage.

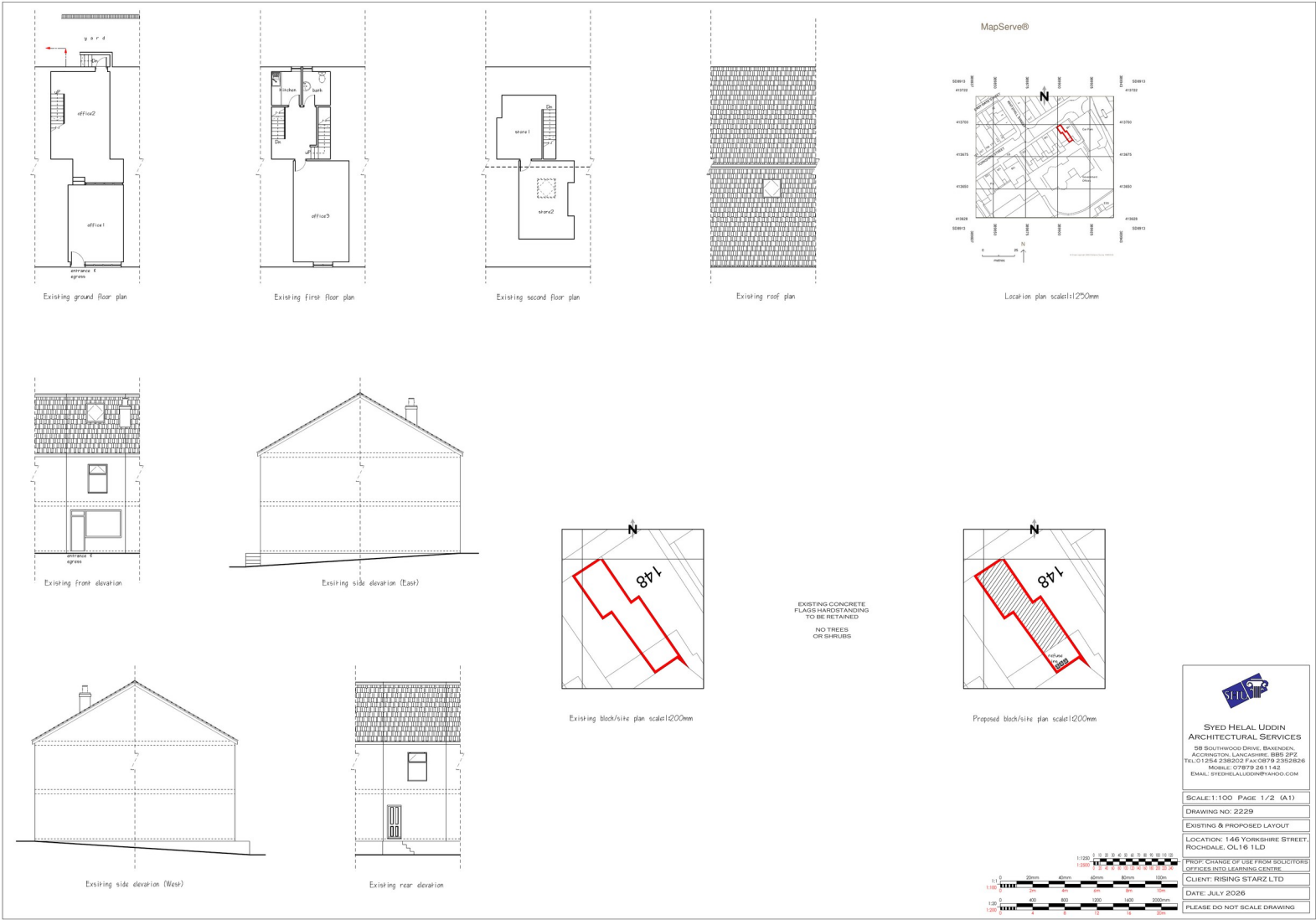
Accordingly, the heritage considerations identified by Rochdale Planning Service do not indicate that the proposed change of use and associated alterations would be incompatible with the conservation objectives for the area, subject to appropriate detailing and implementation of the measures set out above.

13. Sources and References

- Rochdale Borough Council (2026), Non-designated heritage assets – Rochdale, including the entry for 132–148 Yorkshire Street, last updated 19 February 2026.
- Rochdale Borough Council, Conservation areas, including guidance on the purpose and planning implications of conservation-area designation.
- Rochdale Borough Council (2023), Rochdale Town Centre Conservation Area Appraisal and Management Plan, consultation draft / supporting appraisal material.
- Oxford Archaeology North (2009), Rochdale Town Centre, Rochdale, Greater Manchester: Archaeological Desk-based Assessment, especially Section 5.2 (Buildings on Yorkshire Street) and the assessment of Nos. 144 and 146 Yorkshire Street.
- Rochdale Borough Council, Core Strategy for the Local Plan, adopted 19 October 2016, including Policy P2 – Protecting and enhancing character, landscape and heritage.
- Greater Manchester Combined Authority (2024), Places for Everyone Joint Development Plan Document, including Policy JP-P2 – Heritage.
- HM Government, National Planning Policy Framework, Chapter 16 – Conserving and enhancing the historic environment, including paragraphs 202–214.
- Planning (Listed Buildings and Conservation Areas) Act 1990, Section 72 – duty to pay special attention to preservation or enhancement of conservation-area character or appearance.
- Syed Helal Uddin Architectural Services (July 2026), Drawing No. 2229, Proposed Layout, 146 Yorkshire Street, Rochdale, OL16 1LD.

Appendix A – Existing Architectural Drawing (Drawing 2229, Page 1/2)

The drawing below records the existing ground, first and second floor arrangements, existing roof, elevations and site context for 146 Yorkshire Street. It is reproduced from the architectural information supplied for the application.





Appendix C – Existing Condition Photographic Record

Purpose of the photographic record. The photographs below record the existing condition of 146 Yorkshire Street and the areas most relevant to the heritage assessment. They are intended to be read alongside Drawing 2229, Page 1/2 (Existing) and Drawing 2229, Page 2/2 (Proposed). The record is targeted to the building frontage, townscape context, retained entrance, proposed corridor area, staircase and balustrades, relevant door opening, rear exit and rear elevation. It is not intended to be a full measured building survey.



Figure 1: Existing principal elevation of 146 Yorkshire Street, showing the ground-floor commercial frontage, existing Kinetic Law fascia signage and upper-floor brick elevation.



Figure 2: Wider view of the Yorkshire Street frontage, showing 146 Yorkshire Street in its immediate townscape context and relationship with adjoining properties.

Figures 3–4



Figure 3: Existing ground-floor frontage of 146 Yorkshire Street, showing the existing Kinetic Law fascia signage, shopfront glazing and principal entrance prior to the proposed change of use.



Figure 4: Existing principal entrance viewed internally, showing the retained entrance door and entrance circulation area.

Figures 5–6



Figure 5: Existing principal entrance viewed externally, showing the retained entrance and internal circulation beyond.



Figure 6: Existing ground-floor internal area adjacent to the staircase, showing the location of the proposed protected corridor and associated fire-safety partitioning.

Figures 7–8



Figure 7: Alternative view of the existing ground-floor area proposed for the protected corridor, showing the current internal finishes and relationship with the existing doorway.

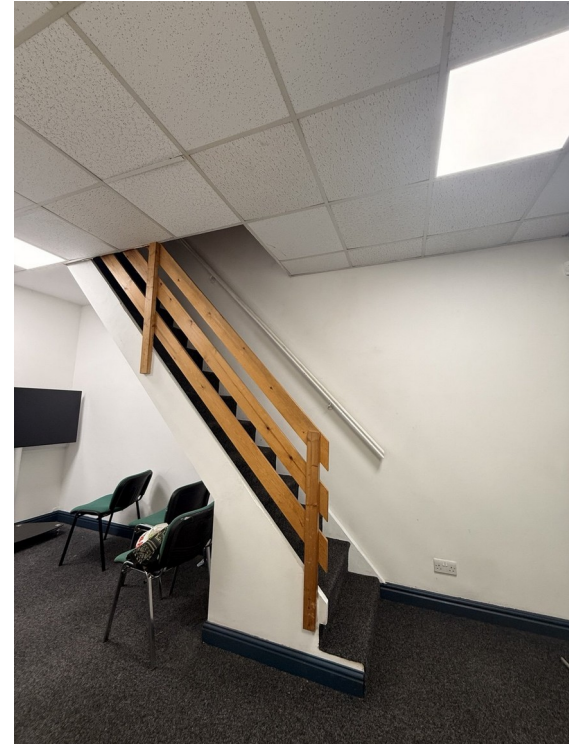


Figure 8: Existing staircase viewed from ground-floor level, showing the open timber balustrade and surrounding internal finishes.

Figures 9–10

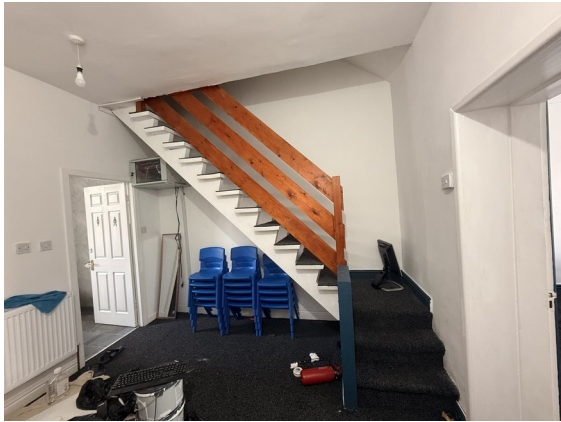


Figure 9: Alternative view of the existing staircase and timber balustrade, showing the relationship between the staircase and adjoining ground-floor circulation area.



Figure 10: Existing upper landing and open timber balustrade, showing the area proposed to be enclosed as part of the fire-safety works.

Figures 11–12



Figure 11: Existing doorway adjacent to the stair landing serving the kitchen/boiler area, identified as a location for a proposed fire-resistant door.



Figure 12: Existing rear exit viewed internally, showing the existing doorway and access to the rear of 146 Yorkshire Street.

Figures 13–14



Figure 13: Existing rear exit viewed externally, showing the retained doorway and internal circulation beyond.



Figure 14: Existing rear elevation of 146 Yorkshire Street, showing brickwork, window openings, rear exit and associated access platform.

Photographic record note: The photographs are a condition record for heritage assessment only. Technical compliance with fire safety, means of escape and Building Regulations is outside the scope of this Heritage Statement and is addressed through the appropriate design and regulatory processes.