

HERITAGE STATEMENT

62 Yorkshire Street

Rochdale

OL16 1JP

Proposal

Change of Use of First and Second Floors to 3 No. Offices and Alterations to Shopfront to Create Access.

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Contents

	Page
1. Introduction	3
2. Planning Policy	4
3. Surrounding Building and Conservation Area	7
4. Proposal Impact	11
5. Conclusion	16

1.0 INTRODUCTION

This statement accompanies an application for Planning Consent to Change of Use of the first and second floors to 3 No. offices and alterations to the shopfront to create a separate access point. Full plans have been submitted as part of this application.

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.

This Statement is in relation to proposed works at number 62 Yorkshire Street, which is located in the town centre of Rochdale, Greater Manchester. No. 62 is a mobile phone shop at ground floor with upper floors vacant/used for storage. The property itself is undesignated, the building stands within Rochdale Town Centre Conservation Area.

Development in the town centre is focussed around the River Roch with Drake Street and Yorkshire Street providing the main shopping areas in the town during the Victorian and Edwardian periods. The prominence of Yorkshire Street as the main shopping area grew following the erection of the Wheatsheaf and Exchange shopping centres during the 20th century.

The heritage issue arising is the impact upon the significance (heritage interest and value) of the conservation area. The scope and purpose of this report is to identify this significance and how the proposal affects it. The significance of the conservation area derives from its character and appearance as the historic civic and commercial core of Rochdale. This significance is therefore embodied in its buildings and their relationship to each other along the historic pattern of streets and spaces.

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.

Policy P2 of the Rochdale Core Strategy sets out that the Council will conserve, enhance and promote key heritage assets, including consideration of their wider settings.

‘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-;

212. 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.

215. 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.

216. 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.

217. 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 of 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 SURROUNDING BUILDINGS AND CONSERVATION AREA

Application property

The application property is number 62 Yorkshire Street, which is located in the town centre of Rochdale, Greater Manchester, and is used for storage/vacant at upper floors with a shop use at ground floor.

Yorkshire Street is framed by two classical buildings of fine ashlar sandstone, both of which are occupied by banks. Beyond these buildings further banks are situated, creating the financial centre for the town. The presence of these historic banks demonstrates the wealth of the town the late 19th century.

The property is itself undesignated but stands within Rochdale Town Centre Conservation Area. The nearest listed building is the Reed Hotel on Reed Hill which is Grade II Listed. Owing to the distance, intervening buildings and nature of the proposals it is considered its setting is unharmed.

Conservation Area

The Old Town character area covers the most northerly section of the conservation area from The Butts and up along Yorkshire Street. Yorkshire Street sweeps northwards up the hill through the commercial centre of the town.

Whilst the timber framed structures of the past have been lost, their stone and brick replacements retain the historic plan of the town. This creates an eclectic mix of building types and designs which gives this area diversity. The majority of the buildings are 2 or 3 bays wide and extend upwards for 3 storeys.

The 1926 aerial photograph on the following page focuses on Yorkshire Street, seen as the spine running up the centre of the image (see below).



There are a number of Non-designated heritage assets in the surrounding area of the site, these include

- 1 Yorkshire Street
- Halifax House 6/14 Yorkshire Street
- 9-11 Yorkshire Street
- 16-24 Yorkshire Street
- 36 Yorkshire Street

The richness and diversity of the buildings gives the streetscape visual interest at first floor and above. The individuality of the buildings also creates an interesting skyline although consistency is achieved through the dominance of 3 storey buildings.

The proposed character areas are:

- Civic Centre (Blue)
- Regency Drake Street (Green)
- Old Town (Pink)
- St Chads (Yellow)

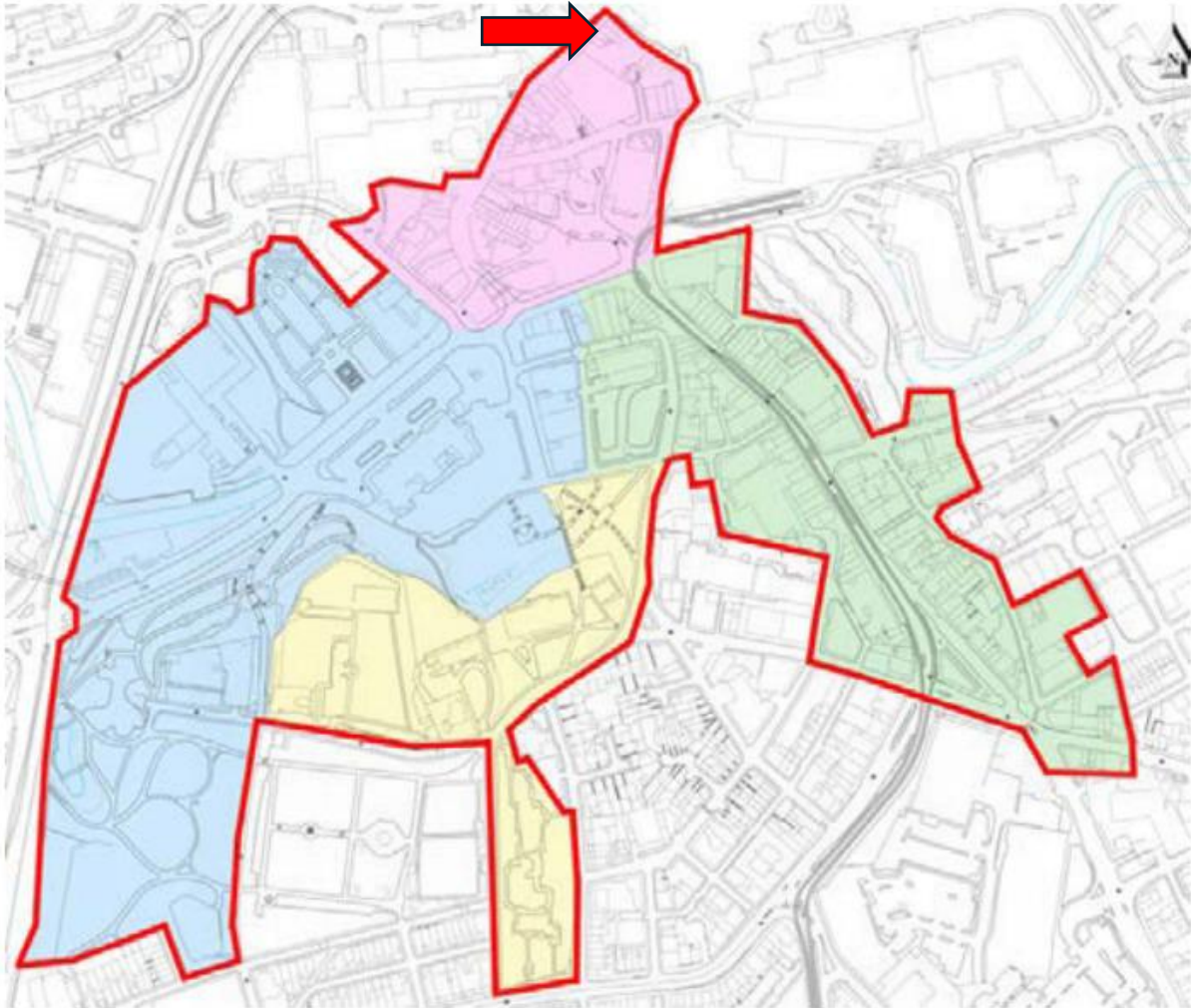


Figure 59: Map showing proposed conservation area boundary and proposed character areas



Above: This indicates the location of the application property.

4.0 PROPOSAL IMPACT

The significance of the application building derives primarily from its historical role which was of at least early 19th century origin, along with its group value with the remainder of the late 18th/early 19th century buildings which form Yorkshire Street. Its positive contribution to the conservation area is expressed principally by its front elevation and mostly the first and second floors, as the rear is of less interest and glimpsed only.

Signage within this part of the conservation area is mixed. The use of internally illuminated signage in particular has harmed the quality of this character area. Similarly, modern shopfront replacements and interventions predominantly include overly large fascia's and uncharacteristically large windows and doors. This includes that of the application property.

Furthermore, there are a number of properties which require urgent attention in relation to their maintenance and upkeep. These buildings include vacant properties and some disused upper floor areas.

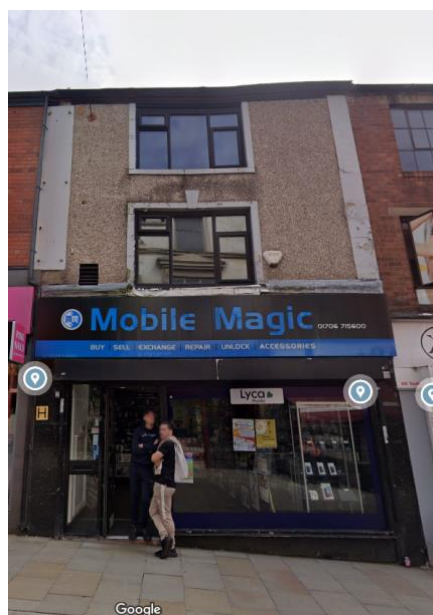
The proposal is for change of use of the first and second floors to self-contained residential use. The ground floor would be retained as existing, a mobile phone shop. The principle of the proposal is favourable as it returns the vacant upper floors of the building to active, sustainable use.

It is noted that an upper floor window to the rear of the property has been boarded up. This has been done for security reasons. However, once the application is approved this will be opened up as original. Please see below which shows the original window retained, the photo has been taken internally.

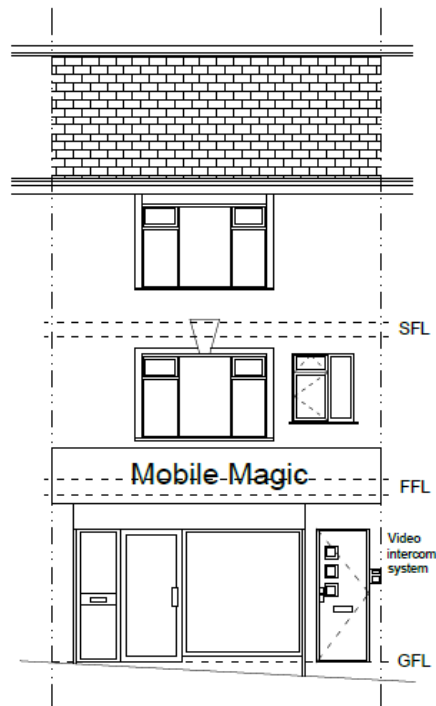


Above: Rear upper floor window boarded up externally, this will be opened up and original window retained.

In terms of the new access from the shopfront, this is a requirement due to the poor and substandard access from the rear of the property. The rear of the property is unsafe, dark during night hours, and accessed via external stairs. Therefore, the proposal includes reducing the large shopfront windows, installing a separate door for the proposed flat and thereby reducing the shopfront size. The materials for the shop front would not change and remain unchanged. The window and frame would be made smaller (see below);



Above: Existing Shopfront.



Proposed Front Elevation

The external changes would be high quality finished in aluminium framed using 8.6mm toughened safety glazing. The design specifically addresses and relates to the character of the property in its setting. The appearance externally would be virtually the same, the difference being that the windows will be smaller with a further door. The materials and architectural aesthetic modelling responds to the surroundings and purposely share similar characteristics, please see below photos of similar shopfronts in the surrounding area with a separate door for upper floor access, which is vital;



Above: a number of shopfronts in the Conservation Area include separate doors for upper floor uses.

The works associated with the change of use are minimal. None of these works would affect the external envelope of the building and therefore have a potential effect upon the conservation area. The door would be a replacement to a window at the rear of the building, however, the elevation at the rear is glimpsed only and do not form part of the key views which establish the character and appearance of the conservation area. Owing to this and the minor nature of the works, their effect will not be harmful.

The internal changes have no effect upon it because they are unseen. It has been demonstrated in this report that the property's principal contribution to the

conservation area is made by its front elevation. This will remain unchanged at upper floors.

It is considered the change of use would help maintain and regenerate this prominent area of Yorkshire Street 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 upper floors may remain disused and unoccupied.

The public benefits of the change of use and occupation of the site for the future would have a positive but neutral impact on the building itself and the application should therefore be supported.

5.0 CONCLUSION

In conclusion, the application would not harm the character or appearance of the street scene, Conservation Area, or the setting of the heritage assets and listed buildings.

Overall, it is considered the proposed development would put an existing part empty property back into a suitable and viable use complementing the original building and would overall have a neutral impact on the buildings appearance and character of the area. This would in turn benefit the mentioned heritage asset, the Conservation Area.

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.