

1.0 **Introduction**

- 1.1 Obsidian Design & Build Ltd. has been appointed to prepare a planning application to seek approval from Rochdale Borough Council for the change of use of the above-mentioned premises.
- 1.2 The application to develop the existing vacant site, previously a bank/commercial unit (Class Use E(c)(i)) to a place of Religious Worship Class F1(f). There will be around 25-30 people present at any one time.
- 1.3 The following provides an overview of the scheme and should be read in association with Obsidian Design & Build Ltd. drawing package.
- 1.4 The Redeemed Cristian Church of God provides administrative Office facility is located:
The Redeemed Cristian Church of God,
Mount Zion Parish,
147 Mosedale Rd,
Middleton
M24 5GW
- 1.5 The following statement explains the design principles and concepts along within the required aspects of Town & Country Planning (Development Management Procedure) (England) Order 2010 Articles 2 & 3.



Fig. 1: Front Elevation of the building.

2.0 Site & Site Context

- 2.1 No change is proposed that will affect building materials, their use or maintenance.
- 2.2 No changes are proposed that will affect the street scene.
- 2.3 No changes are proposed for the existing ventilation systems or heating systems.
- 2.4 Waste to be collected in large waste bins at the back of the building/yard area and disposed of by a privately arranged waste disposal company.
- 2.5 No discussions have been made with neighbours in relation to the proposals. The Change of Use is not considered to have any adverse impact on neighbours.

3.0 Heritage & Use

- 3.1 The building is not listed but is situated within the Middleton Town Centre Conservation Area. It is also situated within Section 14 of the THI Boundary Area of the Town Centre Spatial Masterplan. There are no works for this building externally or internally.
- 3.2 The building has served as a Bank for many years, providing financial services to residents of the area. This building sits in a prominent location within Middleton town centre alongside other businesses and financial institutions.

4.0 Access

- 4.1 The existing main entrance benefits from a level threshold. No changes are proposed that will affect the access arrangements as far as DDA is concerned.
- 4.2 The intention internally is to repurpose the existing rooms to suit new use to both levels. Refer to GA Floor Plans for confirmation of layout which remains as existing.
- 4.3 No changes are proposed that will affect public routes, either vehicular or pedestrian.
- 4.4 Opening times are proposed as follows;
 - Wednesday – 18:00 – 20:00
 - Sunday – 9:00 – 12:00

5.0 Scale

- 5.1 The proposed form and massing of the existing building is to remain with the existing materials external architectural elevational detailing retained also.
- 5.2 The original building fabric will not be altered, removed or concealed. All existing original features will not be affected by the Change of Use.
- 5.3 The building will not be subject to any external alterations, and the footprint and internals will not be subject to any changes of configuration.



Fig. 2: Rear Elevation of the building and yard area.

6.0 Landscaping

- 6.1 The proposal does not remove, alter, or add to the existing landscaping of the property.
- 6.2 No Landscaping changes are proposed as part of this application. However, as the site has been vacant the external yard to the rear is subject to receiving a new bin store and bike store. This area will be secured and managed by the new occupants.
- 6.3 The existing tard area to the rear is to be retained.
- 6.4 External works will retain the overall allocation of both soft and hard landscaping areas.

7.0 Appearance

- 7.1 The existing external elevations and building envelope of the property will remain completely unchanged.

8.0 Parking

- 8.1 No designated parking is allocated to the proposed use. However, with this being in a town centre there are many nearby car parks offering the necessary number parking facilities. One such Car Park exists directly opposite to the application site. The town centre location is also well connected with public transport with direct links to bus routes.