

6th January 2025

Re: Planning application for change of use from E Bakery to C4 House of Multiple Occupation at 872 Manchester Rd, Rochdale OL11 2SP

DESIGN ACCESS AND HERITAGE STATEMENT TO ACCOMPANY PLANNING APPLICATION.

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportional to the scheme under consideration.

1. Use

The subject premises is currently a Bakery, and the scheme proposes a partial change of use to a class C4 Residential HMO and retaining the existing shop front.

2. Amount of development

The majority of the proposed scheme is an internal refurbishment splitting the existing demise into 2no premises to retain the existing shop front and a new residential HMO to the rear. The following are works included within the scheme.

Interior Development

- Internal refurbishment to split the demise into 2 premises.
- Internal fitout of 5 no HMO flats to the rear premises.
- Internal fitout of 3 no HMO flats to the front premises.

External Development

- Installation of 6 no windows.
- Installation of 2 no doors.
- Render application on side and rear elevation to match front elevation.
- New brick perimeter walls around stepped access and metal railings.

3. Indicative Layout

- The external proposals are to be situated to the side and rear elevations of the building, as shown on the accompanying drawings. The internal layout has been developed to have least impact on the surrounding dwellings by positioning habitable rooms away from the 45-degree angle of dwellings.

4. Scale

- Changes to the current building does not affect the scale or height following the proposed development.

5. Landscaping

- Basic landscaping to be included within the scheme to improve the current dilapidated area at the side of the demise.

6. Appearance

- The existing building comprises a modern rendered frontage appearance with roller shutters on the windows and doors. The side and rear elevation consists of red brick with modern PVC windows. The exterior of the building will minimal changes following the installation of the new windows and door openings.

7. Access

- Main Access to the front of the building will not change following the development. 2no new entrance points to be provided to the side elevation to provide access to the HMO section of the premises.

7. Heritage Statement

- The subject building lies within the Castleton South Conservation Area which is heavily identified by the distinctive townscape. The town is known for its industrial activity due to the use of transport via the canal and early development in the form of railway lines through the town. The building adjacent to the subject premises is a locally listed grade 2 building which plays a vital part in the heritage value of the area. Overall, the scheme has been designed to have little impact on the street scene and conservation area. It is believed that the building prior to being a bakery was a residential building.

DESIGN SUMMARY

The proposed scheme has been designed to have minimal impact on the surrounding area whilst providing a reasonable development given its size, area and current use. The proposal is inline and exceeds the minimum development requirements in relation to room sizes for house of multiple occupancies.

The change of use of this building will allow for continued use within the local area and whilst maintaining the existing street scene. We believe the scheme would be beneficial to Castleton whilst still providing connections to major city centres through easy access from the nearby train station.

In summary, we believe that the works proposed are non-intrusive to the historic area and help rejuvenate the retained to reduce the impact upon the historic setting whilst providing a vibrant and improved interior to address the shortage of dwellings.