



Job Number:	22.1758
Project:	44 – 46 Yorkshire Street, Rochdale, OL16 1JW
Client:	Cassel & Fletcher
Date:	November 2023

1. This standalone document considers matters relating to design and access and has been prepared to satisfy the national and local requirement for a design and access statement (DAS) to be submitted in support of applications for major developments. The section is structured under headings provided within the CABE document 'Design and access statements How to write, read and use them'.

Design

Use

2. The proposal seeks to convert the existing building to a residential mixed use development, including residential apartments (C3 use) and commercial use (Class E) retained at ground floor and basement level.

Amount and Layout

3. The proposed scheme will provide 324sqm of commercial floorspace. This will be accommodated at basement level (fronting on to Baillie Street) and at ground floor level (fronting onto Yorkshire Street). The scheme will also provide 26 residential apartments which will be accommodated across the ground, first and second floors. A roof extension is proposed to create the second floor level.

Scale

4. The proposal will retain the existing building. A roof extension with a pitched design is proposed to accommodate apartments at second floor level. The total proposed height

measured from the Yorkshire Street ground level will be 13.6m. The total proposed height measured from the Baillie Street ground level will be 17.8m.

Landscaping

5. The site is occupied by built development in its entirety. There is no existing landscaping. There is limited scope for landscaping; the patio areas on the roof terrace will involve hard landscaping with some feature planting.

Appearance

6. The proposed scheme will largely retain the existing appearance of the building. A roof extension will be created which will increase the height of the building and alter the roof from a flat roof design to a pitched. The extension will use an aluminium cladding material in copper brown (RAL 8004). Other external alterations include the creation of new windows and openings. New shop fronts and entrances will be created at the ground floor level and basement level, and the existing signage and modern shop front removed. Projecting window reveals and elements of cladding will also be installed to match the roof extension.

Access

7. Access to the residential element of the scheme will be via the existing opening on The Banks. Internally, a lift and staircase will provide access to the upper floors of the building. The retail units will all have independent access from the street. The basement bin store will be accessed via the existing lift from the lower ground level on Ballie Street.