99 Yorkshire Street
Rochdale

PROPOSED CONVERSION OF FIRST AND SECOND FLOOR OFFICES TO FLATS (C3)

DESIGN AND ACCESS STATEMENT

JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

Please note this document supports the relevant Planning submission
for the proposed 99 Yorkshire Street from offices at first and second floor to residential C3 units.
This document should be read in conjunction with all relevant information with this submission.

JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

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SITE LOCATION

LAYOUT

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REFUSE MANAGEMENT

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SITE LOCATION

The site is located along Yorkshire Street, which is a location filled with commercial properties with residential dwellings above. The area belongs to the town centre of Rochdale and provides heavy footfall traffic.

With the development of the new town centre, Yorkshire Street will become a prime location for small and medium sized businesses as well as smaller dwellings such as flats and apartments. Additionally the location is substantially serviced by public transport and amenities with Rochdale Bus Station, Rochdale Metrolink Station and Rochdale Leisure Centre just a short walk away.



Walton on the Naze Map



Site Location Plan



Hunters Lane Photograph



Yorkshire Street Photograph

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LAYOUT

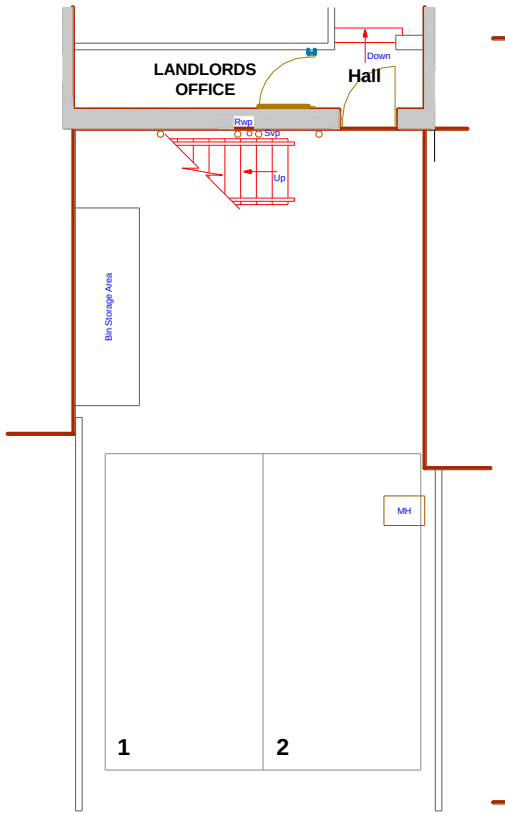
The site comprises of a single terraced property which currently falls under office usage. The rear of the property provides a single access door which leads into the ground floor office and to the staircase leading to first floor.

The proposal looks to retain the ground floor office and remove the existing staircase, in place of the staircase a small office is to be located which is to be used by the landlord. Externally the yard is to provide parking and an external staircase leading to the first floor of the property.

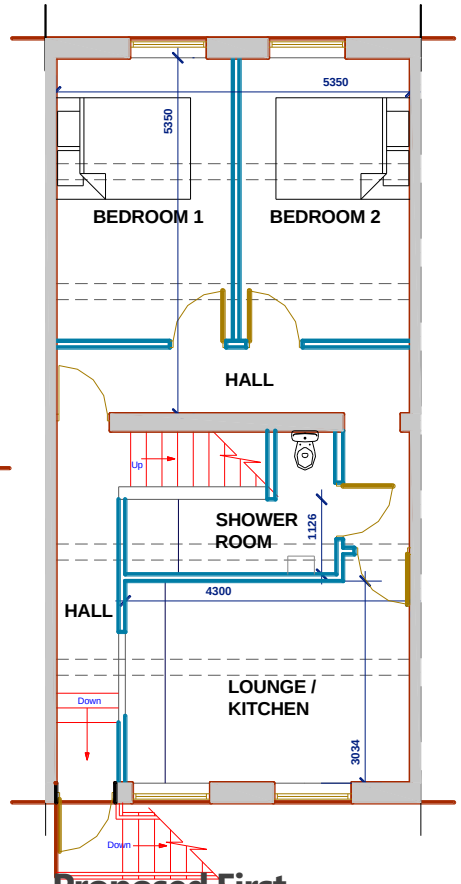
The first and second floor is to be converted into C3 dwelling use with associated thermal and acoustic upgrades.

The first floor provides a hallway to the second floor staircase and first floor flat. A single flat is provided at first floor which offers 2 front facing double bedrooms, shower room and large open plan kitchen lounge area to the rear.

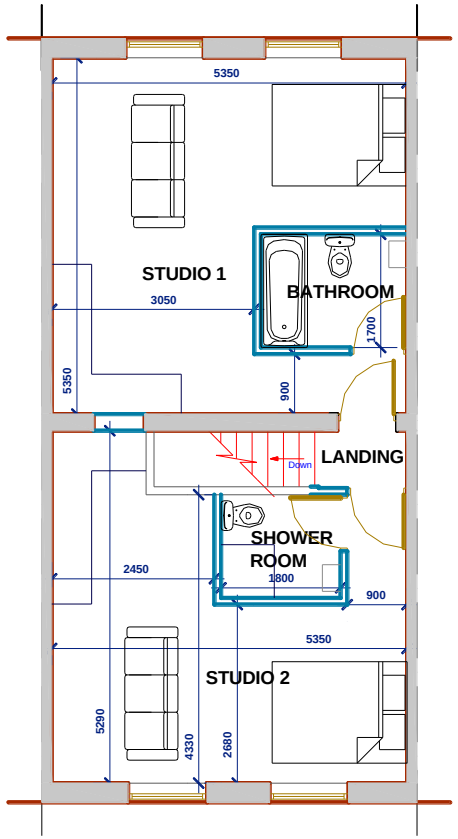
The second floor is accessed through an existing staircase. Two studio apartments are provided at second floor which incorporate an open plan design with ample kitchen and lounge space.



Proposed Ground Floor / Yard Plan



Proposed First Floor Plan



Proposed Second Floor Plan

SITE LOCATION

LAYOUT

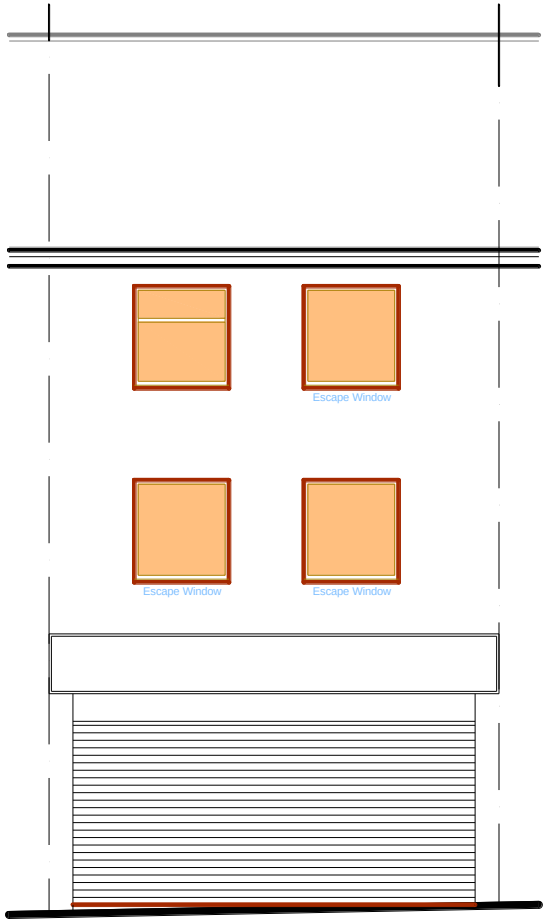
APPEARANCE

ACCESS & PARKING

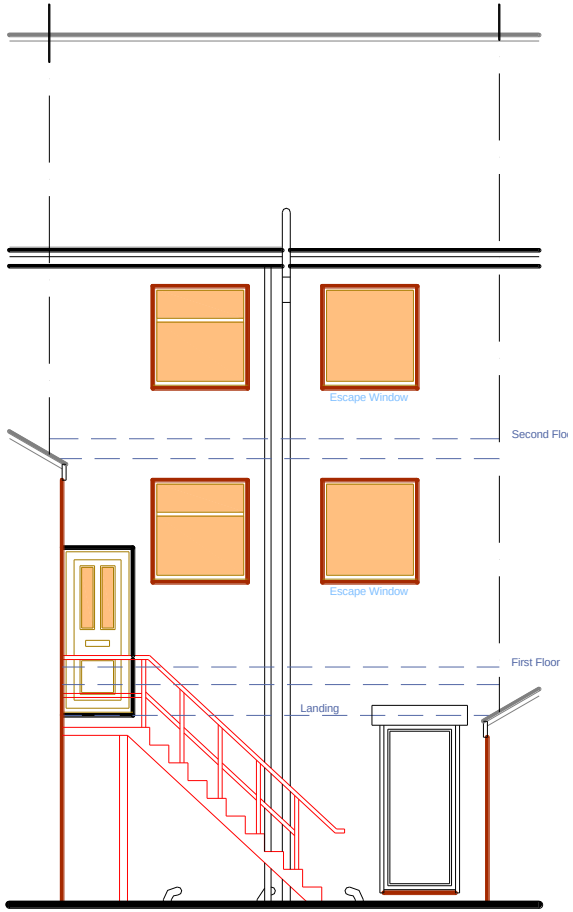
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APPEARANCE



Proposed Front Elevation



Proposed Rear Elevation

The proposal looks to retain the entirety of the existing building façade, openings and fenestrations, this allows for the proposal to sit seamlessly with the existing building character in the area.

The rear of the property provides a new door through to the first floor landing area. The high level door is accessed through an external steel staircase. The staircase would be shielded from view on both sides of the property due to outriggers belonging to neighbouring properties.

SITE LOCATION

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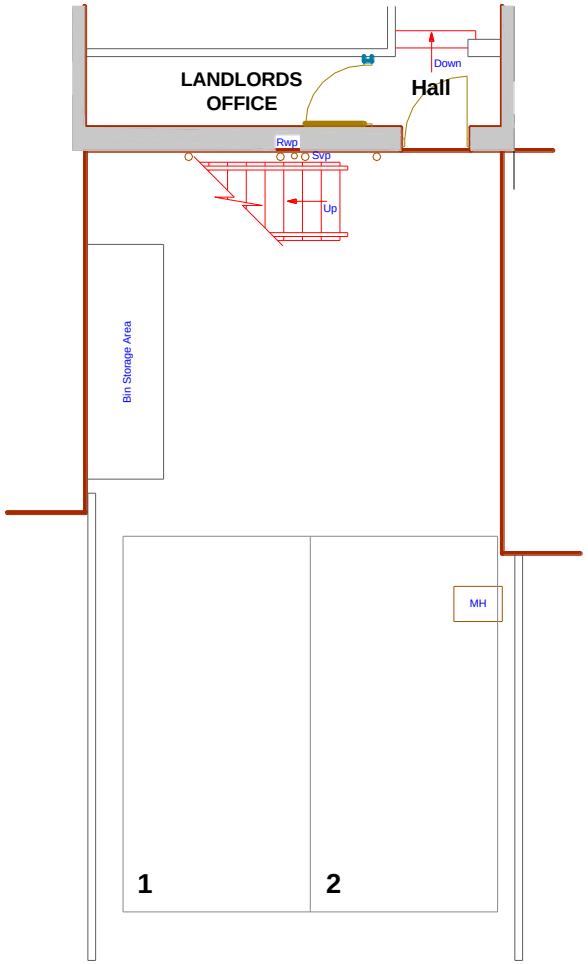
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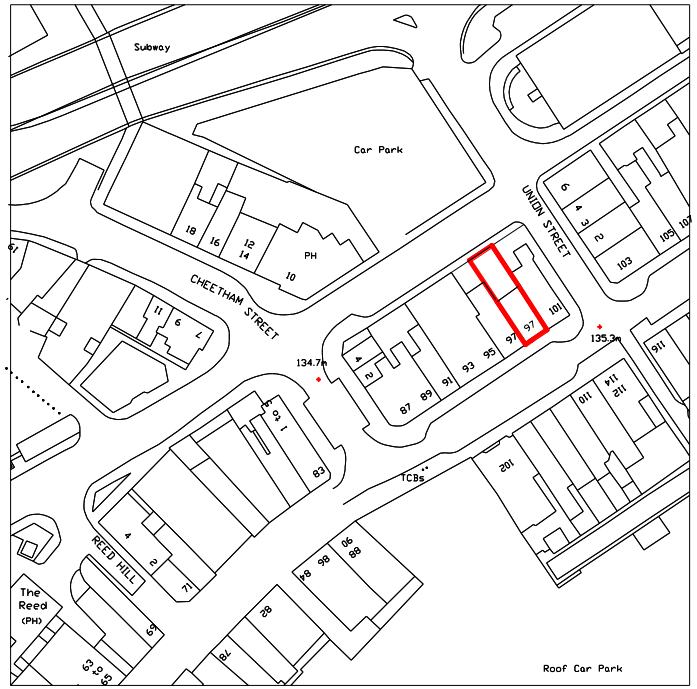
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ACCESS AND PARKING



Proposed Yard Plan



Site Location Plan

Access to the property is provided off Yorkshire Street to the front and Hunters Lane at the rear. Access to the proposed flats are only provided through an external steel staircase at the rear of the property.

The nature of the proposal means no level access can be provided to the proposed flats. An existing rear ground floor access is to be retained for rear access to the office space at ground floor.

The proposal offers two parking bays to the rear of the property which can be allocated to specific users as required. Due to the town centre location of the proposal, a focus on vehicular parking should not be considered imperative to the proposal, instead the proposal would emphasise the use of public transport in the area.

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REFUSE



Bin Storage Units
Design and Colour to be Confirmed.

Refuse Management

A waste management strategy is to be adopted for the new dwellings.

The property is provided with space within the rear yard area that would house a bin storage unit.

Suggested bin allocation:

1no 240 litre General Rubbish Bin
1no 240 litre Glass / Can Recycling Bin
1no 240 litre Paper Recycling Bin
1no 240 litre Garden / Food waste Bin

The refuse / recycling bins will be positioned at the edge of the access road on collection days.