

DESIGN & ACCESS STATEMENT

FOR PROPOSED

E(c) use to ground and basement floors and new front with a new fire exit door to rear.

C3(a) 1nr 1 bedroom apartment to above with living, kitchen, bathroom to 1st floor and a bedroom too the attic space

AT: 35 Whitworth Road, Rochdale, OL120RA

Scope of Supporting Information:

- Completed application form
- Design and Access Statement
- Site Location Plan
- Proposed Ground & Basement floor Plan
- Proposed 1st floor and 2nd floor Plan
- Proposed Elevations

1. INTRODUCTION

The following Design & Access Statement has been produced to accompany a full planning application for proposed shopfront alterations to an existing ground floor shopfront and a new 1bedroom flat to above

2. SITE DESCRIPTION

The site is located to the north of the town centre around 300yards walking distance. The area is predominantly built up by terraced houses for the working class between the 1850s to the early 1900s. The style is a mix of mid to late 19th century buildings. The property was originally a ground floor religious teaching centre.

The property is a 4no. storey terraced building situated on Whitworth Road, Rochdale.

Whitworth Road consists primarily of mixed buildings with fully residential or retail use and retail at ground floor with residential accommodation above, the site is close to Rochdale town centre, which is currently being regenerated. Further down Whitworth Road approximately 250yards from the site there is a new devolepment of 242 apartments. Neighbouring properties are a taxi base and a massage business. As you go along Whitworth Road around 50yards to the north we start finding a mix of residential properties and mix use shops with flats above.

Showing Adjoining properties to the front of building



Showing front façade



showing rear facade



3. PROPOSED DEVELOPMENT

The proposals will principally involve creating a new residential entrance from the rear of Whitworth Road serving an access stair to the accommodation above. The residential apartments are accommodated within the existing upper floors without any extensions proposed apart from internal refurbishment works and the replacement of 2 skylight windows to replace the existing.

The existing shopfront at ground floor will be replaced and the rear altered to accommodate new entrances to both the shop and apartment. This floor has been designed to meet M2 regulations for people with limited mobility

Internally the existing building will be brought up to date with all ventilation, passage of sound, Structural, thermal efficiency, electrical, plumbing and fire regulations.

Externally we propose to render the front and back facade with a cream colour similar to ral 9001

The applicant has had positive feedback from the local community in regards to the proposed.

4. DESIGN & ACCESS STATEMENT

4.1 Amount / Use

The existing uses D (places of worship) will be changed to E(c) for office use and c (3) to above for residential use.

4.2 Layout

Please refer to Proposed Plans.

The residential flat will be retained within the existing footprint at upper floors and use of the existing entrance and staircase provided. The direction of the staircase will be altered to allow access from the rear of the building and straight into the flat

The ground floor office will be Altered to accommodate a tea station type kitchen and a disabled WC. The basement will remain the same providing storage for the office floor and landlord services.

4.3 Scale

Existing 4no. storey property to be retained with all works developed / converted within the existing footprint and scale.

4.4 Landscaping

The existing staircase at the rear will be retained with a slightly larger landing to accommodate the rear fire escape door for the office floor. No other landscaping proposed. No changes are proposed to bin storage areas, these will be retained at the rear of the premises as existing and same as the neighbouring properties

4.5 Accessibility

The application site is located within an accessible location, where amenities, bus stops, trams and local shops, schools and a GP and hospital are all within walking distance.

Rochdale bus station and tram station are located within 400yards walking Distance connecting the site to its wider context. There is also plenty of street parking around the building

Access to the office would at the front and rear of the building. Access to the flat would be via the existing rear door of the property. It is considered that this proposal will not impact in a detrimental way on parking facilities and traffic generation

5. Conclusion

The proposals are entirely sympathetic and in keeping with the surrounding area and will have no detrimental or adverse impact on the character of the street scene or adjoining properties. It is noted that mixed use principle is well established around the surrounding areas and on Whitworth Road itself. We believe that this proposal will benefit the appearance of the buildings neighbouring properties aswell as bring a old building back up to modern day standards whilst providing much a needed single bed property in the area and a modern day working office.