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Design and Access Statement.

Change of use of the upper floor to residential (Use Class C3) and creation of two additional residential units on the roof (8 units in total) along with consequential changes to elevations and retention of ground floor and cellar as retail (Use Class E (a)).

Client details:

Client: **Mr. M Dhillon.**

Project address:

84-86 Yorkshire street, Rochdale, OL16 1JX.

Project number:

220117

Planning – Rev B – 2023-05-09.



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Appendix 1: Existing and proposed drawings.



An aerial photograph of Rochdale town center. A red circle is drawn on the map, centered on the 'The Warehouse Shopping Centre'. Surrounding streets include High Street, Market Street, and St Mary's Gate. Other labeled locations include the Rochdale Museum, B&M Store, Lloyds Bank, Marks and Spencer, and Rochdale Town Centre. The River Roch is visible in the bottom right corner.

Rochdale is a popular and cosmopolitan town. The property is prominently located on Yorkshire street, a popular and very busy pedestrianised shopping street in Rochdale. The building is located directly behind the Wheatsheaf Shopping Centre. Yorkshire Street is a busy local shopping street with an eclectic mix of local and national occupiers.

The building is situated on Yorkshire Street, close to the A58 and M62.



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Larger scale location image showing the local shopping area.

2.0 EXISTING FEATURES ON SITE:

Existing building:

The building is a modern type facebrick building probably constructed in the 1980's.

The building has aluminium shopfront and doors at street level protected by rollershutters. The upper floors have existing white metal window frames.

The building is a very rectangular box shaped structure and not of particular local interest except for the shopping value.



Photograph indicating the street elevation of the existing building.



Photograph indicating current bins and loading area.

Condition:

A detailed condition survey has not been carried out. But below is a series of observations;

The existing building fabric itself is in very good condition, no re-pointing is required.

The concrete felted roof over the building is in a fair condition.

The windows are in a fair condition, but will benefit from being replaced with new uPVC double glazed windows.

3.0 ACCESS TO THE SITE:

Existing entrances:

There is a service alleyway to the south of the building where the shopkeeper loads and unloads. The bins are also kept in the service alley.

Entrance to Yorkshire Street is from the north between a series of bollards and I assume loading is only allowed at certain times due to the street being pedestrianised.

4.0 CAR PARKING:

No car parking spaces are provided although secure cycle parking have been incorporated into the existing ground floor. The proposed level of parking is considered acceptable in light of the location of the dwellings within the Town Centre which is on a main bus route and where there are numerous opportunities to travel by modes other than the private car.

5.0 ACCESS TO BUILDING:

Access:

The shop at ground floor level is currently accessed directly off Yorkshire Street via a main entrance door. The upper floors are also accessed directly off Yorkshire Street via a secondary access door to the right of the shop entrance.

Toilets at ground level:

The existing shop has a toilet at ground level, but it is not accessible to disabled persons at this time.

6.0 SCHEME, SCALE AND APPEARANCE:

To accompany this document a set of existing and proposed drawings (floor plans, elevations and 3D visuals) will be attached as Appendix 1.



The purpose of this application is to change the use of the upper floors of the building from a commercial use to residential, converting the first floor and second floor into flats and adding an additional floor with two flats to roof of the building.

Cellar and Ground floor:

The cellar and ground floor use will remain as existing.

First floor:

The first floor will be converted into 3No. 1 bedroom apartments.

Second floor:

The loft space will be converted into 3No. 1 bedroom apartments.

New Third floor:

The new third floor will be constructed as 1No. 2 bedroom apartment and 1No. 1 bedroom apartment.

Elevations:

We are proposing to replace the windows on the street and side elevations with a new anthracite grey uPVC windows.

On top of the existing concrete roof of the existing building it is proposed to construct a new lightweight timber frame structure with a flat felted roof. The exterior of the new floor will be clad in dark grey fibre cement slates. The dormer style windows will be anthracite grey uPVC frames with double glazing the roof and cheeks to the dormers will be clad in lead.

The new third floor roof extension is being set back from the parapet of the existing roof to reduce the impact. It is also proposed to set the street and rear elevations of the roof extension back by more than a metre from the parapet. This setback will serve as balconies with glass balustrades.

The roof extension is also a mansard roof construction which batters even further back from the parapet. The fibre cement tile cladding and lead dormers will help the new roof extension blend in with the surrounding tiles / slated roofs.

Bins storage:

A small bin area will be incorporated into the ground floor of the existing building, there will be enough space for 4 No paladin style bins, two for the flats and two for the shop.



Renewable energy:

The development would incorporate a range of sustainable measures, including environmental building design, designed to help minimise heat loss and energy and carbon use, reduced trip generation etc.

- There is the option to locate solar panels on the flat roof, this will not be visible from anywhere so will have no adverse impact on the surrounding area.
- To reduce heating / cooling costs all the external walls will be lined with metal studwork and insulated with 100mm insulation.
- All new windows will be double glazed up to current standards.
- All interior walls in units will be insulated against sound transmission and heat loss.
- All party walls and floors will be insulated against sound transmission and heat loss.
- The new timber frame walls and roof of the third floor will be insulated up to current standards.

Lifts:

No provision is made for a lift in the apartments; there is no clear requirement for this. The shop has level existing access to the ground floor to accommodate disabled shoppers.

7.0 MATERIALITY:

No changes are proposed to the original street elevations except new windows and the new third floor extension to the roof.

Internally the building would be fit out in modern materials up to current standards.

The new third floor will be clad in dark grey fibre cement roofing slates.



Example of fibre cement slates.

8.0 CONCLUSION:

This planning application is seeking planning permission for the Change of use of the upper floor to residential (Use Class C3) and creation of two additional residential units on the roof (8 units in total) along with consequential changes to elevations and retention of ground floor and cellar as retail (Use Class E (a)).

The current use at ground floor level is a main town centre use and will be retained. The upper floors, however, provides ancillary storage and are surplus to requirements.

Making efficient use of the upper floor of buildings in the town centre is a key national and local policy objective. The proposed residential units can be collocated without any adverse impact and the provision of 8 residential units will also make a positive contribution to the supply of housing.

The building is not statutory or locally listed and, therefore, the proposed conversion and alteration to the elevations will have no adverse impact. The changes to the upper floors of the building will, however, ensure the longer-term occupation and use of the building, thereby ensuring its longer term contribution to the Town Centre.

The proposals are considered to be in accordance with the provisions of the Development Plan and the policies contained within it. The benefits of granting permission are considered to outweigh the adverse impacts of doing so, and therefore, the support of the Council is sought through the grant of planning permission.
