

Design and Access Statement in relation to;

Proposed development;

Former 806-810 Manchester Road,

Castleton,

Rochdale,

OL11 3AW.

INTRODUCTION;

This planning application relates to the proposed construction of a three-storey building comprising 10 apartments. The proposal has been developed in accordance with our clients brief to secure planning consent for a quality residential development.

The site currently comprises a vacant plot of land fronting Manchester Road with secondary access at the rear of the site via an unmade shared access. The subject site has remained largely untended and unused since the demolition of the previous buildings on the site. The site is situated on the main throughfare through Castleton and the current delapidated hoardings fronting the site contribute nothing to the street scene.

Planning permission was granted in 2018 under reference 18/00503/FUL for a development on the site comprising commercial units at ground floor with 8 apartments on two floors above. However current market trends, a downturn in the requirement for smaller commercial units – evidenced by the number of empty and boarded up commercial properties along Manchester Road - and the demand for smaller residential units has prompted a reconsideration of the original scheme.

The following text comprises a Design and Access Statement to comply with relevant local authority requirements.

DESIGN;

Quantity.

The proposal involves the development of 10 apartments over three floors. The proposal which was approved under planning consent 18/00503/FUL has been used as a basis for the submitted design. The property essentially comprises the same footprint and sits in the same location on the site. Additionally, floor levels previously proposed have been adjusted to accommodate the current proposal for residential use at ground floor therefore the overall height, ridge and eaves levels also match that which was previously approved.

The proposed building is comparative with surrounding properties and will be constructed in materials which match adjoining properties.

A small area of amenity space, car parking and refuse storage facilities are provided at the rear of the building.

Layout.

The scheme has been designed to maximise the development potential whilst protecting the privacy of the occupants of neighbouring properties. The proposal reflects the previous planning approved scheme.

Scale.

The proposed building respect its surroundings, in terms of scale and mass, whilst reflecting the topography of the site. The development follows the council's current policy in terms of separation distances. The proposal reflects the previous consent in terms of its ridge and eaves heights and this approach helps to reduce the perceived impact of the development to a minimum.

Appearance.

The proposed materials used in the construction of the building are what might be termed 'traditional'. Adopting this approach, along with architectural detailing which reflects surround properties, means that the proposed building is considered sympathetic to its setting.

ACCESS;

The site is currently accessed directly from the footpath on Manchester Road and via an unmade shared access road at the rear. The proposed property will have a main entrance directly accessed from the footpath on Manchester Road into a communal hallway which in turn provides access to the main staircase which serves the upper floors. Level access is provided off Manchester Road therefore the two ground floor apartments will have level access and be suitable for wheelchair users.

Access at the rear of the property will be via a raised landing area served by a stepped access. This provides secondary access to the ground floor apartments and the communal entrance/staircase. Stepped access at the rear will be designed to current standards, therefore, the proposal provides access suitable for people of varying levels of mobility in accordance with current Building Regulations.

Three car parking spaces are located at the rear of the building, and the sites' sustainable location and type of accommodation proposed suggests that car parking provision in accordance with current council policy should not be required.

JUSTIFICATION;

It is considered that the proposed development would not detract from the character and appearance of the area and in fact the proposal would make a positive contribution to the area by providing continuity of the built frontage along Manchester Road. The proposal provides much need accommodation of a type which is in demand. The proposal has been developed in accordance with the previous planning permission. Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.

Prepared by;

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Ref: A309