

DESIGN & ACCESS STATEMENT -
73 YORKSHIRE STREET, ROCHDALE

Project: Change of use of first and second floor beautician shop (Class E) to no 1 three bedroomed flat (Class C3) with changes to fenestration on the rear second floor elevation

Address: 73 Yorkshire Street,
Rochdale
OL16 1DB

Job No. 1156

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Revision : P01

Date: July 2023

Issued For: Planning

Rev	Date	Description
P01	01/08/23	Issued for comments

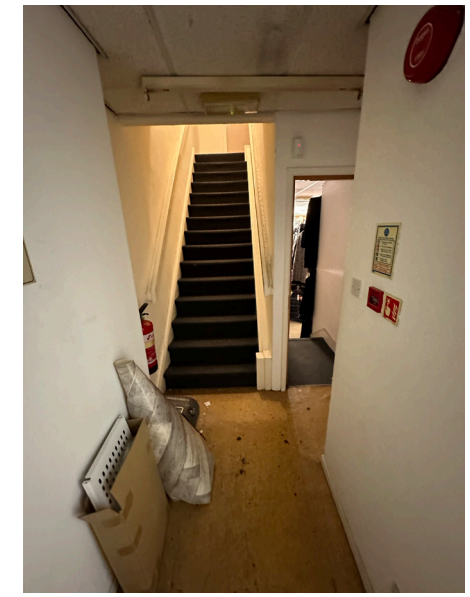
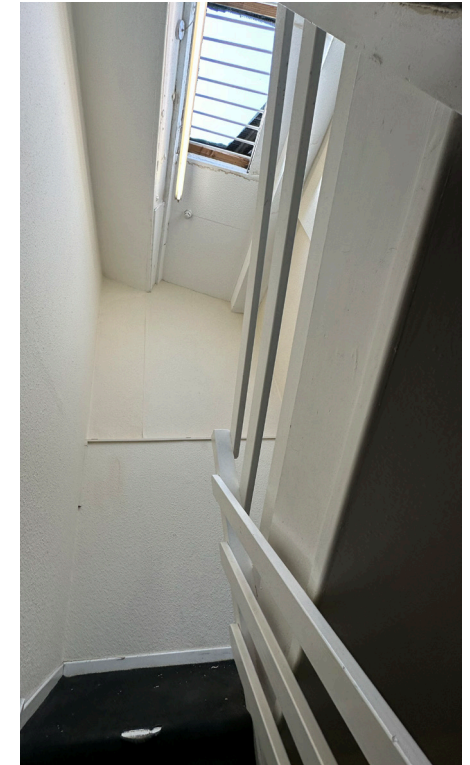


THE SITE / **Yorkshire Street**

The building is located on Yorkshire Street.

The property is well positioned with convenient access to public transport connections. There are a number of bus stops short distance away from the property.

There are also a number of amenities in very close proximity with the site with a lot of commercial properties with residential apartments above.



THE BUILDING / No. 73

The property is an existing commercial property with a retail premise on ground floor. With a previously let out beautician shop (class E) on the upper floors. Currently the upper floors are vacant and have been for a while. There is currently access via the rear through a courtyard space.

The applicant hopes that the residential dwelling above will provide security to the property and provide additional dwellings to an area which is well positioned within Rochdale Town Centre.

The Proposal / 3B FLAT ABOVE RETAIL

The proposed works comprise :

- Change of use of first and second floor beautician shop (Class E) to no1 three bedroomed flat (Class C3) with changes to fenestration on the rear second floor elevation

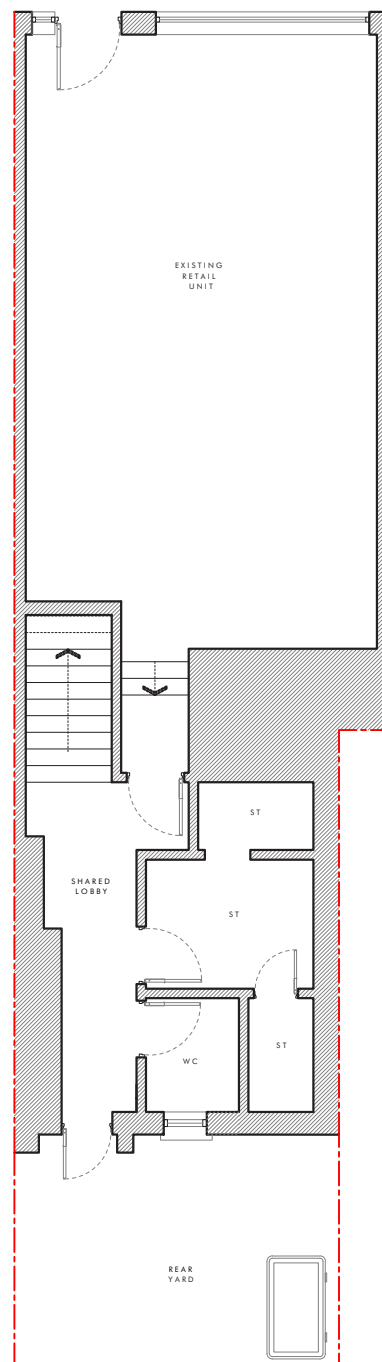
From the proposed plans, 102 sqm 3 bedroom flat is proposed. Access via the rear staircase that is accessible from the rear yard. Three large bedrooms with a large open plan living / kitchen space that will bring the property back to life.

A small amendment to the rear elevation is also proposed to increase the window size to the proposed bedroom.

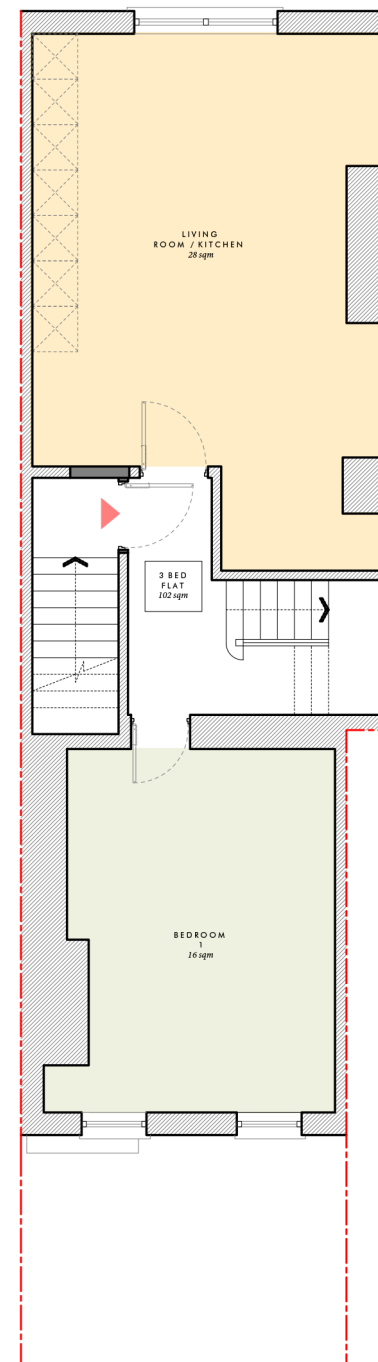
Ample lighting and CCTV will ensure the security.

The proposal will have a waste store which will be accessed via the rear of the property. There is enough space to allow for separation and storage of recycling as per the council's standard.

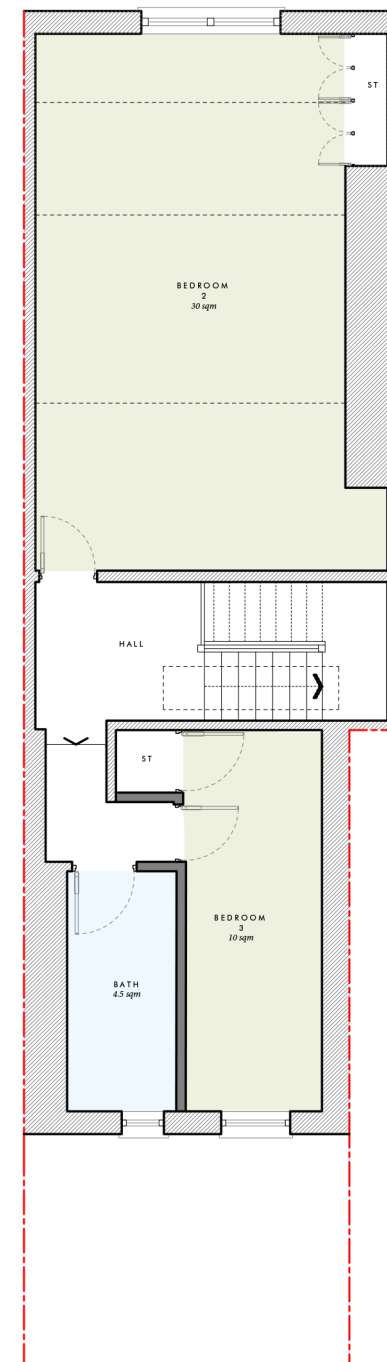
The proposal will also encase a small bike store in the rear yard.



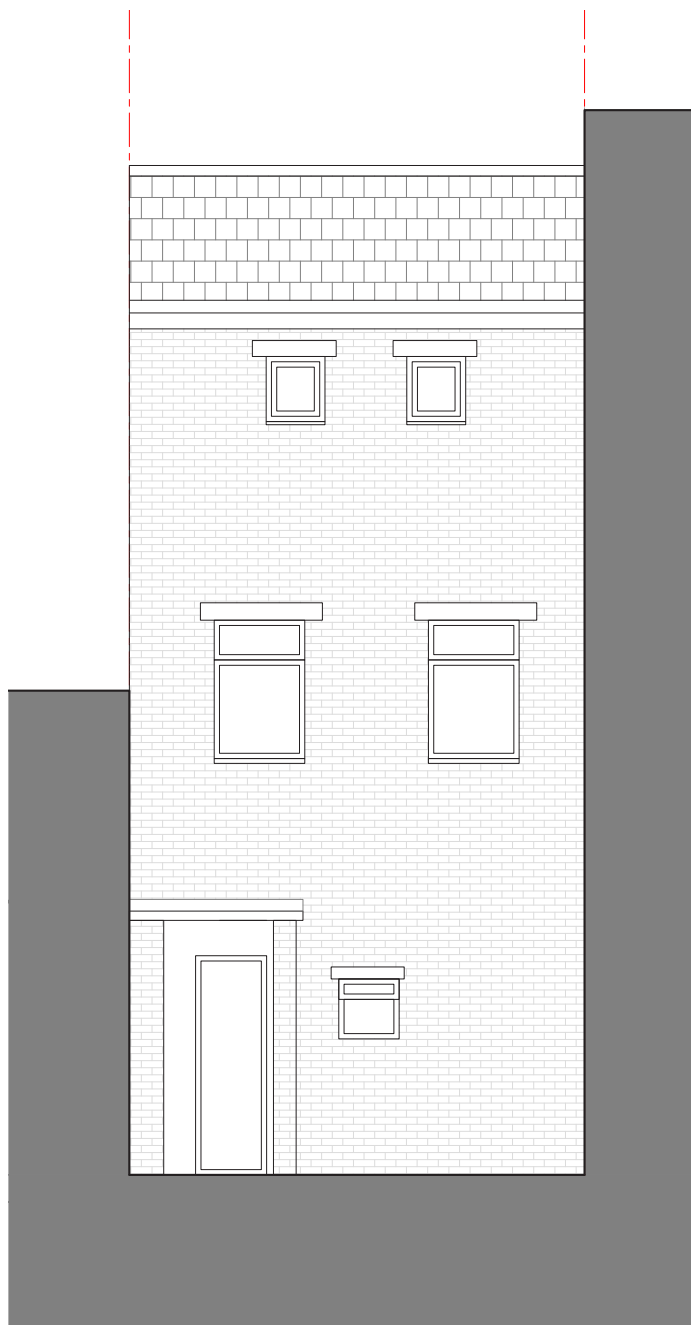
Proposed Ground Floor Plan



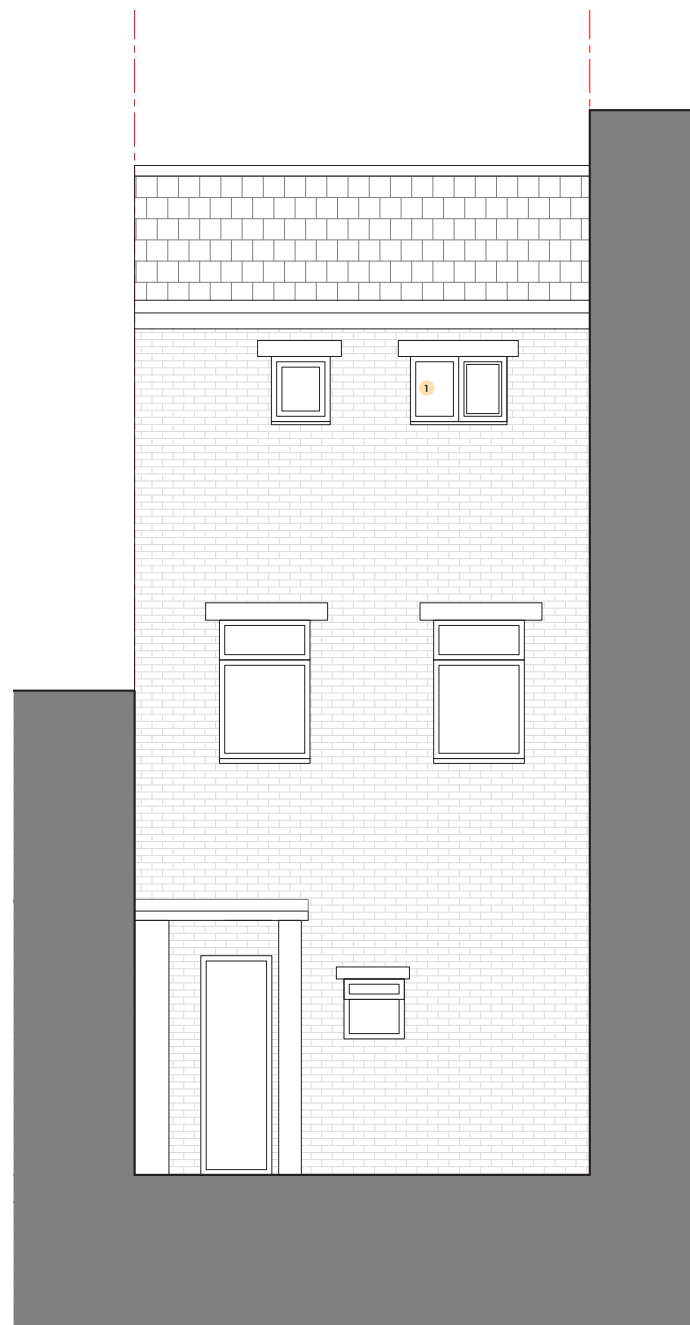
Proposed First Floor Plan



Proposed Second Floor Plan



EXISTING REAR ELEVATION
1:50 @ A3



PROPOSED REAR ELEVATION
1:50 @ A3

Key
1 PVC Window to match existing



S A L E E M
ARCHITECTS