DESIGN AND ACCESS STATEMENTS (Rev 3)

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AMA ARCHITECTS

Address: 83-85 Entwisle Road, Rochdale OL16 2JJ

Proposal: New Retail Unit and Alterations to Existing Ground Floor Shop

Client: Mr Mirza Zamal

Date: 19 July 2022 (Rev 3)

General

The site outlined in red on the attached drawings is in an established and popular part of Rochdale with shops, offices, hairdressers, and other everyday amenities close by. Rochdale town centre is a short walk away and public transport facilities also operate from nearby.

This part of Rochdale is mainly residential but also has a variety of commercial buildings and mixed-use buildings within the immediate vicinity of the proposed site, i.e. offices, mosques, community centres, newsagents, take-aways, DIY stores and retail fashion stores etc. making it a vibrant and interesting place to live and work for its residents.

The Site

The existing site on Entwisle Road is a two storey end terraced property which is used as an Asian Fashion/Clothing Store with a smaller, separate shop / retail unit to the rear (on Nile Street). The main shop also has access to stairs leading down to the basement (via a lift-off floor hatch) which is used for storage. There is a separate external door providing access to a staircase going up to the first floor accommodation comprising a kitchen / dining space, bathroom and two bedrooms.

The Proposal

The coronavirus pandemic, cost of living crisis and energy crisis has had a significant and negative impact on the local economy and businesses. The proposed scheme is to create 1no separate smaller shop / retail unit within the existing footprint of the larger ground floor shop. The new shop will require a new glazed shop front, to be provided by utilising the existing shopfront window on Entwisle Road which will be modified to incorporate a new door with level access for the public, as indicated on the layout drawings.
A new shopfront is also proposed to the gable / side of the building on Nile Street, to provide additional natural daylight and separate access for the proprietor and customers and provide flexibility in the layout of the existing ground floor shop. The new shopfronts will open the interior of the existing and proposed new shop units to the outside while affording the outlets with natural daylight, making it more inviting to passers-by and the general public.

The existing accommodation at first floor level will remain unaltered and provide access to the kitchen and WC facilities for the new shop tenants.

Externally, the building will not really change significantly in appearance apart from the additional new shop front and signage to the side of the building on Nile Street and new window at first floor level. The height and width of the existing advertisement hoarding will be reduced to suit the new window, shopfront and associated shop signage.
The signage on the front elevation to Entwisle Road may also be replaced with new (to the applicant's requirements).

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Access and parking

The road to the side of the property (Nile Street) is currently used for deliveries and proposed to be used for customer parking, which is conveniently located for visitors / customers arriving by car and can be used during the hours of business, and as mentioned previously public transport operate from nearby.

The proprietor has been running the business for over 35 years from this current location and it is worth noting that most customers are residents from the local area (and worshippers visiting the local mosque) and the vast majority will arrive to the new shop on foot. Visitors arriving by car will park on Nile Street and can use other adjacent roads / streets and existing car parks during busy periods.

The existing rear yard (accessed via Nile Street and the rear alleyway) accommodates the refuse and bins storage area as indicated on the existing and proposed ground floor / site plan. There is capacity for any additional bins that may be required to serve the new retail unit, subject to the existing and current provision.

Summary

This new development will add to the character of the area and form a new distinguished feature in the street scene, while providing a more active elevation. This will have a beneficial effect to the appearance of the property and the visual amenity of the area.

As the country recovers from the effects of the global pandemic and given the current economic climate along with the cost of living and energy crisis; hopefully, this type of development will trigger further improvement and regeneration in the immediate and wider local area and help this and other local businesses thrive.

The aim is to provide a building which the end user can use with comfort, dignity, and convenience, regardless of their age, gender, ethnicity, disabilities or circumstances.