37 Gale Street
Syke
Rochdale

PROPOSED CONVERSION OF DWELLING (C3) TO HOT FOOD TAKEAWAY (A5) AT GROUND FLOOR AND SEPARATE FLAT AT FIRST FLOOR (C3)

DESIGN & ACCESS

STATEMENT

JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

Please note this document supports the relevant Planning submission for the proposed conversion of a dwelling into a hot food takeaway and Flat at 37 Gale Street, Syke, Rochdale.

This document should be read in conjunction with all Relevant information with this submission.

JCA

JAMES CAMPBELL ASSOCIATES

CHARTERED ARCHITECTURAL TECHNOLOGIST

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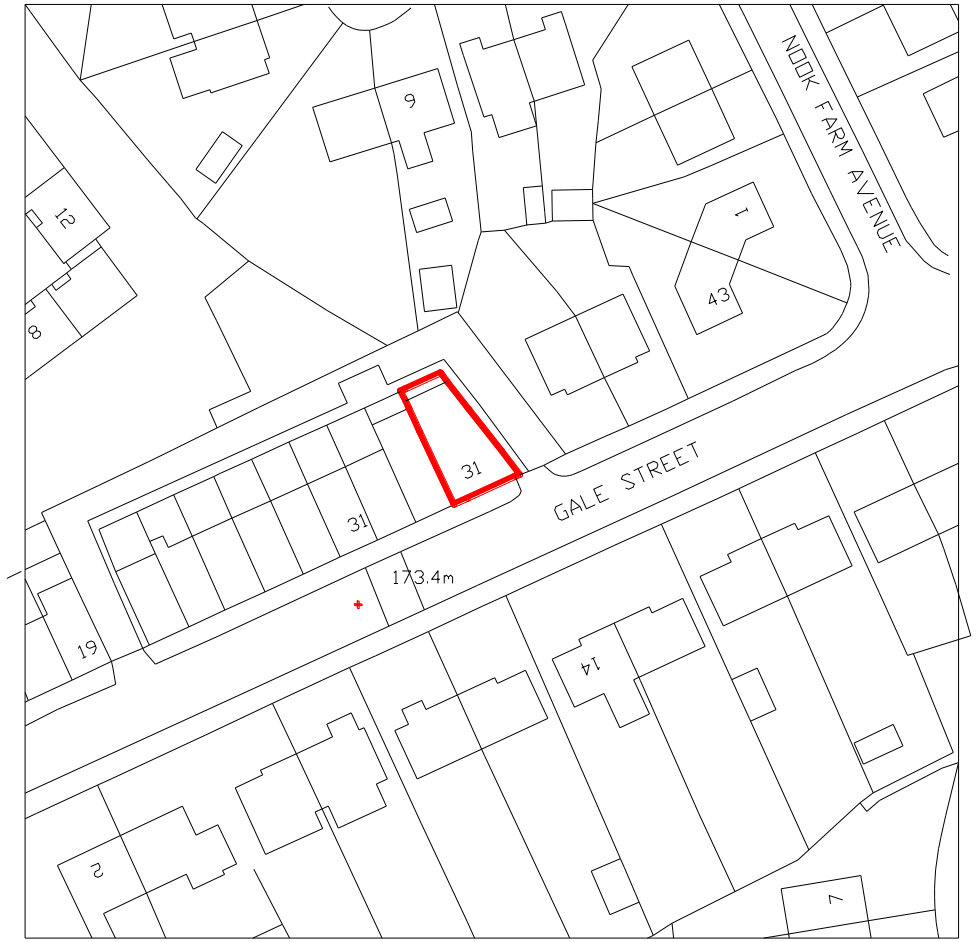
INTRODUCTION

This design and access statement is submitted in support of the planning application for the proposed development of the site edged red (Right).

The planning application is for a proposed conversion of a dwelling into a hot food takeaway and Flat at 37 Gale Street, Syke, Rochdale..

This design and access statement describes the design development process in relation to the proposed development and adopts the format recommended by the Commission for Architecture and the Built Environment guidance 'Design and access statements, How to write, read and use them'.



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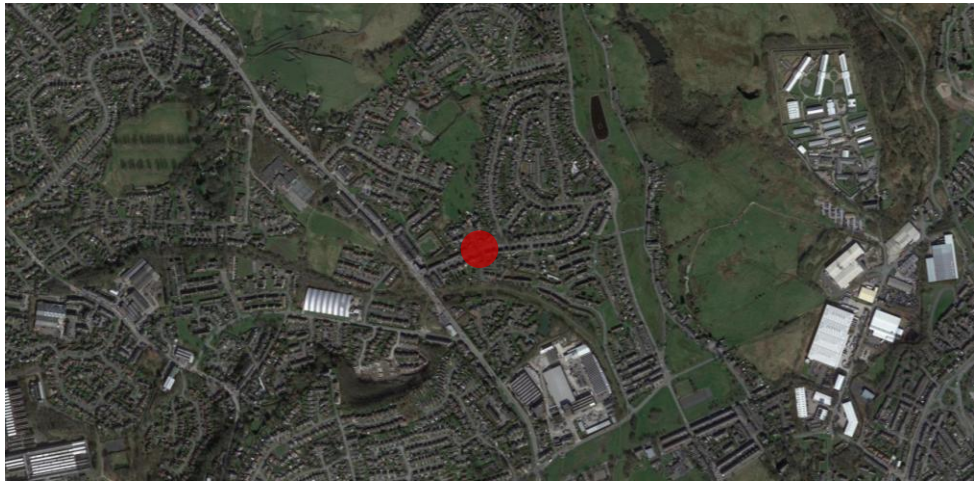
SITE LOCATION & CONTEXT

The site is located to the North of Rochdale Town Centre off Whitworth Road in Syke.

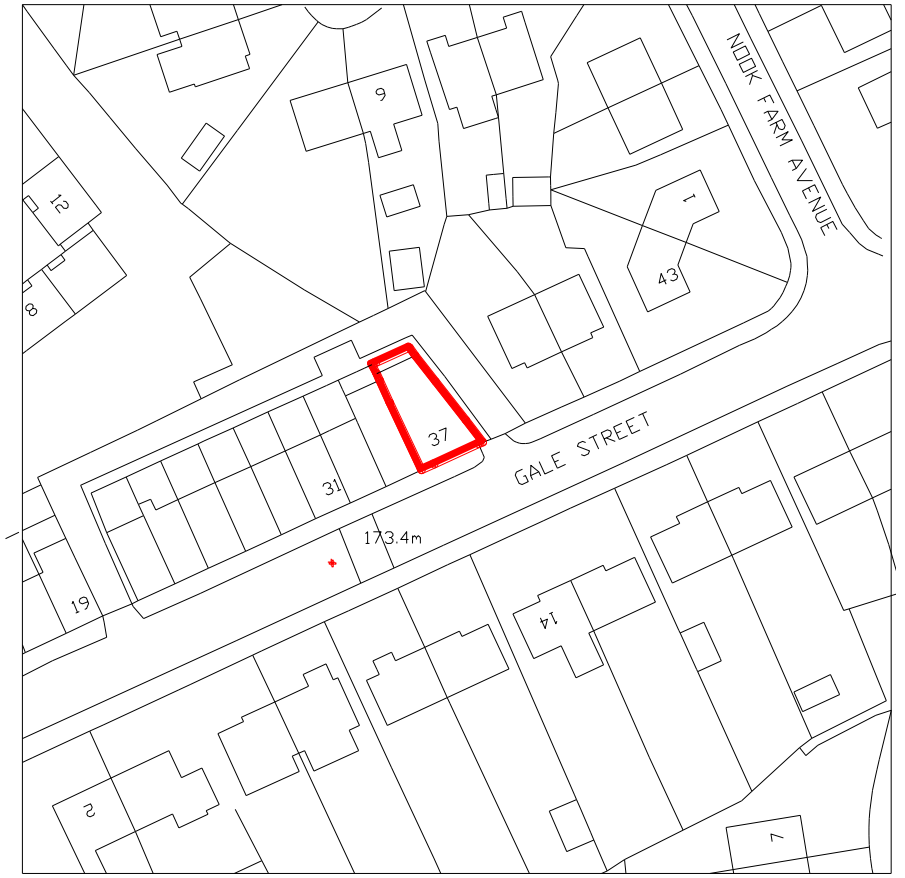
The area focuses on residential use in the area with light to medium commercial buildings in various strategic spaces such as the Tesco Express on Whitworth Road. Gale Street forms one of the main accesses onto the main residential estate in the Syke area and therefor forms a crucial part of the highway system in the area.

Commercial buildings in the area range from Post Offices and small shop buildings to larger portal frame buildings such as the afore mentioned Tesco Express.



Site Map View

Application Site



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AMOUNT



Proposed Site Plan

The existing dwelling consists of a two storey dwelling with a ground floor extension to the rear of the property.

A common access is located to the side of the property that is used for access to the rear the houses along the terrace row as well as for existing bin storage for houses on the row.

The amount of development on site is to remain as existing with an additional first floor extension being proposed in order to expand the first floor flat of the proposal.

Total Areas

Total Site Area: 83.8m2

Total Building Area Footprint: 77.6m2

Total Landscaped Area: 6.2m2

Total Proposed Building Footprint: 77.6m2

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PROPOSED GROUND FLOOR PLAN

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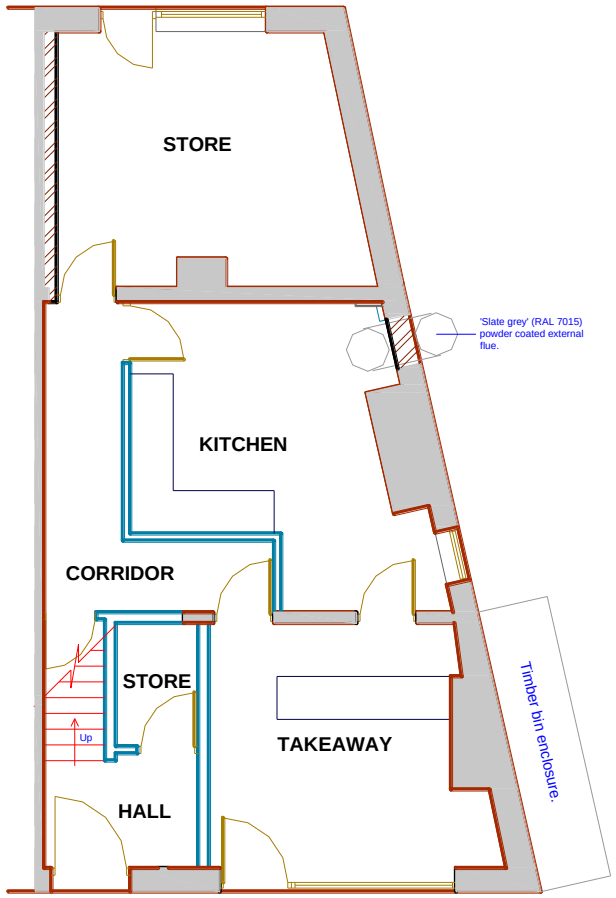
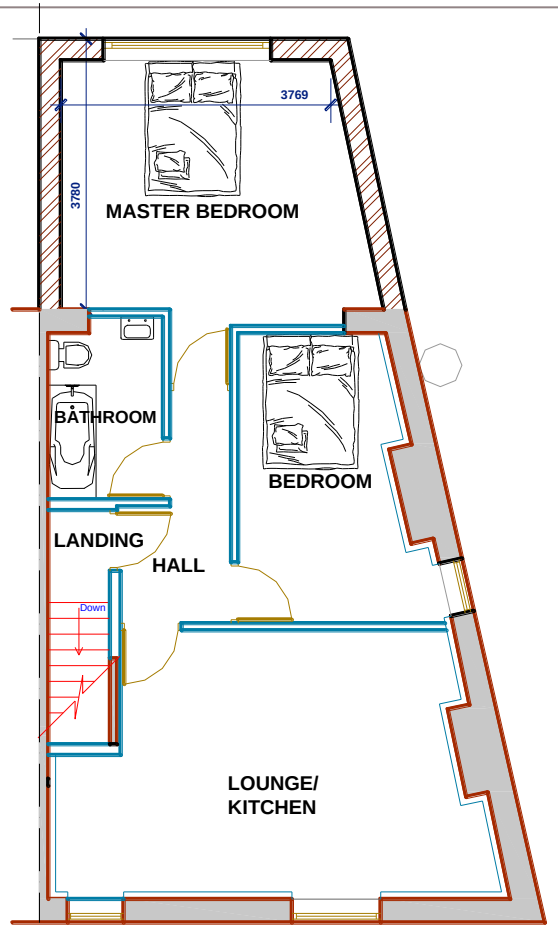


Proposed Ground Floor Plan



Proposed First Floor Plan

Ground Floor

At ground floor the building provides a takeaway and potential seating area to the front of the property, a large kitchen which services the takeaway and a large store room to the rear which would provide plenty of room for cold storage units as required by the takeaway. The ground floor is also to be fitted with new glazed entrance door and window to the front.

One of the existing gable widows is to be blocked up to allow for a new flue to be installed in order to provide ventilation to the kitchen area.

First Floor

The first floor offers a comfortably large 2 bedroom flat with an open plan kitchen/lounge to the front, double bedroom and bathroom to the center and new master bedroom in the proposed new first floor extension which is to be provided with a large window facing the rear.

An additional window has been introduced on the gable end of the property that will service the bedroom.

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The proposal looks to adopt the height parameters established by the surrounding dwellings along Gale Street in order to appreciate the street scene and to not jeopardise the visual amenity of the area.



Existing Site Plan



Proposed Site Plan

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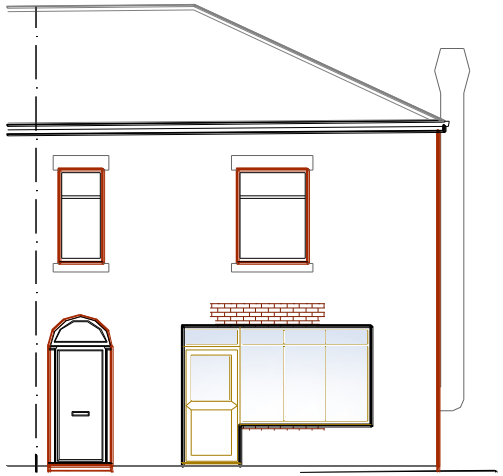
APPEARANCE

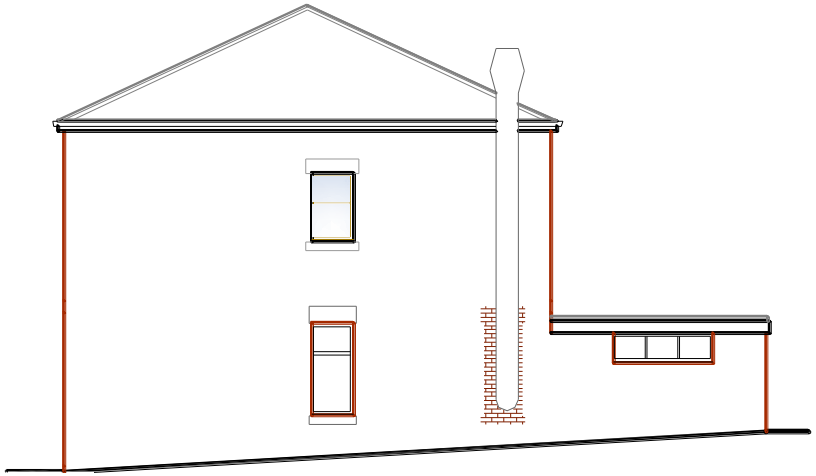
The proposal looks to retain the appearance of the existing dwelling as much as possible.

Appearance alterations are mainly altered due to the proposed first floor extension. The rear first floor extension is however to continue the material choices of the original dwelling through the use of red brick and stone window heads and cills.

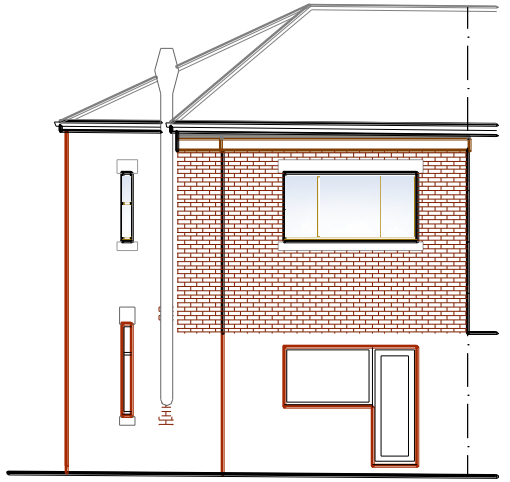
Additionally a flue is to be installed to the side of the building. This flue will extend past the eaves level.



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation

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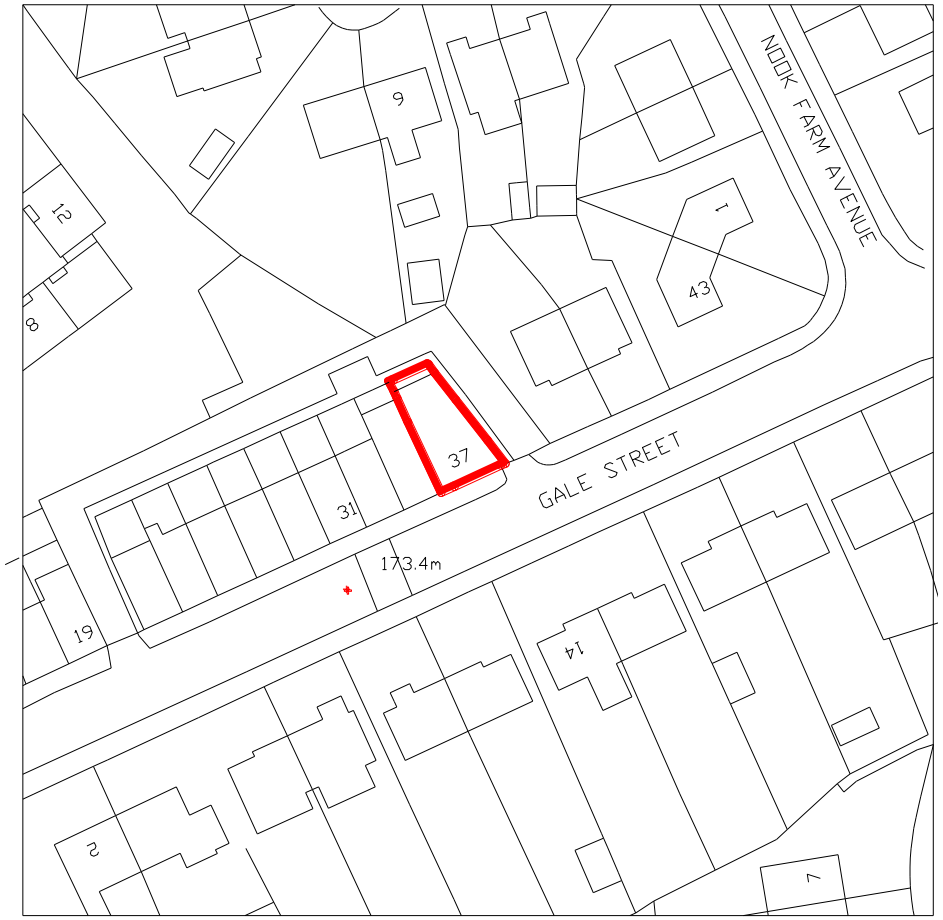
ACCESS & PARKING

The existing dwelling is part of a terrace row and therefor access to both the proposed takeaway and first floor flat would be from Gale Street.

No existing parking provision is provided for the existing dwelling, parking consists of on street parking for all houses on the same row. The proposal looks to retain the on street parking where required for the flat.

A store is provided at ground floor for the proposed flat which would allow for bicycle storage, this would enforce healthy living initiatives



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WASTE MANAGEMENT

A waste management strategy is to be adopted for the building.

The property has access to a common access space to the right which currently houses the existing bin storage. The proposal looks to adopt the same strategy by providng a timber enclosure on the right of the building in order to facilitate waste management.

The proposed flat is to be provided with:

1no 240 litre General Rubbish Bin
1no 240 litre Glass / Can Recycling Bin
1no 240 litre Paper Recycling Bin
1no 240 litre Garden / Food waste Bin

The takeaway is to be provided with a similar enclosure and be provided with:
1no 660litre General Rubbish Bin
1no 660litre Glass / Can Recycling Bin
1no 240 litre Paper Recycling Bin
1no 660litre Garden / Food waste Bin

The refuse / recycling bins will be positioned to the edge of the dwelling boundary on the specific day for collection.

