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CHARTERED ARCHITECTURAL SERVICES



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Our ref: 22.2942
Your ref:

Proposal: Change of use of Ground floor office (Class E) to 2no separate Retail units & external alterations.

Location: 28 - 30 St Marys Gate Rochdale OL16 1DZ

DESIGN ACCESS STATEMENT

INTRODUCTION

Evaluation

The development sits within the hart of Rochdale on the edge of the town centre located on St Mary's Gate.

The site is situated on the edge of a small retail area of Rochdale town centre adjacent to a number of small to medium retail units and across the main A58 retail and residential units.

To facilitate the owner's requirements to provide new ground floor retail unit, we are proposing to alter the existing ground floor arrangement and frontage. A separate access is to be formed at the rear to facilitate access from the rear of the building to the new retail units. The existing signage board over the existing shop frontage are to be replaced and incorporated in new shop front glazing. Within the existing courtyard space to the rear new secure bin storage area is to be created for both retail units.

On the basis of the afore mentioned we do not feel the proposed location and scale will compromise the council's strategy of the local plan or detrimentally impact on the local residents in the vicinity and will sit neatly with the adjacent retail premises adjacent and next door.

Design

The proposal is the alteration of the front elevation to accommodate new entrance door at ground floor.

Design Principles & Concepts Applied to the Proposal

Scale

The current proposal for the shop fronts & replacement signage will be maintained within the existing size and scale of the existing shop frontage, the new windows will also be fitted into the existing aperture.

We will maintain the original shop front surround to help maintain the appearance and context of the street, thus maintaining the clean and tidy appearance of the building but also respecting the form, bulk and general design of the street/surroundings. The new shop front will mirror the existing shop front.

Layout

The general layout of the existing shop front and positioning has not been changed with new shop front to existing window proposed to match the existing. Internal layout splits the ground floor into 2no retail units utilising existing masonry walls. New W. C's and kitchen areas are providing and new side access from the retail units to the rear yard. External works are designed to minimise the impact on the surrounding buildings and help to maintain coherence with the surrounding retail units in the area.

Appearance

The shopfront has been designed to be sympathetic to the building and other buildings on the site and context.

Materials used will respect the style and materials used in the area.

Access

Pedestrian access to the retail units will remain as existing from St Mary's Gate with new access at the rear / side.

The property is located off existing vehicular & pedestrian infrastructure which currently services all the surrounding retail & commercial businesses.

The existing primary access to the building will not be affected by this proposal.

There are no specific disabled access issues.