

Design & Access Statement

for

Conversion of Grade 2 listed building from Class E offices to 6 apartments following a part first floor extension to the rear, infill side extension, associated external works to rear including low side boundary walls.

132 Drake Street, Rochdale



Sep 2022

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1. INTRODUCTION

This Design & Access statement is submitted as part of full planning application for the conversion of a Grade 2 Listed Building from Class E offices to 6 Apartments including a part first floor extension to the rear and small infill extension to the side at ground floor level. It should be read in conjunction with the submitted drawings PL01, PL02A, PL03A. heritage statement and Bat survey.

A previous planning for 8 apartments and a detached dwelling was refused earlier this year. This revised application has addressed the concerns and reasons for refusal given in the officer's report as follows.

Removal of detached dwelling.

Removal of loft conversion with associated dormers and rooflights.

Removal of railing to boundary walls.

Small infill extension and internal reconfiguration to comply with space standards.

The applicant / owners wish to redevelop the site as there has been very little demand for office space and the building is currently vacant and in a state of disrepair. It has been vacant for over 2 years and been a target for vandals and thieves who have broken in several times and stolen anything of value including all the copper and metal and the building now requires a large investment to bring it back into use. See photos attached Appendix A.

This statement is in line with the Department of Communities and Local Government document 'Guidance on Information Requirements and Validation' (March 2010), Section 6 – Design and Access Statements' along with the CABE 'Design and Access Statements: How to write, read and use them'[2006], prepared by CABE

2. SITE / CONTEXT

The site is approximately 389 sq m / 0.039 hectares and the G.I.F area is 290 sq m.

The site building is situated on the corner of Drake Street and Moore Street close to Rochdale town centre. It is a Grade 2 Listed with a small front garden and large open car parking area to the rear. The immediate context is a mixture of commercial, retail and residential mostly all of a small scale and nature.

3.0 PLANNING

3.1 Listing

Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1084271
Date first listed:	12-Feb-1985
Statutory Address:	132 Drake Street

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Details

SD 8913 SE ROCHDALE DRAKE STREET (west side) 11/48 No. 132

II House, now offices. Early C19. Brick with stone dressings and stone slate roof. Double depth, 2 rooms wide with central entrance and staircase. The 3-bay, 2-storey front elevation has stone sills and cambered brick arches to the sash windows, a stone sill band to the first floor, and open-pedimented door surround with attached Tuscan columns and fanlight, and a wooden modillion eaves cornice.

District: Rochdale (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SD 89870 13017

3.2 Planning History

There are six historic applications on the site. All were approved and implemented and they do not have any bearing on the current proposals.

- **Installation Of Non-Illuminated Wall Mounted Signs To Front Elevation Of Listed Building.**

132 Drake Street Rochdale

Ref. No: 92/D28803 | Received: Fri 26 Jun 1992 | Validated: Thu 19 Nov 1992 | Status: Unknown

- **Two Non-Illuminated Wall Mounted Signs.**

132 Drake Street Rochdale

Ref. No: 92/A4233 | Received: Fri 26 Jun 1992 | Validated: Tue 30 Jun 1992 | Status: Decided

- **Change Of Use From Class B1 (Non Public Offices) To A2 (Offices To The Public).**

132 Drake Street Rochdale

Ref. No: 91/D27595 | Received: Fri 29 Nov 1991 | Validated: Mon 02 Dec 1991 | Status: Decided

- **Free Standing Name Sign**

132 Drake Street Rochdale

Ref. No: 88/D22084 | Received: Thu 23 Jun 1988 | Validated: Tue 28 Jun 1988 | Status: Decided

- **Non Illuminated Post Mounted Name Sign**

132 Drake Street Rochdale

Ref. No: 88/A3761 | Received: Mon 30 May 1988 | Validated: Mon 13 Jun 1988 | Status: Decided

- **Change Of Use From Solicitors' Office To Office Use Within Class B(1)**

132 Drake Street Rochdale

Ref. No: 88/D21839 | Received: Tue 05 Apr 1988 | Validated: Fri 06 May 1988 | Status: Unknown

22/01392/FUL | Change of use from offices (Class E) to 8 apartments including first floor rear extension and loft conversion with rear dormer windows, front and rear rooflights, insertion of new ground, first and second floor side windows, and internal alterations including new staircase, wall openings and new partition walls. Construction of one detached dwelling to rear of site; new 1.8m high wall, railings and gate | 132 Drake Street Rochdale OL16 1PN

Ref. No: 22/01393/LBC | Received: Thu 27 Oct 2022 | Validated: Thu 27 Oct 2022 | Status: Decided

4.0 DESIGN

4.1 Scale & Layout

Most of the existing building will remain unaffected by the proposals with only a first floor extension the rear and small infill extension to the side at ground floor level facing Moore Street. Internally the staircase is centrally positioned allowing easy subdivision of each floor into self-contained flats and studios.

The side and rear elevation is of no architectural or heritage importance. Only the front of the building is worthy of its listing so there are no proposals to change any of the façade or fenestration details. Three conservation type roof lights will be inserted in the front roof pitch for the new flat on the second floor.

4.2 Schedule of accommodation

	Number of beds	Floor area
<u>Apartments</u>		
<u>Ground Floor</u>		
Flat 1	1	50
Flat 2	1	41
Flat 3	1	38
<u>First Floor</u>		
Flat 4	1	50
Flat 5	1	51
Flat 6	1	41

4.3 Style and appearance

The extension will be traditional in style and appearance with materials to match the existing building. Stone head and cill details will be replicated to on the rear extension and the roof will be in a slate finish with painted timber fascia and soffit boards. Window style and material is to be agreed with the L.A.

4.6 Access

There will be level thresholds into the dwellings in compliance with Part M of Building Regulations. There will be no steps internally at ground floor level and externally the hard surfaces will have gentle gradient with no steps for ease of access and manoeuvring bins.

4.7 External works / Landscape

There are no changes to the listed building in terms of the front access and landscape. There is a large open car park to the rear with a tarmac finish. As the building is currently vacant this is being used by the public and businesses nearby without the owners permission.

There is an existing drop kerb across the whole rear of the site on Back Drake Street which is to be retained for 4 car parking spaces and a small communal amenity area. New low side boundary walls are proposed for privacy and security.

4.9 Refuse storage

Bins will be stored out of sight as shown on the site plans. There will be general, recycling and garden waste bins to be collected by the council on a regular basis in accordance with their schedule.

4.10 Sustainability

The site is in a highly sustainable location being within walking distance to the town centre and all the usual amenities close by. The site is served by great public transport links and also accessible for private vehicles.

All the dwellings will be built to very high standards using best building standards & materials. This will achieve very low U Values resulting in minimal heat loss saving energy for their occupiers. The windows have been designed to make best use of natural daylight views and solar gains.

The boiler systems will be a highly efficient A rated condensing type and the developer is also considering the use of solar panels to help heat up the hot water.

5.0 Conclusion

This revised application has addressed all the previous reasons for refusal. With the detached dwelling and loft conversion removed and internal apartments revised to comply with space standards the scheme should now be recommended for approval.

We believe that we have demonstrated that the proposal complies with national and local policies. The conversion of the existing building will secure and protect its long term future and create much needed new homes.

The development is sustainable making good use of the local infrastructure and being built to very high energy efficiency standards above and beyond minimum building regulation standards. Careful thought has been given to the layout and design to make best use of light and conserve energy where possible and the extensions and conversion will have no detrimental impact to the Listed building or upon its surroundings.

Appendix A





