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Design & Access Statement

CHANGE OF USE OF PART OF A COMMERCIAL BUILDING TO RESIDENTIAL KEN MILLS ENGINEERING Co, NEW STREET, ROCHDALE, OL12 6NS.

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for the change of use of an existing building into a new residential dwelling. The proposal seeks to convert the building into a functional and attractive home, while preserving its existing architectural character and ensuring it meets modern living standards. The design will respect the local context and contribute positively to the surrounding environment.

2. Site Description

The building in question is located at New Street, within the Shawclough area of Rochdale. It is a former foundry mill now not in use. The change of use dwelling will be at the left side of the building as viewed from the front, it was a former cottage many years ago and was bought by the foundry mill and turned into a large loading bay entrance. The site is situated within a predominantly residential area, surrounded by a mix of housing types and local amenities, making it well-suited for conversion to a dwelling.

The building is structurally sound and has a unique architectural character row attached that contributes to the local streetscape. The site benefits from good access to public transportation, local schools, shops, and other essential services.

3. Proposed Development

The proposal is for the change of use of the existing building into a single residential dwelling. The key elements of the proposed development include:

- **Internal Layout:** The internal spaces will be reconfigured to create a comfortable and functional living environment. The ground floor will typically accommodate an open-plan living area, kitchen, and dining space, while the upper floors will be used for bedrooms and bathrooms.
- **External Alterations:** The proposal involves minimal external alterations to preserve the building's character. Any necessary changes, such as new windows or doors, will be designed to match the existing architectural style. The former large roller shutter entrance to the front will be filled in and the full front rendered to match the existing dwellings on the row.
- **Sustainability:** The conversion will incorporate sustainable building practices, including enhanced insulation, energy-efficient heating systems, and the potential use of renewable energy sources, such as solar panels, where feasible.
- **Access and Parking:** Access to the site will be retained from the front and a new rear access to the private garden area will be formed. There are no parking provisions with the new dwelling as it is part of a terrace row and the existing dwellings don't have designated parking, residents use the opposite side of the road to park a vehicle and there is often plenty of room. The site is within walking distance of main bus routes, tram and the town centre and there is a national cycle way close by at Healey Dell that connects Rochdale to Whitworth and Rossendale.

4. Design Considerations

4.1 Architectural Character

The design of the new dwelling will respect the architectural integrity of the existing building and match with the existing weavers style cottage style row. Any modifications to the exterior will be sympathetic to the original design, using materials and finishes that are consistent with the local vernacular. The aim is to preserve the building's historic character while adapting it for modern residential use.

4.2 Layout and Functionality

The internal layout will be designed to provide a high standard of living accommodation. The spaces will be arranged to maximize natural light, ventilation, and ease of movement throughout the dwelling. Consideration has been given to the placement of rooms to ensure privacy and comfort, particularly in the sleeping areas.

4.3 Environmental Sustainability

Sustainability is a key consideration in the design of the new dwelling. The conversion will utilise energy-efficient materials and construction methods to reduce the building's carbon footprint. Where possible, existing materials will be retained and reused, and new materials will be sourced sustainably. The dwelling will meet or exceed current building regulations regarding energy efficiency and environmental impact.

4.4 Landscaping

The site's landscaping will be enhanced to create an attractive setting for the new dwelling. This may include the introduction of native planting, the creation of outdoor living spaces, and improvements to boundary treatments to provide privacy and security. The landscaping will be designed to complement the building and its surroundings.

5. Access Considerations

5.1 Pedestrian Access

The existing access to the new dwelling will be from a new entrance to the front and rear to a private garden area, with any necessary improvements made to ensure it meets current safety standards. Parking is not provided on-site but there is ample on street parking as the area is effectively a dead end street with no through access.

5.2 Inclusive Access

The design of the dwelling will ensure that it is accessible to all, including those with reduced mobility. The layout will provide level access to the primary living spaces, and doorways and corridors will be designed to accommodate wheelchair users where feasible. The design will comply with relevant building regulations and guidance on accessible housing.

5.3 Safety and Security

Safety and security have been considered in the design of the dwelling. The proposal includes measures to enhance the security of the site, such as well-lit access routes, secure doors and windows, and appropriate boundary treatments.

6. Planning Policy Compliance

The proposed change of use aligns with local planning policies that support the conversion of existing buildings to residential use, particularly where such conversions contribute to the local housing supply and make efficient use of existing structures. The development has been designed to comply with [insert relevant local planning policies], ensuring that it respects the character of the area, enhances sustainability, and meets the needs of future occupants.

7. Conclusion

The proposed conversion of the existing building into a new dwelling represents a sustainable and sensitive use of an existing structure. The design respects the architectural character of the building, enhances its functionality for residential use, and contributes positively to the local community. The proposal meets the relevant planning policies and guidelines and is expected to provide a high-quality living environment that is well-integrated with its surroundings. We respectfully request that the planning application be approved.