

DESIGN & ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT

Proposal: Conversion of existing commercial building into 9 Apartments

Location: 10/A/B Durham Street, Rochdale OL11 1AP



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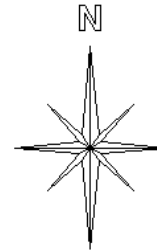
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The application property is located amid an urban area around one mile southeast of Rochdale town centre, Greater Manchester. The building is a former Primitive Methodist Chapel and Sunday School, now used as commercial premises.

It stands prominently on Durham Street at its junction with Hereford Street, amid a streetscene dominated by former mills and terraced housing that is the legacy of Rochdale's textile heyday and the working community that the building was built to serve.

The site has great links to public transportation, Rochdale railway station is within 5 minutes walking distance. Bus routes are also close by and various shopping retail parks, supermarkets and shopping centres.



THE DESIGN PROCESS



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ORIGINAL PROPOSAL

Use

The proposal is intended to form 12 apartments, 3 of which will be 2 bedroom and 9 of which will have 1 bedroom.

Accommodation.

The objective is to provide affordable housing to singular persons or couples that have links to navigate through the centre of Rochdale due to the site being in close proximity.

Design.

The proposal is domestic in nature to tie in with the surrounding area and neighbouring properties. The proposed materials are such as to blend in with the locale and comprise of traditional stonework, roof tiles to the primary elevations.

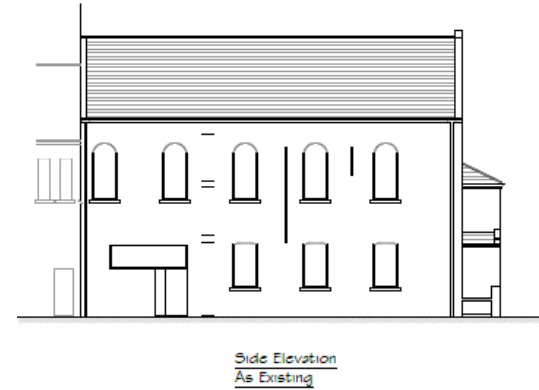
The proposal is intended to consist of both sympathetic and contemporary designed elements to create a building with symmetry and one that unifies the elevations and internal spaces of the existing house, all without compromising or negatively effecting the rural setting.

Layout

The proposals consist of 4 storeys, with which the layout has been designed to carefully accommodate for each apartment, allowing for as much useable space and natural light as possible.

Scale

The proposed size and scale of the building is in keeping with existing, no extensions to the property are needed. In terms of massing from the street scene, no difference has been made with the new proposal.



PRE APP FEEDBACK

Issues to overcome –

1. Reduce the amount of new structural openings.
2. Rooflights to be avoided facing Hereford Street.
3. Rooflights to conservation style.
4. Re render the building.
5. Provide traditional window frames & doors.
6. Refurbish Durham Street entrance.
7. Reduce number of apartments bedrooms served by rooflights.
8. Remove provision of overlooking from first floor apartments to ground floor rooflights.
9. Amend apartment 10, it has no bedroom window.
10. Amend apartment 4, lounge has no window.
11. Reposition Refuse Store to provide access to Alley leading to Derby Street
12. Provide storage to all apartments.
13. Provide larger Bathrooms.
14. Ensure apartments served only by rooflights have a satisfactory outlook.
15. Assess window provision at first floor, window facing Derby Street clash with existing single storey roof.
16. One bedroom apartments to be min 50m², i.e. for two people.
17. Overall re design of internal layout.
18. Introduce thermal upgrade to scheme.



AMENDED PROPOSAL

Questions for new design –

- a) Can we utilise the Durham Street windows for apartments?
- b) Can the staircase be better positioned?
- c) Can we remove the amount of GF rooflights?
- d) Can we achieve a similar number of apartments without as much construction?
- e) Are there any situations where we cannot deal with certain issues?
- f) Can we provide two options, an economic design, minimal external alterations, a design looking to maximise the space and apartments with medium external alterations?

New Scheme -

GF, new First Floor, New Second Floor

10no Apartments

1no Two Bed apartments

9no One Bed Apartments

Slight change to Cill positions on front elevation to give light to rooms.

Existing opening to side elevations retained, former window reinstated, new door provided .

4no rooflights added to Hereford Elevation.

Refuse provision to access to Alley leading to Derby Street.

1 Bed apartments generally 38-50m².

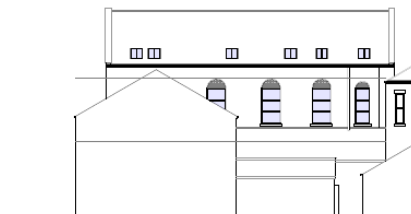
AMENDED PROPOSAL

The new scheme provides less accommodation with 2 less apartments, it also has less mixture with only 1 no two-bedroom apartment and the one bedroom apartments are smaller than in scheme 1. However, the scheme manages to provide 10 apartments with the introduction of only two new floors, less construction and structural work required, it has minimal changes to external window openings and overall is a much cheaper option. New Scheme overcomes all but one of the highlighted issues, it deals with the majority of items from a heritage / conservation view, the issues in italics are yet to be overcome.

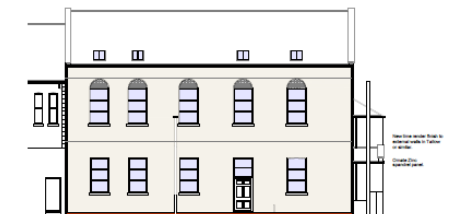
1. Reduce the amount of new structural openings.
2. *Rooflights to be avoided facing Hereford Street.*
3. Rooflights to conservation style.
4. Re-render the building.
5. Provide traditional window frames & doors.
6. Refurbish Durham Street entrance.
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PROPOSED FRONT ELEVATION

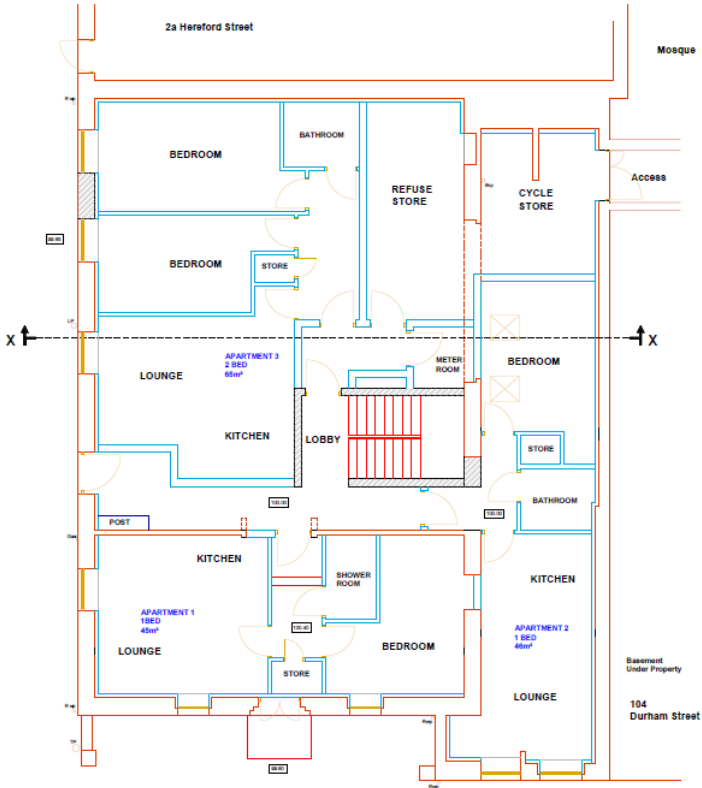


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

AMENDED PROPOSAL



FURTHER PRE APP FEEDBACK

Email from Michael Atkinson-Smith, Senior Planning Officer (Urban Design) dated 01/10/2024 -

I've made a few comments and suggestions using the structure of the questions asked in your scheme comments note.

Questions for new design –

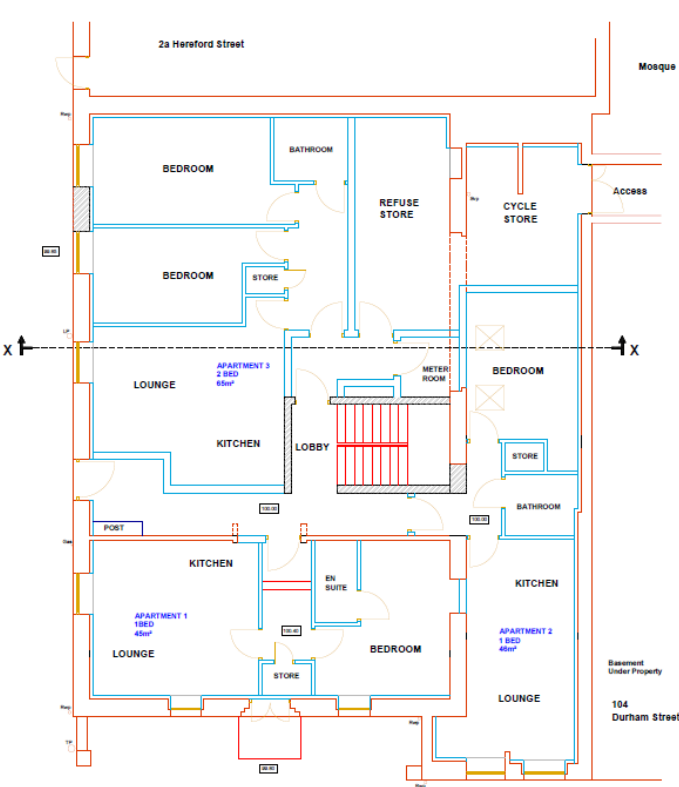
- Can we utilise the Durham Street windows for apartments? – I have no issue with this in principle given the context. The relationship in respect of overlooking of the facing properties isn't ideal and I doubt we'd permit a new building that resulted in this situation, but given it's a conversion scheme and the windows already exist I would argue that case could be made in this instance.
- Can the staircase be better positioned? – Again, no issue with the proposed internal position and the main entrance being on Hereford Street. However, it's of course a shame not to utilise the existing doorway. As a potential solution, could Apartment 1 have its own external front door using the existing entrance? The issue with is that to provide a store would then remove internal access to the bins.
- Can we remove the amount of GF rooflights? – This has been achieved by moving the refuse and cycle stores. I don't see any particular issue with the cycle store and refuse stores being accessed from the alleyway onto Derby Street. If the scheme goes ahead in this format, I can provide the contact details of the alleygate scheme administrator when relevant. I'd suggest you would need to factor in some form of external ventilation into the design.
- Can we achieve a similar number of apartments without as much construction? – this would appear to have been achieved, although I still have concerns regarding the second floor from an outlook perspective.
- Are there any situations where we cannot deal with certain issues? - The Hereford Street roof slope is an area identified as an area of focus in the previous Conservation Officer's response. If conservation style roof lights are to be proposed then this should be addressed in the Heritage Statement. I am concerned about the amount of usable floorspace in the second floor units and the amenity consideration of outlook. I don't know if this would work, but it might be worth trying to see what happens if you merge floors 2 & 3 to become mezzanine duplexes with bedrooms upstairs and the living accommodation downstairs. You'd need individual staircases for each unit, but the lobby and central staircase wouldn't have to extend up to the second floor, freeing up some space. The main issue to overcome is the lack of outlook for the second floor units.

Additional points based on the current plans:

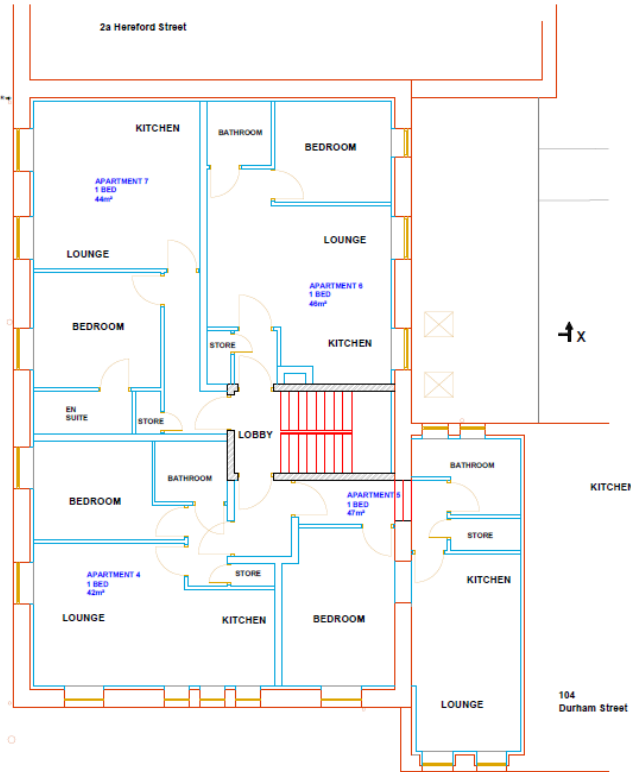
Apartment 5 – Should the bedroom and kitchen/lounge be flipped? As shown, the access to the flat is via the bedroom.

Apartment 7 – Just an option to consider – should the shower room be an ensuite and moved to the external wall (easier for ventilation) and the store moved to where the current bathroom door is proposed? That's a choice for your client but it would likely make the bedroom easier to furnish.

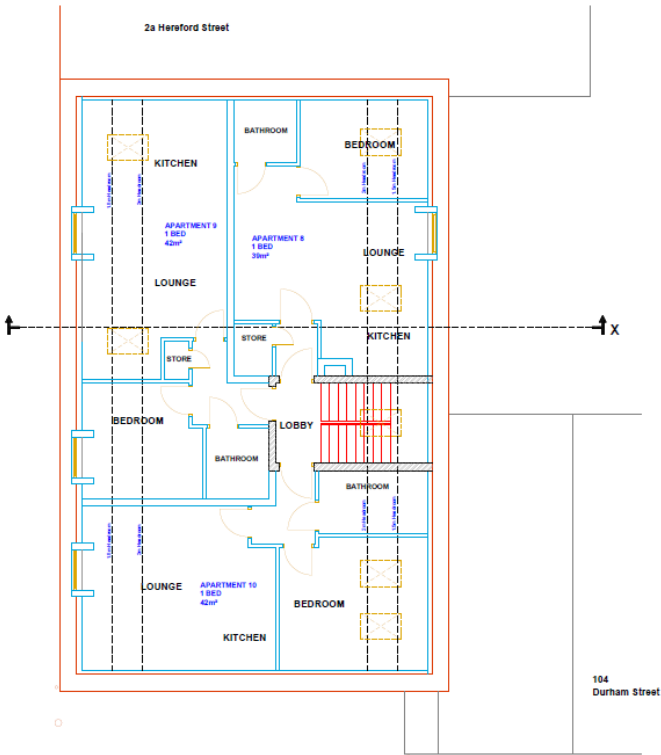
FINAL AMENDED PROPOSAL



PROPOSED GROUND FLOOR PLAN



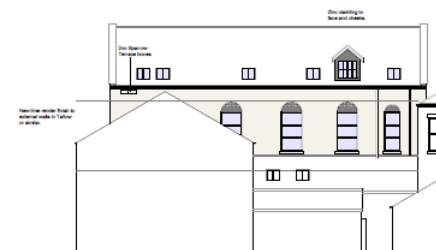
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

Provide 1SP Sublegler Sparrow Terrace

- Material: Woodcrete with integrated wooden panel
- Weight: 24.5cm
- Width: 43cm
- Depth: 25cm

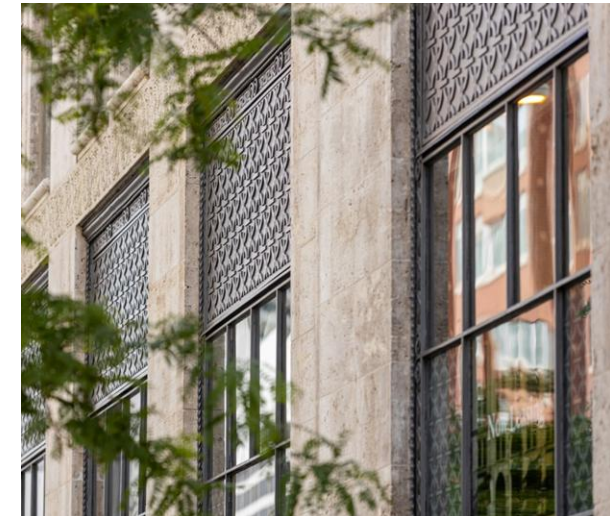
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FINAL AMENDED PROPOSAL

Changes from the initial amended proposal to the final amended proposal –

- Second floor apartments amended to include Dormers to all Lounges, this provides the additional outlook required from the planning officer, three dormers are proposed to the Hereford Street Elevation and one dormer is proposed to the opposite roof place. The proposed dormers are subservient to the host building, provide a traditional ‘church’ style dormer with square window casements and pitched roof.
- Apartment 1 now has a En Suite rather than a Shower Room.
- Apartment 7 now has a En Suite rather than a Shower Room.
- Slight change in Second Floor level to provide more headroom to Second Floor Apartments, Dormers introduced as mentioned above.
- Ornate Zinc spandrel panel provided to existing window openings.
- New lime render finish to external walls in Tallow or similar.





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- This application is for the conversion of an existing building to form 10 apartment associated cycle provision & Refuse Storage
 - No Parking is provided due to the constraints of the site and the site is well located to take advantage of existing pedestrian, cycle and public transport facilities

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- GROUND FLOOR
 - Apartment 1 One Bedroom 45m² Cycle Provision
 - Apartment 2 One Bedroom 48m² Cycle Provision
 - Apartment 3 Two Bedroom 65m² Cycle Provision

 - FIRST FLOOR
 - Apartment 4 One Bedroom 42m² Cycle Provision
 - Apartment 5 One Bedroom 47m² Cycle Provision
 - Apartment 6 One Bedroom 46m² Cycle Provision
 - Apartment 7 One Bedroom 44m² Cycle Provision

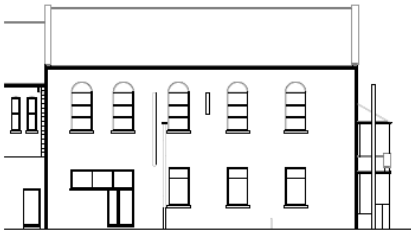
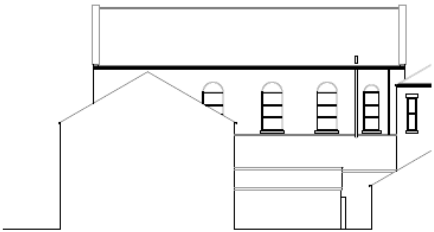
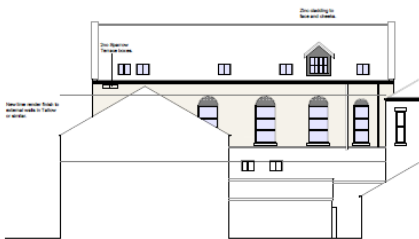
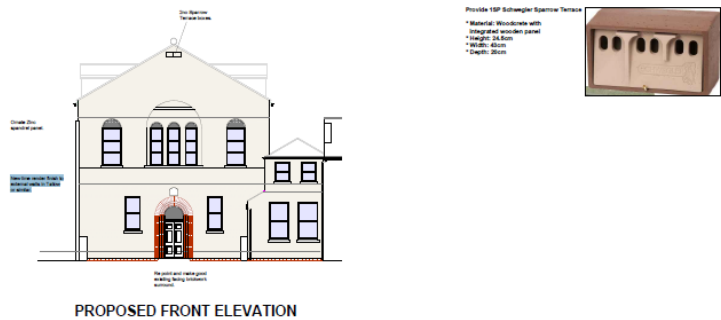
 - SECOND FLOOR
 - Apartment 8 One Bedroom 39m² Cycle Provision
 - Apartment 9 One Bedroom 42m² Cycle Provision
 - Apartment 10 One Bedroom 42m² Cycle Provision

 - Internal Refuse Storage, 2no 6unit Snowdon Semi Vertical Cycle Rack (internal to Lower Ground Floor). The bicycles are stored semi vertically with the front and rear wheel supported in a custom designed trough. Snowdon Semi Vertical Rack Stand can hold everything from Road Bikes to Mountain Bikes with extra wide tyres.

10No Flats Require -
 2no 1100 litre Refuse Euro Bins
 4no 1100 litre Recycling Euro Bins

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- Access to Apartments is from Hereford Street Entrance.
 - Lobbied Corridor leading to New internal ambulant Stairwell.
 - Lobbied Corridor at ground floor leads to Refuse Storage, Cycle Storage and Meter Rooms.
 - Stairwell at First floor leads to direct access to 2no apartments and a separate Lobby to further 2no apartments.
 - Stairwell at Second floor leads to direct access to 3no apartments.

- The existing building is retained, 4no dormers are proposed to the existing roof.



LANDSCAPE & WASTE MANAGEMENT



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- The existing Building has no external soft landscaping. No soft landscaping is proposed.
 - New internal refuse storage is proposed.
 - External access provided to internal refuse store leads to existing alleyway.
 - Existing alleyway leads to Derby Street, refuse collection will be from this position

APPEARANCE



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- The existing building is being retained, existing window opening are being retained.
 - New lime render finish to external walls in Tallow or similar.
 - Re point and make good existing facing brickwork surround to original Durham Street Entrance.
 - Aluminium windows proposed to exiting openings.
 - New Zinc spandrel panel to high level element of existing opening.
 - Zinc cladding to face and cheeks to new dormers.

ACCESS



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- Ambulant disabled staircases will serve all flats.
 - Level access is provided to all Ground Floor Flats from Hereford Street.
 - The development will be constructed in accordance with Part M of the Building Regulations