

28 CHURCH STILE, ROCHDALE

CHANGE OF USE PLANNING APPLICATION TO CONVERT A FORMER WORKSHOP TO CREATE 2 SINGLE BED FLATS

DESIGN AND ACCESS STATEMENT

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01 INTRODUCTION

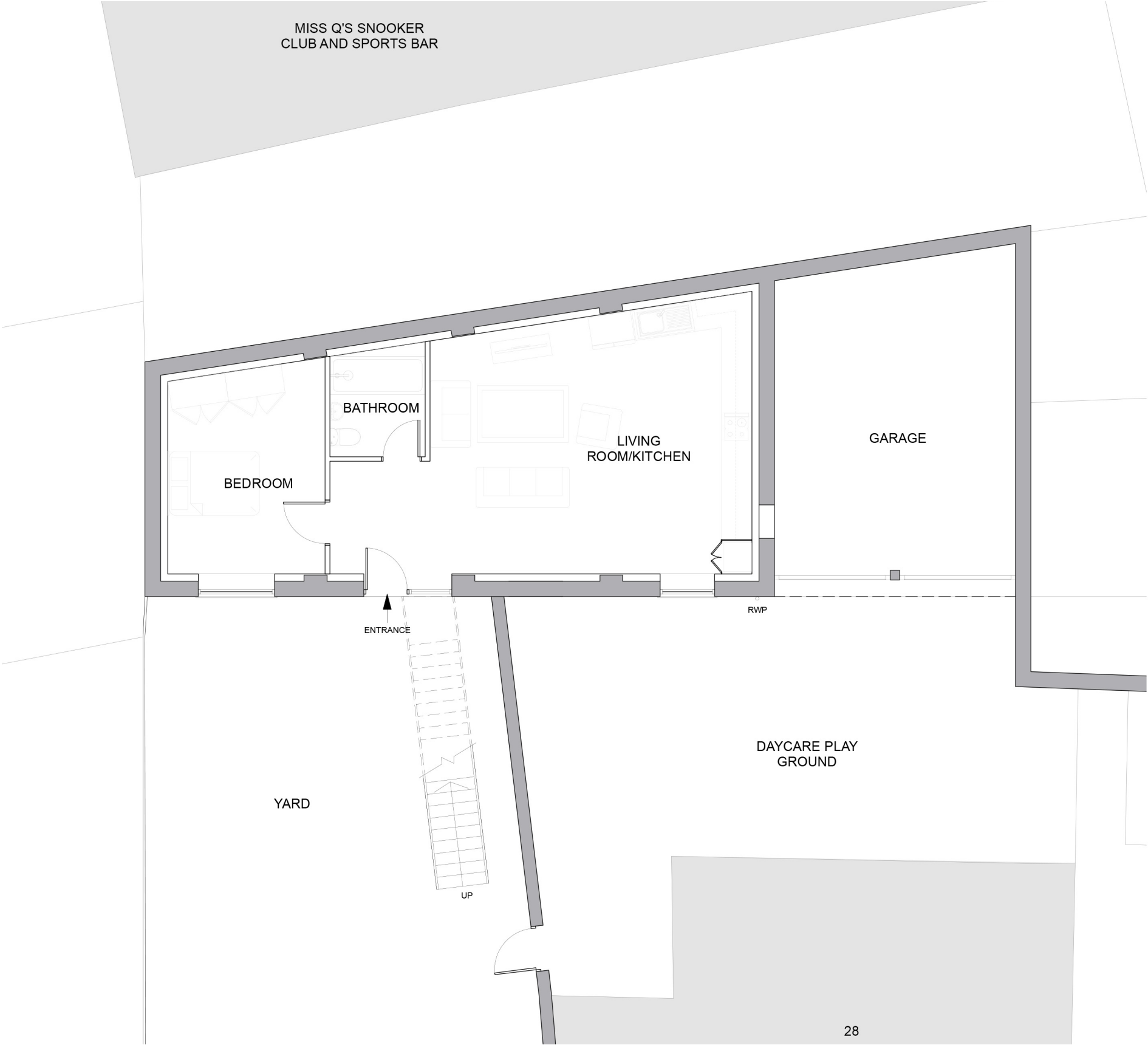


Figure 1. Proposed Site Plan

This document to accompany and support the planning application of 28 Church Stile, for the retrofit and refurbishment of a dilapidated workshop into two new single bedroom flats.

- This Design and Access statement will set out:
- The design principles and concepts that have been applied to the development
 - How issues relating to access and development have been dealt with

In accordance with the Planning Practice Guidance on Design and Access statements.

02 LOCATION



The site is located on the centre of road, Church Stile, in the Rochdale town. The application site sits within a larger site which also contains a building which was formerly used as a child daycare centre. The application site and building are to the north and east of the site, on the boundary edge.

The site is occupied by two buildings, the former children’s daycare centre which is to the south-west of the site, and the former workshop with and adjoining garage (use for storage) which is to the north-east of the site.

Site context
The site is fronted by Church Stile (considered west) and is reasonably rectangular in shape. It is a relatively flat site with no great sloping or gradient to it.

It sits within a residential area of Rochdale town, with a park immediately to the front of it and a snooker club to it’s rear.

Figure 2 shows a photographic record of the views on and around the site.

Site constraints
The site has houses surrounding it on the north and south side, and an alleyway to the east which creates an enclosure to the site on three sides. Further to that the existing buildings are built to the edge of the sites on the north-east and south side and doesn’t have any further space between on these sides.

Site opportunities
The former workshop sits inset on the site to the far end where it is not visible from the street front. It creates more privacy for any potential users of the buildings, in particular for tenants who would inhabit the proposed dwellings.

Figure 2. Photographic study

03 DESIGN DEVELOPMENT



Figure 3. Existing site and building photos

The proposed scheme intends to utilise the existing building fabric and refurbish it into two separate single bed flats.

The current building is dilapidated and prone to infestation by rodents and pigeons.

The proposed design will not extend the building beyond it's existing mass but rather retrofit into it to create two new and enjoyable dwellings for people to live in. The intention is to make use of the existing building fabric to lower carbon footprint of the development and make use of dilapidated building to the north east of the site.

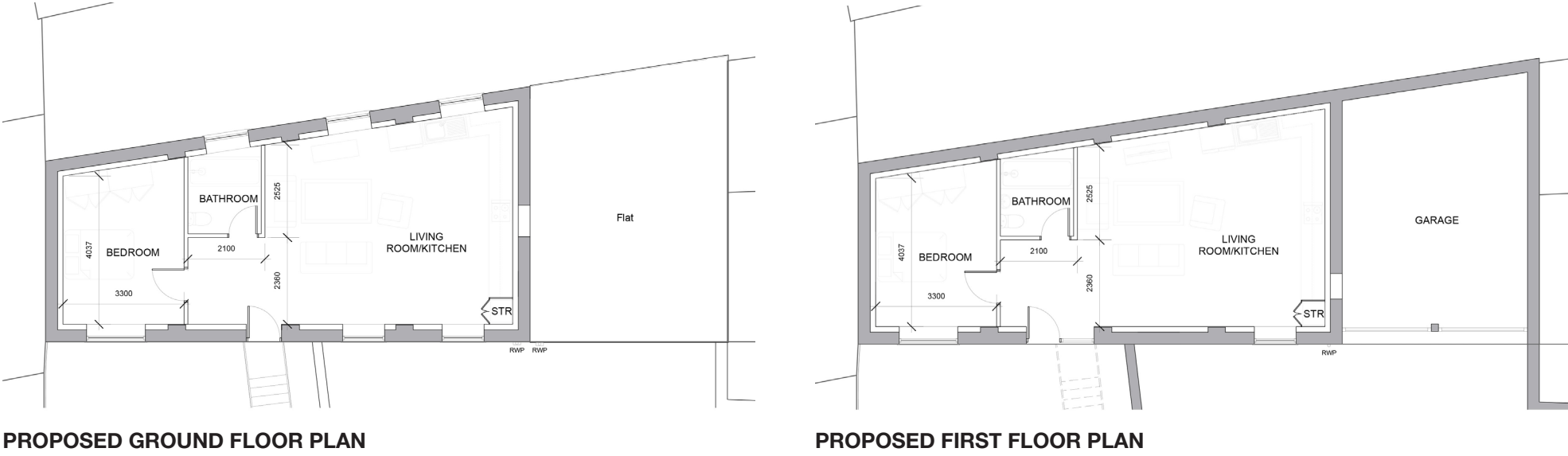


Figure 4. Proposed Ground and First Floor plans

04 USE



The estate site is currently occupied two buildings, the front (south-west) of the site is the former children’s daycare centre and the to the rear (north-east) is the dilapidated former workshop.

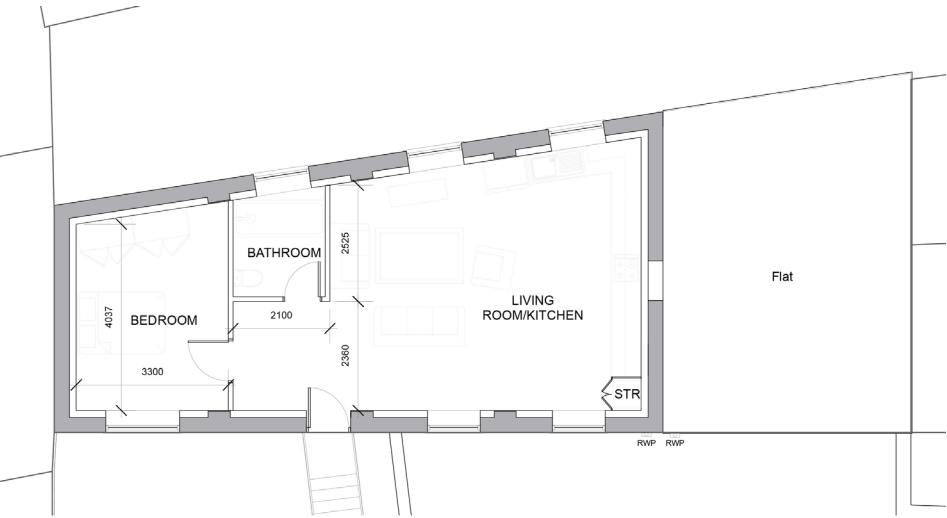
To the north and south side of the site is housing, where the rear gardens directly abut the wider estate boundary. To the west of the site is a public park which is mainly used by residents in the area.

To the east is Q’s Snooker Club and Sports Bar which is a leisure business for locals in the area. The immediate context is primarily housing, with only a few businesses in the immediate surrounding area.

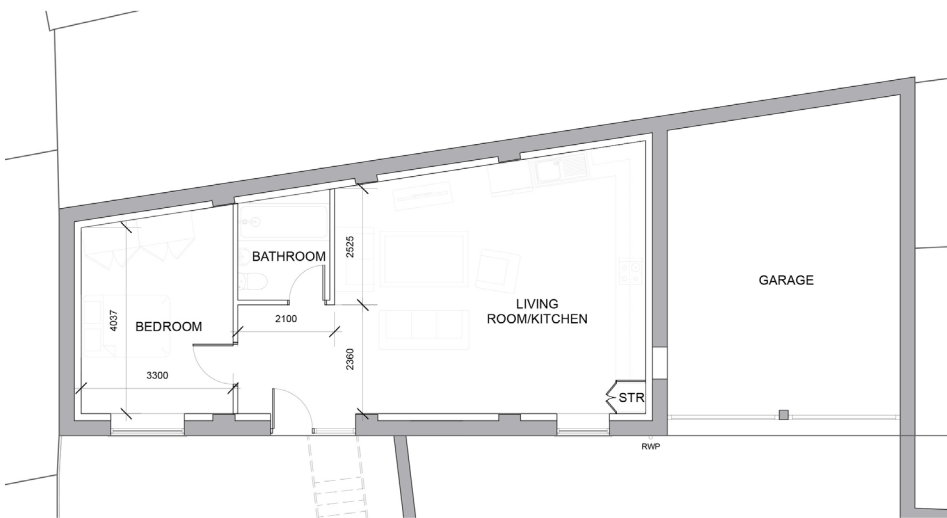
- KEY:
- Application Site
 - Residential
 - Place of worship
 - Education
 - Leisure
 - Shop/Restaurants

Figure 5. Site uses map

05 AMOUNT



PROPOSED GROUND FLOOR PLAN



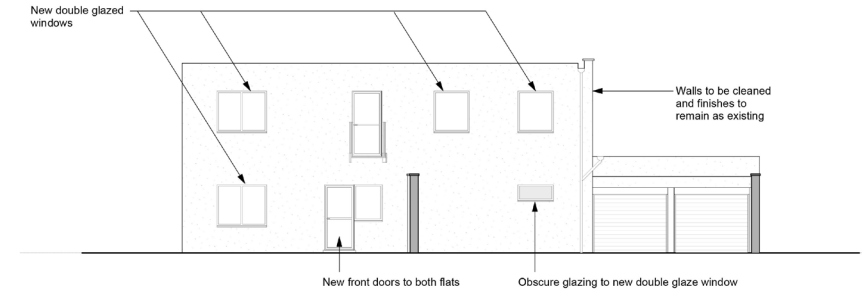
PROPOSED FIRST FLOOR PLAN

Figure 6. Proposed Ground and First Floor plans

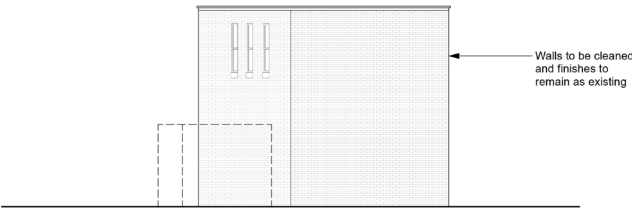
The proposal is to make two single bedroom flats within the existing residential area. The intention is to provide more of a variety in the housing market, in this part of Rochdale town. Aiming to help achieve council’s objectives of meeting its housing land supply, whilst not causing harm to the character and appearance of the locality.

The plan above shows that the proposal intends to do this by making use of the existing building and not add any further extension or mass to the existing building, but re-use into the existing space.

The immediate site will be able to provide bin storage and car parking facilities for residents who will live in the flats. The yard in front of the existing workshop will provide this function for the proposed dwellings.



PROPOSED FRONT AND REAR ELEVATIONS



PROPOSED SIDE ELEVATIONS

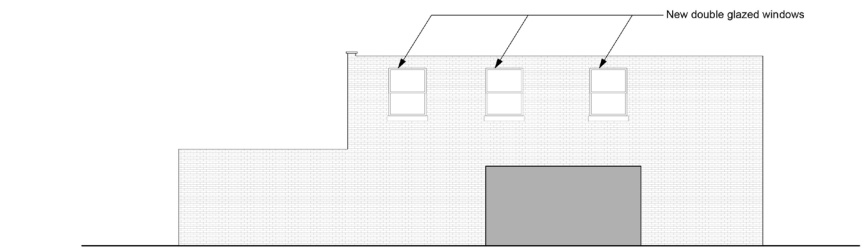
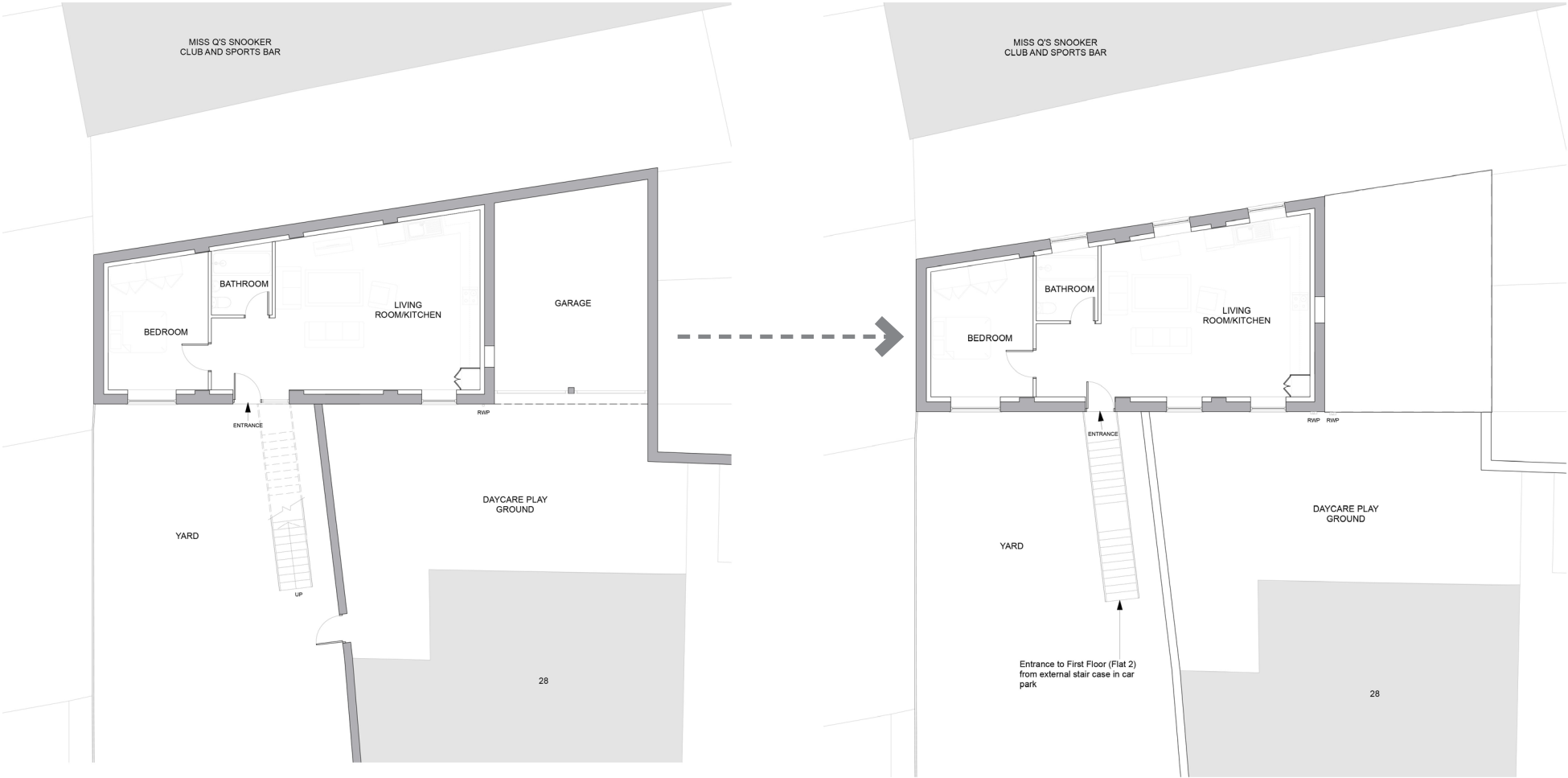


Figure 7. Proposed building elevations

06 LAYOUT



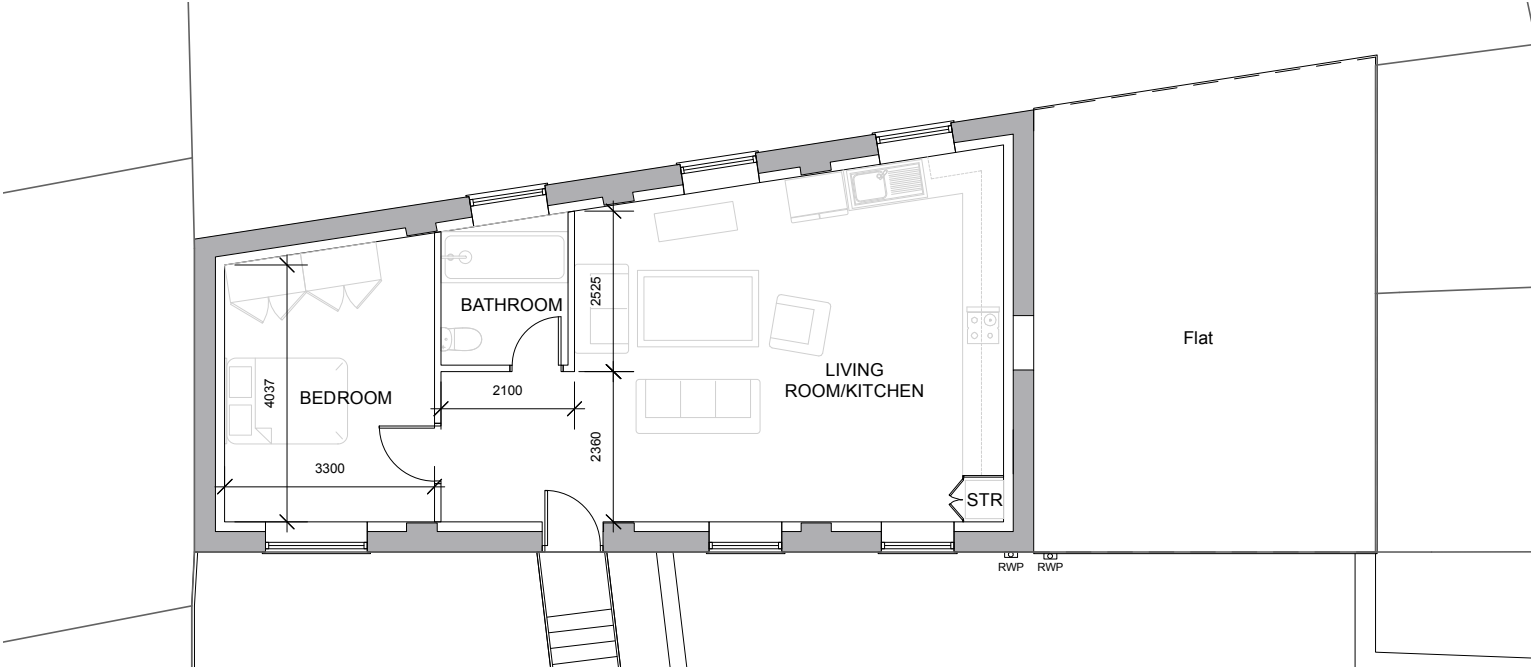
The proposed layout has been designed so as not to impose negatively onto the existing context. Where the new dwellings will be built into the existing building which is at the far end of the site and not visible from the street scape.

The yard to the front of the site will be maintained for refuse store and provide the new parking spaces for the dwelling. A new fence will be placed between the parking bays and the yard space to provide a secure barrier between the streetscape and the private dwellings.

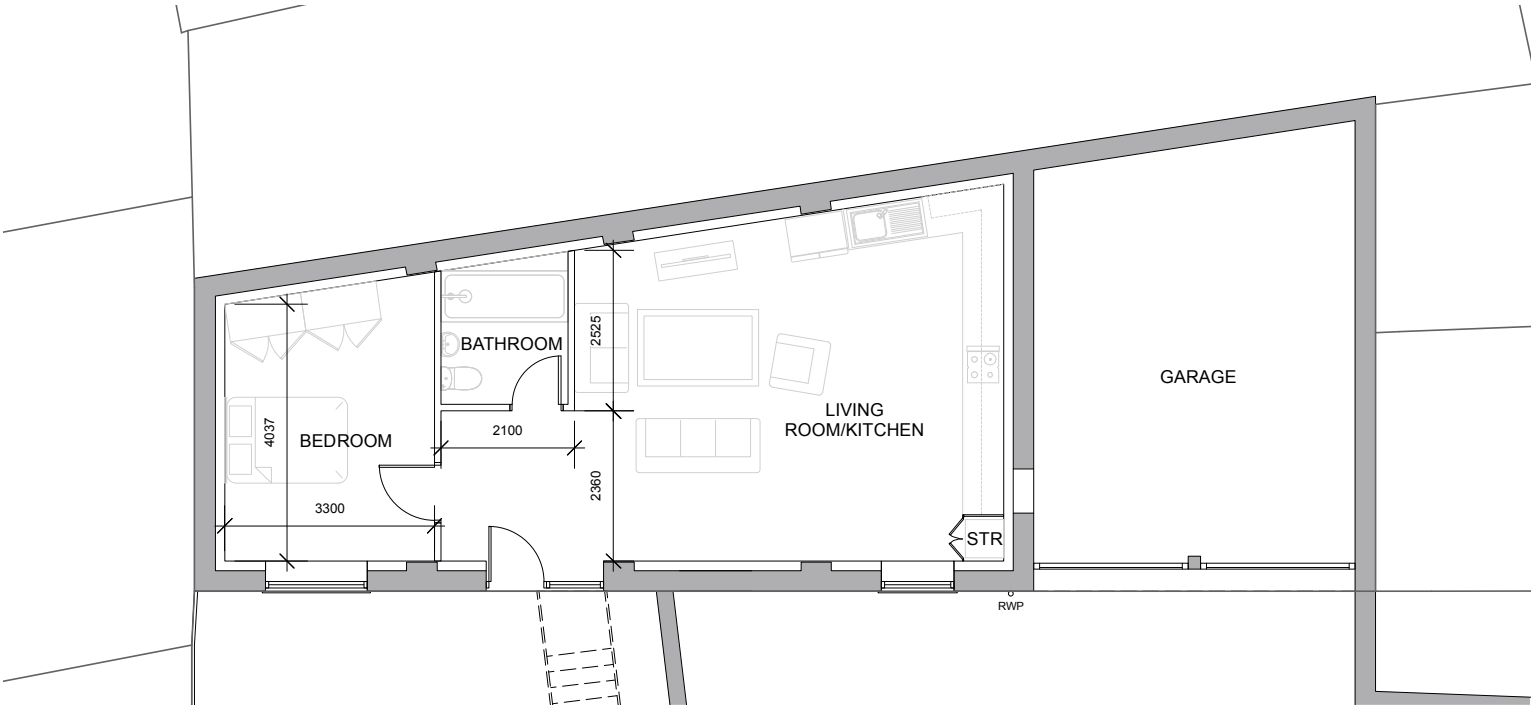
The Yard itself will remain as tarmac but will be cleared and cleaned for the new residents inhabiting the flats.

Figure 8. Ground and First floor access plans

07 SCALE



FIRST FLOOR PLAN - FLAT 2
Proposed GIA: 61 sqm



GROUND FLOOR PLAN - FLAT 1
Proposed GIA: 61 sqm

Figure 9. Proposed floor plans

CABE Guidance asks - ‘is the development scale appropriate for the area?’

The scheme proposes the creation of the two single bed unit in an area which is primarily family houses. The proposal aims to provide more diversity in the housing market in this part of Rochdale, but with a limit of only two individual units.

In the immediate context there is a variation in the typology of houses. To the north of the site there are single bed bungalows immediately beside the site. To the south of the site is primarily family homes in terrace houses.

Table 1 of the Technical Housing Standards states that 1 bedroom dwellings for 2 people to live in need to have a gross internal area of 50 sq. m. minimum. Both of the proposed flats are 61 sq. m. internally

The scale of each flat is retained within the floor plate and doesn’t require any further extension to create adequate living space for occupants. The proposed floor plans create an enjoyable and spacious 1 bedroom dwelling for people to live in.

08 APPEARANCE & 09 LANDSCAPE



Figure 10. Existing site and building photos

The proposal seeks to retrofit the existing building without impact on the external aesthetics of building. The building itself is on furthest side of the site and set very far back from the street scape, and will not visible to public walking by on the street.

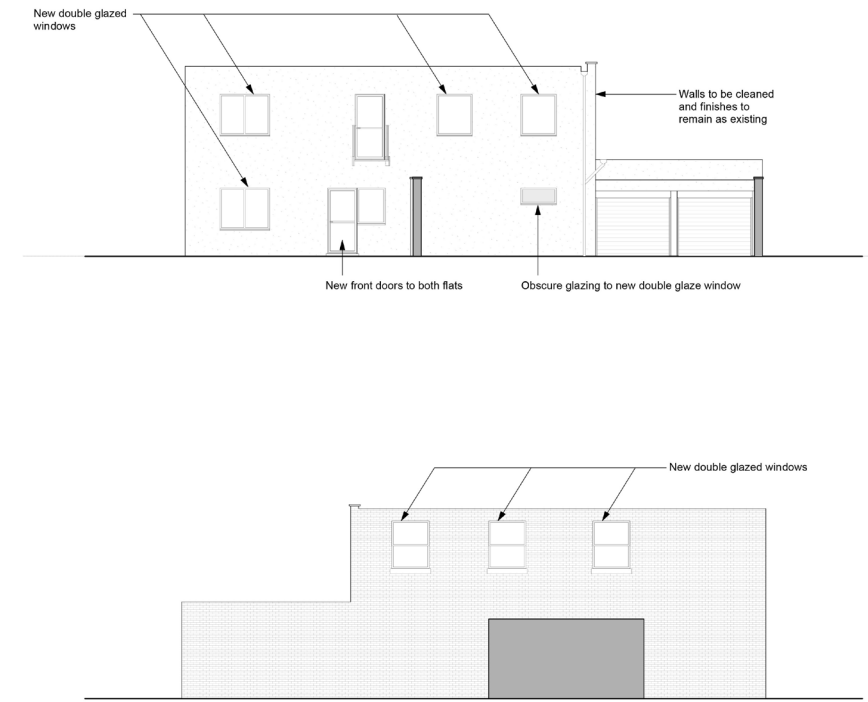
The existing building is finished in render on the south and west side and exposed brick on the north and east side. The north and south elevations face onto back gardens of the neighbouring houses, and the east elevation faces onto a private alleyway which makes these three faces completely unseen to the public.

The rendered walls to the Weast and South will be cleaned and re-surfaced to improve the visually quality of the new dwellings to occupants.

LANDSCAPE

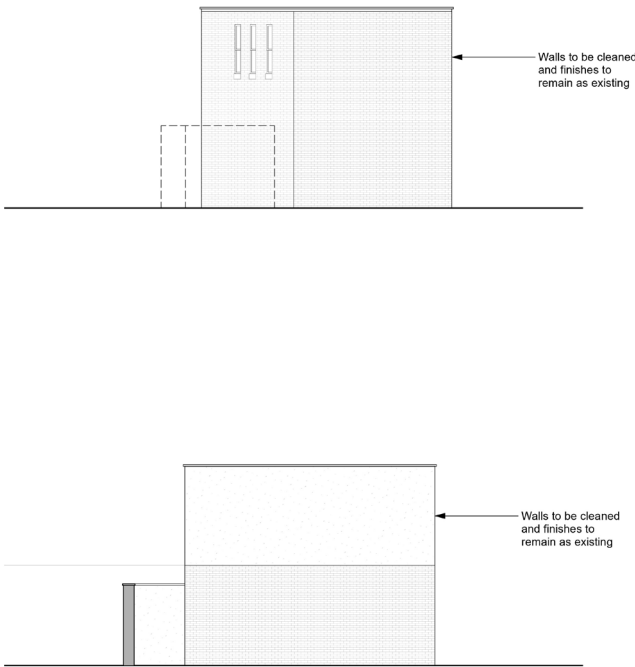
The existing site has no greenspace for the new dwellings and will not seek to create new landscaping for the residents as the existing yard space will need to accommodate parking bays, bin stores and the access staircase to the Flat 2.

However, there is a public park immediately opposite the application site on Church Stile which will provide the amenity space for residents living in the new flats.



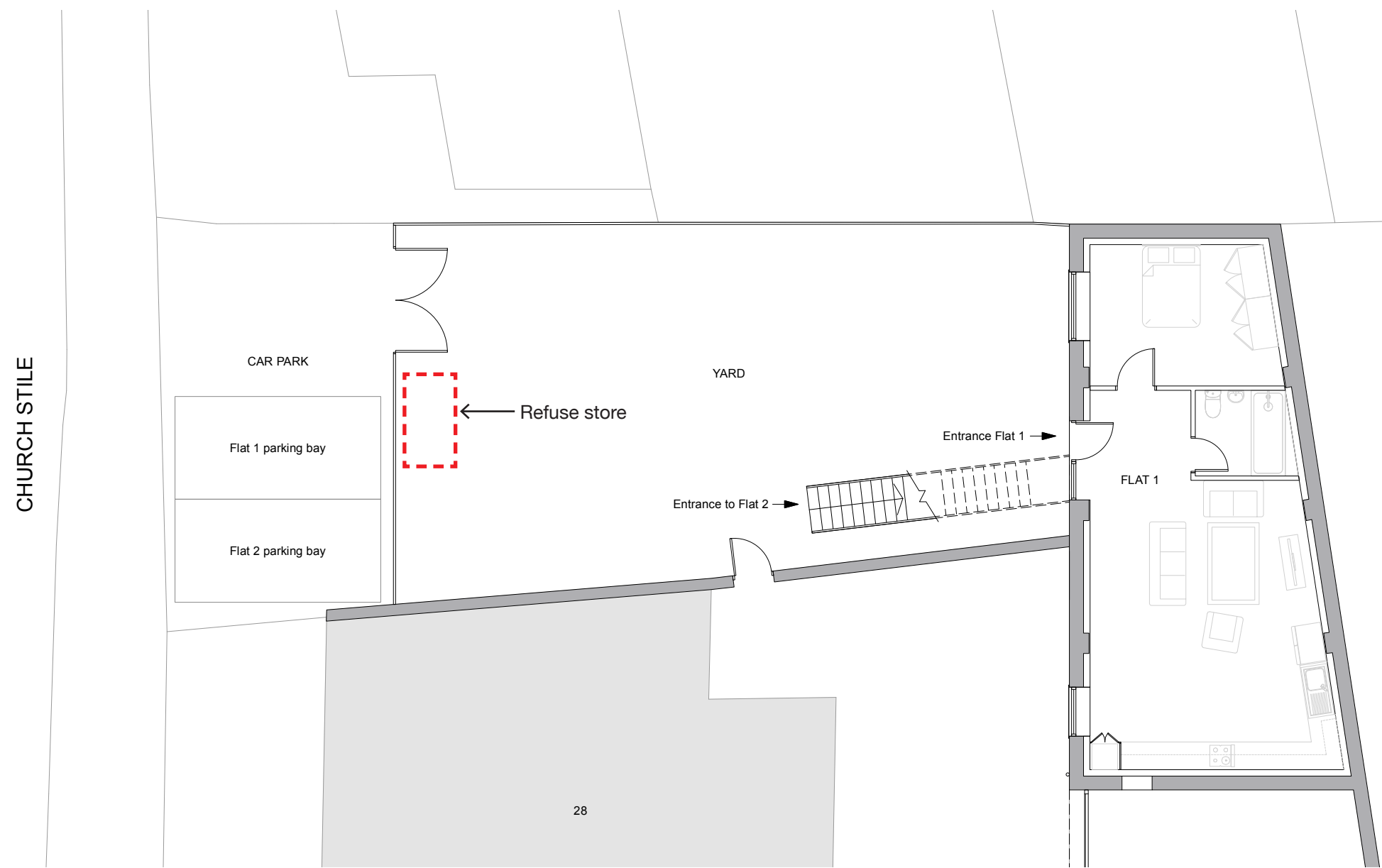
PROPOSED FRONT AND REAR ELEVATIONS

Figure 11. Proposed building elevations



PROPOSED SIDE ELEVATIONS

10 ACCESS



Vehicular access will remain unaltered; it will come directly from Church Stile. The parking bays will be at the far end of the site close to the road for ease of access and egress.

The new residential dwelling have a car parking bay each for residents living in the flats. The proposal locates the car parking bays are further into the yard and pushes the gate and fence further back to accommodate.

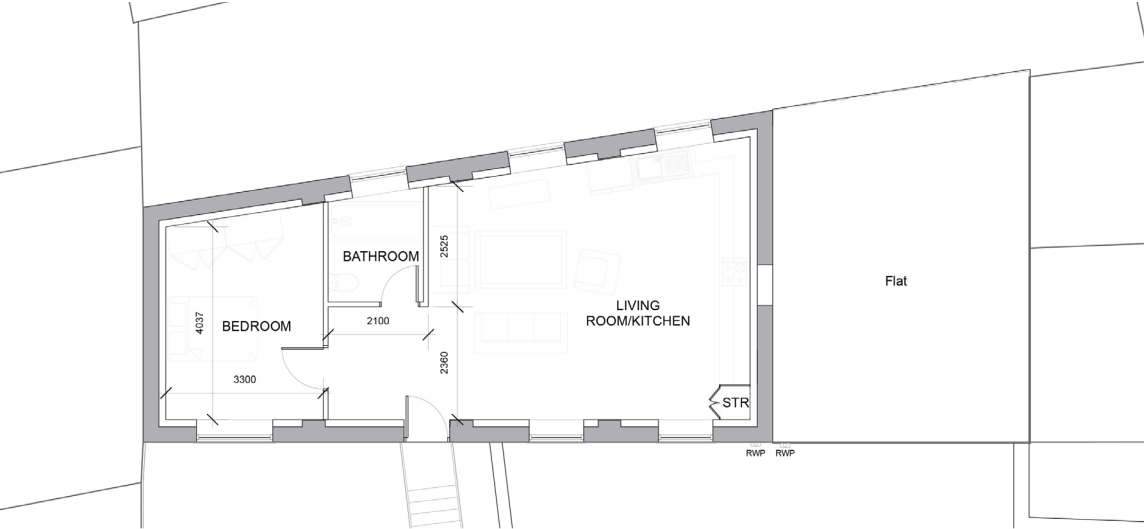
- From a macro perspective, the site is situated near:-
- Place of worship – 320m
 - Public Park – 5m
 - Shops – 100mm

- From a micro perspective:-
- The ground floor flat (Flat 1) has a level access to the principal entrance.
 - Flat 2 on the first floor is access via an external staircase from the yard space, designed to comply with Approved Document Part K.
 - Flat 1 entrance will have a threshold of no more than 15mm level change between interior and exterior.

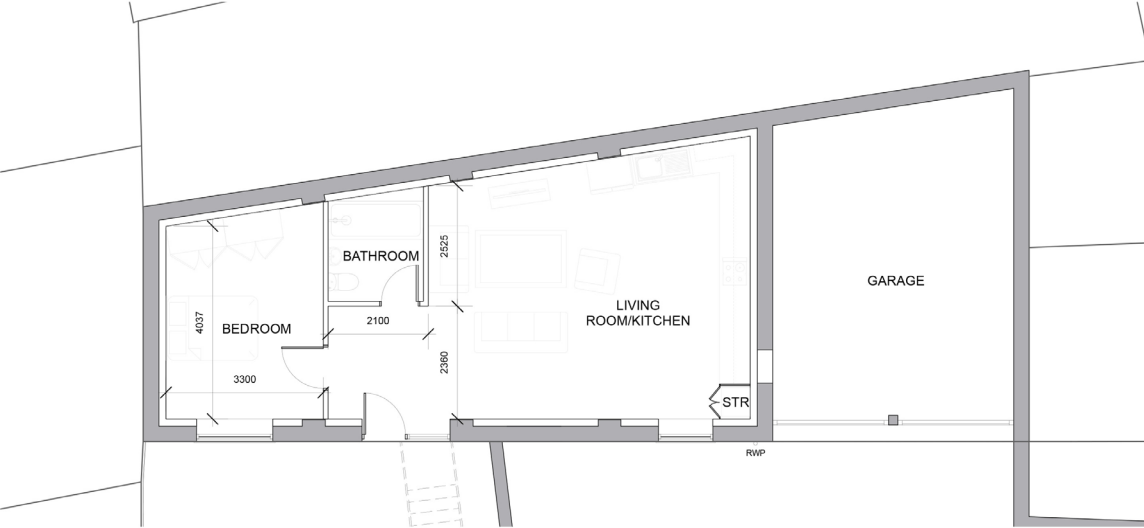
The refuse collection will be located at a dedicated area which will not require the refuse vehicle to enter the site.

Figure 12. Proposed site access plan

11 SUMMARY



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

Figure 13. Proposed floor plans



Figure 14. Existing building photos

This scheme proposes to revitalise an existing, dilapidated building to provide high-quality single bedroom dwellings within this residential district of Rochdale town. Seeking to work within the existing massing of the site so as not to negatively impact on neighbouring buildings or harm the character of the area.

- Overall, there are several key positive attributes to the proposal:
- The proposed scheme makes use of an existing building in order to provide housing whilst reducing the overall carbon footprint of the new development.
 - The amount, scale, appearance and layout all provide for high quality built environment which is sensitive to the surrounding context.
 - The proposed developments provide a variety in the housing market in this part of Rochdale which is dominated terrace family housing. It will enable younger individuals or couples to be able to move into the area for work and living.