M. FAROOQ **BUILDING DESIGN SERVICES**

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Design & Access Statement

31th May 2018

***Location**: Land Adjacent to 158 Drake Street Rochdale OL16 1PX*

***Proposal**: The Erection of Building Comprising of five Self-Contained Flats on Vacant Land.*

The above-mentioned sites in the middle of a commercial and residential area, where most of the ground floors are used for commercial purposes and first floors being used for residential living or offices. Historically the land used to be occupied by offices at ground floor and residential living at first floor which was demolished. Now the land is fenced off and not in use. The property is next to a building which is being used as ground floor shops and residential living with first floor self-contained flats.

Mr. Mohammad Saeed is the new owner of the site and now has consulted Building Design Services (BDS) in the last 4 months or so and showed his intensions to change the use of the site from an abandoned piece of land into five self-contained flats comprising of two on the ground floor and two at first floor level and one flat on the second floor. Each flat would comprise of one-bedroom accommodation with an integral living/kitchen area and a bathroom. All the flats will be designed to provide privacy, security and affordability in mind.

Mr. M Farooq from BDS visited the site following initial discussions and proposed the
following plan: -

The proposed plan is

- To erect a two-storey building at this address as per plan
- The ground floor will consist of two self-contained flats, each of them consisting of one-bedroom, en-suite, living and kitchen area. These two ground floor flats will have their own private garden and amenity space overlooking the rear bedrooms.
- The first floor will have two self-contained flats each of them consisting of one-bedroom, en-suite, living and kitchen area.
- The second floor to consist of one flat with integral living/kitchen area and bathroom
- To construct an 1800 high boundary wall at the rear and side of the proposed building.

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- The proposed car parking and refuse arrangement area at the rear of the building.

The building will have one access at the front of the building and one at the rear of the building, both of which will be disabled accesses. The main access for the self-contained flats at ground floor and above is in the middle of the front elevation of the building and to access the flats above. The stairs leading above providing a low risk security upon residents entering / leaving the building. The stairs leading to the first floor opens into the hallway, which has access to the two self-contained flats. The stairs up to the second floor in the roof space leading to the flat on this level.

Mr. Mohammed Saeed understand the access needs of different uses. Therefore, the building has been provided disabled access and the flats at first and second floor have been provided the best suitable access through the stairs.

There will be a change in the external view of the land with the erection of the building, however, the proposed plan will bring this piece of land together/ adjoining with the other buildings adjacent to the other side of the land. The proposed plan will provide a new use to this un used piece of land, which will have extremely good environmental impact on the building and to the local community, hopefully it will attract valuable tenants for Mr. Saeed and increase his business. The local community will have a better business in their area.

The immediate neighbours and some of the local community members have been consulted in this regard and found to be happy with the future plan. The proposed plan is considered the best environmental practicable option by BDS and it would satisfy the governments expectation upon LA for 'sustainable development' furthermore the development would improve the appearance of the surrounding area.