

DESIGN AND ACCESS STATEMENT
Name and address of proposed development site – The Salvation Army Newgate Rochdale OL16 1AW
Proposed Development or Works– To replace all existing aluminium windows and doors with new aluminium windows and doors. In addition, the existing canopy over the front entrance is to be renewed along with a new sign.
Consultation - Bob Melling (Assistant Planning Officer) was consulted for pre-application advice 20-26 July 2023. In addition, following an email received from Hamish Rigg (Temporary Assistant Planning Officer) on 26th September, it was requested that the initial certificate of lawfulness be withdrawn and a new application for full plans be submitted.
DESIGN COMPONENTS
Layout - The new aluminium windows/doors will replace the existing aluminium windows/doors on a like for like basis. No new window/door openings are proposed. The existing windows/doors are original (circa 30 years old) and are beyond their intended design life. The new aluminium framed canopy (with new sign above to be approved by The Salvation Army) will replace the existing GRP canopy over the main entrance (canopy design to be approved by The Salvation Army).
Scale / Appearance – The proposed scheme will have minimal visual impact on the appearance of the building as the existing window/door openings are to be utilised i.e. no new openings are proposed. The fenestration to the windows is to be improved to remove the existing multiple mullion design which can restrict daylight into the rooms whilst the framing appears excessively busy. The new windows/doors will have aluminium frames as existing. The proposed finish is RAL 3004 Purple Red to match the red shield of The Salvation Army. The insulated panels will also have a matching colour. The double glazed units will have an improved profile to assist with reducing heat losses and improve energy efficiency to the building. The new canopy will be marginally larger than the existing in order to provide shelter for visitors to the building. The new canopy is to be 3.5m wide x2m deep x 2.4m high.
Setting – The building is located on Newgate which is mainly a commercial district. The Memorial Gardens is opposite with the Town Hall beyond. The site is outside of the Rochdale Town Centre Conservation Area (extended 2011).
ACCESS COMPONENTS
Degree of access / emergency access - The proposed scheme is to include new auto sliding doors to the entrance which will be an improvement on the existing manually operated doors. This will improve access for all building users including wheelchairs users.