



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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Date: February 2023

Our ref: 22.2895
Your ref:

DESIGN & ACCESS STATEMENT

Application Type: Full Planning Application
Proposal: Respective approval for External Staircase & Change of Use from Bakery Storage to 4 bed HMO
Location: 20 Oxford Place, Rochdale, OL16 5LU

The proposal is the change of use of the existing first floor of 20 Oxford Place, Rochdale, OL16 5LU, from its former use as storage for the Bakery at 323-325 Oldham Road, to 4bed HMO new external staircase.

The ground floor (16-18 Oxford Place) of the property is retained for use by the Bakery (Whippy's Pies).

The new external staircase is insitu, galvanized coated, steel stairs with handrail and top level landing.

Bin Storage and Cycle storage to the South of the site adjacent to the external staircase.