

DESIGN AND ACCESS STATEMENT

Property Address: 1 DRAKE STREET ROCHDALE OL16 1RE

On Behalf Of:

Mr. Noah Fletcher,
Principal Director,
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Compiled By:

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To be read in conjunction with submitted plans, schedules and specialist reports prepared in light of previous schemes with advice from Rochdale Planning Department and assistance from Lynsay Ewart, Principal Planning Consultant, Paul Butler Associates, 31 Blackfriars Road, Salford, M3 7AQ

The Proposed Development:

to refurbish and convert an existing historic grade 2 listed former coaching inn and snooker hall into a residential building comprised of 2 floors of apartments and 1 of HMO accommodation.

THE AIMS OF THIS STATEMENT ARE AS FOLLOWS:

1. to establish the actions that have been taken in light of the advice received in terms of number, scale, design and type of the apartments based on the previously submitted scheme and the Grade listed building status of the existing building
2. the relation to the existing buildings on the site and the neighbouring properties re: height and separation distances
3. re: amenity space, parking provision and environmental and ecological aspects of the proposals.
4. wider considerations such as transport links, local amenities and Rochdale Council's policy re: provision of affordable, energy efficient modern residential and commercial accommodation for the local and borough wide market in a popular and successful town centre location.
5. local heritage and historic development considerations re: the influence on the design and it's appearance in the street scene.

THE DESIGN STATEMENT IS AS FOLLOWS:

Taking into consideration the local abundance of residential and commercial buildings of heritage and character and that of the buildings that occupy the site it was decided to adopt a conservative and traditional approach to the design and materials used for the proposed building and to consciously reference and adopt design cues from the fact of it being a Grade 2 listed building.

The following statement and photos will demonstrate the interesting, architecturally diverse character of Drake Street and the importance of the connection between what was formerly Rochdale's principal shopping street and the historic heart of Rochdale around the old Grade 1 listed Town Hall conservation area. Drake Street itself, in close proximity to the site, includes historically important buildings such as Champness Hall and Rochdale Pioneer's first retail outlet shop, possibly the first store of it's kind in the world. As such Drake Street is an important historic asset that can be linked to both the Town Hall and Toad Lane Conservation Areas.

1. VIEW OF TOWN HALL CONSERVATION AREA (SITE AT BOTTOM LEFT)



VIEW OF SITE ALONG DRAKE STREET



HISTORIC VIEW ALONG DRAKE STREET TOWARD
IVESONS AND ROCHDALE PIONEERS WAREHOUSE



THE ORIGINAL BUILDINGS

No.1 Drake Street.

The Grade 2 listing reads as follows:

' Originally a hotel, built in 1810 the building is in brick on a stone plinth, with stone dressings, cornices between the floors, a modillion eaves cornice, and a slate roof. It has a double-depth plan, three storeys, five bays and a wider bay at the right. In the third bay is a doorway with an Ionic doorcase and a pediment, and in the sixth bay is a wider entrance with four Ionic pilasters and an entablature. The windows are sashes with architraves, and those in the ground floor also have pulvinated friezes.'

A two storey building with a purpose built first floor snooker hall with an open hipped end roof was added around the turn of the 20th Century. The ground floor storey of this is not included while the former snooker hall is an integral part of no.1 Drake Street and it's re-use forms part of the current application.

Access and Servicing

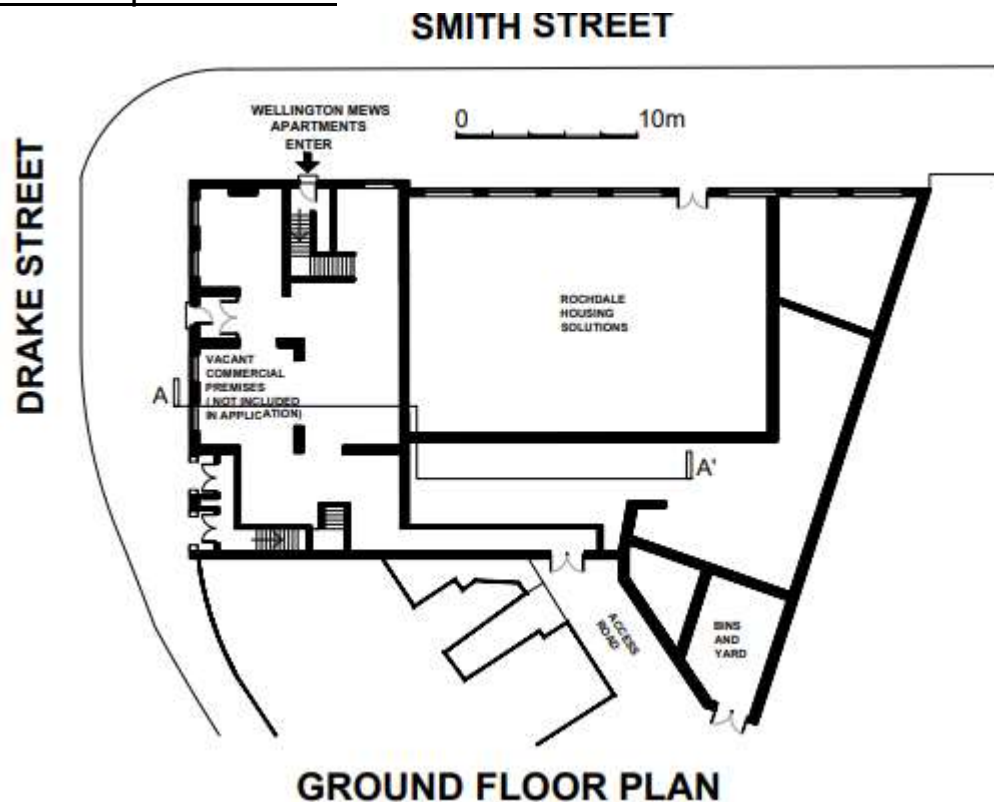
1. The bin storage area and secure on site bicycle store are located to the rear convenient for residents as shown on the submitted plans.
2. It is intended to build the apartments to the latest construction and environmental standards in line with recently up- graded heat loss and BREEAM excellent ratings achievable due to the compact design and proposed adoption of robust details and standards from the building regulation and building research establishment recommended standards.
3. The accessibility principles followed in the design of the site and buildings aim for level access for both pedestrians, ambulant disabled, wheelchair users and cyclists which includes dropped kerbs and ramps as required. Door thresholds generally to be level with external pavement level and internal vertical circulation.
4. This is the objective where possible but as the existing is Grade 2 listed it is also our intention to minimise removals from the historic fabric of the

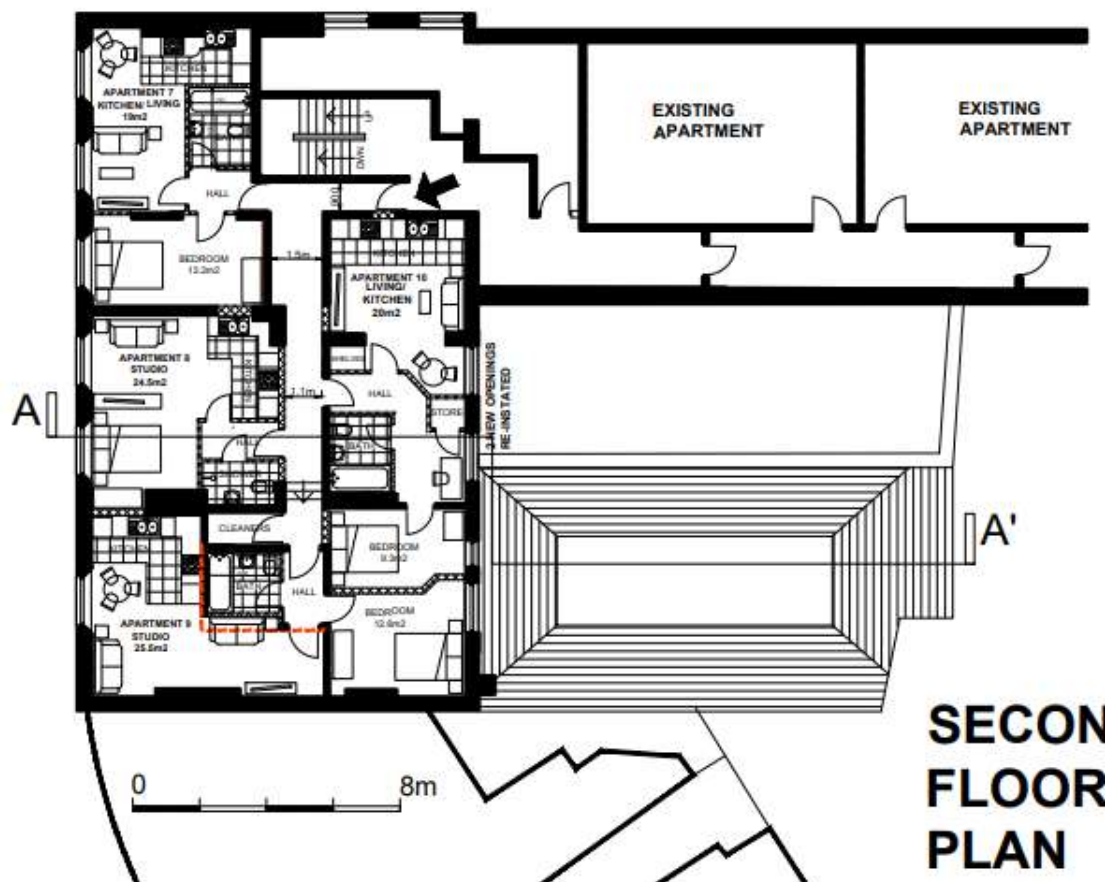
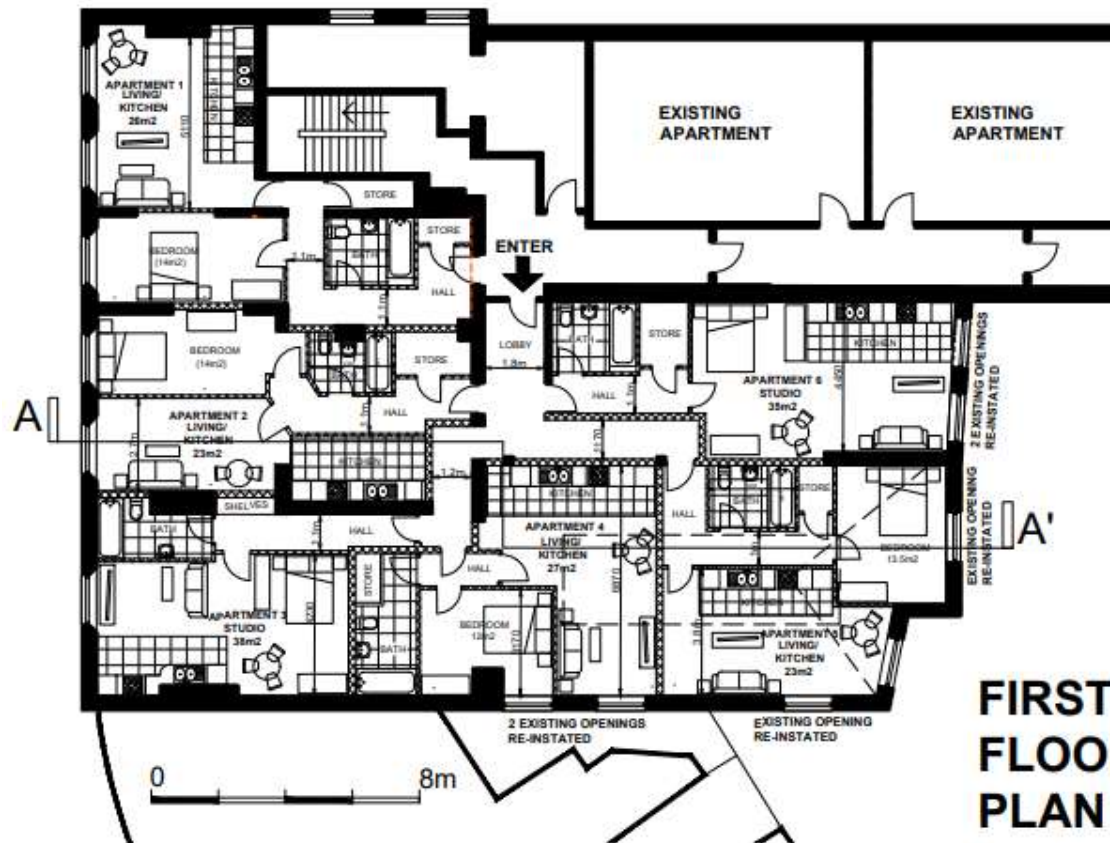
building including not installing a lift which would be a major intrusion into this structure.

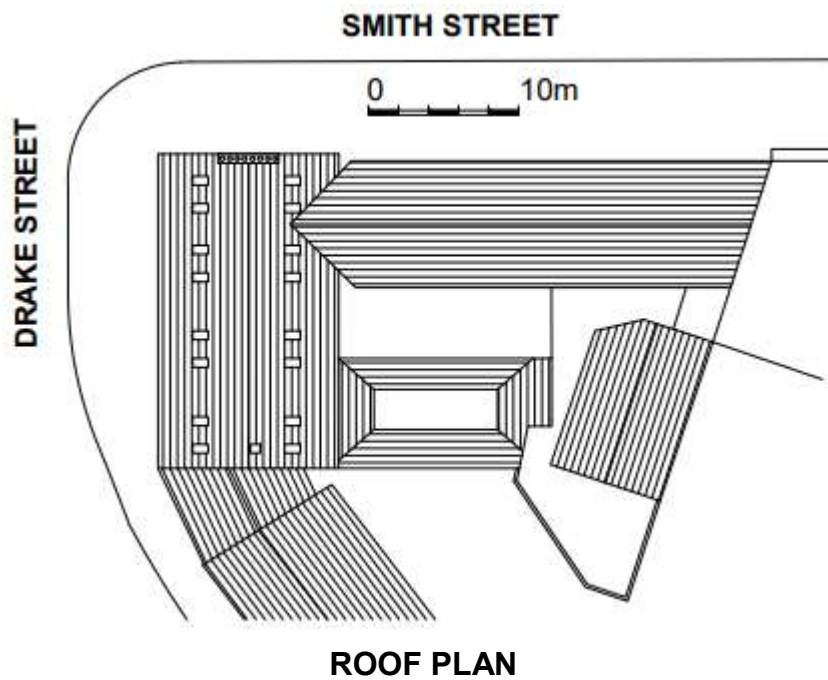
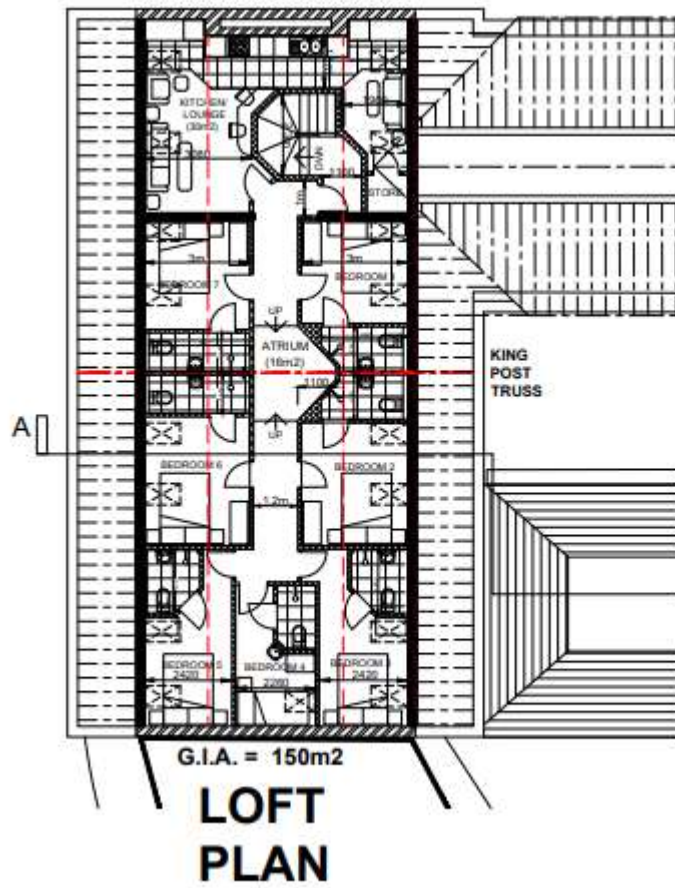
5. The existing 3 storey residential accommodation accessed from the Smith Street has no provision for a lift and therefore we believe this may not be a necessary requirement for this new application.

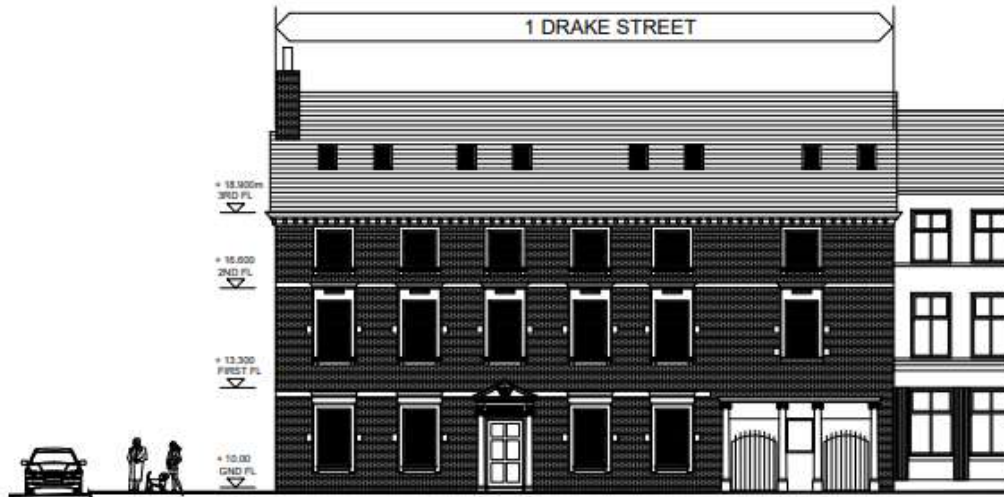
6. It is the intention to provide bin storage to the rear of the site- please refer to the Proposed Site Plan for details.

The Proposed Plans





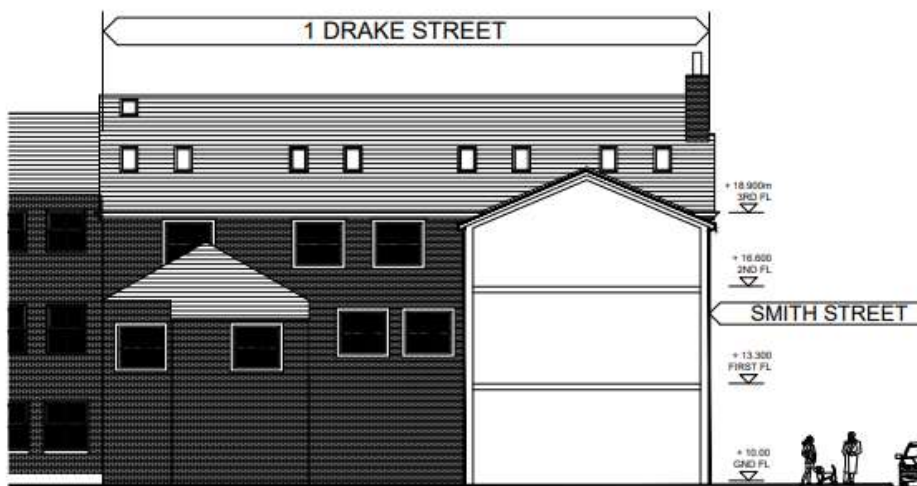




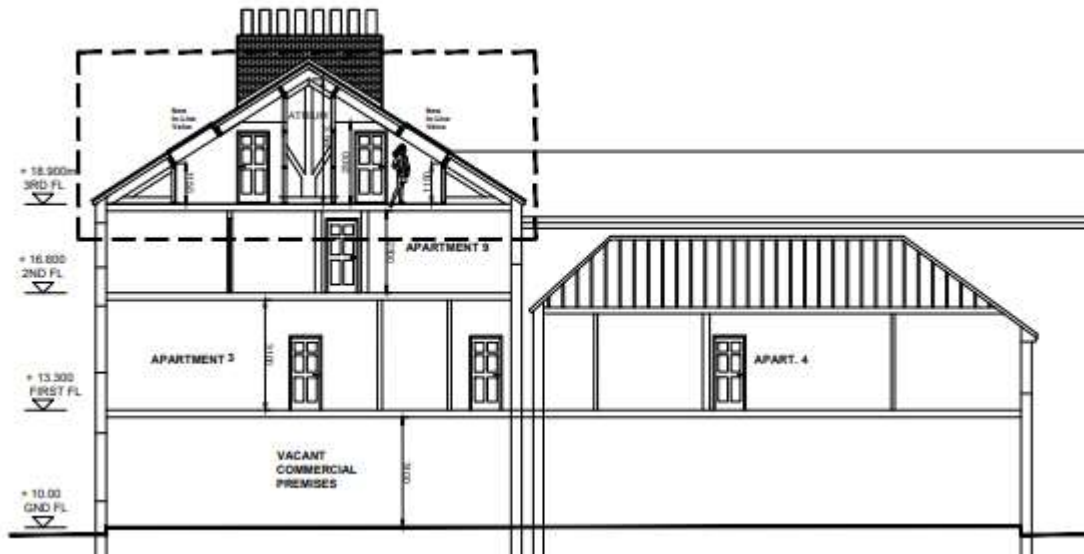
DRAKE STREET ELEVATION



SMITH STREET ELEVATION



PROPOSED REAR ELEVATION



CROSS SECTION

CONCLUSION

We believe this development represents an excellent opportunity to significantly enhance the amenity of the local area by providing new apartments to a modern, energy efficient standard that respects both the heritage and aesthetic of the locality and listed building. And also providing much- needed affordable accommodation for local people and new-comers to the area with the opportunity to live and work on site with a wide range of local shopping, educational and transport amenities on the doorstep.