



DESIGN & ACCESS STATEMENT

St Chad's House,
32 Church Stile,
Rochdale
OL16 1QE



**ANDERTON
GABLES**
PROJECT + BUILDING
CONSULTANCY

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COMMERCIAL BUILDING SURVEYING



DESIGN & ACCESS STATEMENT

ADDRESS

St Chad's House, 32 Church Stile, Rochdale OL16 1QE

PREPARED FOR

Mosscaire St Vincent's Housing Group
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7th,
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AG22-0379



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1.0 INTRODUCTION

This Design & Access & Heritage Statement has been prepared to support the Application for the proposed change of use at the subject property, which is currently utilised as a two-storey commercial office space, into four separate self-contained flats as part of the supported living services the current building owner provides.

This document has been prepared in conjunction with the existing and proposed drawings prepared by Anderton Gables which have been based on the design requirement of the building owner. As such, this should be read in conjunction with the referenced drawings.

2.0 DESIGN

2.1 LOCATION

The building is located at 32 Church Stile, OL16 1QE as demonstrated below.



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2.2 DESCRIPTION

The existing building is a two-storey office block building located at the junction of Church Stile and Great George Street. The site faces west fronting Church Stile and is served by a shared car park to the east elevation. The site has a pedestrian entrance to the west and access to the car park is gained via a shared vehicular entrance to the north.

The building is constructed via traditional means and comprises load bearing cavity masonry walls with a facing brick to the external leaf. Floors are a combination of load bearing concrete slab to the ground floor with suspended concrete slab to the first. The external windows are a combination of single- and double-glazed timber framed units with external doors being a combination of solid timber and glazed casements.

The proposal seeks to convert the current office space into 4no. 1 bed self-contained supported domestic units.

The proposed development aims to utilise the existing openings to the building where possible to minimise the alterations to the existing elevations.

Changes to the elevations will occur to the rear elevation (east) and include two additional single openings to the form two new and separate entrances to the ground floor units as well as covering 80% of the roof with PV panels.

This report supports the proposed change of use at St Chad's House, 32 Church Stile, Rochdale.

2.3 USE

The site is currently a commercial office space and the proposed change of use would seek to convert the building to residential use, more in keeping with other domestic properties in the area.

The existing internal layouts will be altered with the combination of removal and additions to create the proposed layouts as per the proposed drawings which form part of the planning application. All areas will be utilised for standalone supported living residential units.

2.4 AMOUNT

The current proposal will be mostly confined to the alterations of the existing internal layout and refurbishment of the existing fixtures, finishes and mechanical and electrical installations.

The alterations externally will be the construction of the accessible ramps which will be formed to the east elevation providing level access for prospective tenants as well as the PV panels on the roof.

2.5 LAYOUT

The proposed alterations to the existing layout are intended to utilise the existing internal load bearing walls where possible to both the ground and first floors. Furthermore, the alterations have been formed in a way to utilise the existing window openings to reduce the impact on the existing appearance.



Our proposals plan to incorporate to new openings to the east elevation at ground floor level and incorporate two new accessible ramps to provide access to the ground floor accommodation for prospective tenants who may have mobility issues. With this proposal , we accommodate accessible living to the people who suffer mobility issues despite no functional lift on site.

The units to the first floor be accessed from the existing main entrance to the west, utilising the existing circulation space. Further security measures will be employed via an intercom system to the main entrance.

2.6 SCALE

The proposed works incorporate any changes to the scale of the building.

2.7 LANDSCAPE

The shared parking to the rear will be maintained.

2.8 APPEARANCE & MATERIALS

The proposed changes to the exterior of the building include the replacement of the existing windows with new uPVC double glazed equivalents, new entrance doors with a similar double glazed uPVC units and new uPVC rainwater goods, soffits and fascias.

The only changes to the existing appearance are localised to the two new entrances to the east elevation, two new accessible ramps. Additions to the roof space will include covering 80% of the space with PV panels.

3.0 ACCESS

3.1 STATEMENT OF INTENT

All alterations will comply with current legislation and Building Regulations.

Furthermore, we have undertaken an EPC assessment to help identify where improvements can be made to the current building to improve the EPC ratings and employ more sustainable installations. These recommendations have been incorporated into the employer's requirements as part of the tender process.

3.2 CONSIDERATION

Consideration has been given to the Equality Act 2010. As such, we have proposed two level access ramps to the rear of the property to provide access to flats on the ground floor of the unit.

This is to provide two accessible, supported living units despite there being no functional lift on site.

3.3 CONSULTATION

There has been no formal consultation undertaken with respect to any of the proposed development and the change of use.



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