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DESIGN AND ACCESS STATEMENT

CHANGE OF USE APPLICATION TO FORM 8 BED HMO AND LIVING AND KITCHEN SPACE

190 Milkstone Road
Rochdale
OL11 1NA

INTRODUCTION

The proposal site consists of an existing four storey end terrace property located along Milkstone Road, Rochdale. The Site is split level allowing for a partial basement area to the rear which can be accessed from the rear of the property given the site topography. The surrounding area consists mainly of residential dwellings in the form of detached, semidetached and terrace houses with a mixture of red brick, rendered and pebble dashed facades. The rear of the site offers a garden area with a private shared access road leading to an open area which previously housed private garages.

Transport links are located around the site with Milkstone Road forming a key highway connection to Rochdale Town Centre from areas such as Lower Place, Queensway and Oldham Road.

PROPOSAL

The proposal looks to retain the existing building in its entirety and modify the internal arrangement to provide 8 new HMO bedrooms each with access to a private en suite with shared living and kitchen space located to the lower ground floor area of the property. The proposed residential use of the site fits with the existing building use as well as the surrounding use. RMBC adopted HMO standards have been adhered to and exceeded where possible to ensure comfortable living for proposed end users. Given the proximity to Rochdale Canal, Rochdale Town Centre and newly adopted cycle routes; the proposal includes an external cycle store for up to 10 bikes in an effort to encourage and promote sustainable transport means in the area.

Given the nature of the development coupled with the transport links found in the area and the newly provided cycle storage areas, vehicular parking is not considered to be the primary form of access to the site for proposed end users however 2 parking spaces would be offered to the rear of the site in order to accommodate visitors or end user vehicles.

No new construction works are proposed to the building with only a single new window being formed along the side elevation to facilitate a bedroom. Works mainly consist of renovating and adapting the existing building to form the proposal. The existing appearance and aesthetic of the existing dwelling will be maintained.

ACCESS

Current access is provided from both Milkstone Road to the front entrance and the rear access road to rear. In order to maximise the potential of the property, the new main access is to be formed from the lower ground floor area with the existing main front door removed to enable a new bedroom. The new main access to the lower ground floor would be level access and leads to the central staircase of the building.

BIN STORAGE

The rear of the property allows space for bin a new bin storage area. Following the proposal, bin management will match the existing bin management system with bins moved to Milkstone Road on bin collection days.

CONCLUSION

The proposal meets all necessary requirements for a successful HMO development in the Borough. It is considered that the proposal will have little to no impact on the surrounding dwellings given the proposed use. No additional construction works are proposed as part of the proposal; maintaining the current site orientation and surrounding dwelling outlooks.

Overall the proposal looks to reinvigorate an otherwise tired site by incorporating sustainable development while improving the local community and economy with the introduction of 8 new residents and further diversifying the residential options found in an area close to Rochdale Town Centre.