

Design and Access Statement in relation to;

Proposed development;

744 Manchester Road,

Castleton,

Rochdale,

OL11 3AQ.

INTRODUCTION;

This planning application relates to the proposed change of use and external alterations to existing ground floor shop premises at the above address.

The property currently comprises a vacant retail premises at ground floor with a two-bedroom apartment above at first floor level. The property is accessed at the front via steps and entrance doors into the shops. The apartment above has a private access and staircase accessible via the shared outside amenity space at the rear of the property. The property is situated on the main throughfare through Castleton and the current delapidated frontage the property contributes little to the street scene.

Current market trend suggests a downturn in the requirement for smaller commercial units – evidenced by the number of empty and boarded up commercial properties along Manchester Road along with an increased demand for smaller affordable residential units which has prompted this application.

The following text comprises a Design and Access Statement to comply with relevant local authority requirements.

DESIGN;

Quantity.

The proposal involves the change of use and development of 1 apartment at ground floor level. The existing single storey front projection is intended to be removed, and a private forecourt formed in front of the new entrance at ground floor. This forecourt will be formed using existing dwarf walls with the addition of metal railings to top the walls providing an area of separation between the dwelling and the public areas on Manchester Road.

The proposed alterations will be carried out using traditional materials to match surrounding and existing properties.

The area of amenity space at the rear of the property will be maintained and will be available to the new apartment and the existing first floor apartment. This space provides adequate amenity space for a development of this size and will enable refuse storage and collection to be carried on as it is currently.

Layout.

The scheme has been designed to maximise the development potential of the ground floor area.

Scale.

The proposed alterations to the building frontage will reduce the scale and mass of the current building and the frontage will reflect similar units along Manchester Road to the North of the subject property which have also recently been converted to apartments.

Appearance.

The proposed materials used in the proposed alterations are what might be termed 'traditional'. Adopting this approach, along with architectural detailing which reflects surround properties, means that the proposed alterations can be considered sympathetic to their surroundings.

ACCESS;

The property is currently accessed directly from the footpath on Manchester Road via a stepped approach. It is intended that this access will be retained. Access is also available at the rear of the property where level access will be provided into the proposed apartment. Therefore, the proposal provides access suitable for people of varying levels of mobility in accordance with current Building Regulations.

We are of the opinion that the property should be considered to be located in a sustainable location and the type of accommodation proposed suggests that car parking provision in accordance with current council policy should not be required to be provided on site.

JUSTIFICATION;

It is considered that the proposed development would not detract from the character and appearance of the area and in fact the proposal would make a positive contribution to the area by providing an opportunity to enhance the frontage along Manchester Road. The proposal provides much needed accommodation of a type which is in demand. Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.

Prepared by;

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