Proposal for Conversion of Existing Vacant building to form 10no Dwellings.

I Whitehall Street, Rochdale, OL12 0LF

Design and Access Statement and Heritage Statement

On Behalf Of

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Prepared by

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This Design and access Statement accompanies the full planning application for the proposal.

Contents

1. Introduction

2. Assessment

- **2.1 Listed Building and heritage asset**
- **2.2 Planning policy and Background**
- **2.3 Further Site Analysis**

3. Evaluation

4. Design

- **4.1 Use**
- **4.2 Amount**
- **4.3 Layout**
- **4.4 Scale**
- **4.5 Appearance**

5. Inclusive Access

- **5.1 Site Location**
- **5.2 Building Access**

6. Sustainability

7. Conclusion

1 Introduction

This statement has been prepared by Philip Lambert Architecture Ltd in support of a planning application for the redevelopment of the vacant Building located at I Whitehall Street, OL12 0LF.

The report has been prepared on behalf of the applicant, the owner of the site and has been used to inform the design process. The proposal is to make good use of an empty building to create 10 greatly needed dwellings for the town.

The site, currently vacant, is located in the heart of Rochdale at the junction where Whitehall Street meets Yorkshire Street.

The building is a Grade 2 Listed building.

The Design and Access Statement has been prepared in line with the recommendations within the guidance document "Design and Access Statements: How to Write, Read and Use them", published by CABE.
It is our intention to illustrate in this document a proposal which can meet the following key objectives:

• A distinctive place to live offering a mix of living accommodation.

• A high-quality architectural design that has a strong contextual response & relationship with the surrounding historic fabric.

• A building design that responds positively to the broader historic environment.

• Provision of secure resident's cycle storage.

There is a great need to regenerate and re-purpose existing vacant buildings, in order to create high quality living environments, this building should be seen as a prime example of a building in desperate need of attention.

The scheme should look to provide, where possible a secure bicycle storage for all residents.

In compiling this Design and Access Statement, reference will be made to various national government and Local Council reports in order to illustrate the proposals align with the requirements. Images and maps will also be referenced to create a greater understanding of the site.

2.1 Assessment – Listed Building

2.1.1 - Executive Summary

This report was commissioned by Lajos Maurovich Horvat. Its purpose is to assess the contribution which the site and building make to Rochdale Town centre. And to assess the impact of proposals to alter an existing vacant Building into 10no. Dwellings.

The proposal aims to minimize alterations to the building as seen externally and the conversion works where possible with the existing structure.

There are no additional openings in the façade, other than to open up those which have historically been blocked up. The proposals are only to enhance the existing openings. All windows will be replaces with traditional sash style windows.

The proposed works are considered to constitute much less than substantial harm in planning terms and to be more than offset by the importance of the asset's conservation.

There is a presumption in favour of sustainable development within the NPPF. Overall, the proposals are considered to be beneficial to the town and of the existing building.

This report could be added to the Historic Environment Record as a permanent publicly-accessible record, in keeping with the requirements of Policy 199.

2.1.2 Assessment – Physical / Context Photos

Rochdale

The below description is provided by Link for life .org

'Rochdale's recorded history began in 1086, with an entry in William the Conqueror's Domesday Book, which was a survey for taxation assessment. In 1251 the town was granted a Market Charter giving it the right to hold a weekly market on Wednesdays with an annual fair in October. Rochdale was also at the hub of one of the largest ecclesiastical parishes in the country. In 1724 Daniel Defoe described the town as 'a good market town of late much improved in the woollen market.' Sited near the border of Lancashire & Yorkshire, with a network of packhorse tracks linking towns & villages, Rochdale was well placed to take advantage of the growing woollen trade. Later on came the turnpikes, the first in the area being the Blackstone Edge Turnpike in 1735. By the late 1700's Rochdale had several 'manufacturies' and was noted as being 'remarkable for many wealthy merchants.' Expanding trade links led to the building of the Rochdale Canal, which opened in 1804. Thirty-four years later the railway was built. By 1844, when the Rochdale Pioneers opened their Co-operative shop on Toad Lane, Rochdale had become a busy industrial town, with thriving textile, engineering and coal mining industries. With industry came urbanisation, with mills, foundries and row upon row of terraced housing.

In 1856 Rochdale was incorporated as a Borough, with an estimated population of 34,545 people. Jacob Bright, the brother of John Bright, was the town's first Mayor. Over the next 50 years the Town Council paved & lit the streets, improved sewage & refuse disposal, built reservoirs and demolished slums. They took over the supply of electricity & gas, built schools, a public library, museum & art gallery, developed tramways (partly covering the River Roch in the process) and acquired parks and public gardens. They also built the magnificent neo-gothic Town Hall (opened 27 September 1871). Services included the police, health and the fire brigade - not to mention the provision of a 'workhouse'. Amid all this change the people of Rochdale continued their lives. There was shopping to be done, church & chapel to attend;

work followed schooldays, there were trips & holidays, visits to the pub, theatre & music hall - and later on, the cinema.
During the twentieth century there were more changes. In the 1920's the Council began to build housing to replace the worst of the slums. Later on, in the 1960's & 70's came low rise and high rise flats - some of which proved a disaster and were demolished within 30 years.
In the 1970's buildings on Yorkshire Street and in the Butts were demolished to make way for a new market and shopping mall, a Bus Station with multi storey car parking (scheduled for demolition in favour of a new plan) and new Council Offices. Streets in the St Mary's Gate area were demolished in the 1970's to make way for a new road scheme. A new Police Station and Magistrate's Court stand on the site of the old cattle market in the Holme. These are but a few of the changes made in the town, as old gives way to new.

The Existing building is sited on the corner of Yorkshire Street and Whitehall Street. Yorkshire Street is one of the primary roads through this part of town.

The site sits in the heart of the community with all facilities within walking distance.

Yorkshire Street runs SouthWest to NorthEast with the building being positioned to the NorthWest, following along Yorkshire street to the South West you will arrive at all the local commercial businesses / retail shops, cafes, restaurants etc.

The listing for the building as denoted on Rochdale MBC Website is as follows:

335/10/120 WHITEHALL STREET 12-FEB-1985 (West side) 1 AND 3 EAST GATE STREET (South side) 20

GV II

Also Known As: YORKSHIRE STREET SD 8913 NE ROCHDALE WHITEHALL STREET (west side) 10/120 Nos. 1 and 3

G.V.

Includes Nos. 20 East Gate Street. Houses now offices. Early C19. Brick with stone dressings and slate roof. Two houses each consisting of central entrance and staircase with rooms to either side. Yard to rear. No. 1 is double pile with access to a basement from Yorkshire Street and is 2 rooms wide. No. 3 is one room deep with one room to the left of the door, and two rooms to the right, a small 2- storey wing to the rear and a rear access on East Gate Street. Three storeys with a total of 7 bays to Whitehall Street, 3 to Yorkshire Street, and 4 to East Gate Street. Stone plinth and door surrounds with overlights'pilasters and cornices, and four-panel door to No. 3. Windows mainly original sashes with stone wedge lintels and sills except for 2 tripartite sashes to ground floor of No. 3 and Yorkshire Street elevation. Timber modillion eaves cornice and hipped roof. Two stone door surrounds to East Gate Street and brick pilasters. Stone banding and cast iron railings to Yorkshire Street elevation.

Listing NGR: SD8985713704

2.1.3 Assessment – Condition

An appreciation is needed of the current state to which the building is in, any development that allows this building to be renovated should be seen as a positive one. There are very few original features left internally as previous owners have destroyed any fabric that may have been worth saving.



Second Floor



Second floor



First floor



First floor



Ground floor



Basement



Yorkshire Street Elevation



Whitehall Street Elevation

2.1.4 Assessment – Architectural

Feature	Description	Heritage significance	Proposed works	Impact of proposed works on heritage significance
Roof throughout	*Slate roof laid in diminishing courses. Wooden pegs. C19 sawn rafters and purlins. Overall in good condition.*	*Good-quality slates and roof timbers probably original to outshut which was built in C19.*	*1. keep roof slates in situ, only replacing where repairs are needed or where rooflights are to be inserted.* *2. Repair roof timbers where needed, but leaving existing outer structure in tact. Modify primary structure within where needed to suit.* *3. install new insulation internally.*	*Very minimal impact is to be made, the roof will appear not much different to what is does prior to work being undertaken.*
Windows throughout	*Original tradtional timber frames single glazed windows. Predominantly removed throughout by previous owners.*	*The windows have a detrimental effect on the appearance of the building as they need to be replaced*	*Full replacement of timber sash windows proposed throughout*	*As seen in the photos, the windows do not enhance the character of the building, the proposal are thought to enhance the stone elevations so should be seen as a positive contribution.*
Brick elevations throughout	*Original and traditional, all appear to be structurally sounds, the brick work is the primary focal point of the whole building .*	*The brickwork has a positive contribution to the character of the building and to the area.*	*No works proposed.*	*No impact.*

2.1.5 - Significance

Assessing significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 127 and 128 (CLG, National Planning Policy Framework, 2012). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation …' (NPPF Para. 126). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). English Heritage issued Conservation Principles in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal. There are three levels of significance as well as neutral and an intrusive grade:

Exceptional Level of Significance
The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance
A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance
An undesignated asset important at a local to regional level, including locally (non- statutory) listed buildings and buildings which make a positive contribution to a conservation area. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance
An undesignated asset important at a local level. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral
The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive
The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

2.1.6 - Significance of 1 Whitehall Street

Evidential Value:
The building dates from the first half of the 19th century and remained was used hisotrucally for retail and offices. The building has been stood empty now for over 10 years. There has been very little alteration to the building externally although previous internal works have destroyed any features the building would once have had.

There is very minimal Historical Records relating to the site or the building.

Architectural Value:
The Building is a traditional building constructed in many buildings of its era. The materials reflect those used in other buildings in the area. The building does not offer any great architectural merit, but it does however contribute to the overall appearance and character of the area.

2.1.7 - Setting and Contribution to Area

The NPPF defines the setting of a heritage asset as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.

2.1.8 - Summary of Significance

The current Historic England guidance Conservation Area Designation, Appraisal and Management contains a check list to identify elements in a conservation area which may contribute to the special interest. A positive response to one or more of the following may indicate that a particular element within a conservation area makes a positive contribution, provided that its historic form and value have not been eroded.4:

- Is it the work of a particular architect or designer of regional or local note?
- Does it have landmark quality?
- Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

- Does it contribute positively to the setting of adjacent designated heritage assets?
- Does it contribute to the quality of recognisable spaces including exteriors or open spaces within a complex of public buildings?
- Is it associated with a designed landscape, eg a significant wall, terracing or a garden building?
- Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?
- Does it have significant historic associations with features such as the historic road layout, burgage plots, a town park or a landscape feature?
- Does it have historic associations with local people or past events?
- Does it reflect the traditional functional character or former uses in the area?
- Does its use contribute to the character or appearance of the area?

In response to the above questions, it is considered that 1 Whitehall Street:

- reflects a substantial number of other elements in the conservation area in age, style, materials.
- contributes positively to the setting of the designated heritage assets
- contributes to the quality of recognisable spaces including exteriors and open space
- It is associated with the significant landscape
- illustrates the development of the settlement in which it stands;
- has an association with the historic road layout;
- reflects the traditional functional character or former uses in the area and
- its use contributes positively to the character or appearance of the area.

- 1 Whitehall Street is therefore considered to make a **positive contribution** to the significance of the Area.

2.1.9 - Heritage Planning Context

National Planning Policy Framework

The national legislative framework for development affecting listed buildings and conservation areas is provided by the Planning (Listed Buildings and Conservation Areas) Act 1990; often referred to as the Listed Buildings Act. This sets out the duty on local planning authorities with regard to listed buildings and any buildings or land within a conservation area, when determining applications for planning permission. It is essential that these legal duties are considered, alongside the contents of the NPPF and other planning policies and guidance.

For listed buildings, the planning authority '*shall have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses' (section 66).*

Listed building consent is required for alterations which are likely to affect the character and special interest (significance) of the building. It is not required for like- for-like repairs, nor for alterations to modern fixtures and fittings which will not affect historic fabric, such as the removal of a modern partition.

The National Planning Policy Framework (NPPF) was updated in 2018 replacing all former planning policy statements (1st edition NPPF, PPS5 etc). *The Planning Practice Guide: Conserving and Enhancing the Historic Environment should be read in the light of the NPPF and does not comprise policy.*

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The Government has three interdependent objectives to sustainable development: economic, social and environmental. The latter objective includes contributing to 'protecting and enhancing our natural, built and
historic environment.' So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption **in favour of sustainable development**. Policies 184-202 are related to conserving and enhancing the historic environment.

The Planning Practice Guide states: '*In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.'*

Policy 188 states: 'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'

Policies 189 and 190 of the NPPF require planning applicants and local planning authorities to assess the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be appropriate to the

assets' importance and no more than sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when the potential impact of proposed development to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Policy 192 states: 'In determining planning applications, local planning authorities should take account of:
the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
the desirability of new development making a positive contribution to local character and distinctiveness.'

Policy 193 states: 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'

Policy 194 states: 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Policy 195 states: 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.'

The *Planning Practice Guide* gives guidance on how to assess if there is substantial harm:
'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously

affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm[5].'

Policy 196 states; 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

Policy 199 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

2.1.10 – Impact Assessment – The Proposals

Proposals have been drawn up for the proposed works. This statement should be read in conjunction with those drawings.

Taking account of the assessment of significance and Policies 189 and 190 of the NPPF, the impact of the proposal on the aspects of significance and setting of the designated assets is considered below.

2.1.11 - Impact of Changes on the Significance of the Conservation Area

This analysis is based on the guidance given within the Historic England Advice Note 2: Making Changes to Heritage Assets.

'The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting.6'

Magnitude of Impact on the Building

The plans and elevations which show the proposed development show a number of minimal changes, as follows:

- There will be replacement windows.

Overall Impact on Significance

1 Whitehall Street is a grade 2 listed building. The NPPF advises that substantial harm should be exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the benefits of the proposal.

The question to be addressed is how far the proposed change impacts on the designated asset, and in that respect what effect it would have on its significance.

It is the degree to which the change of environment would impact on the values identified in the sections above.

The design has been considered significantly to minimize impact to the asset, and is considered to be conservation-led.

2.1.12 - Overall Impact of Changes

The proposed design has been considered in terms of its effect on the appearance of the building and the effect it would have on the area character. It is considered the proposed development would not change the character of this building. The proposed materials to be added to the building are minimal in that they extend only to the upgrading of the windows. Throughout the proposal the proposed alterations respect the existing building fabric and only aim to enhance them, in line with good practice.

The opportunity will be taken to carry out minor enhancement work to the historic building, in terms of re-painting the peeling barge boards on the gable and clearing out gutters to enable rainwater goods to function properly.

The proposals are considered to be consistent with the identified character of the Conservation Area and to be beneficial overall.

2.1.13 - Conclusion

The information in this report provides an assessment of the significance of the application site. 1 Whitehall Street is considered to make a positive contribution to the significance of the Area. The building forms part of the setting of various listed buildings in the area.

Legislative and planning policy framework give guidance on the circumstances in which consent may be required. Policy 192 of the NPPF sets out the principles guiding the determination of applications for consent relating to heritage assets. This should take account of the desirability of sustaining and enhancing significance, the positive contribution that conservation of heritage assets can make to the establishment of sustainable communities and economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness.

The small amount of harm caused by the proposals is considered to constitute much less than substantial harm in planning terms and to be more than offset by the important benefits of the proposals.

There is a presumption in favour of sustainable development within the NPPF. Overall, the proposals are considered to be beneficial to the significance of both the building and Area.

2.2 Assessment - Planning policy and Background

To appreciate the desires and requirements of the national government and the Local Council, review of / reference may be made to the following documents, these will then be used to inform the design:

- Rochdale Borough UDP Adopted 2006
- National Planning Policy Framework (NPPF)

The relevant plan strategy

• Regenerating Rochdale Town Centre, to maintain its role as the principal retail centre in the Borough, and improve its attractiveness. (G/S/1 & G/S/2)

• Encouraging new uses and quality facilities in the town centre, and the regeneration or redevelopment of key sites and areas. (R/3, R/4(e))

• Ensuring that the development of Metrolink and its future role in relation to the regeneration of Rochdale is maximised. (A/18, R/3, R/4(e))

• Targeting regeneration initiatives in those areas with high levels of social and economic deprivation (G/R/1)

Relevant Policies

BE/11 Protection of Locally Important Buildings and Features of Architectural and Historic 179 Interest

BE/13 Changes of Use to Listed Buildings

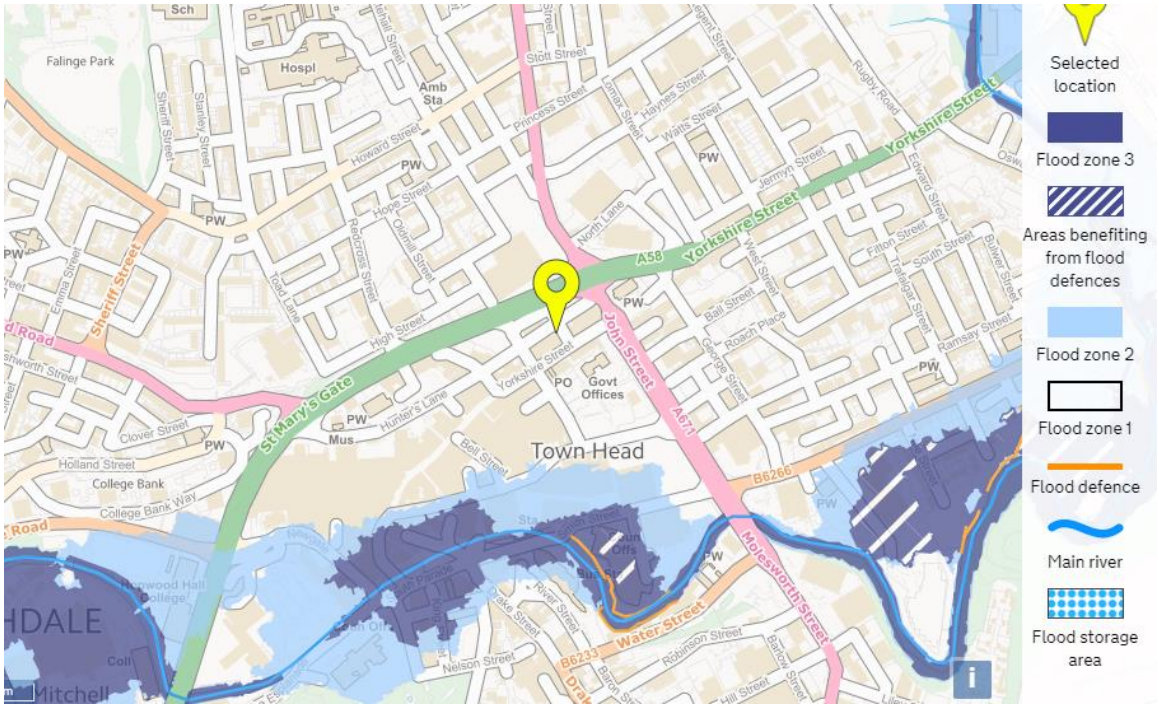
BE/14 Alterations and Extensions to Listed Buildings

EM/10 Derelict Land and Building

2.3 Assessment – Further site Analysis

Flood Risk

The map below is taken from the environment agencies website, as seen the site sits outside any flood risk areas.



3 Evaluation

A review of the information collected and assessed so far is undertaken to inform the site redevelopment:

- The council recognise the need for additional housing supply.

- Sustainable development is to be encouraged.

- Developments of 10 dwellings will be provide accommodation for people currently on waiting lists for accommodation.

- Conversion of traditional buildings is permitted providing there are minimal alterations to the appearance of the property.

- The site is located in a long-established residential area meaning there is a broad range of facilities within walking distance.

- The re-use of the existing building would be advantageous, allowing the character of the area to remain unchanged as well the creating a sustainable development. The existing building looks tired so a respectful refurbishment of the building would be a positive contribution to the area.

4 Design

4.1 Use

- The existing building was built in early C19 and has been used as offices / retail and commercial since its construction.

- The proposal is for the creation of 10 new dwellings. All will be a mix of sizes, worked around the existing structure of the building.

- The roof space will provide mezzanine levels allowing the second floor dwellings to be more spacious.

- There will be a secure area for bicycles created as well as a discrete area allocated for Bins too. this will be housed behind an existing wall to the rear of the building.
-
- As there will be no alteration to the building externally (other than to refurbish the existing fabric) there will be no negative impact to the overall street scene.
-
- Bringing back into use an empty building will have a positive addition to the community.

4.2 Amount

- The existing site measures approximately 190 Sq.M. including the shares yard to the rear which measures 25 Sq.M.

- The existing building has a footprint of 165 Sq.M.

- The building has a ridge height of 12.5 Meters above the lowest external ground level on site.

- The building size will not alter.

- There are no proposed extensions to the buiding, only internal alteration which include use of the roof space.

- The dwelling areas measure as follows:

1	49 Sq.M	2 bedroom
2	49 Sq.M	2 Bedroom
3	37 Sq.M.	1 Bedroom
4	50 Sq.M.	2 Bedroom
5	41 Sq.M.	1 Bedroom
6	25 Sq.M.	Studio
7	24 Sq.M	Studio
8	55 Sq.M	2 Bedroom
9	24 Sq.M	Studio
10	37 Sq.M	Studio

4.3 Scale

- As this is a conversion project, the proposed scale of the development will not alter from what is currently on site. The drawings submitted withthis report illustrate the existing and proposed building elevations.

4.4 Appearance

- The existing building itself is a very stereotypical looking early C19 period building, the proposals seek to embrace this style and preserve the character.

- The building is structurally sound but is in desperate need of renovation to prevent it from having a negative impact on the street scene.

- The proposals for the building are to enhance and embrace the existing architectural form and to preserve it for years to come.

- The predominant material used for the elevational treatment is a traditional brick. The proposal is to retain this brick throughout and only undertake repairs where necessary. All repairs will be undertaken respectfully.

- The roof of the building is made up of slate tiles, these tiles will be assessed for damage and replacements will be sort where required.

- The Windows will be replaced with painted white timber sash windows.

- these will emphasise the brickwork of the building and bring uniformity to all elevations.

- The new double glazing units will assist in the acoustic and thermal upgrades needed.

4.5 High Quality Living spaces.

- We believe it is important to create high quality living environments for people regardless of the size of the dwelling. Below are photos taken from our most recent development, all dwellings regardless of size or type were treated with the same approach to quality and specification.





4 Inclusive Access

5.1 Site Location

- The building is located in a well-established residential area with all shops including a convenience store, eateries and post office located within a short walking distance of the site.
- So although parking is not provided on site, there is parking available adjacent the site. The use of this parking for any duration would need to be paid for by

the occupants. Any long term use requests would need to be agreed with the council.
- It also established the use of a car is not necessary for someone to live in this location,

5.2 Building Access

- The entrances to the building as existing will be re-used to create the proposed dwelling entrances.
- Access to the upper levels of building is only via stairs.
- As we are working with an existing building it is not always possible for all the accommodation to be provided to meet the requirements of a less able-bodied person.

5.3 Sustainability

- The re-use of an existing building is the most sustainable development there is, it is often the case (as with this building) the structural elements of the building are perfectly adequate to be re-used and that it is just the upgrading of the thermal elements that is needed to create an efficient building.
- The new dwellings will all meet the requirements of the Building Regulations in terms of Thermal efficiency.
- The new heating systems / water systems will all meet the requirements as set out in the building Regulations and will have remote thermostats installed (nests) to allow the system to recognise when the owner is away from the home allowing energy conservation.

6 Conclusion

- This Document has been compiled to inform how this existing vacant building and site could be re-used. Research on the site, the surrounding areas and the local needs have been explored in order to establish how the redevelopment should be shaped.
- It is felt the proposals put forward provide a solution to this question that considers all parameters as outlined in the initial sections of the document and as outlined in the evaluation section.