



Heritage, Design and Access Statement

Application No: 22/01559/FUL

Application Type: Full Planning Application

Proposal:

Partial change of use of ground floor to create extension to dwelling (Use Class C3), single storey rear extension to existing hairdressers (Use Class E), installation of new shopfront, application of render to front elevation, removal of render to rear and removal of doorway

Site Address: 887 and 887A Manchester Road, OL11 2ST

Local Authority: Rochdale Council

Size Rear Extension: 9.6sqm



CASTLETON (SOUTH) CONSERVATION AREA Designated 2007 - Extended 2012



Conservation Area boundary
SITE

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LA 100023108 (2010)

Scale 1:4000 +

1.1 Introduction

ADF Studios have been instructed to review the existing 887 and 887A Manchester Road, OL11 2ST and provide any additional documents in support of the scheme.

1.2 Purpose of the Report

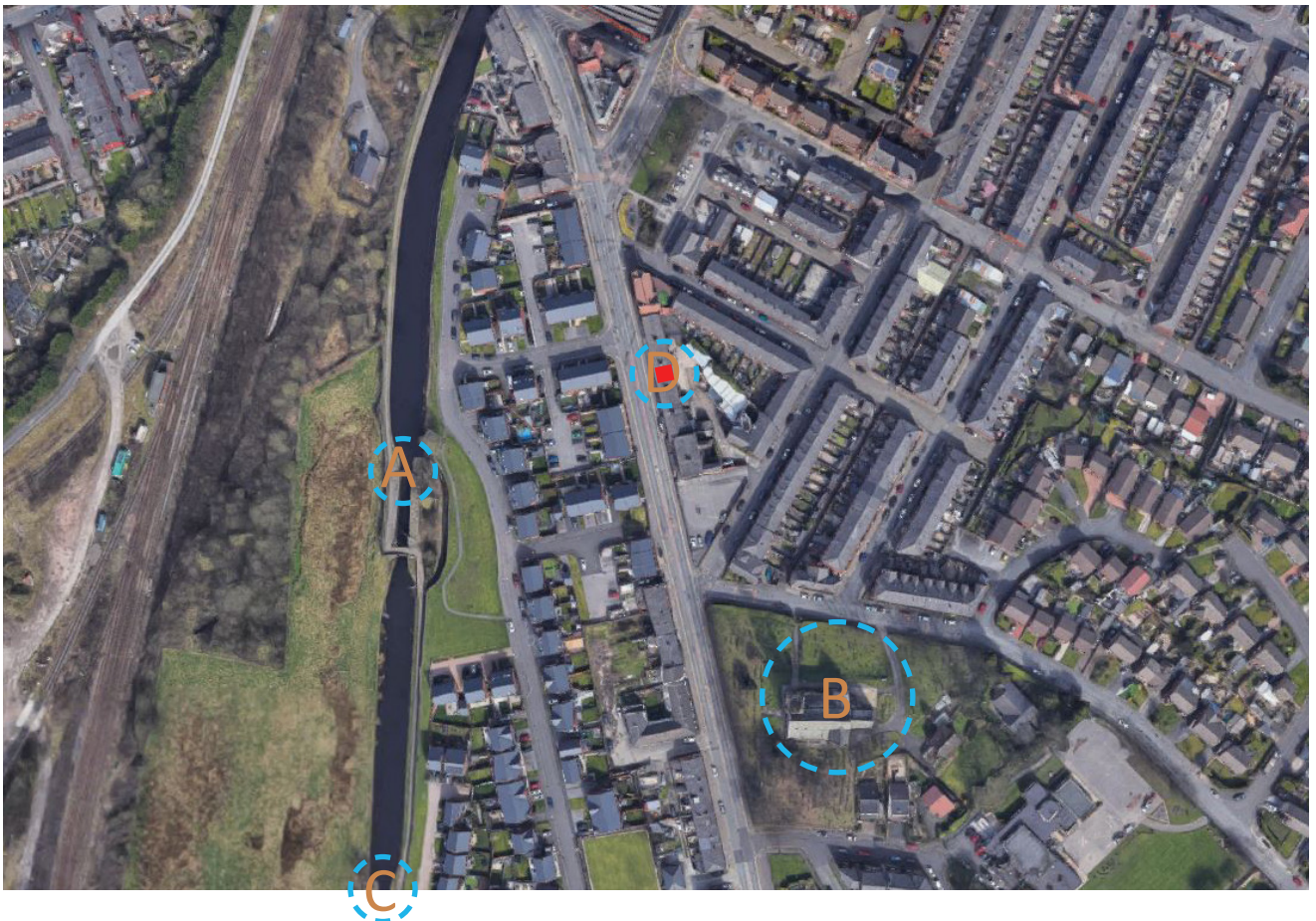
This report has been prepared by ADF Studios on behalf of our client in support of proposing a partial change of use of ground floor to create extension to dwelling (Use Class C3), single storey rear extension to existing hairdressers (Use Class E), installation of new shop front, application of render to front elevation, removal of render to rear and removal of doorway

2.0 Context

887 and 887A Manchester Road, OL11 2ST is located on Manchester Road A664. In a conservation area by The Property is a terrace style with both adjoining residential and existing commercial space, which is currently used as A1 Barbershop which is shared under one ownership.

The building now hosts a variety of uses including offices, restaurants, cafés, and supermarkets. Number 44 was mainly occupied as A2 office located on the ground floor and its current status is not in use.

2.1 Surrounding Listed Buildings/ walking distance to 887 Manchester road.



- A) Grade II Rochdale Canal Lock Number 52 and Towpath Bridge
- B) A Grade II Listed Building in Castleton, Rochdale, Church of Saint Martin
- C) A Grade II Listed Building in Castleton, Rochdale, Rochdale Canal Lock Number 53
- D) Site

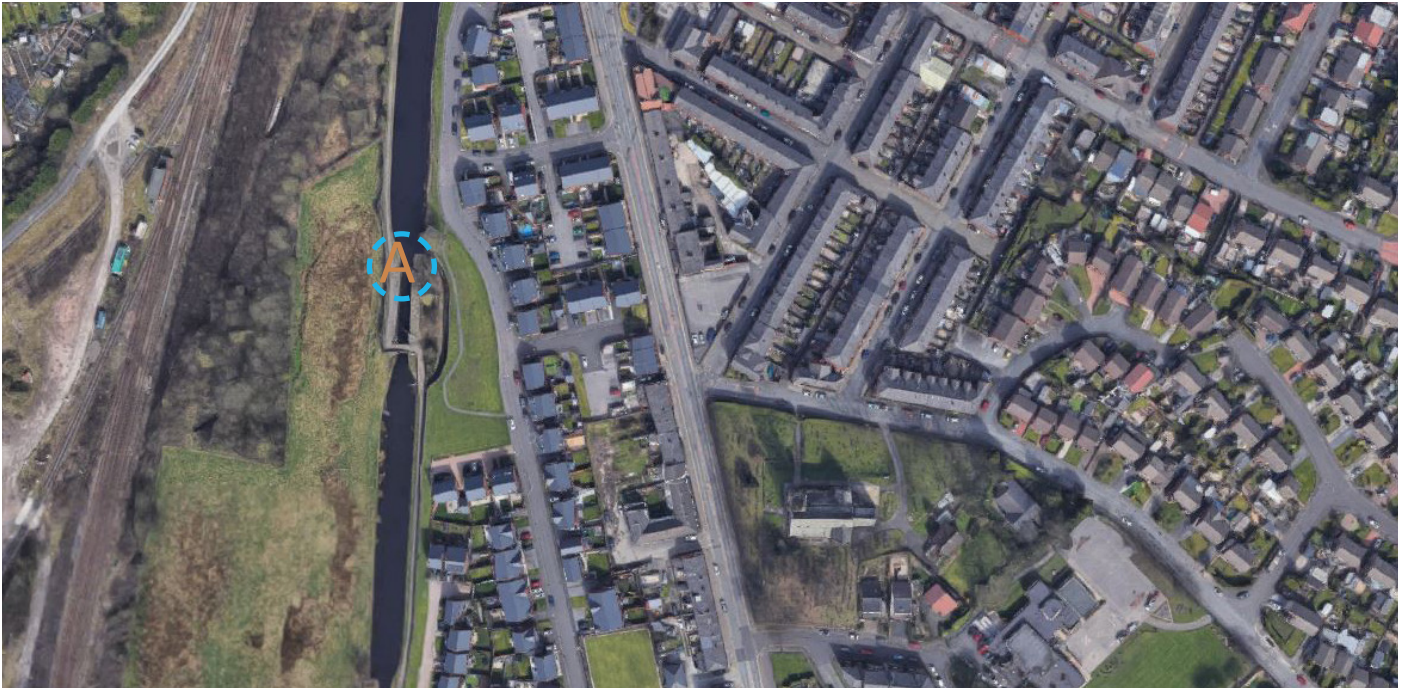


FIG 01 Rochdale Canal Lock Number 52 and Towpath

D 81 SE ROCHDALE ROCHDALE CANAL SD 88301035

6/94 Lock No. 52 and towpath bridge (end of Bridge Street)

G.V. II

Lock and towpath bridge. Between 1794 and 1804. William Jessop, engineer. Dressed stone with random stone to bridge parapet walls. The upper gates have been fully overhauled, the lower are no longer in existence only the recess remains. Many of the heavy stones of the retaining walls have letters inscribed in their faces. the bridge, the parapet walls of which appear to be largely rebuilt, has a segmental arch.

Listing NGR: SD8829910290

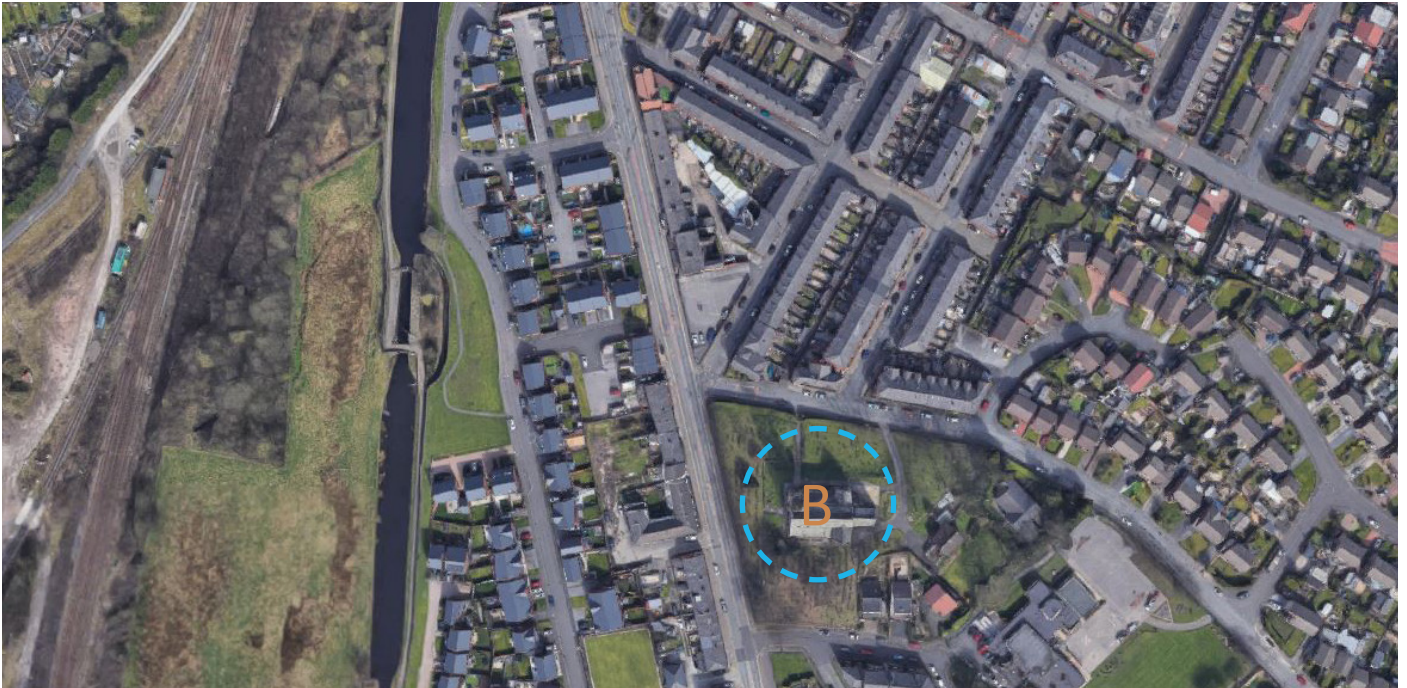


FIG 02 A Grade II Listed Building in Castleton, Rochdale,

SD 81 SE ROCHDALE VICARAGE ROAD NORTH

6/118 Church of Saint Martin

G.V. II

Church. 1860-2. Ernest Bates. Coursed rubble with slate roof. Nave with clerestory, aisles, transepts and a north-west tower and entrance. Chancel with vestry to either side. In a late C13 style. 4-bay clerestory and aisle with 3-light openings to clerestory and 2-light to aisle which has weathered buttresses and corbelled eaves. The 3-storey tower has an arched doorway, angle buttresses, 2 2-light enriched openings to the belfry and quatrefoil banding. The spire has broach statues with corbelled canopies and a gabled lucarne to each cardinal face. The transepts have angled buttresses, 4-light windows and coped gables. The 2-bay chancel has 2-light windows and a 5-light east window. Interior: alternating circular and octagonal nave arcade columns with double chamfered arches. The nave roof has arched braced king-post trusses. The chancel arch has clustered columns and the chancel a barrel-vault ceiling.

Listing NGR: SD8847210225

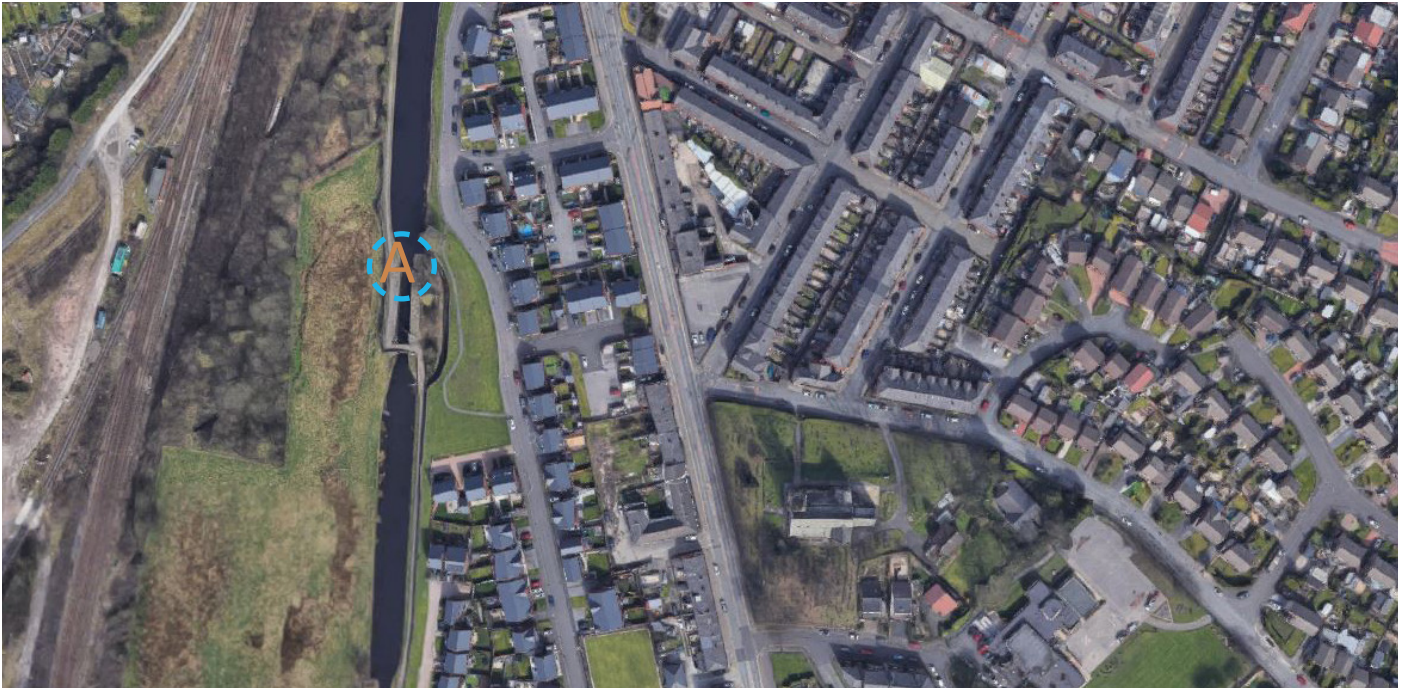


FIG 01 A Grade II Listed Building in Castleton, Rochdale, Rochdale Canal Lock

SD 81 SE ROCHDALE ROCHDALE CANAL SD 88301015

6/95 Lock No. 53 (west of Short Street)

G.V. II

Lock. Between 1794 and 1804. William Jessop, engineer. Dressed stone. Lock mouth has cast iron lipping, upper gates have been fully overhauled but lower gates are no longer in existence (only the recesses remain). Below the lower gate recesses the masonry appears to be of a later date and heavy verge stones sweep down to the lower level. The winding gear does not exist.

Listing NGR: SD8829110139

3.0 Proposed Scheme

The proposed scheme is Rear Kitchen/toilet Extension to No. 887 A1 Hair dressers and Internal wall reduction of 887 to allow of Adjoined property 887A (Residential more living space on the ground floor and relocating the stairway to the first floor. This will result in providing easy accessibility to the first floor bedrooms all of which can be seen throughout the existing and proposed drawings.

The Hairdresser's will be defined as a more narrow space with a rear extension, providing additional storage and staff area along with a sink and w/c.

The existing ground floor of commercial property 887 is 42.66sqm. With the proposal it will be at a loss of 22.85sqm which will be transferred to property 887A to build a spacious residential area for both the living room and kitchen, Including the staircase. The Existing area space of residential property 887A is 14.53 sqm with the addition of 22.85sqm bringing it to a total of 37.38 sqm. However, commercial property 887 proposed a rear extension of just 9.6sqm in addition to the loss bringing it to a total of 29.41 sqm. As the proposed commercial scheme is to create a linear layout of the A1 Hairdressers.

3.2 Business Operation

Open Hours: 9:00am 6:00pm

Number of days : 7 days a week

Staff: 3 members of Staff

4.0 Access

The existing main access to the hairdressers is only has front access as it located on the main road of Manchester road. The rear access is for private use only which is accessible from New church street.

APPENDIX

FIG 01

Rochdale Canal Lock Number 52 and Towpath Bridge, non civil parish - 1038295: Historic England. , Non Civil Parish - 1038295 | Historic England. (n.d.). Retrieved February 2, 2023, from <https://historicengland.org.uk/listing/the-list/list-entry/1038295>

FIG 02

historicengland.org.uk. (n.d.). CHURCH OF SAINT MARTIN, Non Civil Parish - 1203230 | Historic England. [online] Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1203230> [Accessed 2 Feb. 2023].

FIG 03

historicengland.org.uk. (n.d.). ROCHDALE CANAL LOCK NUMBER 53, Non Civil Parish - 1346237 | Historic England. [online] Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1346237> [Accessed 2 Feb. 2023].