

Design and Access Statement in relation to;

Proposed development;

Unit 3 East Mill,

Spotland Bridge Mill,

Spotland Road,

Rochdale,

OL11 5BU.

INTRODUCTION;

This planning application relates to the proposed change of use and refurbishment works to Unit 3 East Mill to form a microbrewery with brewery tap. The property forms part of a wider redevelopment of Spotland Bridge Mills being undertaken by the property owner. Unit 3 will be leased to the applicant. The property is a listed building (see heritage statement submitted with this application) constructed of brickwork. Window and door openings have been blocked up in the past. The unit forms part of the four-storey mill building finished with a flat roof known as the 'East Mill'.

The unit sits within the larger site of Spotland Mills and is serviced by communal car parking/cycle parks and bin stores approved under previous consent for the whole site.

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

DESIGN;

Quantity.

In general, the proposal involves the refurbishment and alterations to the existing building to provide a microbrewery and brewery tap, some of the product will be sold at existing premises in Rochdale town centre.

The proposed alterations will maintain the existing building fabric, and accommodation has been designed in order to retain existing openings and features of historical interest internally. Existing window openings will be reinstated with new windows fitted to match those in the West mill which were approved under separate consent. By developing the design in this way, the proposal will be in keeping with the surrounding buildings therefore the effect of the proposal on the appearance of the building and its surroundings will be positive.

This unit, along with others on the site has unrestricted access to the communal car parking, cycle parks and bins stores as approved under consent for the whole site. Site access is via adopted roads Longfield Road to the North and Bridgefold Road to the South of the unit.

Layout.

The scheme has been designed to provide the accommodation required for the proposed purpose within the confines of the existing building. The submitted scheme reflects the applicants' requirements in terms of the proposed use.

Scale.

The retention of the existing building envelope means that the scheme respects its surroundings, in terms of scale and mass. This approach helps to reduce the perceived impact of the development to a minimum. A noise assessment has been undertaken and forms part of this submission. Along with a Heritage Statement which indicates the proposal will have a positive effect on the listed buildings.

Appearance.

The proposal will retain the existing brickwork which will be repaired with materials to match where required. Reinstating existing openings and providing replacement windows, of a style matching the replacement windows on the adjoining mill, will make a positive contribution to the listed buildings. Replacement timber doors with paint finish, of a style matching the adjoining mill also positively contributes to the listed buildings. Adopting this approach, along with retention of architectural detailing, means that the proposal will not affect its setting or surroundings.

ACCESS;

The site is currently accessed via the communal entrances north and south of the unit which provide access into the communal car parks, with designated disabled parking and circulation areas. The unit will be accessed via existing doors and the main customer entrance will be formed into an existing reinstated opening. Where possible these new entrance frames will be fitted to the existing openings with doors and access arrangements to comply with current Building Regulations relating to disabled access.

JUSTIFICATION;

By retention of the fabric of the existing building and reinstatement of existing openings it is considered that the proposed development would not detract from the character and appearance of the area or the listed buildings. There is adequate on site servicing to facilitate the needs of the proposed use. The proposal makes a positive contribution by providing a unique alternative social venue. 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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