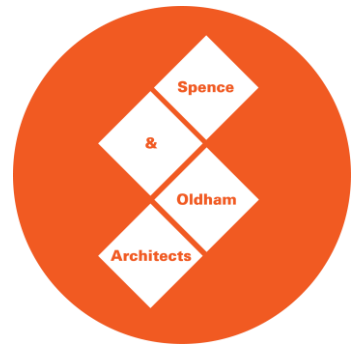




Ref: 0063/01/admin/LA.01 REV A

28th November 2023
Rochdale Borough Council
Floor 3, Number One Riverside
Smith Street,
Rochdale,
OL16 1XU

Dear Sir / Madam

RE: Design and Access Statement including Heritage Statement for the proposed conversion of existing basement into additional flat– 20 Mellalieu Street, Middleton, M24 5DN

Design and Access Statement

1. Introduction

- 1.1. This Design and Access Statement has been prepared to support an application for full planning permission for the conversion of the existing basement at 20 Mellalieu Street, Middleton, M24 5DN into an additional apartment (C3 Dwellinghouse).

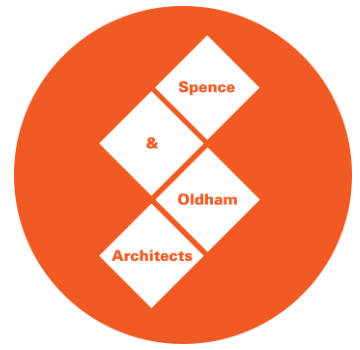
A previous application was withdrawn to allow the applicant time to revise the proposals and carry out a parking survey. The improved proposals look to overcome the concerns raised by the local authority. This Design & Access Statement has been updated to reflect the revised application.

- 1.2. The purpose of this statement is to inform, and to support the planning application by providing evidence of how the design complies with local and national planning policy, by discussing the following points:

2. Planning History
3. Relevant Planning Policy and Guidance
4. Site and Context
- 5 Design Principles
6. Access
7. Heritage Statement
8. Conclusion

- 1.3. The Design and Access Statement forms part of an overall Planning Application Document (PAD). The PAD encompasses both statutory and supporting information as set out in the below table.

Planning Application Document		
Documents forming the application	Part 1	Planning application forms
	Part 2	Planning application drawings
Documents supporting the application	Part 3	Design and access statement



2. Planning History

2.1. Planning history for 20 Mellalieu Street is as follows:

23/00308/CPE - Application for a certificate of lawfulness (existing) relating to the conversion of dwelling to 5 self-contained flats. Application status - Granted.

It is understood that this application seeks to confirm the current planning use of the existing building.

23/00545/FUL - Conversion of basement area within existing apartment building to create one self-contained dwelling. Application status - Withdrawn.

Following feedback from the planning officer, 23/00545/FUL was withdrawn. The outstanding issues that were Amenity and natural daylight to the proposed new lower ground dwelling and over intensification of on-street parking due to the increase of 1no additional dwelling.

This application looks to address these concerns by providing a Technical Note prepared by a transport consultant surveying the the current on-street car parking availability.

The amenity and daylight concerns have been addressed by enlarging the lightwells to the front of the existing house and improving the existing landscaping.

3. Relevant Planning Policy and Guidance

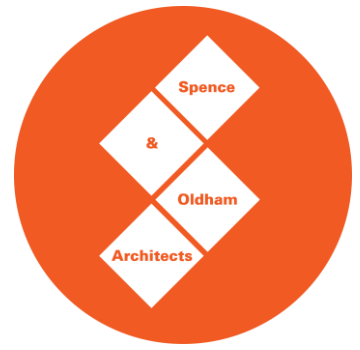
3.1. In developing the proposals, the following National Planning Guidance and local policies have been taken into consideration:

3.2. National Planning Policy Framework

- Section 2 – Achieving Sustainable Development
- Section 5 – Delivering a sufficient supply of homes
- Section 11 - Making effective use of land
- Section 12 – Conserving and enhancing the historic environment

3.3. Rochdale Local Plan: Core Strategy

- Policy C1 Delivering the right amount of housing in the right place
- Policy C3 Delivering the right type of housing
- Policy C4 Providing affordable homes
- Policy P2 Protecting and enhancing character, landscape, and heritage



4. Site and Context

4.1. Location



The application site is located on Mellalieu Street located within the residential area of Middleton. The site is also located within the Middleton Conservation Area.

4.2. Site Characteristics

The Site

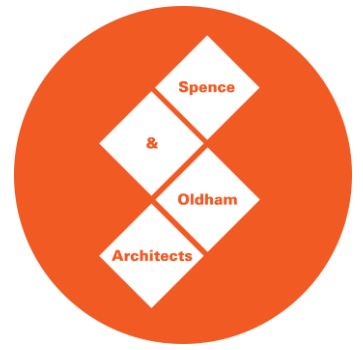
The site currently consists of a large mid-terrace house. The house is currently divided into 5 no self-contained dwellings. This existing use is confirmed as part of a Certificate of Lawfulness application previously granted.

The existing building is part of a late Victorian terrace and are constructed of brick with stone detailing. The building is considered to be a building of Grade 1 local importance within the Middleton Conservation area.

The building is not a statutory listed building by the Planning (Listed Buildings and Conservation Areas) Act 1990.

The existing basement is currently used by the landlord for storage and contains the electrical meters and incoming water supply.

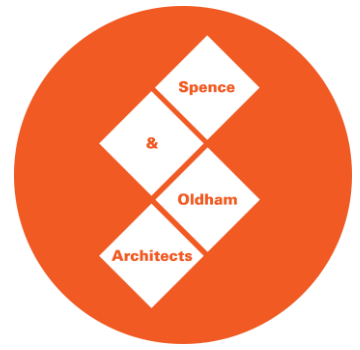
To the rear of the building is an external yard typical of terraced housing. Also, part of the ownership is a rear garden located to the beyond the shared back street access



4.3. Site Photographs



Frontage of No 20 Mellalieu Street



Rear elevation of No 20 Mellalieu Street

4.4. Character of the Surrounding Area

Mellalieu Street and the Surrounding area is predominately residential. The existing row of terraces along the street are considered good examples of late Victorian townhouses within the conservation area. Other nearby properties are a mix of 20th century semi-detached and terraced housing.

4.5. Access, Movement and Local Facilities

The local area is well served by amenities and recreational facilities. Middleton centre is approximately 0.5 miles from the site. The local area is well connected to Manchester City centre via regular bus services such as the number 17 bus which takes approximately 40 minutes. The local train station is approximately 1.4 miles from the site, providing national rail connections to Leeds, Manchester and Bradford. These public transport options reduce the requirement for private transport for residents within the locality.

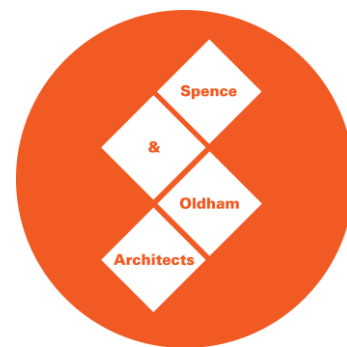
The existing street currently has a large availability of on street parking, This is confirmed in the Transport Technical Note included as part of the application.

The site also enjoys access to, and use of public green space located both directly adjacent to the site and across Long Street is Jubilee Park and the historic surroundings of St Leonard Church.

5. Design Principles

5.1. Introduction

5.1.1. The application proposal is for the conversion of the existing basement space of 20 Mellalieu Street to provide an additional 1-bed apartment.



5.1.2. The design has been developed in line with the following principles:

5.1.3. The existing ceiling will be lowered to provide adequate sound insulation in line with the building regulations.

5.1.4. The existing floor will be lowered and replaced, and the walls tanked and dry lined to provide protection from moisture and give improved thermal performance to meet the requirements of the building regulations.

5.1.5. The space will be converted to provide a combined living / dining kitchen space with a separate bedroom. The space will be suitable as a 1-bed 1-person dwelling.

5.1.6. The existing double-glazed windows and lightwells to the proposed Living / Kitchen / dining and bedroom will be enlarged to improve the outlook from the new dwelling and to improve the penetration of natural daylighting

5.1.7. Access to the flat will be provided via the existing communal hallway and front communal entrance. An additional post box will be installed externally adjacent to the front door.

5.2. Use

The existing building is current use is 5no self-contained dwellings. The proposals look to create an additional C3 dwelling.

5.3. External Appearance

The existing external appearance will be be rationalised and improved overall to better match the adjacent buildings. The existing lightwells will be enlarged to improve the amenity for the proposed dwelling. The existing overgrown vegetation to the front garden will be removed and the ground will receive a new low-maintenance gravel finish so as to maintain the amenity of the proposed dwelling. An additional letterbox for the new dwelling will be added.

5.4. Flood Risk

According to the Environment Agency's Flood Risk map for planning, the existing site is within Flood Risk Zone 1. Land within Flood Risk Zone 1 has a low probability of flooding from rivers and the sea. As such there is no requirement to provide a Flood Risk Assessment.

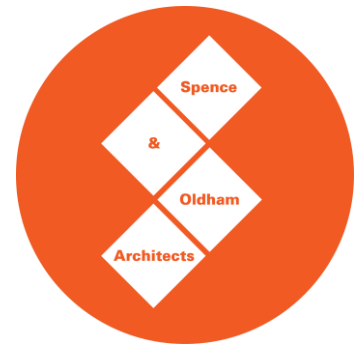
5.5. Bins

The existing bins are kept in the front garden. To improve the amenity for the new dwelling, Bins will be stored at the rear yard and moved out onto the street via the rear alley on bin collection day, this will be maintained as ongoing management of the building.

6. Access

6.1. Access

Existing access arrangements through the front door and through the communal hallway. A new front door to the flat is proposed to provide a landing at the top of the basement stairs.



The existing mid-terraced property doesn't provide any off-street parking for residents

7. Heritage Statement

7.1. Introduction

This statement has been prepared in support of the application to convert the existing basement at 20 Mellalieu Street to a new 1-bed dwelling within the existing block of flats.

Middleton Conservation Area is a designated area within the town that holds special architectural and historic significance. It encompasses a collection of buildings and spaces that have been recognized for their unique character and contribution to the town's heritage. The conservation area aims to protect and preserve the historic fabric and architectural features, ensuring that the area's distinctive architectural style and cultural identity are maintained for future generations. The buildings within the conservation area exhibit a range of architectural styles showcasing the evolution of Middleton's built environment over time.

Mellalieu Street consists of a collection of Victorian terraced houses. The houses are typically three-storey large dwellings with basements and were constructed using brickwork with stone detailing. The street is named after the Huguenot immigrant Mellalieu family of Middleton who were greatly influential on the silk industry within the area.

The houses feature characteristic period elements, including bay windows, ornate front doors, and detailed facades. Many of the houses have retained their original architectural features, highlighting the craftsmanship of the time, in particular, the Dutch Baroque style. The houses were built as speculative plots by the Mellalieu family as large homes for affluent residents.

20 Mellalieu Street is a well-preserved example of the prevailing architectural style on the street. The house features arched brick detailing to the front door, blue brick detailing to the walls, stone heads, and lintels, along with timber frame gables to over the primary bay window. The building is classified within the Middleton Conservation Area Appraisal as Grade 1 meaning it is of the highest local importance.

The existing garden is poorly maintained and is overgrown. Adjacent properties have chosen to lay a low maintenance gravel to improve the appearance of the exemplar terrace.

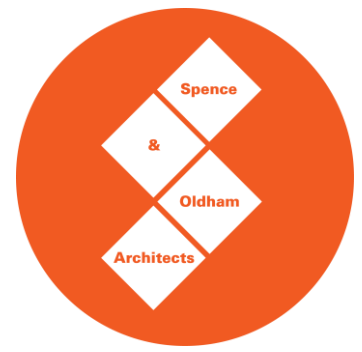
7.2. Application Proposals

The application seeks to convert the existing unused basement into a habitable dwelling.

7.3. Impact on the significance of heritage asset

The proposals look to make use of an underutilised space within the basement of no.20. the proposals look to enlarge the existing lightwells to improve the overall amenity for the proposed flat. Walls to the enlarged lightwells will be built using matching brickwork with a stone coping. This is in keeping with the style of the existing property. Vegetation to the garden will also be removed and a low maintenance gravel finish will be laid in keeping with the surrounding buildings. Internally the existing basement is not of any particular historic or architectural significance. Overall, the impact on the significance of the heritage asset is very low and can certainly be considered an improvement to the external appearance of the asset externally.

7.4. Impact on the significance of the Conservation area



Proposals to enlarge the existing lightwells and improve the front garden are considered to have no negative impact on the overall significance of the Conservation area. The improvements to the front garden and lightwells, alongside the quantum increase in housing, could be considered to preserve the viability of both No 20 Mellalieu Street along with the overall conservation area.

8. Conclusion

8.1. It has been demonstrated that the proposed development accords with the relevant policies of both the NPPF and the Rochdale Local Plan: Core Strategy. To summarise the main points are as follows:

8.1.1. The proposal has been shown to comply with the NPPF Section 1 and should be considered sustainable development as it looks to make use of existing building improving the existing fabric to meet the building regulations and standards, including Approved Document Part L: Conservation of Fuel and Power.

8.1.2. The proposal has been shown to comply with the NPPF Sections 5 and 11, and policy C1, C3 and C4 of the Rochdale Local Plan by providing additional much needed housing stock by making use of a vacant space. The new dwelling will be provided for market rent and is a small dwelling, ideal for single persons. The dwelling ultimately contributes to the overall mix of housing in the borough of Rochdale.

8.1.3. The proposal has been shown to comply with the NPPF Section 12, and policies P2 of the Rochdale Local Plan by preserving and enhancing the historic environment through the creative use of an existing important building within the Middleton Conservation Area. For further details see the included heritage statement.

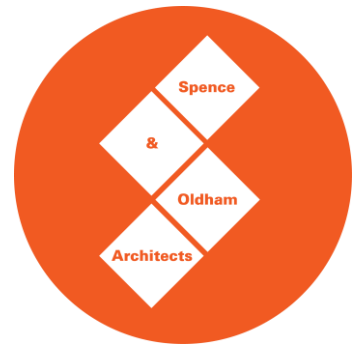
Following planning feedback in application 23/00545/FUL , the proposals have been revised to address the local authority's concerns. This improvements/ additional information include:

- Fastnet, a transport consultant carried out a parking survey along Mellalieu street, the included report concludes that:

"The report demonstrates that the introduction of a new dwelling at this location, fronting onto Mellalieu Street, will not have a detrimental effect on the availability of parking for existing local residents."
- The proposal now includes enlarging the existing lightwells, this will improve both the external views from the new dwelling whilst maintaining the 'defendable space' between the windows and the public footpath. The enlargement will also improve the natural light penetration into both the bedroom and the living space.
- The proposals look to improve the overall appearance of the front garden (providing the 'defendable space' described above). This is achieved through the removal of existing overgrown vegetation and the laying of a new low maintenance gravel finish. Bins will also be moved to the rear yard and taken to the roadside on collection day.

This Design and Access Statement supports the planning application demonstrating the level of design consideration which has been applied to the proposal and describing how it complies with planning policy at a national and local level. It is therefore hoped that the local authority can support the revised proposals.

Yours Sincerely,



Joseph Spence-Oldham BA(Hons) MArch RIBA

For and on behalf of Spence & Oldham Architects Ltd