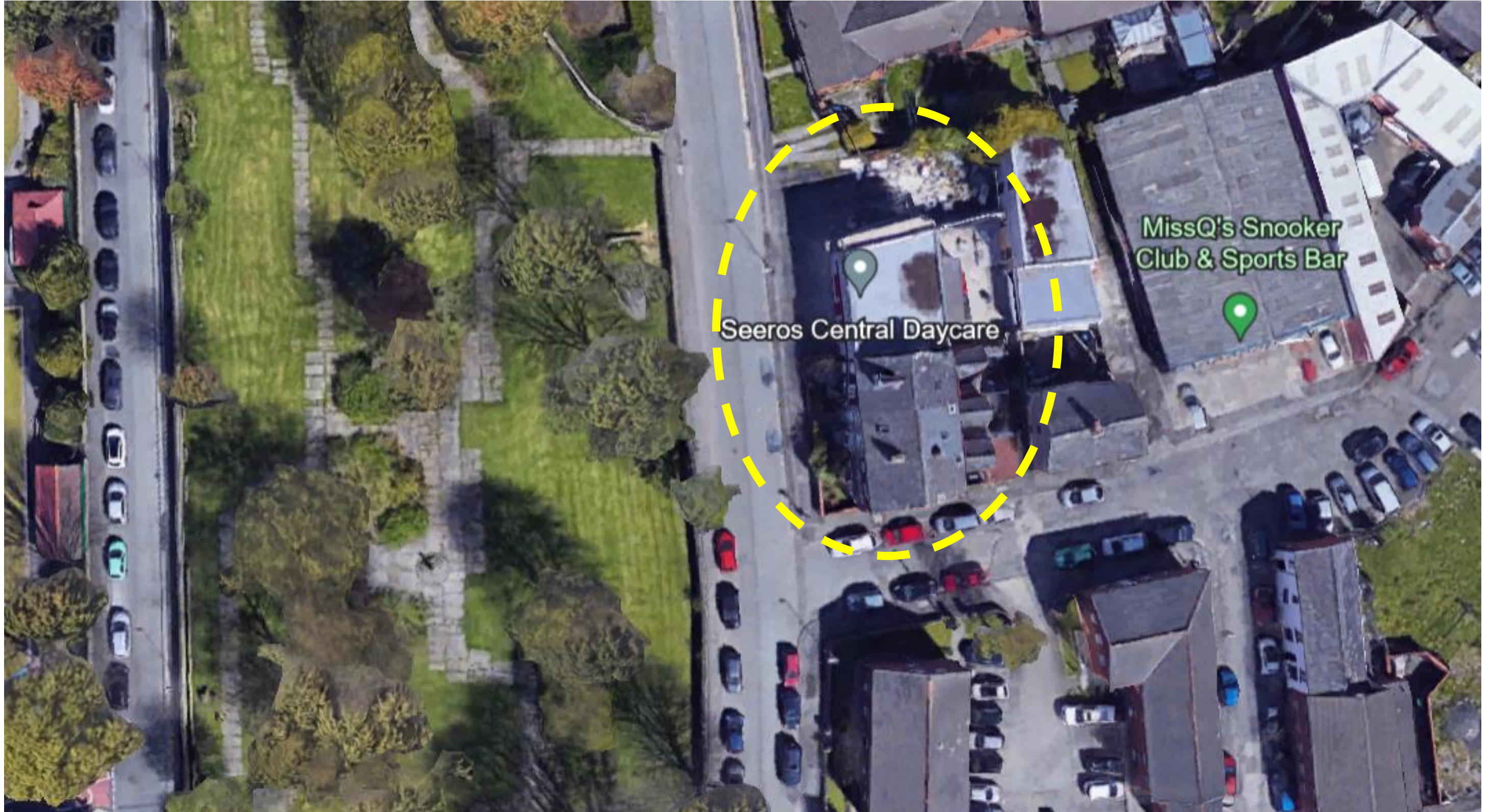


28 CHURCH STILE, ROCHDALE

CHANGE OF USE PLANNING APPLICATION TO CONVERT A FORMER NURSERY & WORKSHOP INTO 4 APARTMENTS

DESIGN AND ACCESS STATEMENT

Applicant: Samira Ali Ansari



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01 INTRODUCTION

This document to accompany and support the planning application of 28 Church Stile, for the retrofit and refurbishment of a dilapidated workshop and former Nursery into four new apartments. The nursery function has been transferred to the applicant's other, in borough nursery a couple of years ago.

This Design and Access statement will set out:

- The design principles and concepts that have been applied to the development
- How issues relating to access and development have been dealt with

In accordance with the Planning Practice Guidance on Design and Access statements.

02 LOCATION



AERIAL VIEW



The site is located on the centre of road, Church Stile, in the Rochdale town. The application site sits within a larger site which also contains a building which was formerly used as a child daycare centre. The application site and building are to the north and east of the site, on the boundary edge.

The site is occupied by two buildings, the former children’s daycare centre which is to the south-west of the site, and the former workshop with and adjoining garage (use for storage) which is to the north-east of the site.

Site context

The site is fronted by Church Stile (considered west) and is reasonably rectangular in shape. It is a relatively flat site with no great sloping or gradient to it.

It sits within a residential area of Rochdale town, with a park immediately to the front of it and a snooker club to it’s rear.

Figure 2 shows a photographic record of the views on and around the site.

Site constraints

The site has houses surrounding it on the north and south side, and an alleyway to the east which creates an enclosure to the site on three sides. Further to that the existing buildings are built to the edge of the sites on the north-east and south side and doesn’t have any further space between on these sides.

Site opportunities

The former workshop sits inset on the site to the far end where it is not visible from the street front. It creates more privacy for any potential users of the buildings, in particular for tenants who would inhabit the proposed dwellings.

03 DESIGN DEVELOPMENT



Figure 3. Existing site and building photos

The proposed scheme intends to utilise the existing building fabric and refurbish into four separate apartments, 2 in the storage building and 2 in the former nursery.

The proposed design will not extend the building beyond its existing envelope but rather retrofit into it to create four new and enjoyable dwellings.

04 USE



Surrounding Site uses

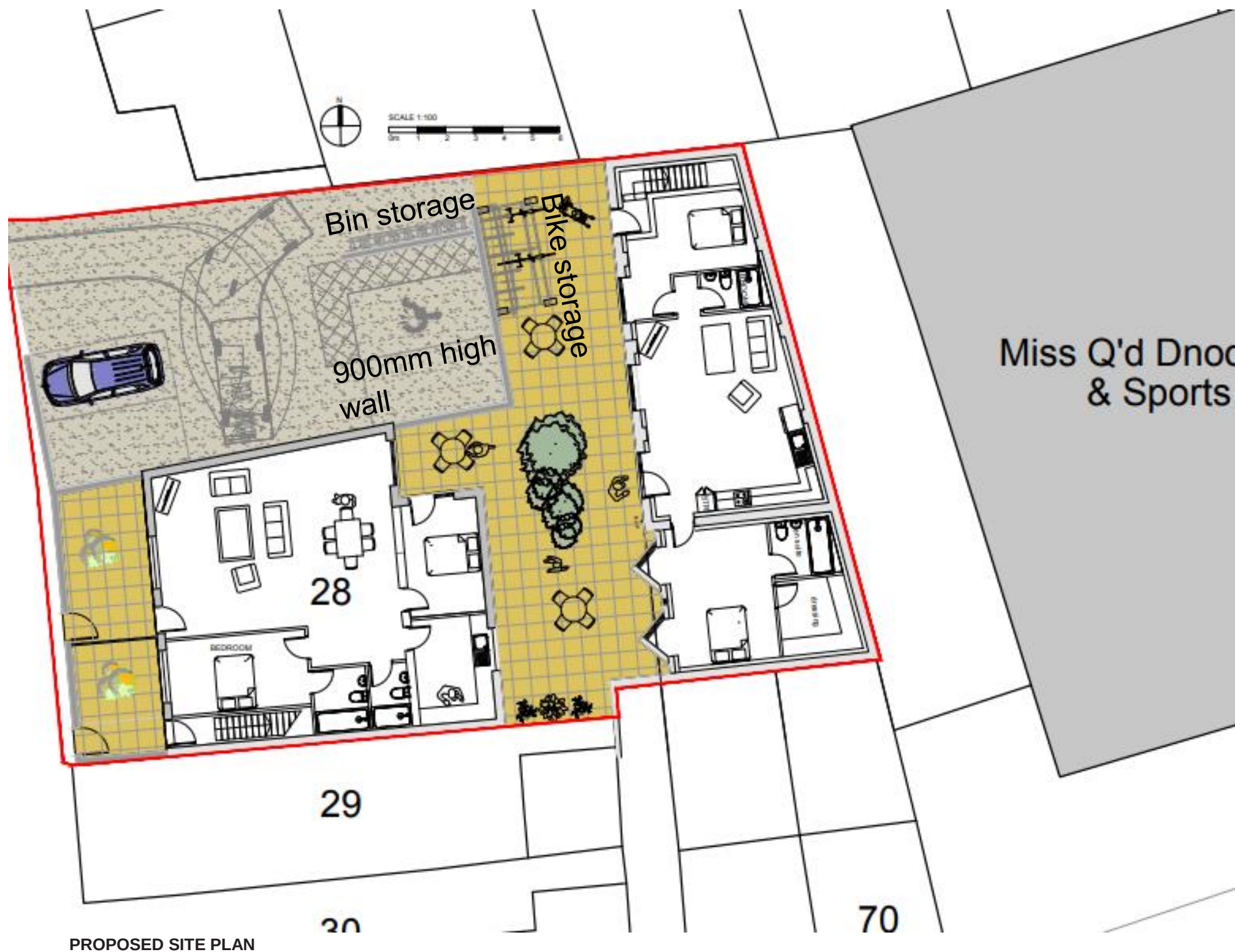
The site is currently occupied the two buildings, the front (south-west) of the site is the former children’s daycare centre and the to the rear (north- east) is the dilapidated former workshop.

To the north and south side of the site is housing, where the rear gardens directly abut the wider estate boundary. To the west of the site is a public park which is mainly used by residents in the area.

To the east is Q’s Snooker Club and Sports Bar which is a leisure business for locals in the area. The immediate context is primarily housing, with only a few businesses in the immediate surrounding area.

- KEY:
- Application Site
 - Residential
 - Place of worship
 - Edcation
 - Leisure
 - Shop/Restaurants

05 AMOUNT 06 LAYOUT



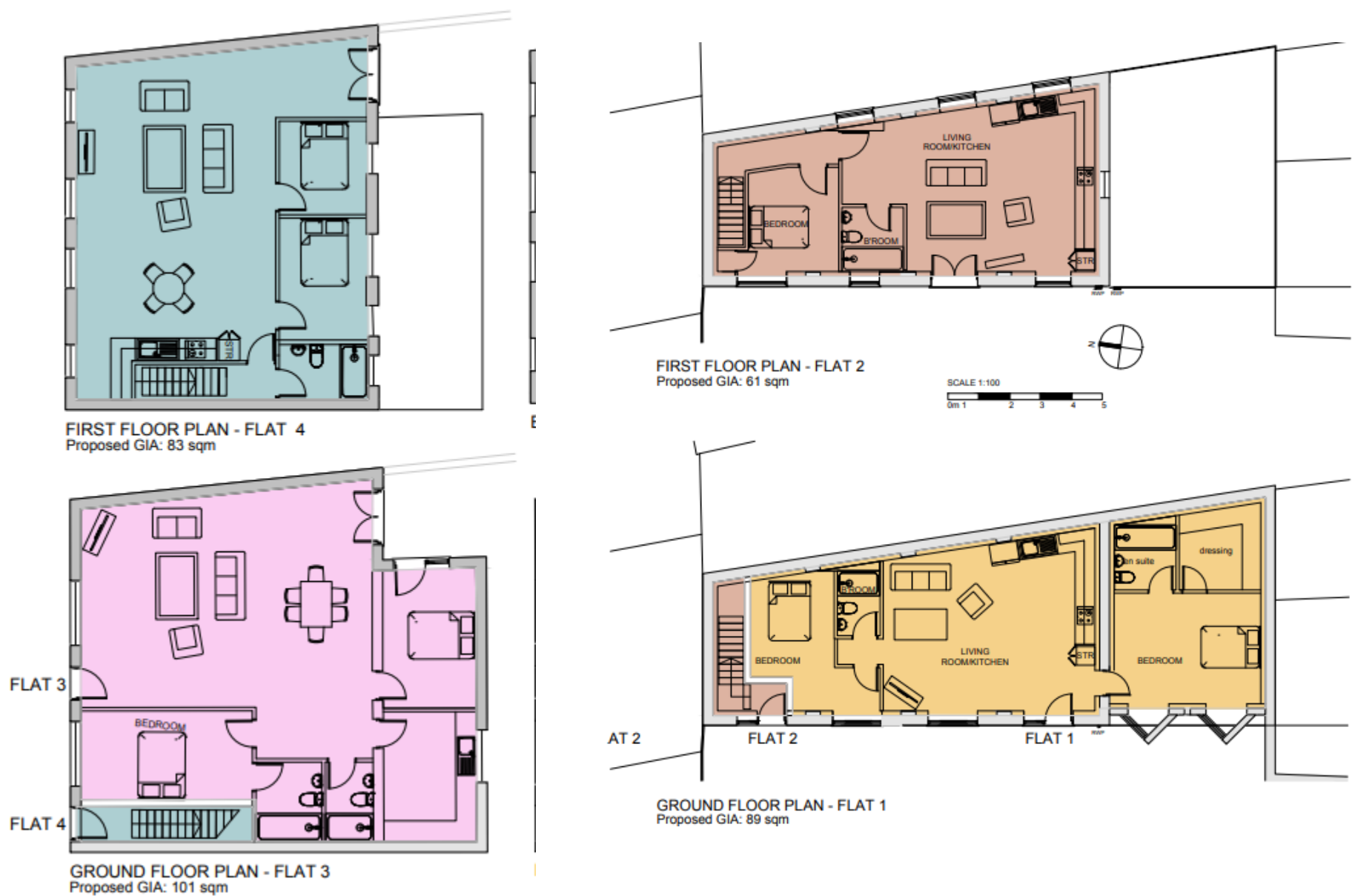
The proposal is to create four apartments within the existing residential area through change of use. The intention is to provide more of a variety in the housing market, in this part of Rochdale town. Aiming to help achieve council’s objectives of meeting its housing land supply, whilst not causing harm to the character and appearance of the locality.

The plan above shows that the proposal intends to do this by making use of the existing buildings and not add any further extensions or volume to the existing building, but re-use into the existing space.

The area between the two buildings will become a landscaped communal courtyard

The site would also provide bin storage and car parking facilities for residents who will live in the flats.

07 SCALE



CABE Guidance asks - ‘is the development scale appropriate for the area?’

The scheme proposes the creation of four new apartments through change of use in an area which is primarily residential. The converted nursery would accommodate two, 2 bed apartments of area 83m2 and 101m2. The converted storage building would be converted to a single bedroom apartment of 69m2 and a 2 bed apartment of 89m2.

In the immediate context there is a variation in the typology of existing houses. To the north of the site there are single bed bungalows immediately beside the site. To the south of the site is primarily family homes in terraced houses.

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		

Excerpt Nationally Prescribed Spatial Standards

The scale of each flat is retained within the floor plate and doesn’t require any further extension to create adequate living space for occupants. The proposed floor plans create and enjoyable and spacious 1 bedroom dwelling for people to live in.

08 APPEARANCE & 09 LANDSCAPE



Existing site and building photos. The wall to the right would be removed to create a larger courtyard. Leylandii are outside of site boundary



The proposal seeks to retrofit the existing buildings and improve the tired looking facades through a new render finish.

The existing building is finished in render on the south and west side and exposed brick on the north and east side. The north and south elevations face onto back gardens of the neighbouring houses, and the east elevation faces onto a private alleyway which makes these three faces completely unseen to the public.

The rendered walls to the West and South will be cleaned and re-surfaced to improve the visually quality of the new dwellings to occupants.

LANDSCAPE

There are no trees within the site boundary; the Leylandii bordering the northern boundary are within the gardens of the neighbouring bungalows, there are no plans to disturb these.

Additional landscaping such as that pictured would be used to enhance the courtyard which would be finished in a permeable resin.

However, there is also a public park immediately opposite the application site on Church Stile which will provide the amenity space for residents living in the new flats.



New planters and herbaceous border landscaping such as pictured above would create a quiet buffer zone between the new dwellings along either side of new courtyard..

10 ACCESS



Proposed modular bin storage

Vehicular access will remain unaltered at the same point along Church Stile. The new parking bays will be at the far end of the site close to the road for ease of access and egress. They will also enable cars to turn within the site hence avoiding the current situation where vehicles need to reverse out onto the road.

From a macro perspective, the site is close to:

- Place of worship - 320m
- Public Park - 5m
- Shops - 100m

Refuse collection would be housed within proprietary timber shelters and located in a dedicated area adjacent to the accessible parking bay (within 10m of the site entrance).



Proposed covered cycle shelter

Covered, secure cycle storage would also be located to the rear of the parking as indicated on the site plan

11 SUMMARY



This scheme proposes to revitalise an existing, dilapidated building and disused nursery to provide new dwellings within this residential district of Rochdale town. The change of use works within the existing massing of the site so as not to negatively impact on neighbouring buildings or harm the character of the area.



Overall, there are several key positive attributes to the proposal:

- The amount, scale, appearance and layout all provide for high quality built environment which is sensitive to the surrounding context.
- The proposed developments provide a variety in the housing market in this part of Rochdale which is dominated by terraced family housing. It will enable younger individuals or couples to be able to move into the area for work and living.



Existing building photos