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May 2023

57714.DAS.1

Conversion of existing dance school with associated attached dwelling into 7 apartments:

180 Whitehall Road, Rochdale, OL12 0RZ

DESIGN AND ACCESS STATEMENT

This report has been prepared for the client by Proquant with all reasonable skill, care and diligence.

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1. INTRODUCTION

This design and access statement (DAS) is submitted in support of the planning application, for the conversion of a red brick church at 180 Whitehall Road, Rochdale, OL12 0RZ, into 7 apartments. The applicant is Mrs D. Jackson. This report has been prepared by the Agents in charge of the application, Proquant Estimating Ltd.

2. SITE CONTEXT

The site is located on the corner of Whitehall Road and Milford Street, in walking distance to Rochdale town centre. The site is currently occupied by a dance hall, function room and martial arts studio and on site family accommodation. The proposed development is also well-served by local roads, making it very accessible for the residents to travel throughout the local and wider area. The development will be well-connected to the highway network. The M62 motorway is a short drive away. The development will also be well-served by local roads, making it easy for residents to get around.



View of site entrance from the corner of Whitehall Street and Milford Street.



View of site entrance from Milford Street.



View of site from the corner of Whitehall Street and Medley Street.



View of site from Medley Street.

The proposed development is located within walking distance of a range of amenities and facilities, including shops, restaurants, bars, cafes, a library, a cinema and a theatre. The development is also well-connected to public transport, with bus stops and a train station within a short walk. The existing site is a former church that has been used as a dance studio for a number of years. The site is in good condition and is suitable for development into apartments which will be a positive addition to the town centre.

2. SITE CONTEXT

The existing site is a former church that was built around the turn of the 19th century. The building is in good condition and is structurally sound. The client has plans to convert the former church into apartments, which will be a positive addition to the local area and wider borough.

The church is a non-designated heritage asset which means that it is of architectural or historic interest to the local area. We intend on protecting the architectural and historic features. The client has plans to work with the local planning authority to ensure that the conversion of the church is sympathetic to its historic character.



There is a clear style in the area of Victorian terraces with entry straight off the footpath and a reasonable sized yard to the rear, typically red brick with some having rendered finishes. The site itself is in keeping with its locality and style with a well preserved facade hence the importance of respecting the existing character. The site itself offers a flash of greenery in what is a densely populated urban area, though the site is also located a short walk away from a host of green spaces accessible for public use including Falinge Park.

The Rochdale Infirmary is a stone's throw away as well as industrial units which house several different businesses offering promising employment in the immediate vicinity.

3. PROPOSAL

The proposal is to convert the dance studio into 7 apartments of varying no. bedrooms. The works will be carried out in a sensitive manner that will respect the historic character of the building. The apartments are designed to be spacious and comfortable and will also be equipped with accessible light switches, door handles, and faucets. The apartments will also have a shared facilities which would include a shared bicycle store. The proposed development is in line with the Rochdale Local Planning Framework, which aims to create a vibrant and prosperous borough where people want to live, work, learn and visit. The development will contribute to the delivery of the following objectives of the Rochdale Local Planning Framework:

Economic growth: The development will create new jobs during construction and operation, and will also generate economic activity through increased spending by residents and visitors.

Housing supply: The development will provide much-needed new homes in the Rochdale borough, which is currently facing a housing shortage.

Sustainability: The development will be designed to be sustainable and energy-efficient.

Community cohesion: The development will see the former church returned to its original facade, promoting the heritage can foster understanding and respect for diversity. Heritage can help people to learn about and appreciate the different cultures and traditions that make up their community.

The conversion of the former church into apartments will be carried out in a manner that will respect the historic character of the building. The following original features will be reintroduced:

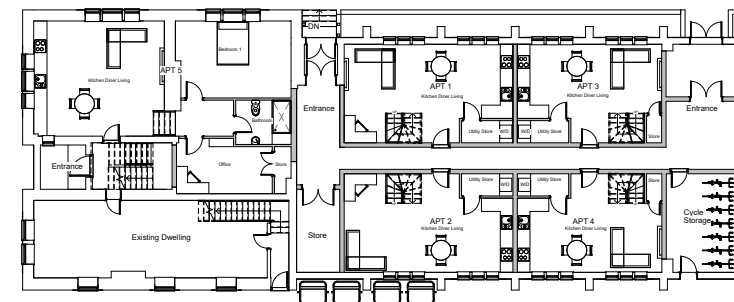
- The glass windows will be cleaned and restored including those previously blocked up.
- The roof timbers and finish will be repaired and refinished where required.
- The apartments will be designed to complement the original features of the building.
- The use of natural materials, such as wood and stone, will help to create a sense of warmth and authenticity.

The appearance of the development will be in keeping with the surrounding area. The majority of works will take place internally. The external work will enhance the original features, re-pointing and re-glazing previously blocked up windows. The client has plans to use traditional materials and construction methods to create a building that is both attractive and sustainable. The building is faced with brick and stone, and the roof of slate any facade changes would follow the existing materials.

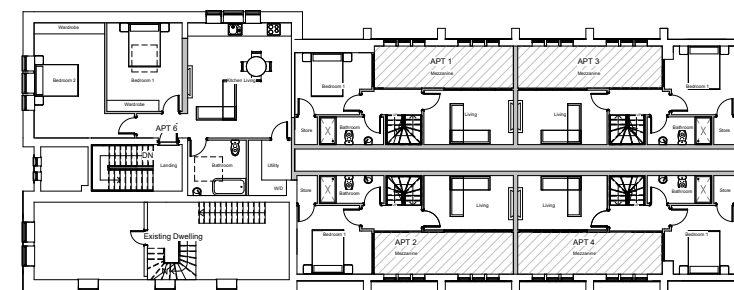


3. PROPOSAL

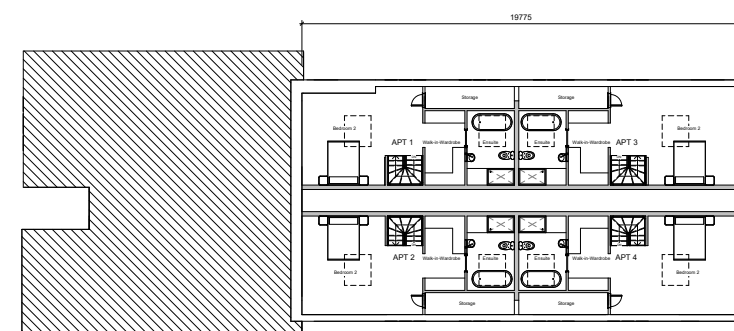
The development will be a positive addition to the local community providing much-needed new homes, and will also generate economic activity through increased spending by residents and visitors. The development will also help to create a sense of community in the area. The social context of the area is mixed. The town centre is home to a range of people from different backgrounds, including families, students, and professionals. The development will be a welcome addition to the area and will provide much-needed new homes.



Ground Floor



First Floor



Attic

The below measures will help to reduce the environmental impact of the development. The following sustainability measures will be implemented:

- The building will be fitted with energy-efficient appliances and fixtures.
- The building will be designed to maximize natural light and ventilation.

4. Access & Transport

The apartments will be accessed from both Whitehall Street and Milford Street via improved existing entrances. The development is accessible from several routes through the town centre as well as routes from the north of Rochdale. The development will also be accessible by public transport. There is a bus stop 125ft north of the development, and the nearest train station is a short walk away.

The site is well-served by public transport. Rochdale railway station is located within a short walking distance, and provides services to Manchester, Leeds, and Liverpool. The site is also served by a number of bus routes.

The development will provide a convenient option for people who want to live in the town centre but do not have a car. The apartments will be within walking distance of a number of shops, restaurants, and bars, as well as Rochdale Town Hall, the Rochdale Exchange, and the Rochdale Canal. The development will also be within easy reach of Rochdale railway station, making it easy for residents to travel to other parts of the country.

5. Crime Impact

The Rochdale Borough Council Crime Statistics for 2022 show that the crime rate in the area is above average. As of October 2022 there were 129.3 crimes per 1000 people the average for England and Wales being 91.3. (Office for National Statistics)

The development will not have a negative impact on the crime rate in the area. The apartments will be designed to be secure, with CCTV and access control. The development will also be located in a well-lit area, which will deter crime.

The development will have a positive impact on the crime rate in the area. The apartments will attract new residents to the area, which will increase the population density. This will make it more difficult for criminals to operate in the area. The development will also create jobs, which will further reduce the crime rate.

6. Energy Statement

The development will be designed to meet the requirements of the Building Regulations 2022. The building will be highly insulated and will have energy-efficient heating and lighting systems.

The development will have a number of building services, including:

Heating: The building will be heated by a combination of gas and electric heating.

Lighting: The building will be lit by a combination of natural and artificial lighting.

Ventilation: The building will be ventilated by a combination of natural and mechanical ventilation.

7. Fire Prevention

The development will be designed to meet the requirements of the Building Regulations 2022. The building will be fitted with a fire alarm system. The apartments will also have fire doors and fire escape routes. The following fire prevention methods will be implemented:

- The building will be fitted with a fire alarm system that will sound an alarm in the event of a fire.
- The apartments will have fire doors that will help to contain a fire.
- The apartments will have fire escape routes that will allow residents to evacuate the building in the event of a fire.

The development will be a safe and accessible place to live. The fire prevention methods will help to protect residents from fire. This application will be accompanied with a Fire Risk Assessment performed by a suitable professional.

8. Planning History

As of the Rochdale Borough Council portal there has been one previous planning application. Appliation summary: 00/D37822 | Variation Of Condition 04 On Planning Permission D28617 To Allow The Use Of The Property As A Dance Academy, And As A Private Function Room With Community Facilities | J.D. Dance Club, Whitehall Street, Rochdale, OL12 0RZ.

Reference:	00/D37822
Address:	J.D Dance Club, Whitehall Street, Rochdale, OL12 0RZ
Proposal:	Variation Of Condition 04 On Planning Permission D28617 To Allow The Use Of The Property As A Dance Academy, And As A Private Function Room With Community Facilities
Status:	Decided
Decision:	Grant subject to conditions
Decision issued Date:	25/08/2000

9. Pre-Application Comments

Pre-application advice has been sought under a previous layout with reference No. PREAPP/00062/20 dated 25/05/22. In this document, the conversion is to 17 apartments including HMOs. The key points and subsequent actions for the new proposal are:

Core Strategy Policy C8 seeks to improve community, sport, leisure and cultural facilities, which would include the existing dance hall use. Whilst Policy C8 seeks to support the delivery of such facilities, this policy does not afford protection to existing uses, and as such, in a strictly planning sense, the loss of this community facility would not be objected to subject to an assessment.

The proposed works would aid in meeting the local housing demand and assist the council in meeting the need for 460 new homes per annum between 2012-2028.

the UDP's Policy G/D/1, which seeks to concentrate development in urban areas to safeguard the countryside.

The site is located within the urban areas in which development of this nature is permitted.

180 Whitehall Street is recorded as being a Non-Designated Heritage Asset due to its architectural value, being a landmark building in addition to its communal value where it was first used as a Mission Church. In respect of Non-Designated Heritage Assets, paragraph 203 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application.

All changes to the property will be sensitively undertaken to protect and enhance the landmark such as:

- The mezzanine level should be introduced in a way that preserves the side-facing windows.
- The internal layout of the building should be altered as little as possible.
- Rooflights should be conservation style and placed flush with the roof slope.
- The existing windows should be replaced with windows that are sympathetic to the character of the building.

Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Also, impacts including noise, air, dust, light and odour pollution are required to be mitigated where necessary.

The concern on the amenity of residents has been addressed by:

- opening up all previously used windows
- Performing a Noise Impact Assessment.
- All Floor areas have been checked to ensure it meets the required space standards.

Refuse containers will need to be sited sensitively, and will require a bespoke solution to their storage and obscuration from general view, where their appearance may be harmful to the significance of the building.

A waste collection method has been provided with refuse containers sited out of view with bespoke casements not to harm the view or significance to the building.

Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

Due to the nature of the site, the provision of off-street parking would either incur significant costs to engineer underground parking or significantly alter the facade of the building. As the building is currently licensed for up to 240 people and the proposal has been significantly scaled down we believe this is justification for on-street parking to suffice for the proposed development.

The planning authority will require any new proposals to deliver Biodiversity Net Gain and it is recommended that a successful development demonstrate that a net gain of 10% can be delivered.

Given the age of the building, a bat survey will need to be provided as part of the full planning submission.

The site will introduce bee-bricks and should it be necessary bat/bird boxes depending on the results of the Bat and Wildlife Survey

10. Conclusion

The proposal for 180 Whitehall Street will provide housing in Rochdale aiding to meet local authorities quota of 460 new homes a year. It is located within a residential setting to the north of Rochdale Centre. The spacious properties will come in a selection of sizes offering properties to suit all prospective residents. The properties are aimed at highlighting the heritage of the building, most notably with the large-scale windows throughout accentuated by a mezzanine level.

The internal layout is reflective of the original use of the building with high ceilings and original features restored to former glory. The apartments are comfortably larger than requirements with a focus on quality housing rather than quantity.

The conversion of the church into apartments will provide a much-needed boost to the local area. The development will create new jobs both during and post-construction, provide new homes and generate local economic activity. The client and designers are committed to delivering a high-quality development that meets the needs of the local community.

For future residents, we believe we have created an attractive development that is practical for modern-day living. The host of public transport and amenities within walking distance will encourage active, greener modes of travel to the local area and that of the Greater Manchester region.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. This development will be a positive contribution to Rochdale highlighting its heritage.