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CHARTERED ARCHITECTURAL SERVICES



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Date: December 2023

Our ref: 22.2864

DESIGN & ACCESS STATEMENT

Proposed Modification of Front Elevation shop front, additional ground floor access to rear & Conversion first floor & Second Floor offices (E) to 2No One Bedroom Apartments at 119 & 119a Yorkshire Street, Rochdale OL16 1DS

Site Introduction

The site is located along Yorkshire Street, which is a location filled with commercial properties with residential dwellings above. The area belongs to the town centre of Rochdale and provides heavy footfall traffic.

With the development of the new town centre, Yorkshire Street is become a prime location for small and medium sized businesses as well as smaller dwellings such as flats and apartments. Additionally the location is substantially serviced by public transport and amenities with Rochdale Bus Station, Rochdale Metrolink Station and Rochdale Leisure Centre just a short walk away.

Layout

Yorkshire Street is located to the north east of Rochdale town centre. It is a major thoroughfare of small commercial properties. Existing access to 119 is by an entrance in a purpose-built shopfront and a rear doorway which allows access to the rear of the shop area on the ground floor and the staircase to the upper two floors, first and second.

The proposed works include the alteration of the ground shop front, new opening to the rear elevations and the conversion of the first and second floors from and first floor from office space to flats. New windows and re rendering of the front and rear elevation. This will be achieved by dividing the space with stud partition walls and removing existing rendering and providing new external render, plus the replacement of existing windows and shop front.

The Front of the building will continue to be the main entrance for the retail unit, the retail unit will also have a rear access from the rear year. The first floor and second floor flats will be accessed from the rear yard, an internal communal staircase will give access to the first floor Lobby. The first floor contains a 1no bedroom apartment and entrance door to the second floor apartment, the second floor contains a one bedroom apartment.

The rear yard will contain a secure cycle store and secure refuse store, it will also have security lighting and audio / visual intercom systems for the apartments and the retail unit.

Appearance

The appearance of the existing building will be upgraded with the a new shop front provided to Yorkshire Street, new window casements to the first and second floor windows to Yorkshire and re rendering the existing dilapidated front elevation. The existing parapet and coping stones to the front elevation will be retained and stones replaced / re-bedded if required. The rear of the property will have new opening at ground floor level and the external finish will be removed and re rendered and new window casements to the first and second floor windows.

Access

Access to the Retail Unit is via the existing access from Yorkshire Street.

Access to the proposed flats are only provided through an external rear door that will not be amended as part of this application.

The proposal offers no off street parking for residential use, but does retain a parking space for the Retail Unit, however, due to the town centre location with various amounts of public transport available and the fact that the building has been in operation as a existing retail unit at ground floor and office use at first fan second floor up to 15 staff working in the building, the parking situation is no worse than the current existing usage. Due to the town centre location of the proposal, a focus on vehicular parking should not be considered imperative to the proposal, instead the proposal would emphasis the use of public transport in the area.

1no 6unit Snowdon Semi Vertical Cycle Rack.

The bicycles are stored semi vertically with the front and rear wheel supported in a custom designed trough. Snowdon Semi Vertical Rack Stand can hold everything from Road Bikes to Mountain Bikes with extra wide tyres.

Refuse Management

A waste management strategy is to be adopted for the new dwellings and retail units. The property is provided with space within the rear yard area that would house a bin storage unit.

Suggested bin allocation:

2No Flats Require -

240 Litre Refuse Bin Storage

360 Litre Mixed Recycling

360 Litre Dry Recycling

1No Retail Unit Requires -

1100 Litre Refuse Bin Storage

1100 Litre Mixed Recycling

PROPOSED

1no 1100 Litre Refuse Euro Bins

1no 1100 Litre Recycling Euro Bins

1no 770 Litre Recycling Bins

1no 360 Litre Refuse Bins

The refuse / recycling bins will be positioned at the edge of the access road on collection days.