

Design & Access Statement for the Change of Use of 109-111 Yorkshire Street, Rochdale, OL16 1YJ.

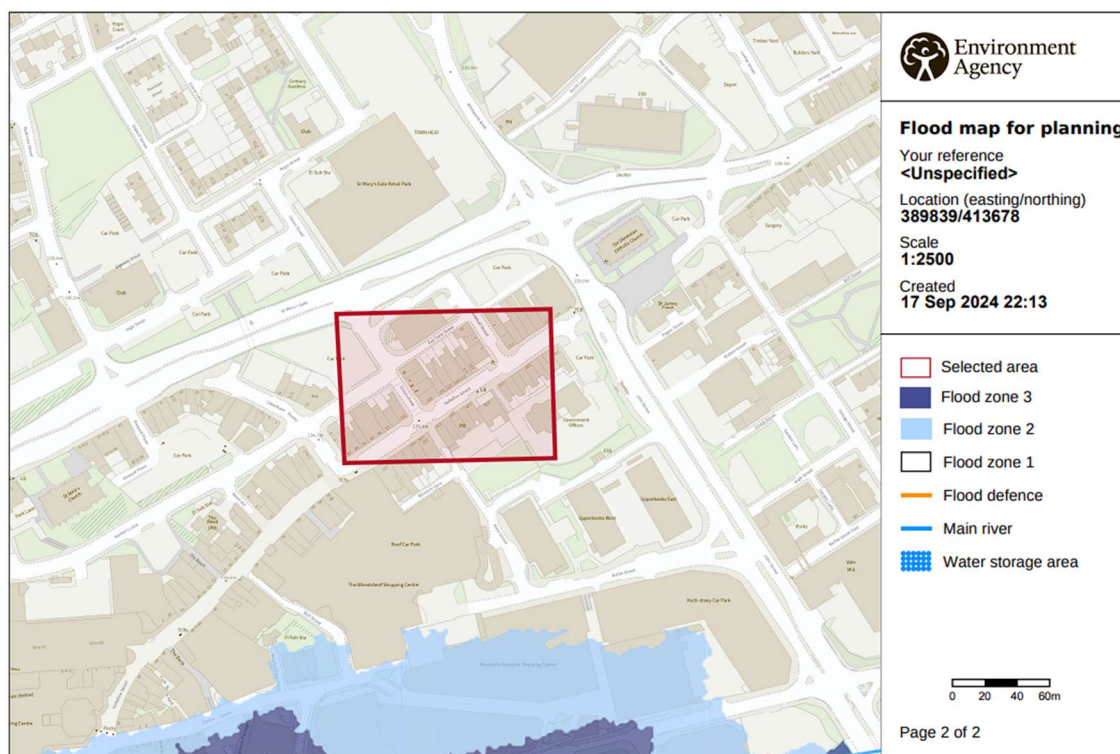
The applicant proposes to retain the ground floor under Class E (Commercial, Business & Service) use. However, they plan to convert the first and second floors into two self-letting flats, designated under Class C3 (Dwelling houses). Hence, classified as mixed-use. This is within accordance of The Town and Country Planning (General Permitted Development) (England) Order 2015. Permitted development - Development consisting of a change of use of a building— (a) from a mixed use for any purpose within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order and as up to 2 flats, to a use for any purpose within that Class;]

The property offers rear parking facilities for tenants, ensuring that residents will not need to park their vehicles on the surrounding streets.

The large hardstanding area at the rear provides ample space to accommodate multiple 240L bins or a 1100L commercial bin to meet the need of the tenants using the ground floor and staying in the two flats on the upper two floors.

The proposed access to the upper two floors will be via a staircase at 111 Yorkshire Street, leading to a communal hallway. From there, the entrance to the first-floor flat is immediately accessible, while continuing through the hallway leads to the access door for the second-floor flat. The previous occupants, a property management agency, disposed of their waste by exiting through the front entrance and walking around to the rear. This waste disposal arrangement will remain unchanged under the current proposal.

The property is not situated within a flood zone, as shown in Figure 1 of the Environment Agency's flood map.



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Figure 1: Environment Agency's Flood Map

The two self-letting flats include these requirements which can be found in the National Space Standards: - Technical Requirements.

- "a dwelling with two or more bedspaces has at least one double (or twin) bedroom"
- "in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m²"
- "Built-in storage of a minimum 2m²" (National Space Standards: Table 1 - Minimum gross internal floor areas and storage)
- Minimum area required for a single room is 7.5m² according to the National Space Standards.

All standards listed above have been adhered to.