

DESIGN AND ACCESS STATEMENT

PROPOSED COMMERCIAL AND RESIDENTIAL
RE-DEVELOPMENT AT:
42 TO 46 DRAKE STREET,
ROCHDALE OL16 1NU

On Behalf Of:

Cassel & Fletcher Property Management,
Auldbank House, 424 Bury Old Road,
Prestwich, Bury M25 1PR

Compiled By:

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To be read in conjunction with submitted plans, schedules and specialist reports.

Prepared in light of Pre-application advice from Rochdale Planning Department and Planning Consultancy advice and assistance from Lynsay Ewart, Principal Planner, Paul Butler Associates, 31 Blackfriars Road, Salford, Manchester M3 7AQ

THE AIMS OF THIS STATEMENT ARE AS FOLLOWS:

1. to establish the actions that have been taken in light of the advice received in terms of number, scale, design and type of the apartments and retail elements.
2. their relation to the existing buildings on the site and the neighbouring properties re: height and separation distances.
3. re: amenity space, parking provision and environmental aspects of the proposals.
4. wider considerations such as transport links, local amenities and Rochdale Council's policy re: provision of energy efficient,

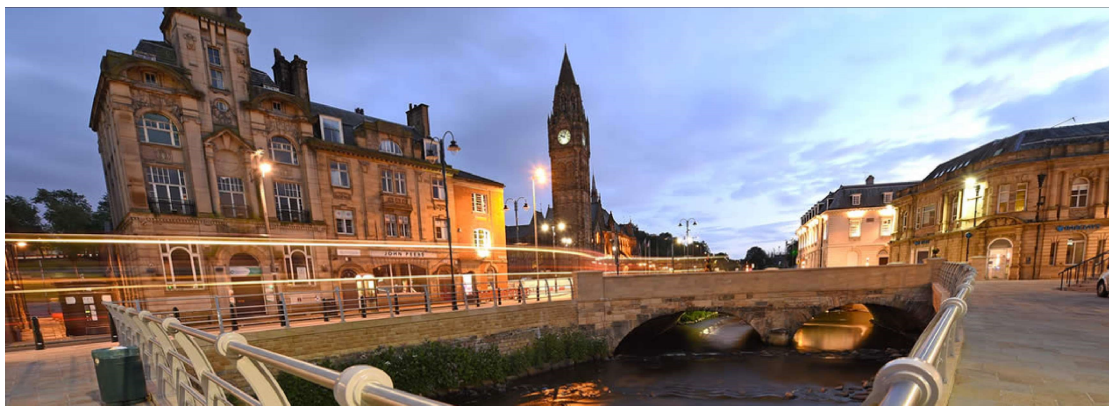
modern residential and commercial accommodation for the local and borough wide market in a popular and successful town centre location.

5. local heritage and historic development considerations re: the influence on the design and it's appearance in the street scene.

THE DESIGN STATEMENT IS AS FOLLOWS:

Taking into consideration the local abundance of residential and commercial buildings of heritage and character and that of the 2 buildings that formerly occupied the site it was decided to adopt a traditional approach to the design and materials used for the proposed building and to consciously reference and adopt design cues from these namely: the previous 42 to 46 Drake Street building and the Iveson's Warehouse building to the rear fronting onto Nelson Street.

The following statement and photos will demonstrate the interesting, architecturally diverse character of Drake Street and the importance of the Nelson Street connection between what was formerly Rochdale's principal shopping street and the historic heart of Rochdale around the old Grade 1 listed Town Hall conservation area. Drake Street itself, in close proximity to the site, includes historically important buildings such as Champness Hall and Rochdale Pioneer's first retail outlet shop, possibly the first store of it's kind in the world. As such Drake Street is an important historic asset that can be linked to both the Town Hall and Toad Lane Conservation Areas.



PANORAMIC VIEW OF TOWN CENTRE CONSERVATION AREA

The Buildings

a) The front Drake Street building including ground floor commercial and upper floors residential accommodation.

The approach is to replicate the former building to by using extensive glazed shopfronts with unified over-signage framed in brickwork. Good quality powder coated aluminium box section framed planar glass shop-fronts and entrance doors with aluminium powder coated or screen printed over-signs preferably with integral internal illumination of lettering. Stainless steel or hard wood pull handles to doors. Good quality bronzed spandrel panels beneath the shop-fronts will give an attractive appearance in the street scene. The traditional red brick walling will be articulated by vertical brick pilasters and the windows will have brick soldier courses above and below to give an authentic Victorian appearance with a chamfered entrance corner with side pilasters and a peaked upstand parapet wall and stone coping with feature round recess to match the former building at roof level. The top storey, 4th Floor, is to be set back in a traditional Mansard roof storey with dormer windows clad in traditional dark grey Welsh Slate type tiles. This design theme is carried around the corner onto Nelson Street to create an authentic but modern re-creation of the original building in the street scene.

b) The apartments entrance and link between the front and rear buildings.

The logical location for the main apartments entrance is roughly half way along the site boundary on Nelson Street. This is to be recessed and articulated very simply in pale grey brickwork to the upper stories and fully glazed in at Ground Floor level with generously sized double entrance doors with large side window to allow plenty of natural light into the entrance hall. A canopy in verdigris copper effect over with inset down lighters is intended to give a high quality and welcoming aspect, especially at night time.

c) The rear apartment building on the site of the former Iveson's warehouse.

Taking design cues from the original building this is to have a Ground floor of dark brown brick with recessed windows, dwarf

walls and planted areas to form a defensible space to Nelson Street. The upper storeys are to have a light sand brick to First and Second floors with vertical pilasters and feature bands in off white reconstructed stone and/ or ceramic tiles with red brick to the Third and Fourth storeys with feature band, parapet coping and corbels all to replicate the original art deco style of the former Iveson's warehouse. Again the Fifth floor is to be a traditional Mansard roof storey with dormer windows clad in traditional dark grey Welsh Slate type tiles to match the front building.

It was decided to adopt a traditional Victorian window proportion within a well defined structure including contrasting brickwork bands of string courses as they provide excellent control of the internal environment to the apartments of light admittance and heat loss control and help to unify the overall appearance of the development as a whole.

The elevation to the rear of this building is to be simply in red brick with windows and service doors as required to match the simple practicality of the original building and in response to the fact that the site opposite will almost certainly be re-developed in due course and therefore largely obscure this elevation from the street scene.

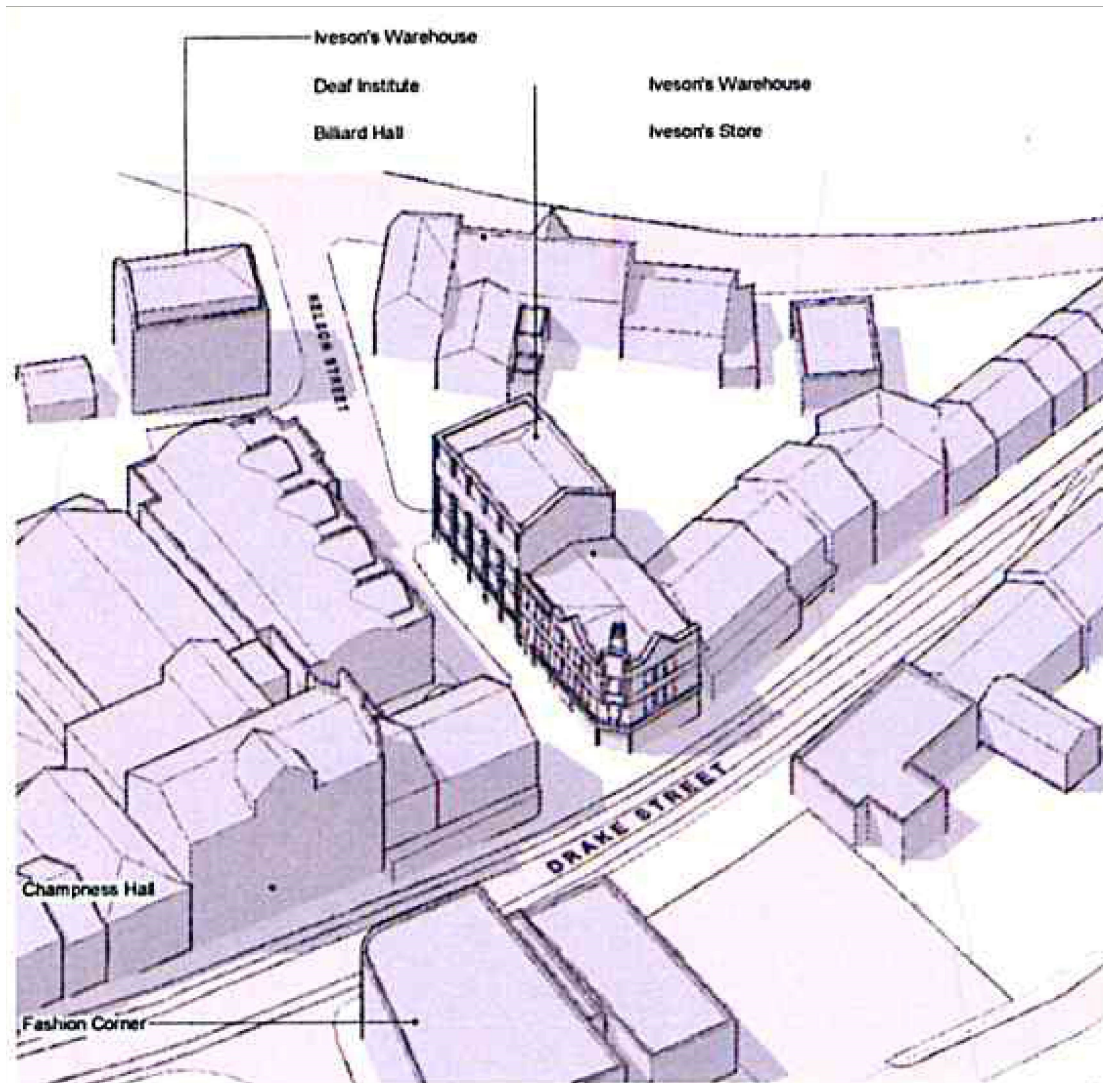
Access and Services

a) the bin storage area and secure on site bicycle store are located internally convenient for residents on the Ground Floor as shown on the submitted plans. There will be room for a small amount of attractive planting and landscaping to the front along Nelson Street and adjacent to the main entrance lobby doors.

k) It is intended to build both the commercial and apartments to the latest construction and environmental standards in line with recently up-graded heat loss and BREEAM excellent ratings achievable due to the compact design and proposed adoption of robust details and standards from the building regulation and building research establishment recommended standards.

l) The accessibility principles followed in the design of the site and buildings rest on level access for both pedestrians, ambulant disabled, wheelchair users and cyclists which includes dropped kerbs and ramps as required. Door thresholds generally to be level with external pavement level and internal vertical circulation facilitated by a passenger lift with an adjacent stair.

The Historical Context



ORIGINAL BUILDINGS ON THE SITE

The original Trafalgar Buildings onto Drake Street were constructed in the 1850s in the neo Gothic style, then re-modelled in 1901 in a later Edwardian manner to be Iveson's retail showroom. The warehouse building to the rear was constructed in the 1920s in the Art Deco style.



IVESON'S DRAKE STREET SHOWROOM IN THE 1970S



IVESON'S NELSON STREET WAREHOUSE IN THE 1980s

The Site Photographs



VIEW TOWARD THE SITE FROM DRAKE STREET



VIEW TOWARD THE SITE ALONG NELSON STREET



VIEW ALONG DRAKE STREET TOWARD THE SITE

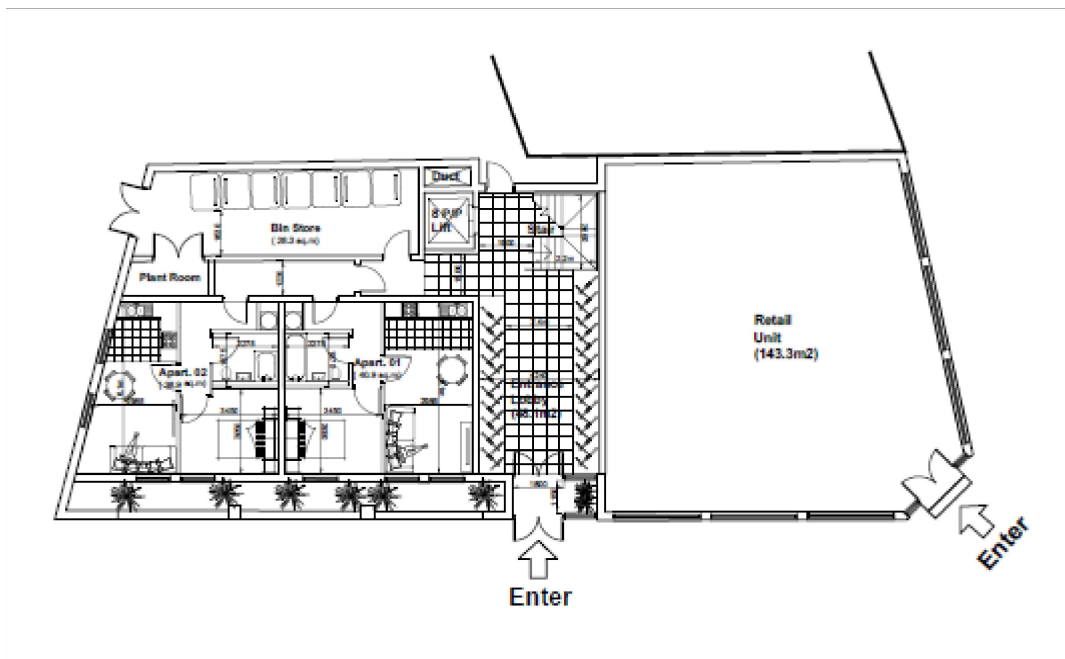


MERCHANT'S BUILDING ON DRAKE STREET CIRCA 1878

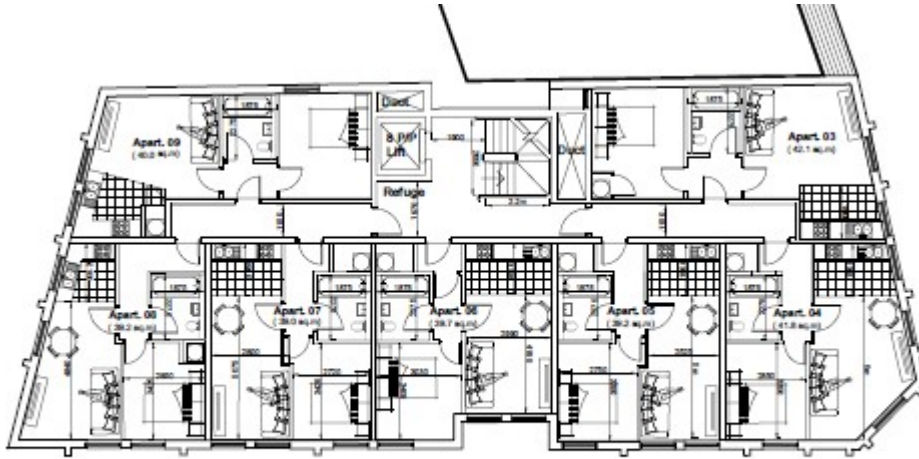


CHAMPNESS HALL ON DRAKE STREET CIRCA 1925

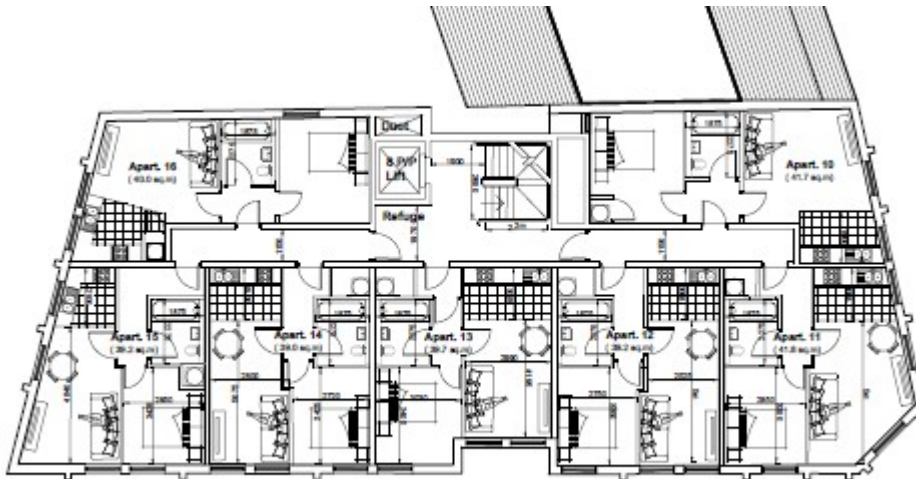
The Proposed Plans



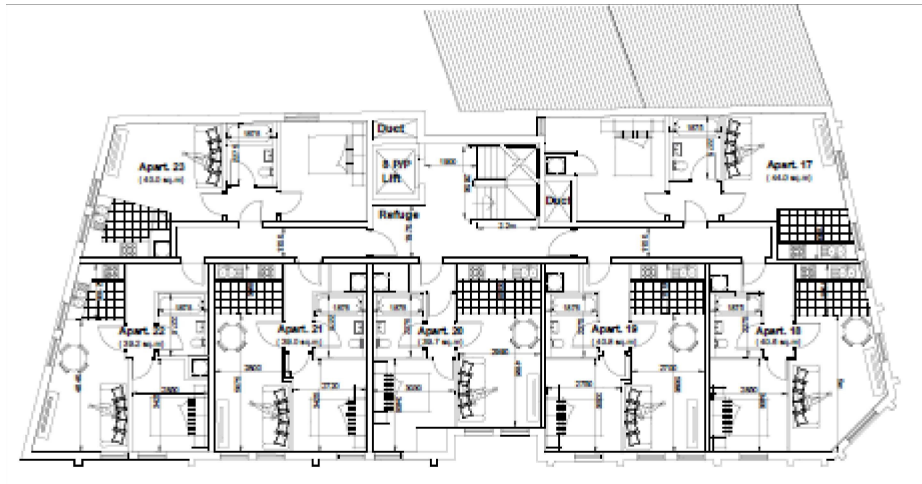
GROUND FLOOR PLAN



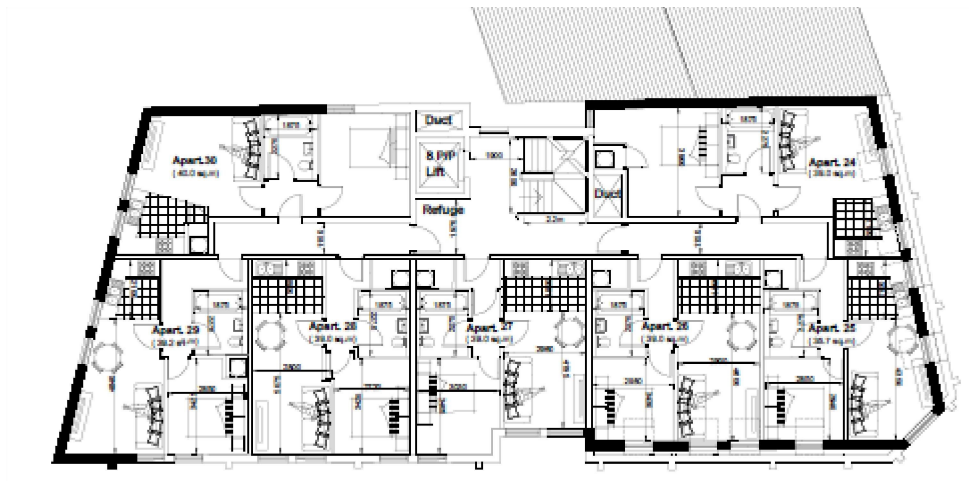
FIRST FLOOR PLAN



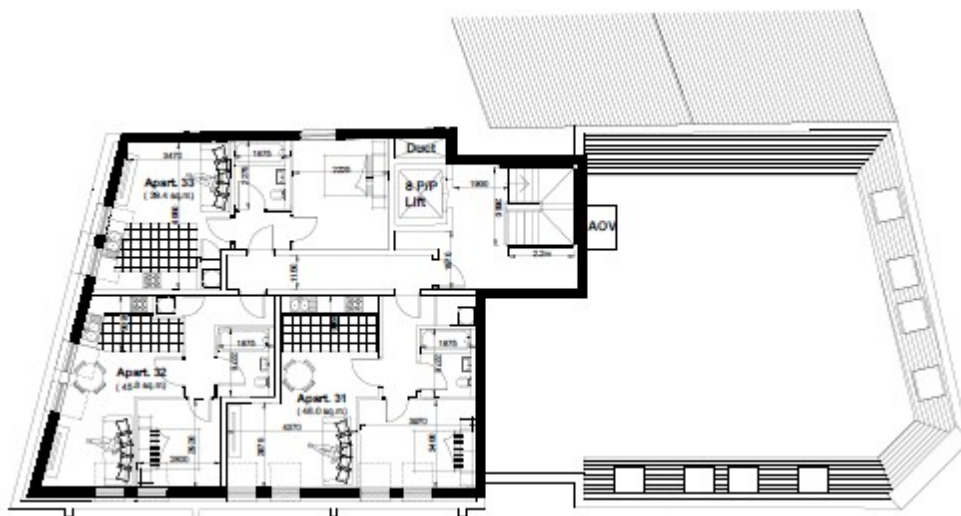
SECOND FLOOR PLAN



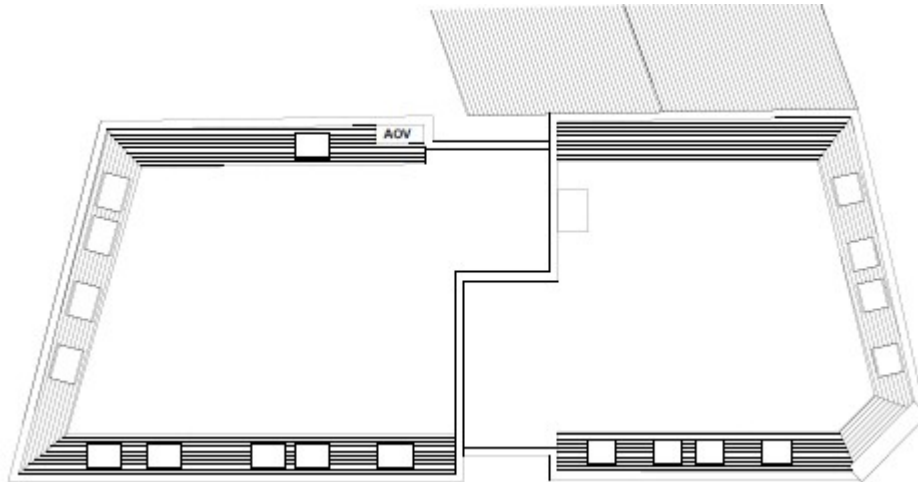
THIRD FLOOR PLAN



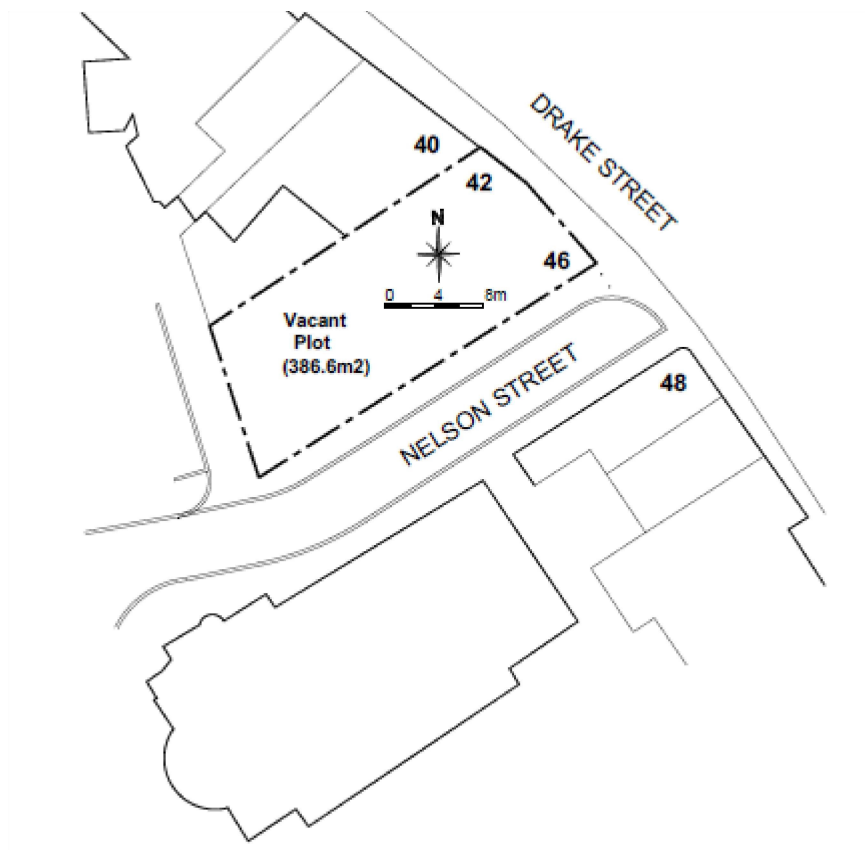
FOURTH FLOOR PLAN



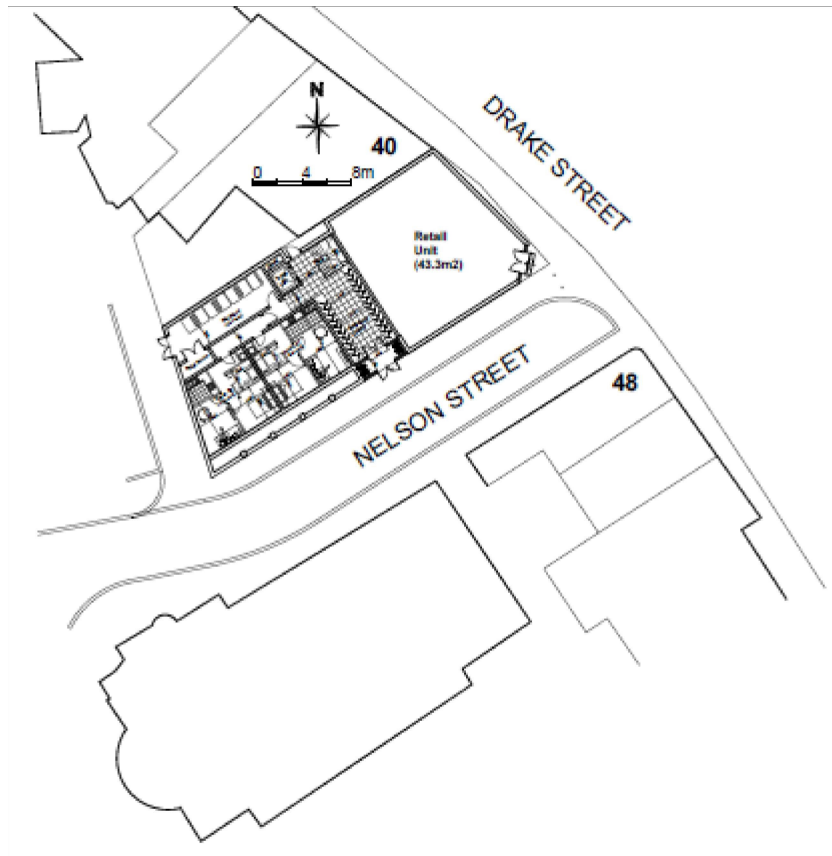
FIFTH FLOOR PLAN



ROOF PLAN



EXISTING SITE PLAN



PROPOSED SITE PLAN

The Proposed Elevations



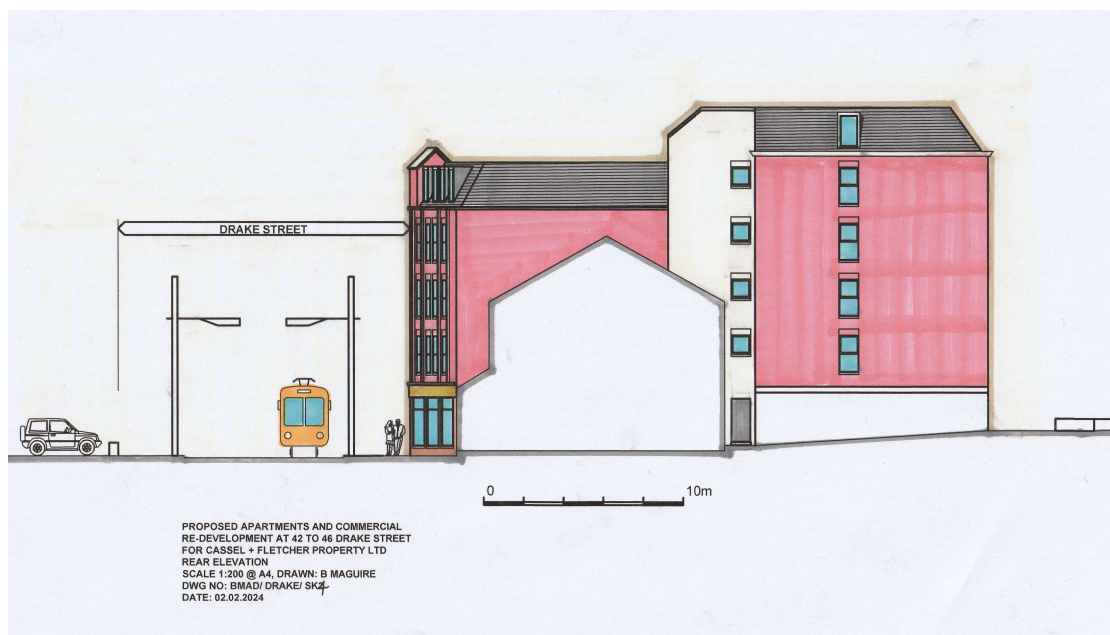
DRAKE STREET ELEVATION



NELSON STREET ELEVATION



REAR ELEVATION



SIDE ELEVATION



LONG SECTION

CONCLUSION

We believe this development represents an excellent opportunity to significantly enhance the amenity of the local area by providing new commercial retail and apartments to a modern, energy efficient standard that respects both the heritage and aesthetic of the locality. And also providing much- needed affordable accommodation for local people and new-comers to the area with the opportunity to live and work on site with a wide range of local shopping, educational and transport amenities on the doorstep.