



The Albany Hotel
87 – 89 Rochdale Road East
Heywood
Rochdale

**PROPOSED CHANGE OF USE OF EXISTING
GROUND FLOOR PUB TO HOTEL**

PLANNING APPLICATION 2024



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

1.0

Site Location

1.1 Site Location and Context

1.2 Site History

1.3 Local Area

1.1 SITE AND CONTEXT

The site is located along Rochdale Road East, Heywood. The road belongs to the strategic highway network in the Rochdale area and provides a primary link from Rochdale Town Centre to the Heywood Centre.

The surrounding area is characterised by dense residential properties which transition to a more commercial area heading deeper into Heywood with properties such as the large Aldi supermarket, planet play complex and numerous restaurant establishments located where Rochdale Road East switches to York Street.



Site Location Plan



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The Albany - Front Elevation

The site is currently occupied by a large 2 storey brick structure with a frontage elevation that offers a rendered façade along with a ground floor bay window, principle entrance to the property and large front canopy and terrace area. The building has historically seen extensions mainly to the rear of the property through single storey extensions that offer additional internal amenity space along with extended kitchen and toilet areas. Additionally the building has been extended along the eastern side elevation which offers alternative means of access to the first floor which in turn facilitates the use of the first floor as hotel rooms. External areas of the site mainly consist of tarmacked areas with the front courtyard mainly use as parking.

1.2 SITE HISTORY



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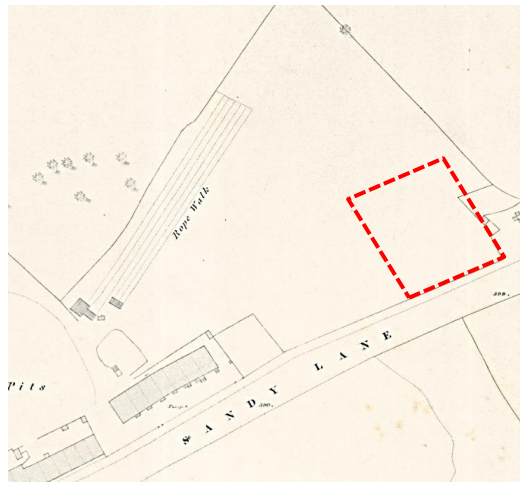
Historical maps provide an indication of how the site has evolved over time. As indicated by the below 1860s map does not illustrate any structure on the proposal site, however the 1880s map does provide an illustration for the original built form of the existing building; from these two maps it is summarised that the building had been constructed between 1860 and 1880 with the original building used as a residential dwelling under the name Orchard House.

Between 1880 and 1914, additional structures had been erected on the site to the north (rear yard), however it is unclear whether these structures are temporary or permanent.

When examining previous Planning Applications, the earliest record is that of a 1986 application that sought approval for external signage to The Albany Hotel, while the application determination is unknown, the address change from Orchard House to The Albany Hotel coupled with the requirement for external signage suggests that between 1914 and 1986, the building use had changed to a Hotel.

Other historic Planning Approvals and Applications include the erection of the existing single storey extensions currently.

Finally, the existing use of the building primarily a hotel is established and solidified by RMBC through the listing of the building as a Place to Stay through the Local Authorities Visit Rochdale web page where the building is listed as providing 5 bedrooms with en suites.



Historic Map - 1860



Historic Map - 1880

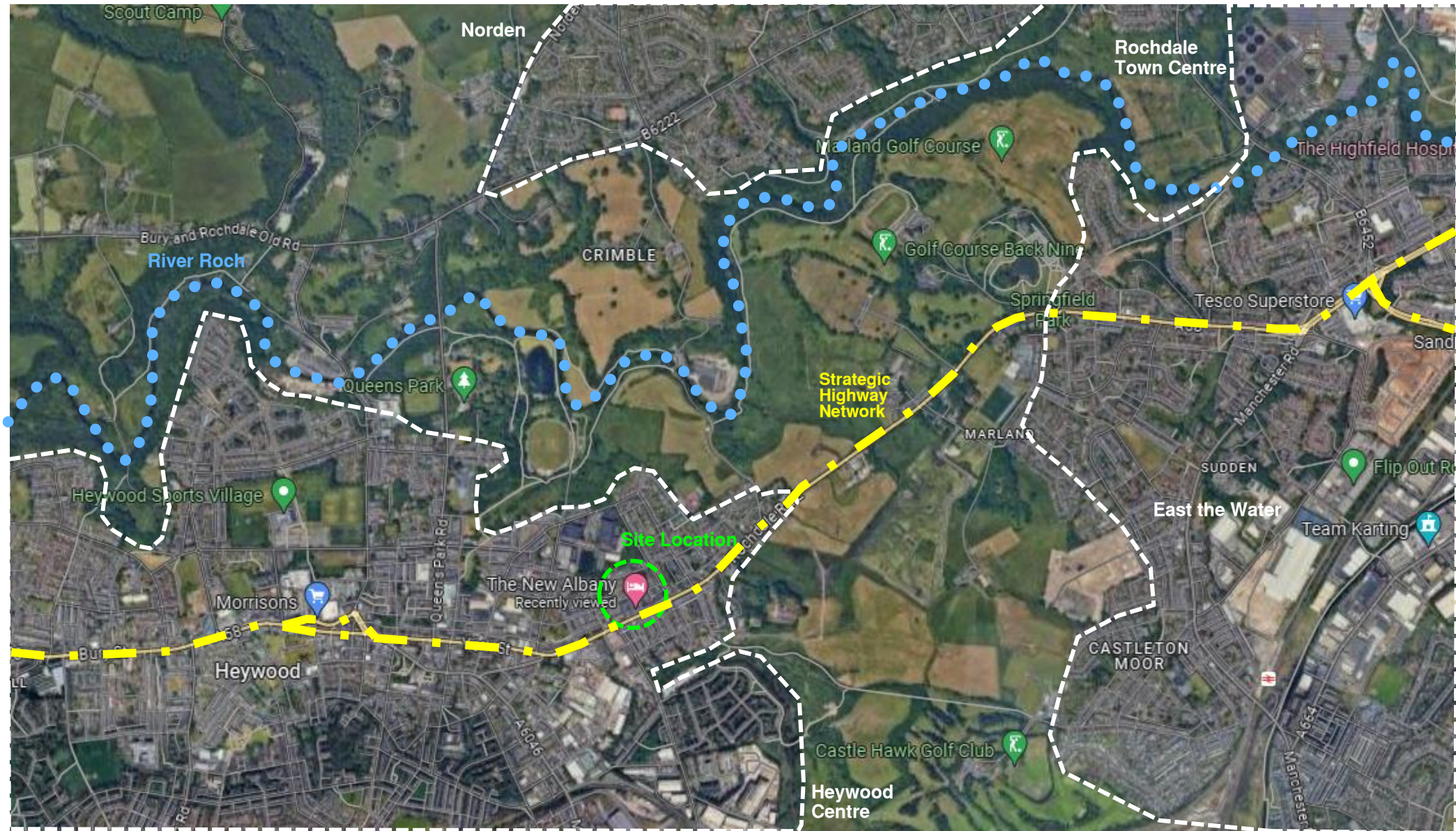


Historic Map - 1914

1.3 LOCAL AREA



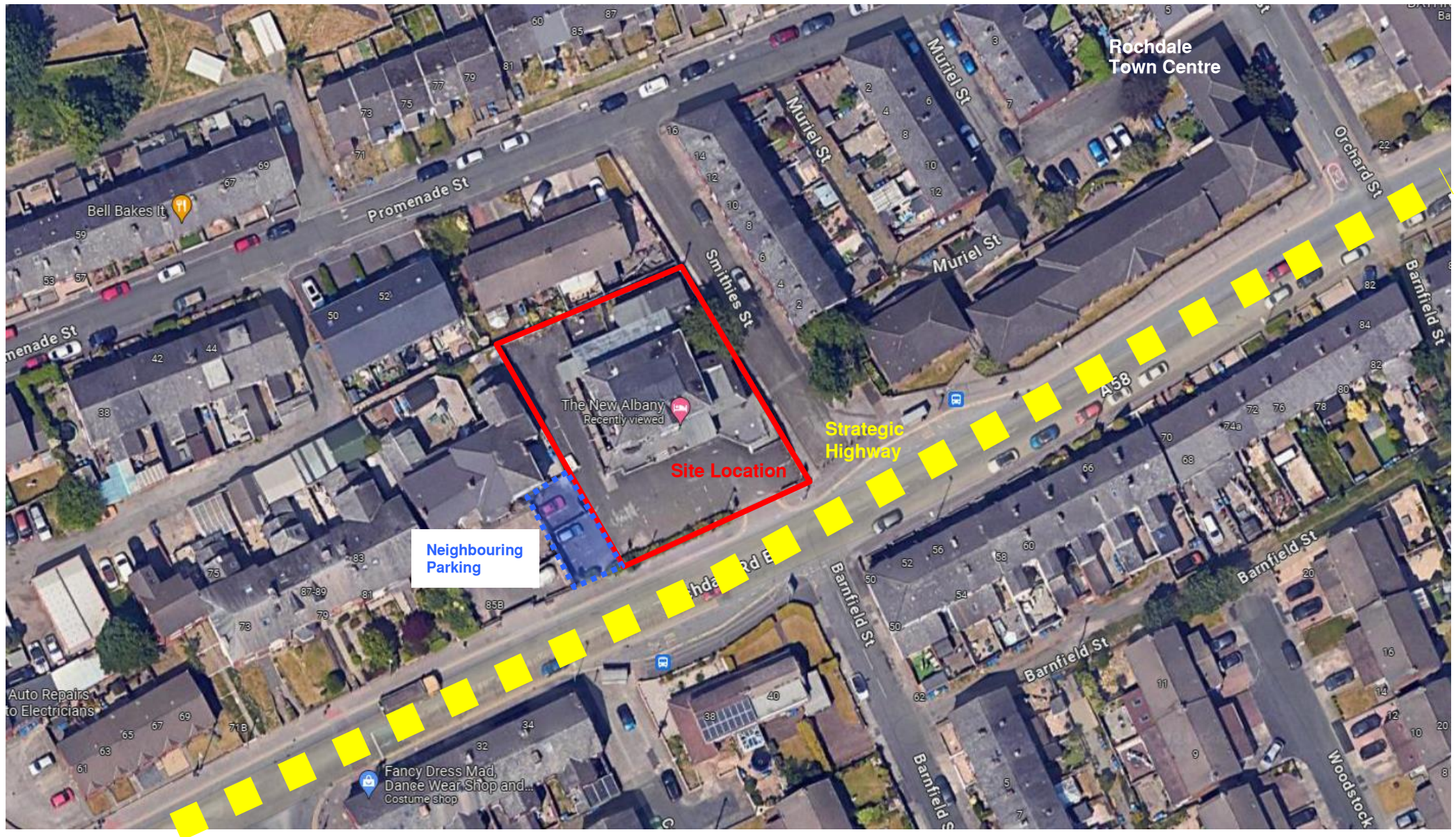
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1.3 LOCAL AREA



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2.0

Design

2.1 Orientation and Layout

2.2 Appearance

2.3 Parking and Servicing

2.1 ORIENTATION AND LAYOUT



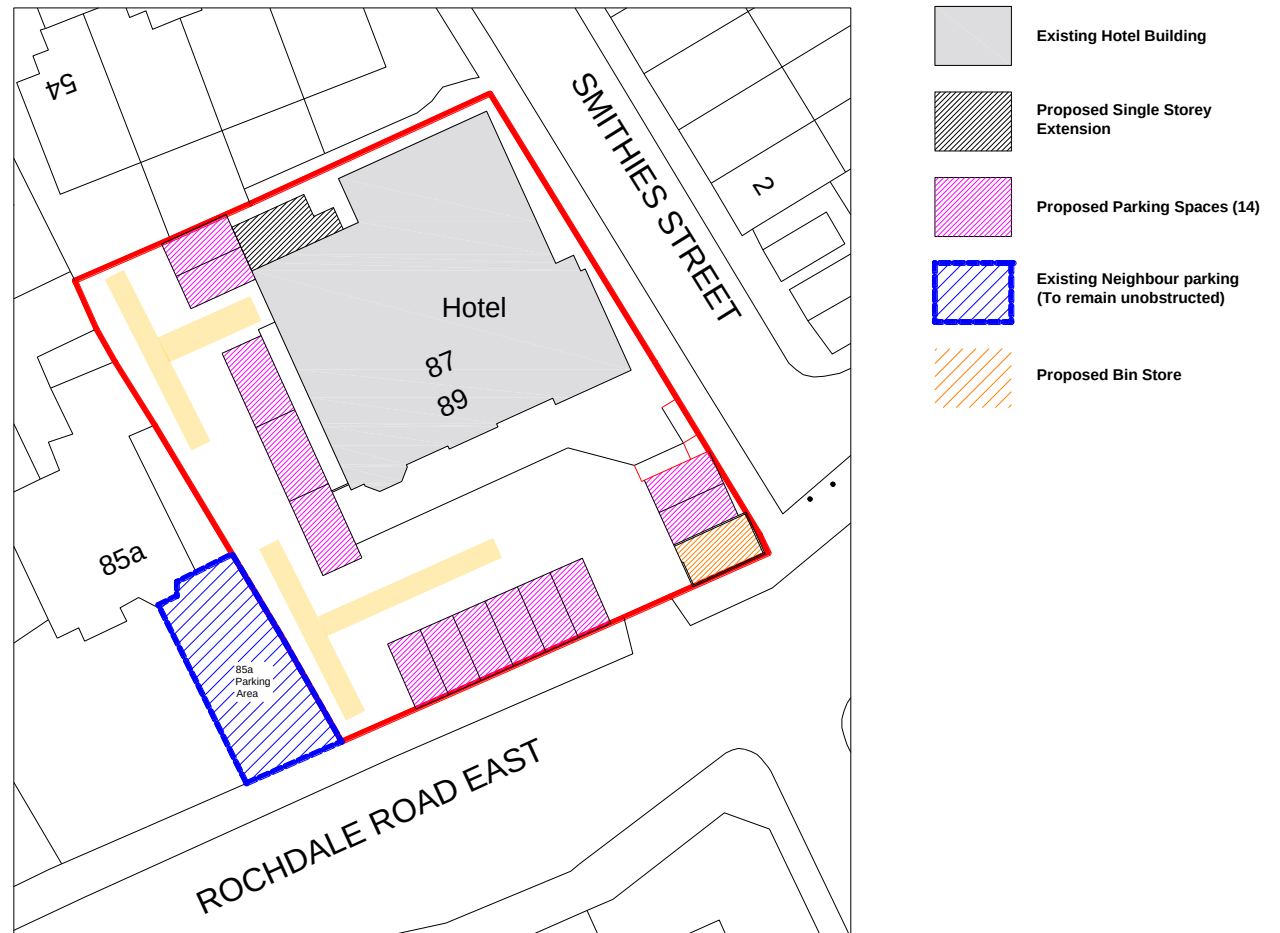
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Site Orientation

The site orientation is to remain as existing, utilising the existing site entrance as a primary vehicular access point to the hotel. Currently the site is allocated as a hotel with ground floor public house use, as such the front and side of the site has primarily been used as parking however it is not immediately clear where parking bays are located on site. The new site plan identifies 13 parking spaces which are to be marked out on site to facilitate the new hotel rooms and staff requirements. Existing neighbouring parking area has been identified on the site plan and is to be maintained by providing a 6m space between the neighbouring parking areas and any new parking bay, this 6m space also works in tandem with the manoeuvrability on the site by creating a turning T for drop off purposes; however given the sites location to the centre of Heywood and the position of the site along a main highway it is envisaged that the a high number of building users will travel to the hotel using public transport.

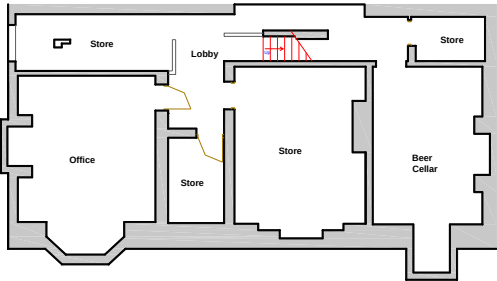
The proposed extension is to be located to the rear of the building with proposed room windows located along the site elevation.

The existing side walkway would be removed with the existing external staircase structure remaining in place to act as an emergency exist as existing. The removal of the walkway facilities the side parking bays along with allowing single lane access to the rear of the site and two additional parking spaces.



Proposed Site Plan

2.1 ORIENTATION AND LAYOUT



Existing Basement Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan

2.1 ORIENTATION AND LAYOUT



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Internal Layout –GF

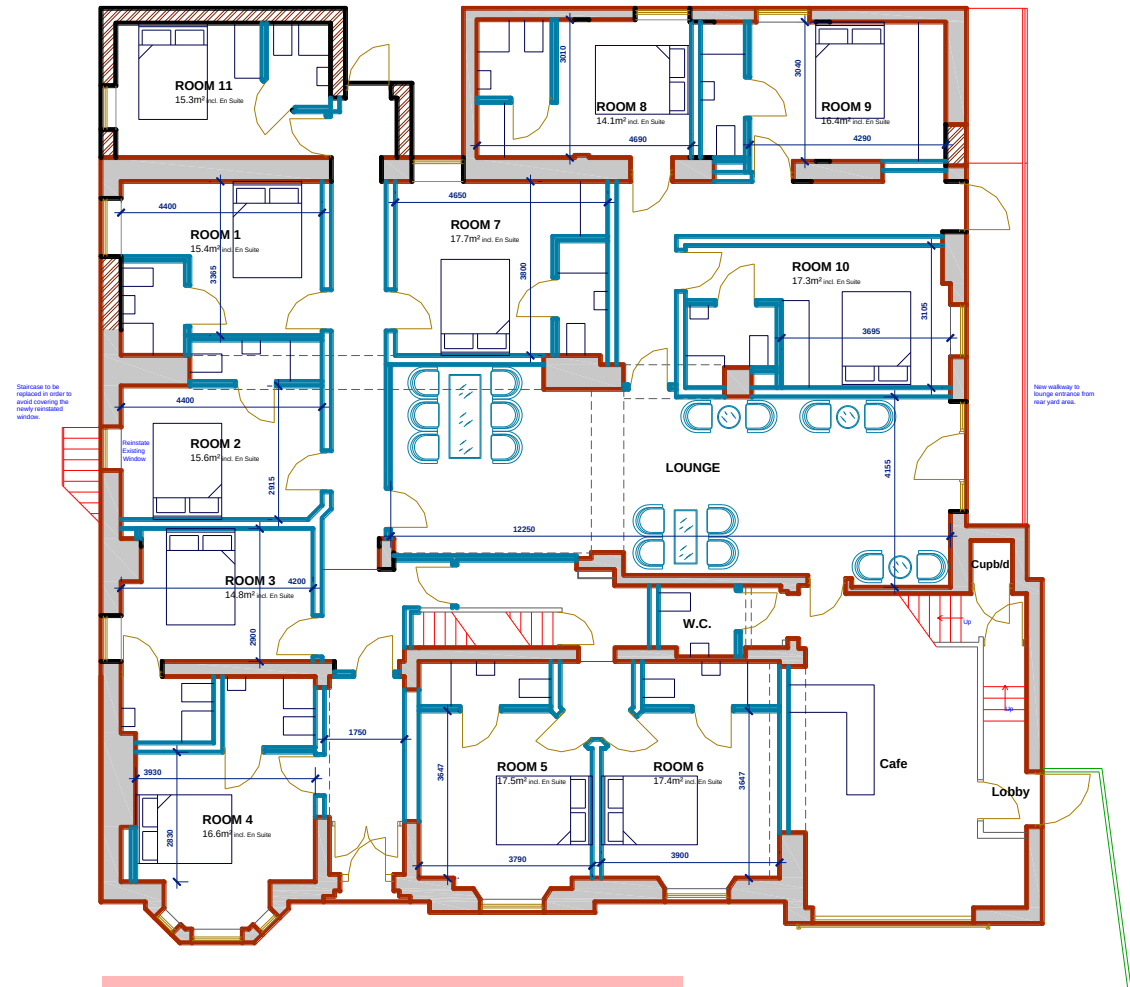
The proposal looks to modify and extend the existing ground floor plan to maximise the space providing additional accommodation areas as well as lounge area. The proposal also must consider existing structural elements as well as escape requirement in the event of an emergency.

The existing ground floor layout has been modified to provide 11 new hotel rooms with en suite rooms and integrated storage space. In order to create the rooms, additional windows have been created along the side elevation and the addition of a rear extension that matches the proportion to the existing extensions has been included. The internal arrangements carefully considered the aesthetic of the building and existing window positions in order to orientate the proposed rooms to maximise the use of existing openings.

Central corridors have been used in a network that links each proposed room to a multi directional escape route if required while also providing access to the central lounge area. The lounge area itself is provided a new access through the existing side elevation providing a large glazed opening that introduces light into the central lounge.

The existing café area is to be accessed via the proposed lounge space or from the external terrace area providing an additional amenity feature to the hotel complex.

Overall the proposed layout maximises the space making an efficient use of the currently unused public house use at ground floor.



Proposed Ground Floor Plan

2.1 ORIENTATION AND LAYOUT

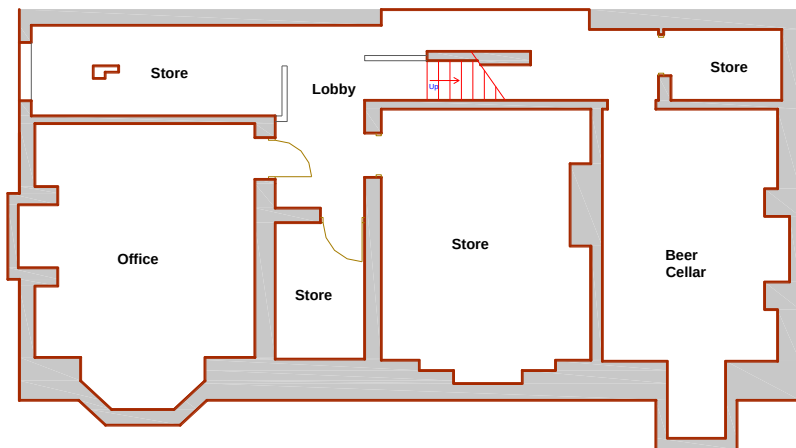


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Internal Layout – FF & BASEMENT

The existing first floor is currently used as hotel space providing 6 bedroom spaces with en suites accessed primarily via the side elevation staircase. No modifications are to be made to the first floor principally however the existing steel staircase is to be modified to reduce the landing space and enable the reinstatement of an existing window at ground floor which enables the creation of a ground floor bedroom.

The existing basement area is accessed from the ground floor via a concrete staircase. The basement is used as storage space with a small computer desk for management purposes.



Proposed Basement Floor Plan



Proposed First Floor Plan

2.2 APPEARANCE

Appearance

Chiefly the principle elevation facing Rochdale Road East is to remain as existing maintaining all of the existing window and door positions, heights and cill heights as well as the original stone features currently.

The side elevations of the building have been modified over time with extensions, steel staircase and the blocking up of windows etc. the proposal looks to make small modifications to the side elevations which mainly entail the creation of new openings however these new openings are to be positioned to make use of previously blocked up windows which are evidenced on site through soldier courses.

The rear of the building is again to remain largely as existing with the addition of a new single storey extension. This extension is proposed to be a continuation of the existing flat roof extension with rendered exterior.

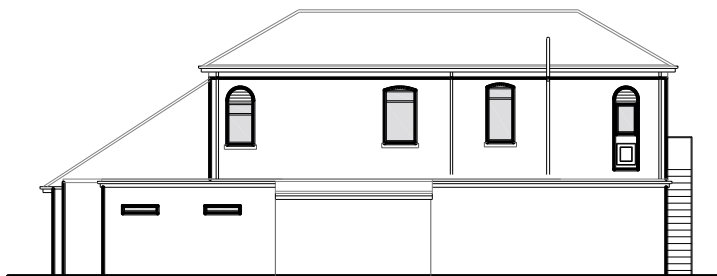
Overall the proposal looks to make minor modifications to side elevations and looks to continue the existing building aesthetic into the proposed extension while maintaining the character and overall aesthetic of the primary elevation of the building.



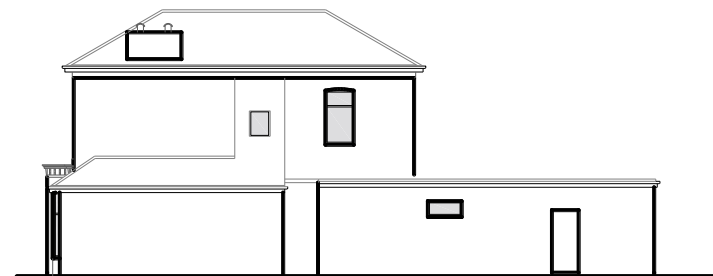
Existing Front Elevation



Existing Side Elevation 1



Existing Rear Elevation



Existing Side Elevation 2

2.2 APPEARANCE



Proposed Front Elevation



Proposed Side Elevation 1



Proposed Rear Elevation



Proposed Side Elevation 2

2.3 PARKING AND SERVICING

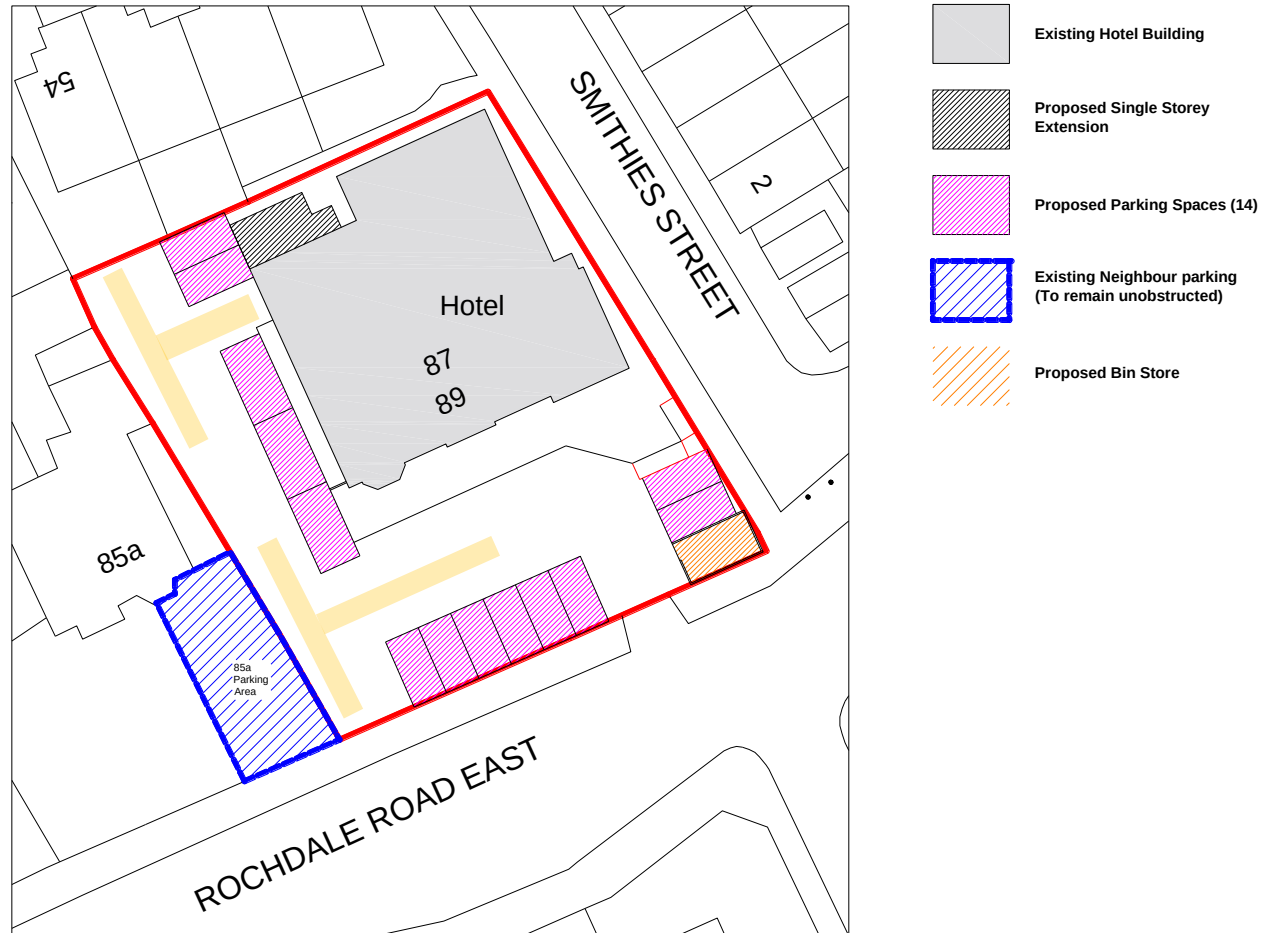


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Parking and Servicing

The proposed site layout provides 13 parking bays for use by the hotel users and staff members, the proposed layout respects the existing neighbouring parking arrangement by retaining a 6m space between the neighbouring parking area and any new parking bays. Side parking bays have been increased to 3 x 5.5m bays to aid access with 2 turning areas provided formed by the access road and parking bays.

Servicing of the building is to remain as existing, currently the bins of the property are located to the rear and brought to the front of the site for collection. The proposal however looks to improve the accessibility of the site for servicing by relocating a timber bin store to the front of the site, this enables the extension to the rear of the building and removes the need to bring bins to the front of the site during collection days. Bin capacity is to be increased at an appropriate ratio to meet the needs for the new proposed ground floor bedrooms and lounge space.



Proposed Site Plan

