

Contents

1. Design + Access Statement

1.1	Introduction
1.2	Use
1.3	Amount
1.4	Layout
1.5	Scale
1.6	Landscaping
1.7	Appearance
1.8	Access

1.1 INTRODUCTION

1.1.1 This Design and Access Statement forms part of a Stage D Full Planning and Listed Building Applications.

1.1.2 This Statement has been based on the guidance contained in the Communities and Local Government Circular 01/06 "Guidance on Changes to the Development Control System" and the CABE guide "Design and Access Statements".

1.1.3 The site is located 1.6 miles to the south of Rochdale Town Centre and is to the west of Lower Lane.

1.1.4 The property is a listed Grade 2 building, and a more in-depth description can be found in the '1202 Heritage Impact Statement Report' attached to the full Planning and Listed Building applications.

1.1.5 A bat survey was undertaken in 2004 on the property and is attached to the application. This survey did not show any evidence of bat roosting and a recent inspection also confirmed no evidence of bat roosting in the property.

1.2 USE

1.2.1 The proposal is to convert an existing two storey Workshop/Garage building attached to the listed Tithe Barn building. This application is a renewal of planning permission

and listed building consents gained in 2002. The permissions granted in 2002 are 02/D40677 and 02/D40676.

1.2.2 Two other permissions were granted in 2002 for two detached garages in the grounds of the Tithe Barn and Workshop/Garage. The first of these permissions granted in 2002 is 02/D40678 and is for a double garage in plot 1. The second of these permissions granted in 2002 is 02/D40100 and is for a double garage in Plot 2. This application is seeking to provide car parking spaces for the two properties in place of the detached garages.

1.3 AMOUNT

1.3.1 The proposal is to marginally increase the amount of accommodation with a single storey porch on the east face of the Workshop/Garage building. This single storey porch was part of the proposal in 2002 that gained planning and listed building approvals.

1.4 LAYOUT

1.4.1 The proposal as in 2002 is to sensitively reconfigure and convert the two storey Workshop/Garage to form a dwelling.

1.5 SCALE

1.5.1 The proposed development is only for minor alterations to the scale of the Workshop/Garage property. There is only a marginal increase brought about by the addition of the single storey porch on the east facade. The Workshop/Garage would increase from 174 SQM to 177.6SQM. This is an increase of only 2%.

1.6 LANDSCAPING

1.6.1 The existing landscaping is to remain largely as existing apart from the removal of the existing single storey garage and associated large area of gravel yard to the west of the Workshop/Garage.

1.6.2 Gravel drives are to be provide to both the Tithe Barn and the converted Workshop/Garage see drawing 1202 SP/01.

1.7 APPEARANCE

1.7.1 The proposal is to reuse material where possible and to replace materials with the same as the existing i.e., stone where there is stone and glass where there is glass.

1.7.2 Details have been provided for the new windows, chimney breast and single storey porch see drawings 1202 DET/01, 02 and 03.

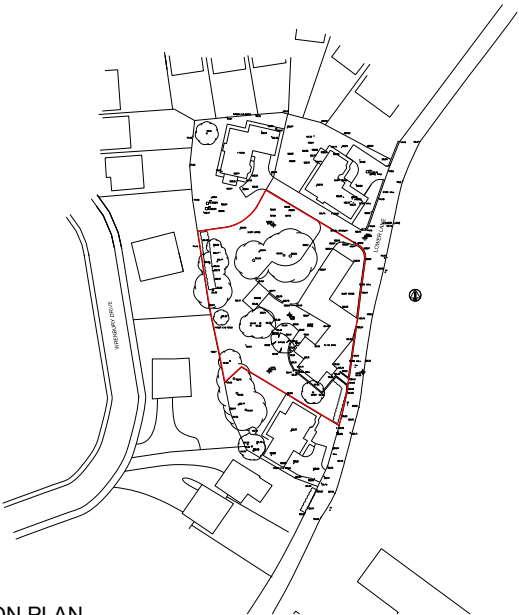
1.8 ACCESS

1.8.1 Access to the two car parking spaces for the converted Workshop/Garage is to be over the existing private drive located at the north of the site and shown shaded on drawing 1202 SP/01. There is a covenant in place for this access. This covenant was put in place when the owner of the Tithe Barn sold the land for the two houses to the north of the Workshop/Garage. This access was approved as part of the permissions 02/D40676 and 02/D40100.

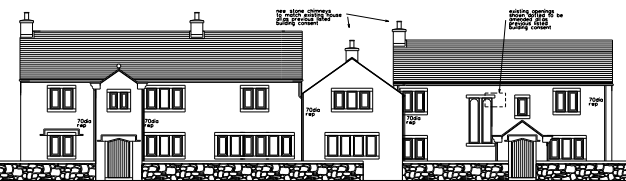
1.8.2 Access to the two car parking spaces for the existing Tithe Barn is to be from a gravel drive to the south of the Tithe Barn. This gravel drive was approved in the permission 02/D40678.

1.8.3 A disabled toilet is to be provided off the newly created hall in the proposed conversion. Throughout the proposals, level surfaces and thresholds are to be provided, non-slip materials are to be used, and gradients are not to exceed a maximum of 1:21.

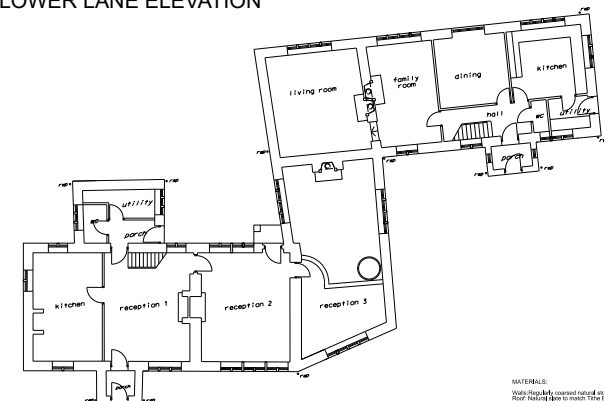
Burr Design Associates Limited is an award winning and published architectural practice. We are committed to the production of buildings of high design and construction quality. This is achieved through the application of a controlled yet innovative design approach which is responsive to both the wider concerns of site context as well as the issues of construction detailing.



LOCATION PLAN



LOWER LANE ELEVATION



GROUND FLOOR PLAN