

**Design and Access Statement in Support of an Application for the Proposed Renovation and Re-purposing to Residential Use of Vacant Former Co-op Retail Premises at 266 Bamford Road, Hooley Bridge, Heywood, Rochdale OL10 4AA**

**Compiled by: Mr. Benjamin Maguire BA DipArch,  
Architectural Design and Planning Consultant,  
On behalf of: Mr. Peter Wright, the building owner**

Date: 17th October 2022

To be read in conjunction with drawing numbers BM/0722/BAM/PL1, 2, 3 and 4 ( Existing and Proposed Site Plans, Plans and Elevations ) and the newly submitted Heritage Statement.

**Statement**

1. It is and has been since he purchased it my client's intention to preserve the existing architectural heritage of the existing building during any renovations or alterations and in particular the Bamford Road frontage cleaned and restored respecting the extant architectural merit of the building. Close attention paid to any renovations work above the shop front to match exactly the colour, textures and appearance of the existing architectural and decorative features and materials.

2. As a building of historic interest in a Heritage and Conservation Area it is important to make minimal interventions to the external appearance and internal structure of the property. So in terms of access it is not possible to install a passenger lift as this would have too great an impact on the internal layout and structure. The existing entrance door to the rear side on Mine Street does have a step up at street level and then a flight of stairs up to 1st floor level and so unfortunately would not make appropriate accommodation for ambulant disabled or wheelchair dependent people and we request this is taken account of in the application due to the unique heritage aspects of this particular application.

3. The internal conversion works at First Floor and Loft Level have been undertaken with minimal intervention to the fabric and structure of the existing building including open roofs internally retained to the front and rear with visible roof trusses and simple timber stud wall partitions forming new bathroom and bedrooms etc.

**Some photos of 266 Bamford Road below that show the following:**

1. View of Bamford Road Frontage



2. View of existing entrance on Mine Street to be retained



3. View of open roof to front living space



4. View of open roof to loft bedroom



## Conclusion

My client, Mr. Peter Wright, purchased this historic but vacant and delapidated building more than 7 years ago with the intention of investing in it's renovation and re-use as a residential unit on the First Floor Level and Loft Level accessed from an existing entrance on Mine Street. With an entirely separate existing secure storage unit at Ground Floor Level to be retained with principal access from Bamford Road and secondary access from Mine Street.