

DESIGN AND ACCESS STATEMENT

for
406 Manchester Rd, Rochdale OL11 4PD



Figure 1 : Illustration of site location

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1.0 Introduction



Figure 2 : Illustration of site location

This Statement has been prepared in relation to the Full-Planning Application to create two self-contained flats above the existing shop.

Whilst we note this area to be highly sustainable development location, we have approached the scheme with a hybrid strategy thus providing best of both options with maximum flexibility.

1.1 Proposals

The application proposes to create two self-contained flats above the existing shop address 406 Manchester Rd, Rochdale OL11 4PD. The proposed site is surrounded by the traditional terraced houses and situated within an area which has well-established residential and small businesses. We are proposing first floor extension to create two flats, the proposed extension will match to the adjacent block of houses.

1.2 Site and surroundings

The site is located on the Manchester road Rochdale, Manchester road is to the South East, Law Street to the North East, Barber shop and post office (408 Manchester Road) to the South West and no. 3 Law Street to the North West of the proposed site.

The surrounding area is characterized by a mixture of traditional terrace houses and well-established business.

The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, post office, convenience stores, main bus routes, schools, parks, leisure facilities.

It is therefore evident the site is in a highly sustainable location for the proposed addition.

1.3 Planning History

None.

1.4 Proposed Access

The plan marked below illustrates main routes of access / egress for our proposed development, the details of this are found.



Figure 3: Access / egress routes for residential

The site is situated where there is no restriction to the highway.

2.0 Statement Proposals

2.1 Principle of the development

The application site is single story flat roof structure building, contain a well-established convenient store, located within a well- established area and is within close proximity to a high number of services and facilities.

2.2 Impact on the character and appearance of the area

The proposed first floor extension will match to the adjoining building in terms of construction, materials and height,

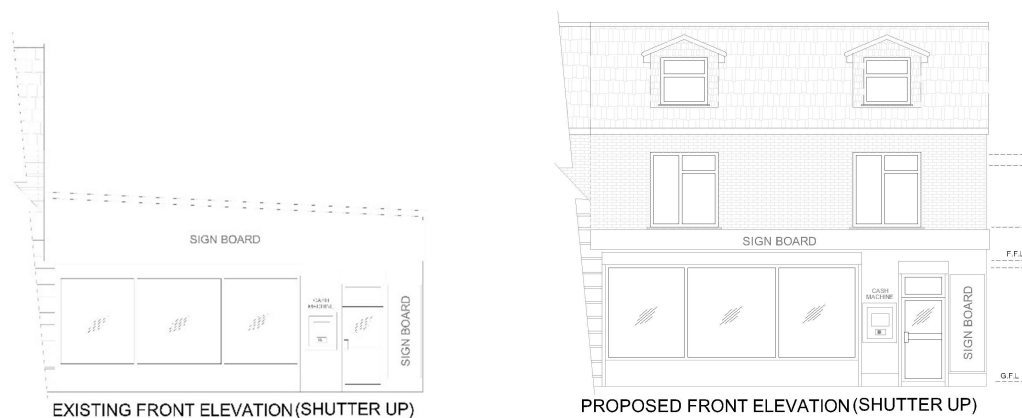


Figure 4: Front Elevations

The proposed change and development would not have an adverse impact on the character and appearance of the area and will integrate well.

Materials would be agreed with the Local Planning Authority.

This addition will improve the appearance of both the site and the street scene.

2.3 Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

2.4 Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

2.5 Access

Access from side street to provide easy access, shown in figure 3.

2A Cook Street Bury Lancs. BL9 0RP, Phone : 0161 8717405, Mobile: 07772313244, E-mail : ipsuk@live.co.uk

2.6 Refuse

Sufficient width on refuse storage has been accommodated to ensure the access of bins generally are viable for occupants, as shown in figure 5, the bins shall be taken to the boundary line for general refuse collection as designated by the council, according to local authority's policies.

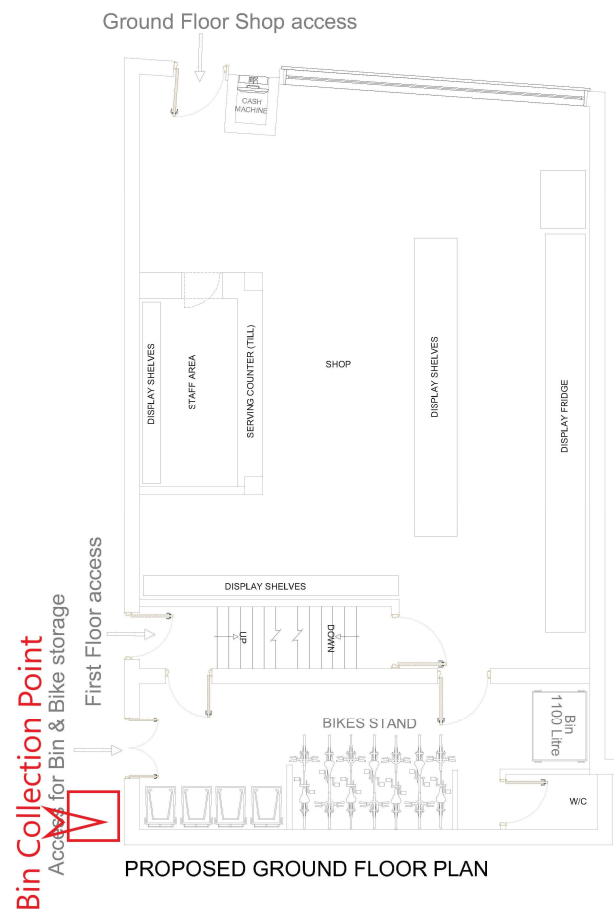


Figure 5: Bin Collection Point

2.7 Waste Collection

According to council policies, collected by approved contractors on regular bases.

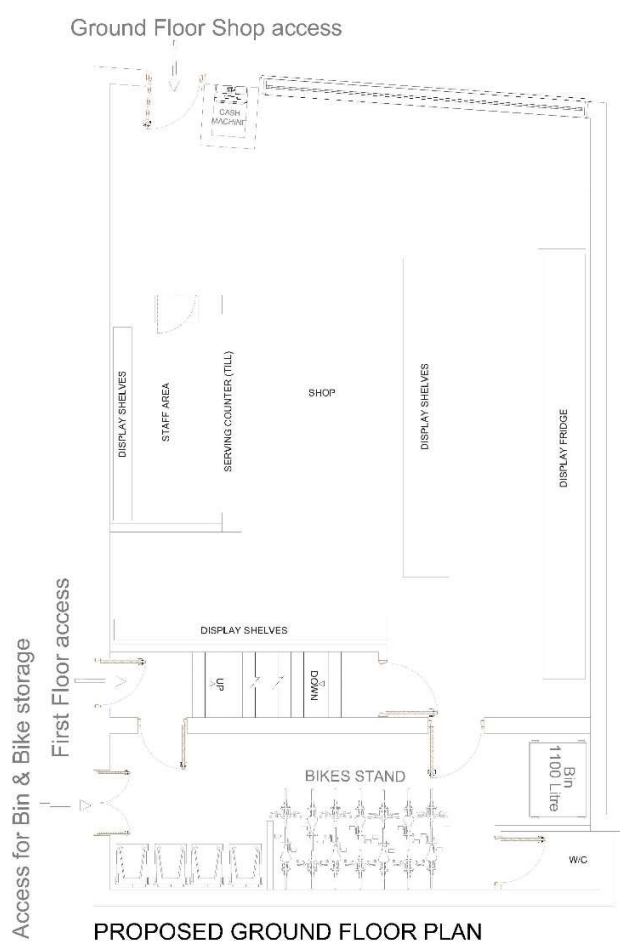


Figure 6: Ground Floor Plan

2.8 External Door Entry / Exit

The surrounding buildings along the main frontage all generally in alignment with the existing footpath paving, Main door for first floor flats and access door for bin storage and bike parking area to be on the Law Street.

2.9 Internal layout

The Ground-floor contain Convenient store which will remain as it is, the rear existing storage will convert into a bin and bike storage area with a new door to the Law street, the existing side door will remain and to be used as the main access door for first floor flats, this door will lead to the new staircase going up to first floor. First floor will have a communal landing area with will lead to three doors, two doors will lead to each flat, and third door is for a room which the landlord want to create as a day rest room while he is working in his ground floor shop, both flats have a living room kitchen dinner and a bathroom at first floor, Stairs for second floor are facing the entrance door of each flat, second floor contains spacious two bedrooms and one bathroom on each flat. As shown in the floor plans in figure

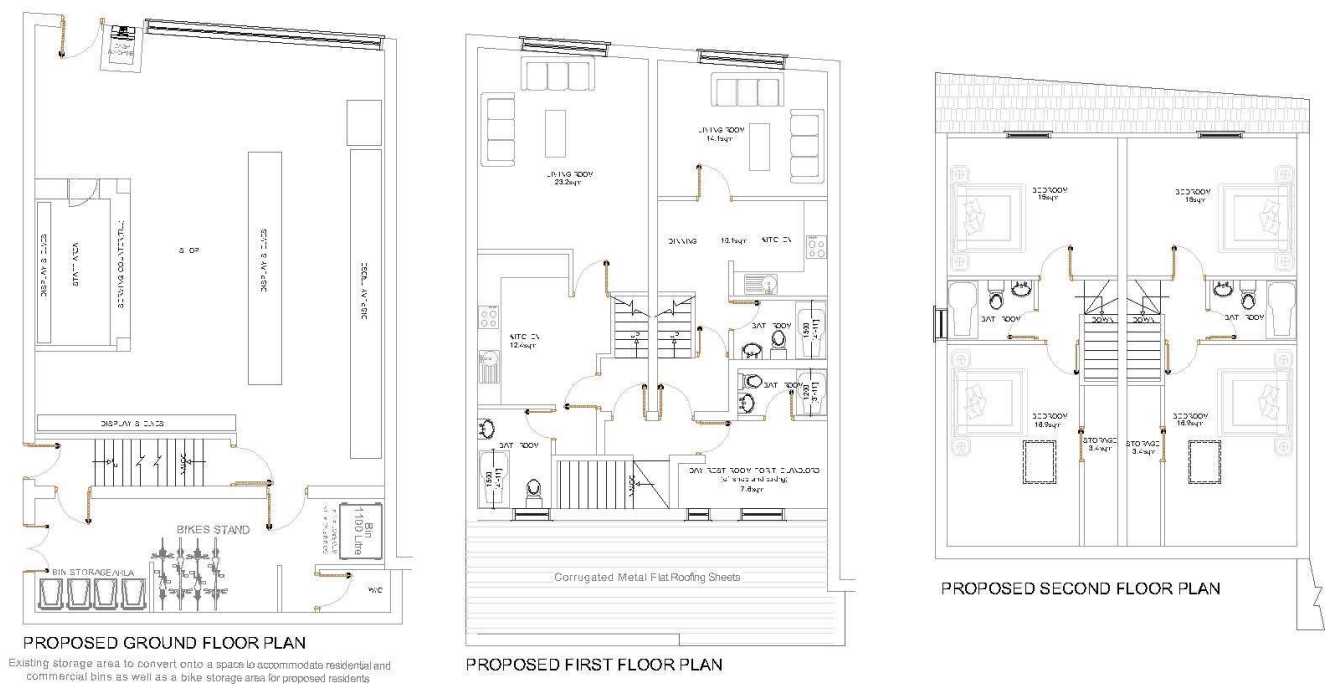


Figure 7: Floor Plans

2.10 Main Building

The proposed appearance of the structure is to match to existing and adjoining property as shown in figure 4.

2.11 Flood Risk

The flood risk appears to be low.

3.0 Conclusion

3.1 Design principles were based on Local Planning Policies and the NPPF, and produced high quality design that respects the character of the immediate area and aims to contribute to the local built environment.

3.2 The proposed residential units designed to the current modern living standards and provide positive living environment for its future residents. Furthermore, the proposed development provides accommodation for housing need and demand in the area. As such it will be of value to the on-going regeneration of this part of the town, and we believe it should be encouraged.

3.3 We have considered all relevant planning and design aspects in our proposed scheme and believe that the strategy as outlined is deemed suitable for the development being proposed.