

22<sup>nd</sup> October 2024

**Re: Planning application for change of use from A1 shop to A4 Bar at 854  
Manchester Rd, Rochdale OL11 2SP**

**DESIGN ACCESS AND HERITAGE STATEMENT TO ACCOMPANY PLANNING  
APPLICATION.**

This statement is with relation to the Town and Country Planning Legislation (Amendment Order 2006 SI 2006/1062).

The proposals are fully illustrated on the scaled application drawings and are described in this Design and Access Statement, which is proportional to the scheme under consideration.

**1. Use**

The subject premises is currently a convenience shop and the scheme proposes a change of use to a bar.

**2. Amount of development**

The majority of the proposed works are internal only to improve thermal performance and refurbish the internals. The following are works included within the scheme

- New Perimeter wall to improve thermal and acoustic performance of existing building
- installation of WC' areas
- Internal refurbishment to form new bar

**3. Indicative Layout**

- The external proposals are to be situated to the rear elevations of the building, as shown on the accompanying drawings.

**4. Scale**

- Changes to the current building does not affect the scale or height following the proposed development.

**5. Landscaping**

- No works are required to landscaping

**6. Appearance**

- The existing building comprises a modern rendered frontage appearance with roller shutters on the windows and doors. The exterior of the building will have no changes to either elevation.

**7. Access**

- Access to the building will not change following the development.

**7. Heritage Statement**

- The subject building lies within the Castleton South Conservation Area which is heavily identified by the distinctive townscape. The town is known for its industrial activity due to the use of transport via the canal and early development in the form of railway lines through the town. The building adjacent to the subject premises is a locally listed grade 2 building which plays a vital part in the heritage value of the area. Overall, the scheme has been designed to have little impact on the street scene and conservation area.

**DESIGN SUMMARY**

The change of use of this building will allow for continued use of the local area and provide a local meeting area for local residents whilst allowing easy access from the nearby train station.

In summary, we believe that the works proposed are non intrusive to the historic area and help rejuvenate the existing building to thrive within the busy town. No changes to the external elevations have been purposely designed to reduce contrast against the historic setting whilst providing a vibrant and improved interior for customers to use.