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CHARTERED ARCHITECTURAL SERVICES



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Our ref: 22.2935

Your ref:

DESIGN AND ACCESS STATEMENT

Proposal: Residential development – Change of Use from Dental Practise to 4no Self Contained Apartments with associated Refuse and Cycle Storage

Location: 111 - 113 Oldham Road, Rochdale, OL16 5QT

The Application Site

The application relates to a pair of adjoining two-storey terraced buildings, both of which have two-storey part-width rear extensions set within a shared rear yard.

The most recent active use of the premises appears to have been as dental surgery, which, given the planning history, can be assumed to have related to both storeys of both buildings. Approx 2012 internal works to form residential apartments was undertaken but not completed, in addition to the internal works, the original shop fronts were infilled and single door and separate windows were installed on the front elevation.

The buildings are not listed or locally listed buildings and do not form part of a Conservation Area.

The site includes a paved rear yard (shared between 111 and 113) with gated access onto Back Oldham Road, which provides vehicular access onto Wood Street. The site is adjoined at the south side by a 3no self contained apartments, at the rear by a two-storey flats building, and at the adjoining north side by a disused premises,

Surrounding uses are otherwise a range of commercial and residential.

Proposal

The application proposes the to change the use of the buildings to provide four one-bed apartments, one each at the ground floor of both buildings, and a further two at the first floor and roof spaces.

Existing structural window and door openings are to be retained and reused, second floor rooflights are to be repositioned to a lower level (in line with pre app response PREAPP/00122/22) with the addition of 1no rooflight per building to the front elevation.

Ground floor apartments would be accessed from rear entrances, with the upper apartments having separate access from the existing front entrances.

All of the apartments will be configured with shower room/bathrooms and kitchens at the rear of the buildings, with lounges and bedrooms at the front and in the roof space.

The shared rear yard would be used as amenity space for all apartments and provide cycle storage and refuse storage.

Apartment Area Schedule –

APARTMENT 1 - 1no BEDROOM - 52m²
APARTMENT 2 - 1no BEDROOM - 52m²
APARTMENT 3 - 1no BEDROOM - 71m²
APARTMENT 4 - 1no BEDROOM - 71m²

Use

The proposed development is to form 4no apartments with external amenity space and associated cycle and refuse storage.

Layout

- 111 Oldham Road -
 - Apartment 1 –
 - GF Access from rear of property
 - Bathroom to Rear
 - Open Kitchen and Lounge to Rear
 - Bedroom to Front
 - Apartment 3 –
 - GF Access from front of property
 - Stairs leading to FF
 - Lounge to front
 - Kitchen to Rear
 - Bathroom to Rear
 - Bedroom at SF level.
- 113 Oldham Road -
 - Apartment 2 –
 - GF Access from rear of property
 - Bathroom to Rear
 - Open Kitchen and Lounge to Rear
 - Bedroom to Front
 - Apartment 4 –
 - GF Access from front of property
 - Stairs leading to FF
 - Lounge to front
 - Kitchen to Rear
 - Bathroom to Rear
 - Bedroom at SF level.

Scale

The existing building are being retained in there current form, no extensions or alterations are proposed other than the modification of rear rooflights and the introduction of 1no rooflight to each building's front roof pitch.

Previous changes to the front elevation are to be retained and although unauthorised are now immune from enforcement due to the passage of time and reflection of the approval of no 115 Oldham Road.

The rear yard will contain newly built timber Refuse and Cycle storage, both utilise the existing masonry boundary wall, the existing rear yard gate will be modified to provide a width opening with double gates.

Appearance

As set out above, other than additional and modified roof lights, no external structural changes are proposed to the buildings. New windows are required inline with Building Regulation Approved Document Part L, the frames to the front will be black and to the rear will be white, all subject to condition.

Access

- 111 Oldham Road -
 - GF Apartment 1 Accessed from Rear of the property off Back Oldham Road
 - FF Apartment 3 Accessed from Front of the property.
- 113 Oldham Road -
 - GF Apartment 2 Accessed from Rear of the property off Back Oldham Road.
 - FF Apartment 4 Accessed from Front of the property.
- Yard (Amenity, Cycle and Refuse Storage)
 - Accessed from Rear of the property off Back Oldham Road
- This application has provided no dedicated parking. However the proposed development is not a significant intensification upon historic or recognised current use & will cater for people in need of affordable letting accommodation.
- The development can be easily accessed via public transport; the development is within walking distance of the Transport Interchange facility which includes regular bus & Metrolink services, with the inclusion of a Cycle Hub for secure cycle parking. The development is also within close proximity of Rochdale train station and a second Metrolink stop.
- Rochdale train station & Rochdale's Metrolink service offer regular sustainable transport links to a variety of destinations the development can be easily accessed via multiple sustainable transport methods alternative to car travel.
- There are various public town centre pay & display car parks to utilise for people who do access the development in a vehicle, including formalised bays within walking distance of the proposed development. Outside the hours of 8am-6pm parking is unrestricted within the formalised bays that are within walking distance of the proposed development.
- Rochdale Town Centre is within walking distance which offers a range of retail and community facilities.
- Existing Traffic Regulation Orders in the surrounding area will deter on street parking in dangerous/inconsiderate areas. The level of traffic this development would generate will not create a significant negative impact upon the existing local highway network.
- No new access to the highway will be created by this development.
- Highways drainage will not change as a result of this development.
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Pre Application Enquiry

Ref - PREAPP/00122/22

The pre app enquiry was a positive process including a site meeting to determine the exiting position of the buildings, history, current and recognised use and the best procedural approach for an application to deal with the proposal.

It was agreed that Noise assessments can be conditioned as can window and door frame colour and design.