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PROPOSED CHANGE OF EXISTING FIRST FLOOR **OFFICE TO 2 BEDROOM APARTMENT**

INTRODUCTION

The existing building is located along Dale Street, Milnrow, Rochdale and belongs to a row of terraced properties; the use of the surrounding properties ranges from full residential, part residential part commercial and full commercial (a small number of the surrounding properties are split between two commercial businesses with one business operating at ground floor and a second business at first floor).

The proposal building is bounded to the front elevation by the public footpath along Dale Street with on street, unrestricted parking bays located immediately across the public footpath. Locally, the area is densely populated with a mixture of residential and commercial properties. Dale Street itself forms a strategic highway linking areas such as Smithy Bridge, Littleborough and Rochdale to the centre of Milnrow. The proposal building is also located within a primary employment zone.

The proposal building currently offers 2 separate commercial units following a previous Planning Application which saw the western 1/3 of the ground floor split into a separate commercial unit. The remaining area of the ground floor and the entirety of the first floor is used as office / commercial space. The frontage of the existing property consists of large frontage windows and entrance doors with 2 windows to the first floor. The rear elevation consists of a windows to the ground and first floor with a ground floor flat roofed extension accessed through the smaller commercial unit, at first floor 3 windows can be found; additionally a single access door is located between first and ground floor which historically provided access to the garden area to the rear of the property and ultimately leads to Schofield Close via existing steps from the garden area.

PROPOSAL

The proposal looks to partially extend the rear ground floor and amend the internal arrangement of the building to provide a 2 bedroom apartment at first floor as well as converting the existing loft space into storage space.

The ground floor layout would remain as existing for the most part with the addition of a new single storey rear extension. The ground floor would remain as a commercial entity separated from the existing staircase by a locked door accessible only by staff members of the commercial unit. The proposed single storey extension looks to provide kitchenette and toilet facilities to the commercial since the existing layout provides these facilities at first floor.

The existing staircase would be retained along with the existing access door at the mid landing, the existing staircase would terminate as existing into a small lobby area with doored access to a new loft storage space as well as a door leading into the new proposed first floor apartment.

The proposed first floor apartment would provide 2 bedrooms with separate lounge and kitchen space and bathroom. The area of the apartment is proposed to be 64m² exceeding the requirements of the NDSS (Nationally Described Space Standards). The existing mid landing access is to be maintained as the primary access for the apartment, the end user of the apartment would not have access to the ground floor commercial area or the proposed loft space. The existing garden area provides necessary amenity space for the proposed apartment and also provides access to Schofield Street via existing steps from the garden level.

Existing parking within the area is provided via on street, unrestricted parking bays along Dale Street along with on street parking availability found along Schofield Street and throughout Smith Hill, Harmony Street and Merlin Road (all located to the rear of Dale Street). In addition to the surrounding parking availability, the site is located along a main strategic highway and therefore benefits from easy access to public transport links; the proposal site is also located within walking distance of the local MetroLink tram station enabling easy access to the wider Greater Manchester area.

Existing refuse management strategy would be maintained with bins located to the rear of the existing property.

Minimal alterations to the buildings appearance are proposed with the most significant change being that of the proposed single storey extension to the rear of the ground floor. All remaining existing openings and windows and doors are to be maintained

Lastly the proposed loft storage space is provided for use by the ground floor commercial unit only. The existing loft is to be retro-fitted with new joists to act as floor joists and new thermal and acoustic insulating elements to improve the existing thermal envelope and safeguard the proposed apartment from unwanted noise from the commercial unit from either the loft space or the ground floor commercial unit .