

DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS

Name and address of proposed development site –
Rochdale Town Hall Steps
Packer Street
Rochdale
OL16 1NJ

Proposed Development

The proposal is to repair and rebuild the steps and retaining walls along the route from Packer St to St Chads Church grounds. The steps and walls are in a poor state of repair after being closed off for a number of years while the refurbishment of Rochdale Town Hall was being carried out. The area is now overgrown and many of the steps have moved and have become unsafe to walk on. Also the retaining walls on either side of the steps are falling over in areas and require rebuilding where required. With regards to the steps the proposal is to take up the steps and improve the base, put back the steps level and more secure. There is no plans to replace any of the stone steps or use new materials for the stonework and these will be bedded on lime mortar. With regards to the hand rails the proposal is to replace these with new but to match the original, the brackets are to be fitted into the original leaded holes in the pad stones, the brackets are to be higher so the handrails can be set at a more regulation height, currently the handrail are very low.

We are also looking at the lighting running up the sides of the retaining walls and looking at changing the existing modern street lights to a more traditional black cast iron street lighting.

Assessment of the surroundings of the proposed development

The steps lead from the corner of Packer Street and Nelson Street and run up the St Chads Church. They are at the rear of Rochdale Town Hall and numerous Public Houses in the area.

Consultation

We have been in consultation with Vicar of St Chads Church and she has passed the information we have provided on to her parishioners, as far as I am aware feedback has been positive.

Evaluation

At this time the slopes at the rear of the Town Hall have been cleared and work is being carried out to improve the area. On completion of this the plan is to refurbish the steps. This will make the area safe to be accessed by the public and enhance the overall effect of the area.

DESIGN COMPONENTS

Proposed Use(s) -

There are no changes to the use of the area.

Amount and density of development –

N/A

Layout - No pedestrian/public access to the steps will be reduced once complete.
Scale – The heights of the handrails are to be raised to meet regulation requirements.
Landscaping – No landscaping is required for this project.
Appearance – The appearance of the steps and walls are not to be changed
ACCESS COMPONENTS
Technical advice Technical advice and specifications have been prepared by RBC Property Services, Technical & Building Surveying Section based at Number One Riverside, Rochdale.
Relevant Policies Rochdale Borough Council wishes to make the steps safe and usable by the public, the current condition of the steps is unsafe and a Health & Safety risk.
Degree of access There is will be open pedestrian access around the site but no vehicle access due to these being steps.
Future access requirements No further future alterations to the security access be required in the future unless regulations change.
Emergency access There will be no access for vehicles up or down the steps, vehicle access to the bottom of the steps will be via drop down bollards on Nelson St. at top of the steps is through the grounds of St Chads Church.