



Design and Access Statement for Proposed 4-Storey New Build with Mixed-Use at:-

**Land Adjacent to
135-137 Whitworth Road
Rochdale
OL12 0RE**



Client: Mr Shafqat Siddiq.

1. Introduction

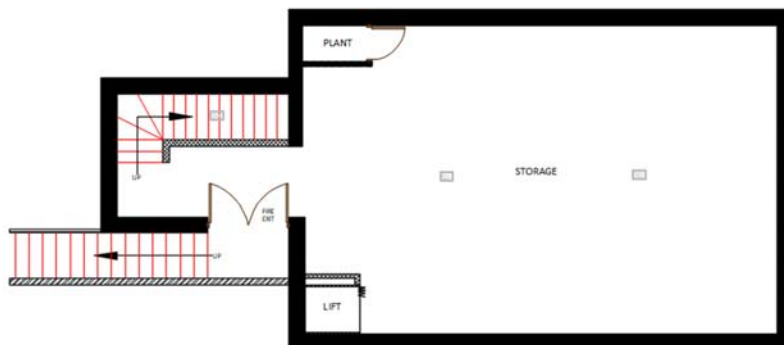
This Design and Access Statement is submitted in support of the planning application for the proposed development of a four-storey mixed-use building at the vacant land adjacent to 135-137 Whitworth Road, Rochdale, OL12 0RE. The proposal includes retail space on the ground floor, a storage area on the lower ground floor, and two self-contained residential flats located on the first and second floors. The objective of the development is to provide much-needed local amenities and affordable housing, while ensuring that the design integrates harmoniously with the surrounding urban environment.



2. Proposal

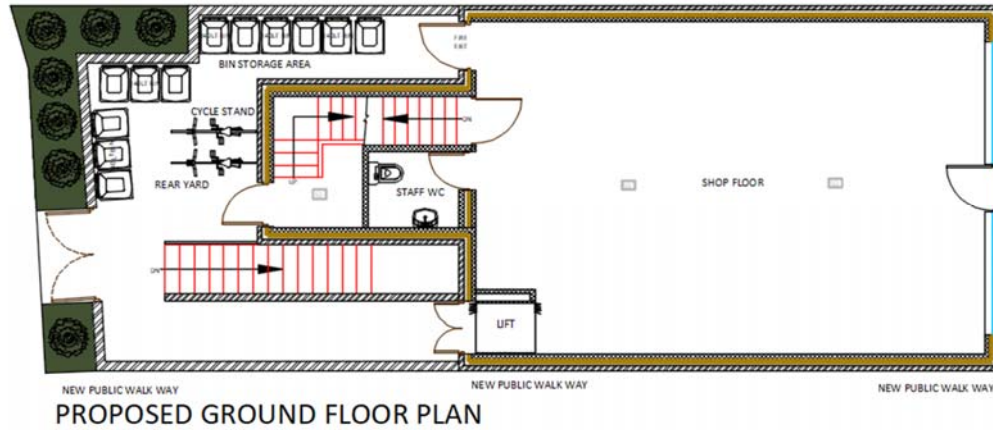
The proposed development consists of a four-storey building with the following use allocations:

Lower Ground Floor: Storage area, primarily used for stock storage for the retail unit, with access for deliveries via a rear entrance, total floor area 80.65m².

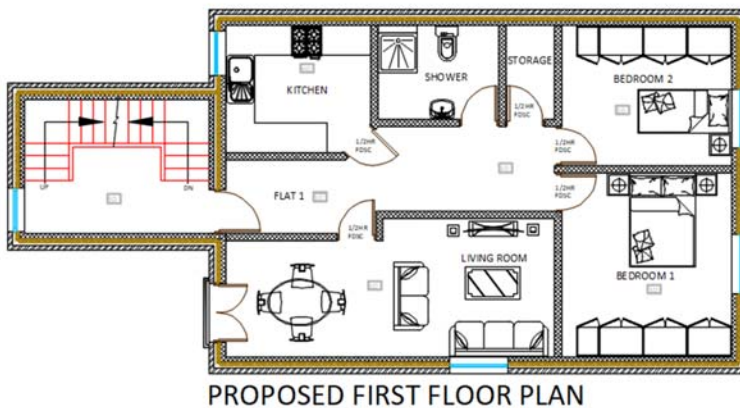


PROPOSED LOWER GROUND FLOOR PLAN

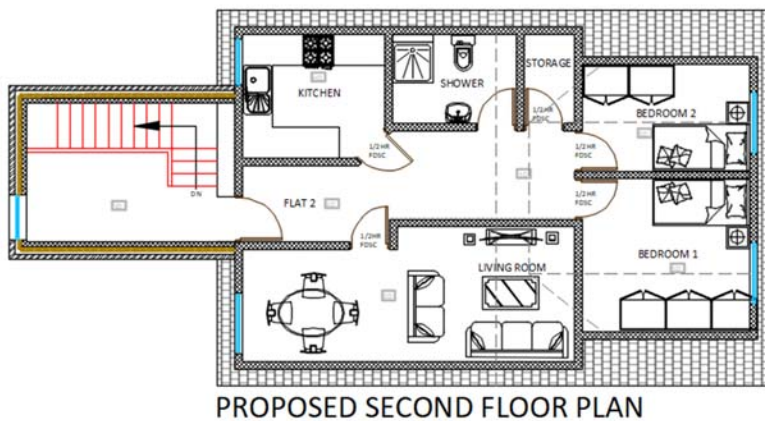
Ground Floor: Retail space with staff WC and staircase to lower ground floor, total floor area 80.65m².



First Floor: 2-bedroom self-contained residential flat with sufficient living space for tenants, offering affordable accommodation in the local area. Total floor area 70m².



Second Floors: 2-bedroom self-contained residential flats with sufficient living space for tenants, offering affordable accommodation in the local area, Total floor area 60m².



3. Access

Retail Access: Access to the retail unit will be directly from the front of the building, facing Whitworth Road. This provides clear and visible entry for customers and promotes the retail unit's visibility on the main street.



Lower Ground Floor Access: The storage area within the lower ground floor will have dual access points:

Internal Access: Via a door from the retail unit on the ground floor.

Rear Access: Via a double-gated entrance from Noon Sun Street. This will be used primarily for deliveries and to facilitate the storage of goods. This separate access ensures that deliveries do not obstruct customer flow or cause inconvenience to residents.

Residential Access: The first and second-floor flats will also use the double-gate entrance, secure access point from Noon Sun Street. This access will be controlled by two levels of security:



Main Gate: An electronic keypad-locked gate provides access to the entrance area.

Main Door: The door to the flats will feature key entry and an intercom system for secure communication, as well as security cameras to monitor access.

The separation of residential and retail access points ensures privacy and security for the residential units while maintaining a smooth, functional flow for retail customers.

4. Design Principles

The building's design has been carefully considered to ensure it complements the existing street scene while offering a modern and functional space for both retail and residential use.

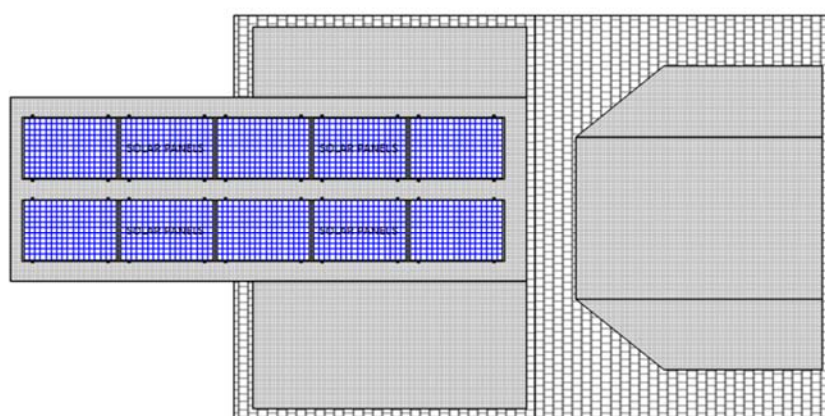
Architectural Context: The design respects the existing character of the surrounding buildings, using complementary materials and architectural elements that integrate seamlessly with the established urban fabric.

Public Walkway: Recognizing that a public pathway crosses the site, we have retained and enhanced this access. A new public walkway is proposed along the side of the development, which will be well-lit for security and safety at night, as shown in Drawing No. 4/5. This ensures that the development remains accessible while contributing positively to the public realm.

Bin Storage: The neighbouring Mark Twain pub currently uses an area for bin storage to the side of the site. In response, the building has been set back slightly to ensure that the pub can continue its operations without disruption, while maintaining a sufficiently wide public walkway for pedestrian traffic.

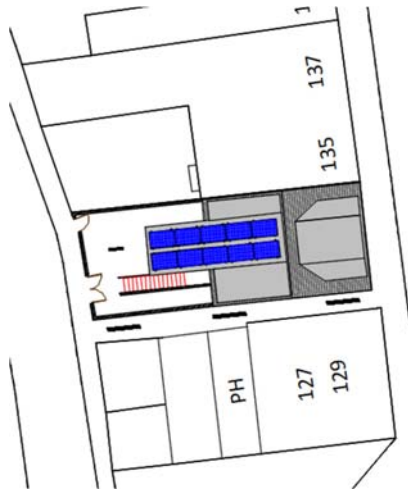
5. Sustainability and Environmental Considerations

Energy Efficiency: The building has been designed with energy-efficient features, including solar panels installed on the roof, energy-efficient lighting, and sustainable building materials, ensuring minimal environmental impact.



PROPOSED ROOF PLAN

Public Pathway: The development retains the existing public pathway crossing the land and introduces a new, well-lit public walkway along the side of the building. The walkway has been designed to be secure and safe for use by pedestrians at night.



6. Conclusion

This proposed development aims to provide a balanced solution that serves both the local community's needs for retail space and affordable housing. The design respects the surrounding context and urban fabric while offering practical access arrangements, including separate entries for the retail and residential components. It will enhance the local area by improving public access and offering much-needed public services.