

Design & Access Statement

Change of Use from Class E to 14No. Flats – 193-195 Drake Street, Rochdale, OL11 1EF

1. Introduction

- 1.1. This Design & Access Statement has been prepared in support of an application for the change of use from Use Class E to 14no. flats.

2. Site & Use

- 2.1. The site comprises a Victorian mid-terrace which is currently being used as offices under use class e.

3. Access

- 3.1. The building is accessible from both Drake Street and Norfolk Street. Step-free access to the ground floor is provided via a ramp located at the rear of the property. Internal vertical circulation within the ground floor has been designed to ensure inclusive, barrier-free movement for users with limited mobility.
- 3.2. The lower ground, first and second floor can be accessed via staircase
- 3.3. Parking spaces are provided at the rear of the property, ensuring residents do not need to park on the street.

4. Servicing

- 4.1. The recycling and general waste bins are located at the rear of the property, providing convenient access for all residents. The bin storage area is positioned to minimise visual impact from the street scene. Clear access routes are maintained to allow for easy collection and ongoing maintenance.

5. Summary

- 5.1. In summary, this proposal seeks the change of use of the existing Victorian mid-terrace building from Use Class E to 14 residential flats. The scheme has been designed to ensure safe, convenient, and inclusive access, to the ground floor, clear internal circulation, and stair access to all upper and lower levels. Resident amenities are supported by dedicated rear parking spaces and well-planned waste and recycling facilities that are both accessible and discreetly located. Overall, the development aims to provide high-quality accommodation while respecting the building's character and enhancing its functionality for future occupants.