

Design and Access Statement in relation to;

Proposed development;

766 Manchester Road,

Castleton,

Rochdale,

OL11 3AW.

INTRODUCTION;

This planning application relates to the proposed change of use and external alterations to existing ground floor shop premises at the above address.

The property currently comprises a vacant retail premises at ground floor, former hot food takeaway, with an existing apartment above at first floor level. The property is accessed at the front via steps and entrance door into the shop. The apartment above has a private access and staircase accessible via the shared outside amenity space at the rear of the property. The property is situated on the main throughfare through Castleton and the current delapidated frontage the property contributes little to the street scene.

Current market trends suggest a downturn in the requirement for smaller commercial units in this area – evidenced by the number of empty and boarded up commercial properties along Manchester Road along with an increased demand for smaller affordable residential units which has prompted this application.

The following text comprises a Design and Access Statement to comply with relevant local authority requirements.

DESIGN;

Quantity.

The proposal involves the change of use and development of 1 apartment at ground floor level. The existing shop front will be removed and the opening partially blocked up to incorporate a new window into the living space of the proposed apartment. The existing entrance will remain but be provided with a new door and frame to suit the residential use. The walls will be finished in render to match the upper floor level of the existing building.

The roof over the existing rear outrigger will be raised and reconfigured to form an insulated flat roof at a similar height to the adjoining property. Rooflights will be incorporated into the new roof to provide light and ventilation to the sleeping area. The existing rear access door opening will be retained but a new insulated door and frame fitted.

The proposed alterations will be carried out using traditional materials to match surrounding and the existing property.

The area of amenity space at the rear of the property will be maintained and will be available to the new apartment and the existing first floor apartment. This space provides adequate amenity space for

a development of this size and will enable refuse storage and collection to be carried on as it is currently.

Layout.

The scheme has been designed to maximise the development potential of the ground floor area.

Scale.

The proposed alterations to the building frontage will reflect the residential appearance of similar units along Manchester Road, North and South of the subject property which have recently been converted to apartments and the residential properties facing on the opposite side of Manchester Road.

Appearance.

The proposed materials used in the proposed alterations are what might be termed 'traditional'. Adopting this approach, along with architectural detailing which reflects surround properties, means that the proposed alterations can be considered sympathetic to their surroundings.

ACCESS;

The property is currently accessed directly from the footpath on Manchester Road via a stepped approach. It is intended that this access will be retained. Access is also available at the rear of the property where level access will be provided into the proposed apartment. Therefore, the proposal provides access suitable for people of varying levels of mobility in accordance with current Building Regulations.

We are of the opinion that the property is situated in a sustainable location. There are a number of shops and service providers in the local area. There are regular bus services and easy access to the train station. Recent enhancements to the highway have been made to allow better access for alternative means of transport. The type of accommodation proposed provides further justification that car parking provision in accordance with current council policy should not be required to be provided on site in this instance.

JUSTIFICATION;

It is considered that the proposed development would not detract from the character and appearance of the area and in fact the proposal would make a positive contribution to the area by providing an opportunity to enhance the frontage along Manchester Road. The proposal provides much need accommodation of a type which is in demand. Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.

Prepared by;

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