
UNIT 1 DEEN HOUSE STATION ROAD ROCHDALE

Design and Access Statement including Planning statement and Heritage Statement – Minor alterations internally

- The proposal is to refurbish an existing education centre
- The proposal has no extensions
- The proposal makes excellent use of an existing building and is therefore sustainable
- The proposal is sustainable

Amount

There are no extensions

There is a small alteration to form a small kitchen area.

Layout

The proposed layout and circulation within the property remains as existing with the exception of the small kitchen

Entrance and exit doors remain as existing

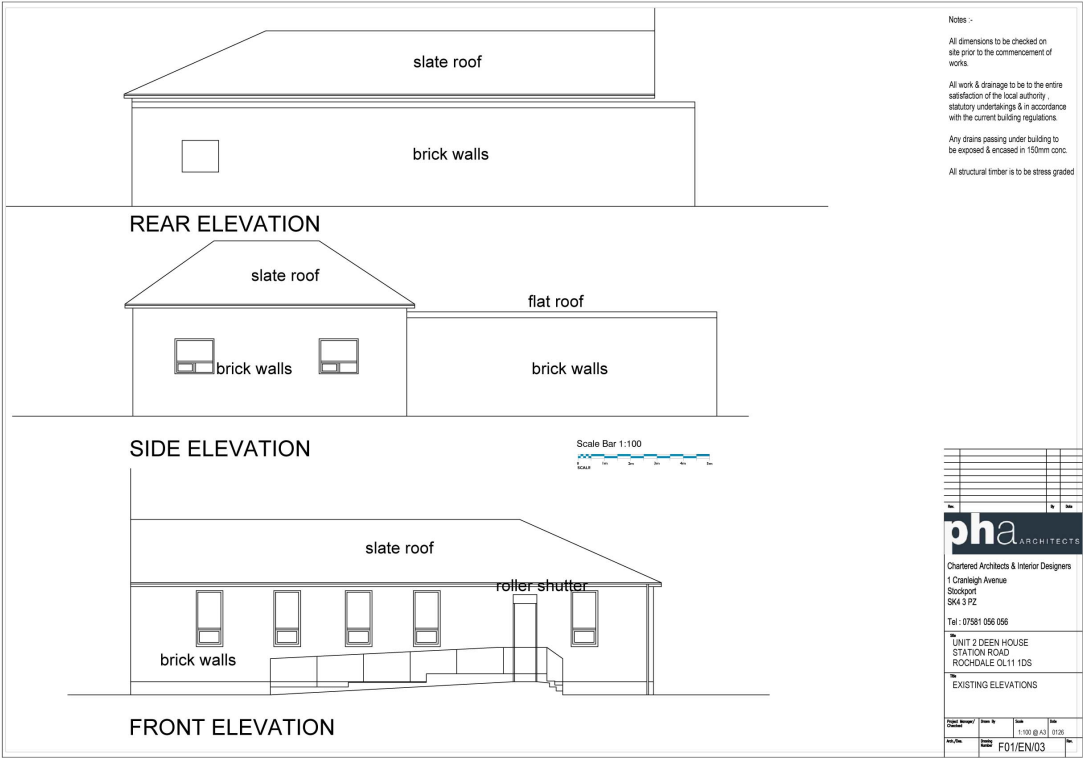
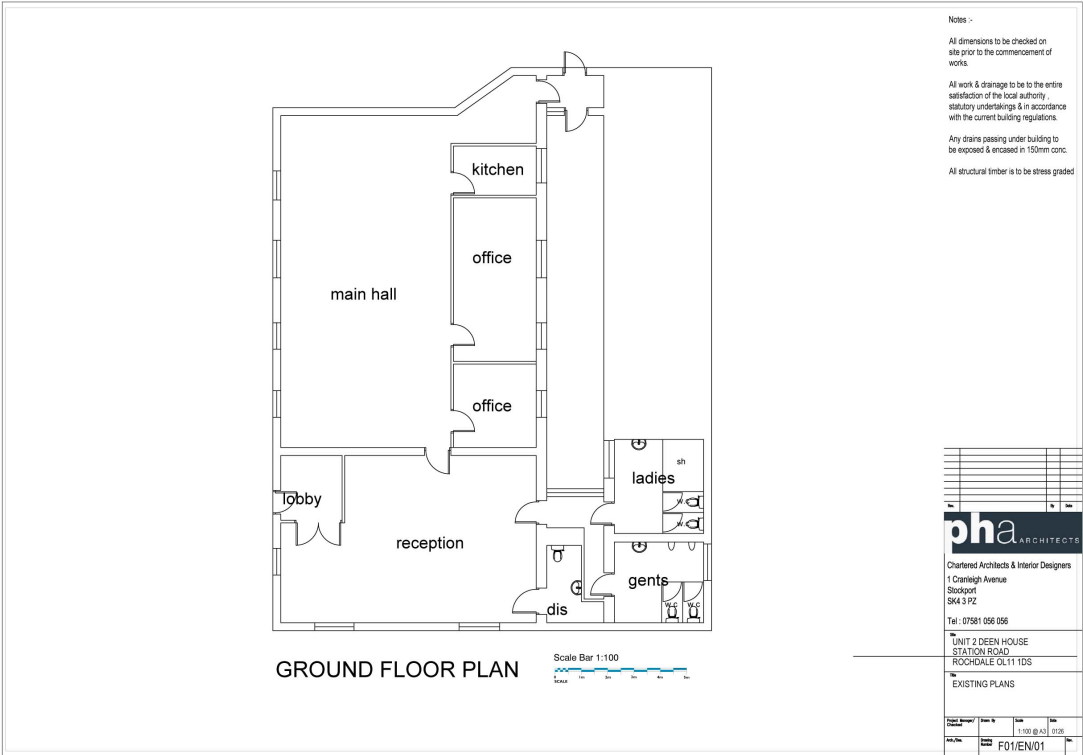
Entrance remains as existing

Toilet layout remains as existing with the exception of a new shower within the existing toilets

Scale

The existing building is single storey. The property is attached to other properties of similar scale and appearance property and this pattern of layout is archetypal in the education arena. There are no external alterations

Height to eaves is approx. 3 metres and 5.5 metres to the ridge
The floor are will remain unchanged at 255 m2.



Site Constraints and Setting



The existing building is highlighted in red
The constraints are the existing building. The entrance remains as existing on the front elevation

Landscaping

There are no landscaping opportunities.

Appearance

The existing aesthetics of the building are retained as existing.



All door openings and window openings will remain and there are no alterations to external materials

Drainage

Is as existing and sustainable