



# DESIGN & ACCESS STATEMENT

## CHANGE OF USE FROM SUI GENERIS BAR TO 5 C3 RESIDENTIAL FLATS

7-11 OLDHAM ROAD, ROCHDALE, OL16 1UA

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# 1. Introduction

- 1.1. The design & access statement has been prepared to accompany a planning application for the change of use from a sui generis bar to 5 C3 residential flats.

## 2. Site Description & Current Use

- 2.1. The ground floor is divided into three separate commercial units: Loyal Security (which has associated storage space located on the first floor) and Players, which are under separate ownership, and Atlanta Fried Chicken, which is owned by the applicant.
- 2.2. First and second floors have been used as a sui generis bar with access provided via the side and rear elevations.

## 3. Access

- 3.1. Steps are provided to the rear of the property, leading to a platform that provides access to Flats 1 and 2 via a communal hallway. Flats 3, 4 and 5 are accessed directly from the platform.
- 3.2. The property is located within the town centre and benefits from a range of sustainable transport options, providing convenient alternatives to private car use. These include nearby bus stops, tram services and train stations, all of which are within walking distance of the property.

## 4. Waste Management

- 4.1. Two 1,100-litre euro bins are provided within the rear courtyard, located to the rear of the property in close proximity to the rear exit staircase.

## 5. Summary

- 5.1. The proposed five residential flats have been designed to a high standard, providing suitable and well-considered residential accommodation through the conversion of an underutilised bar space. The site benefits from excellent access to sustainable transport options. Adequate waste storage is provided located to the rear through euro bins.