

Design And Access Statement
Extension And Conversions
To 1110 To 1112 Rochdale Road, Blackley
To Side And Rear Of Existing Derelict Building
907-13

1. Site Location

We are seeking planning approval for a 2 storey side and rear extension, whilst converting the ground floor into 3 no. separate offices and 2no upper floor flats. 1 flat is to be a duplex, over first floor and roof space..

2. Use Of Existing Building

The existing building is an empty/derelict build which has many uses over the past 20 years, most recently part of it was a small Londis store and offices to the single storey flat roof element to the side.

3. Use Of Building And Associated Amenity Space

1. Ground floor element will be offices, all with their own dedicated entrances.
2. First floor and loft space is to be uses as flats, left hand side is a 1 bedroom flat and the right hand flat is to be a 2 bedroom flat.
3. To the side of the building is to be small parking area if agreed by highways.
4. The rear is to be secure bin store and cycle store.
5. The upper level to the rear directly behind the flats are to be garden space for each flat. The current upper area is a mixture of broken bricks, soil and weeds. The new rear garden will be a mix of borders with shrubs and plants, grass and permeable hardstanding.

4. Floor Area Of Extension

The footprint area of the building slightly reduces where the existing side office reduces in size.

5. Layout

The proposed layout and appearance is to be a symmetrical appearance to the front with access to both offices and central access door central to access the flats up stairs.

The right hand flat roof office space is already in-situ, but the flat roof and pitched roof ad to be removed for safety reasons.

6. Scale and Proportion

The building will have a new pitched roof over the full 2 storey area which will raise the overall roof height by 1 metre. The roof will be hipped and have a flat portion as can be seen on the elevations and sketch 3D images below.

The flat portion is to keep the overall height of roof to a minimum.

The below images, whilst not 100% accurate to the finalised design, give a feel of the scale of the development



7. Hard and Soft Landscaping

The lower level to the side and rear will be permeable tarmac, to limit surface water run off.

The upper rear gardens will be a mix of planting in borders, grass and permeable tarmac or bound resin.

8. Appearance

The whole building is to have a rustic brick finish, which will match the existing/original finish.

Heads of doors and windows to have stone features.

Pitched roof is to have grey tiles.

Parapet roof is to have a stone capping.

Windows and doors are to be dark grey, along with black soffits and fascias.

9. Accessibility

1. Vehicle parking is limited to the existing, which is 2, maybe 3 spaces in the layby on the main road. There is potential for 1, maybe 2 cars in the area to the side of the building behind secure gates.
2. If the parking spaces are allowed to the side, then each will have an EV charging point.
3. Pedestrian access to the front is off the main road paved area and to the side through the secure double gates.
4. The proposal is on Rochdale Road which has buses to Manchester City Centre and the other way to Middleton Town Centre. Buses are regular, at least every 10 minutes.

10. Bio-Diversity

There will be a mix of bat boxes, bird boxes, bee boxes, planting boxes etc, which will enhance the bio-diversity of the rear garden area.

The rear gardens are to be enhanced by having new planting and grass areas. Whereas at present the upper area is covered with bricks and soil and overgrown weeds.

It is my belief that the proposal enhances bio-diversity above and beyond the expected by local authority planning.

11. Bin Storage

Residential

Storage for 2no. 240 litre bin for paper and card, 2no 240 litre bin for glass and plastic and 2 no. 140 litre bin for residual/general waste. Bin store, to be enclosed with a 2 metre high hit and miss timber fence, with lockable gate.

Commercial

A 720 litre bin has been allowed for general waste and a 720 litre bin has been allowed for paper and card.

A waste management strategy will be provided.

12. Secure Cycle Storage

There is secure cycle storage shown, which will be covered and be enclosed with a 2 metre high hit and miss timber fence, with a lockable gate. See below a link to the cycle store website and a photo of the store.

<https://www.shelters4less.co.uk/Shelters-Walkways-Canopies/Cycle-Shelters/Cycle-Shelter-Bundle>



13. Secure By Design

It is proposed that CCTV security cameras will serve each apartment and office space with particular attention to entrance doors, ground floor windows and the parking and amenity area to sides and rear.

It is also proposed that Secure By Design accreditation will be sought to achieve the correct levels of security required for this area of Manchester.

14. Conclusion

The proposal is designed to make good use of what is a now derelict building, providing useful office space and also much needed 1 and 2 bedroom flats.

The materials to be use complement the existing building and the rear area as it is to be surrounded with 2 metre high fencing, will not affect any neighbours privacy.