



Archtech Design Solutions

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Statement
138 Rochdale Road
Bury.

The proposed development seeks to convert an existing office building into 2 flats one on the ground floor and one which will be a duplex accommodating the first and second floors. The application is in retrospect following the conversion already carried out.

History;

The property was in its first inception a shop with accommodation above, which comprised of shop floor to the ground level, with store to the rear by way of an outrigger, the front room of the ground floor would have been the sales area whereas, and, as the norm the rear room was possibly either a store or even living accommodation, the first floor would have been the actual living/bedroom area with a possible bathroom/kitchen in the outrigger to the rear. The second floor would have been further bedroom area.

Planning there has recently been an approval granted to create two flats above the now former social care offices, however it is assumed that other planning approvals sought for a single storey extension and a storage area all within the former yard area of the original property.

Transport and parking;

The property is located on Rochdale road, Bury, which is a primary bus route into Bury interchange and Rochdale interchange and both town centres, Bury town centre is located only a few hundred metres away with all of the facilities usually associated with a large town centre such as shops, public houses and restaurants, cinemas, sports and leisure facilities etc, included within that are the transport links, the interchange offers excellent bus and tram links to the surrounding towns and villages, from the central hub in Manchester one can travel country wide and from the airport internationally too. Which in turn within Manchester and the surroundings there are numerous employment opportunities all within a simple, efficient and reliable transport network. In light of both the transport links and a move to a green economy putting public transport in the hands of local government and the public alike with a move from car ownership and use to public transport it is, especially in the case of the proposed location, not necessary for the property to be car friendly. In addition the property will be social rented to people leaving the fusion care service but with limited support provided, due to the proposed residents it not foreseen that car use will be necessary.

In light of the above it is not necessary to provide parking facilities as sporadic visitors will have the ability to park on the roads around the proposed.

Cycle paths and footpaths;

Throughout Greater Manchester there is an excellent current and growing network of cycleways, green corridors and accessible routes. Following the advent of electric bikes and the cost effective access to these it is now an effective method to replace motor cars as a primary source of transport. Due to the accessibility to travel via these means it is also unnecessary to provide car parking, however bicycle storage will be included on the site with outside electrical outlets to enable the charging of electric bikes whilst being secure & sheltered within the site boundaries, of course non electric bikes will also be accommodated with 3 in total for the site.

Biodiversity;

Due to the size of the site, the urban location of the site and the site being one which is subject to change of use to social rental, exemption must be agreed from the biodiversity net gain. Although the application is in retrospect following discussions with the owner applicant the conversion work took place prior to February 2024 which technically exempted the site from small site BNG, however, due to the application being post February 2024 we will seek to gain exemption based upon the site in its current condition. The site is heavily populated by the host and various extensions etc which only leaves a relatively small outdoor space which affords a limited if not non-existent opportunity to create an area which will enable BNG sources. The only ability to provide BNG would be to purchase off site BNG credits, however due to the site being completed pre February 2024 this should not be enforced.

Biodiversity cont'd

Regulation 4 De Minimis Exemption the site impact less than 25m² of non-zero distinctiveness habitat and 5m² of hedgerow and does not impact priority habitats.

As the site is an existing site without physical change involved and no priority habitat exists or existed on the site the De Minimis exemption applies to this project, making it exempt from the 10% BNG requirement.

Energy efficiency;

The existing property is a single brick thick non cavity building built in the early 1900's due to the lack of a cavity it is not possible to use a cavity fill insulation to achieve part L1 criteria. Although it is possible to use internally applied insulation this will cause problems with interstitial condensation which can have a fundamental effect upon building and resident health which only leaves externally applied insulation, however due to the style of the building and its location applying external insulation is again not practicable. The building roof is currently well insulated to a level which provides 0.22w/m²k and the windows are double glazed. The current boiler is a high efficiency gas boiler newly fitted during the renovation of the property.

Due to the type of property (social rented) it is also not financially viable or practicable to increase energy efficiency further, although, as technology develops it may be possible to install an air source boiler with electrical heating which can be offset by installing solar to the roof. Again this will depend upon financial practicalities and the availability of grants to cover any future installation.

Site density;

The site is a former office within a terrace building which was once a shop and residential accommodation, to the rear of the property there is a small yard which provides limited external space, although the site may be significantly populated there is an opportunity to use the rear yard as an external area for enjoyment, as a social rented property and the general lack thereof an acceptable approach towards density (apartments and flats throughout greater Manchester) that there are public spaces available such as parks etc to provide outdoor enjoyment within a short walk of the property.

In addition the only method available to reduce the density would be to carry out demolition within the site however this again proves difficult as far as financial practicalities are concerned which are key when providing a social rented property of this type.

It is therefore demonstrated that the site density can be offset by the surrounding public spaces and the generous accommodation size.

Space and access;

The room sizes within the property provide

To the ground floor- lounge, diner 22m² / kitchen 6.2m² / double bedroom 17.4m² / bathroom 5.4m² / utility 4.5m² / storage space 2.5m² for single person 58m²

To the first-floor kitchen, diner 14.7m² / lounge to the second floor 22m² / double bedroom 13.2m² / single bedroom 8.66m² / bathroom 5m² / utility 4.5m² circulation space 14m² / storage space 6m² total for two person accommodation 88m²

Part M the property has not been made any worse than that which existed originally the ground floor is reasonable accessible whereas the first/second are not, however the door sizes are as original entrance doors 900mm and internal doors 750mm these can be accessed by wheelchair users however tight but the level access to the ground floor makes ambulatory access possible. The building regulation do not permit any situation from a change of use made worse it is therefore acceptable to not have a specific accessibility. To make wheelchair access in full requires all doors kitchen bathrooms etc to be fully compliant as this is not a special needs accommodation no specific measures are required.

Digital connectivity;

The property benefits from full fibre connectivity and internet outlets.