

# 88 ROCHDALE ROAD

88 Rochdale Road, Bury, BL9 7AY

DESIGN & ACCESS STATEMENT

PLANNING APPLICATION

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SUPPORTING DRAWINGS

- 88ROC Existing OS Location Plan & Plans 1:1250, 1:200, 1:100
- 88ROC Proposed OS Location Plan & Plans 1:1250, 1:200, 1:100

# 1.0 INTRODUCTION

This statement has been prepared to support a full planning application for 88 Rochdale Road, BL9 7AY. The document should be read in conjunction with the supporting plans listed on the previous page.

The client is seeking to gain approval for a two-storey rear extension with a mansard roof to accommodate a total of four 1-bedroom flats at first and second floor.

## 2.0 PROCESS

### 2.1 SITE APPRAISAL

The application site is located on a Rochdale Road situated in Bury. The immediate area comprises a mix of retail and commercial uses at ground floor with residential at first and second floor. The flats are accessed off Rochdale Road, the topography level across the site, the building is a mid-terrace property.

The existing building has A1 retail use class at the ground floor, the first floor and second floor is a single flat with kitchen, living, sitting and bathroom accommodated at the first floor and the bedroom at second floor.

### 2.2 INVOLVEMENT

On behalf of our client, JAAN Architects Ltd wishes to engage with the planning officer with a view to building a relationship with the local authority, aiming to work with the planners to agree upon the principles of the proposed design and what is required for it to be favourable to successfully gaining full planning consent.

### 2.3 PLANNING HISTORY

The building has undergone a rear extension which is used as storage for the ground floor retail unit and maximises the site boundary to the rear.



Figure 1: Location Plan for 88 Rochdale Road

## 3.0 DESIGN

### 3.1 USE

The proposed will be four flats, two at first floor and two at second floor. The mansard roof is designed to maximise natural light into the flats and minimise visual impact on adjacent neighbours. The current and proposed use-class of the building as C3 – Residential.

The applicant intends for the property to serve the local community and provide a sustainable use for the property as the retail sector begins to recover from the impact of lockdowns due to Covid-19, the additional space will allow the building to meet the current and future needs of the area. Due to the extent of investment required to renovate the building, the project will not be economically feasible without the additional space as proposed.

### 3.2 AMOUNT

- Existing Gross Area: approx. 158m<sup>2</sup>
- Proposed Gross Area: approx. 231m<sup>2</sup>

The proposed extension will add 46% to the existing floor area. The existing building covers the total area of the plot.

### 3.3 LAYOUT

The ground floor will be fully dedicated to A1 (E) retail use class. The first floor will become 2 one-bedroom flats, and the second floor will become 2 one-bedroom flats.

### 3.4 APPEARANCE

88 Rochdale Road is not a listed building or subject to Article 4 direction and is not within a conservation area or areas of flood risk. The immediate area has a variety of architectural styles and a number have undergone extensions including three storey rear extension. We believe our design assimilates with the adjacent buildings and is in keeping with recent approvals within the area.



Figure 2: 5 Norman Road hip to gable conversion with flat roof



Figure 3: 88 Rochdale Road – Existing Rear Extension

### 3.5 PHOTOGRAPHIC SURVEY

As part of our site appraisal, we undertook a photographic survey of dwellings within the immediate area. The photographs demonstrate the diversity of architectural interventions within the area. Prominent among the surveyed buildings is the use of three storey rear extensions. Among the materials used are: red brick, uPVC windows, concrete roof tiles, grey roof tiles.

### 3.6 RELATIONSHIP TO NEIGHBOURS

Reasonable care has been taken in the proposed design to reduce impact on the amenity of the adjacent properties as far as reasonably practicable. Rear elevation of the proposed extension will finish in-line with the existing ground floor extension. The first-floor extension is in line with that already constructed and occupied at 84 Rochdale Road. The roof is sloped to both sides to form a mansard design which will reduce its impact on adjacent properties. Changes have been made to reduce the overall massing and height of the extension to rear elevation.

## 4.0 ACCESS

### 4.1 PARKING PROVISION

The site does not currently provide on-site parking provision, currently parking is available along Back Mason Street, the immediate area benefits from significant public transport services which reduces the need for private vehicular provision, all adjacent residential flats in adjoining properties also do not provide on-site vehicle parking.

### 4.1 WASTE STORAGE

The terraced row of properties collectively store individual Eurobins along the rear alleyway, the euro bins for the existing flats at 88 Rochdale Road are also kept in the alleyway. The proposed flats will continue to use this shared facility.

## 5.0 CONCLUSION

As designers, we acknowledge the sensitivity of construction and the balance needed to provide for modern standards which are suitable for the future use of spaces. As such we have developed this proposal with a view to initiating a dialogue with the local planning department.



Figure 4: 84 Rochdale Road – Similar Rear Extension