

ROCHDALE ROAD

DESIGN & ACCESS STATEMENT

**PART RETROSPECTIVE PLANNING
APPLICATION FOR
PROPOSED RESIDENTIAL DEVELOPMENT**

July 2025

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Arrow Mill, Queensway, Rochdale. OL11 2YW.



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1.0 INTRODUCTION

- 1.1 This design and access statement has been prepared by RK Architectural Limited in support of the part retrospective planning application for a three storey development of 9no. apartments with associated hard and soft landscaping and parking.
- 1.2 The development received full planning approval on 14.07.2017, application number 116509/FO/2017
- 1.3 The scheme commenced on site via a previous Client and previous contractor and after several years of faltering works came to a complete stop
- 1.4 Works re-commenced via a new Client and new contractor but have halted after meetings on site with Manchester Planning confirmed that a new application needed to be submitted
- 1.5 A Conditional Building Regulation Approval, application number DOMFP/20/00096, dated 16.04.2020
- 1.6 The site formerly contained a small derelict detached commercial building which fronted onto Rochdale Road. This building was demolished and the external façade and roof of the building has currently been constructed
- 1.7 The context of the site has been carefully considered, and this has identified the constraints and opportunities this presents. The proposal is a consolidated response to this analysis.
- 1.8 The design statement starts with a summary of the site location and context followed by an analysis of the design principles, scale and massing on which the development is based.

2.0 SITE LOCATION

- 2.1 The application site is approximately 789sq.m. in size
- 2.2 The site is located about 3 miles from Manchester City Centre
- 2.3 The site fronts onto Rochdale Road (adjacent to no. 874 Rochdale Road), Blackley close to the corner of Blackley Park Road.
- 2.4 The site is in a prime location for easy commuting into Manchester, Bury, Middleton and Rochdale. Rochdale Road is a main arterial route into the city centre and offers extensive public transport services.
- 2.5 There are extensive leisure and shopping facilities all located within a five minute walk from the site including :

Boggart Hole Clough
Harpurhey Shopping Centre
Asda Superstore
Medical Centre
Library
The Factory Youth Zone

3.0 USE & AMOUNT

3.1 USE

The application is for the creation of a new residential development with associated hard and soft landscaping and car parking.

3.2 AMOUNT

2 bedroom 3 person apartment 6no.

2 bedroom 4 person apartment 3no.

Total number of units.....9no.

3.3 PARKING

9no. secure car parking spaces (including 1no. disabled space) are provided within the curtilage of the site

3.4 CYCLE STORAGE

10no. secure double height cycle racks are provided under a proprietary cycle shelter within the curtilage of the site

4.0 LAYOUT

- 4.1 The active house frontages already present on Rochdale Road will be replicated by the new residential accommodation proposed
- 4.2 The residential accommodation will have 2no. access points into the building. One will be located fronting onto Rochdale Road (for people on foot) and one will be located to the rear of the building (for people in vehicles or bikes) accessed via the secure parking area.
- 4.3 The building is splayed back in line with Rochdale Road with a low level boundary wall and railings providing defensible space from the back of footpath.
- 4.4 Both entrances will have a secure door entry system and level access
- 4.5 The apartments have been designed with reference to the Manchester Residential Quality Guidance and Nationally Described Space Standards documents
- 4.6 Vehicular access to the rear of the site is via the existing access road off Tudor Avenue.
- 4.7 Alterations to enhance the current brick façade are proposed as part of this part retrospective application

5.0 SCALE & MASSING

- 5.1 The proposed development is of a similar scale and massing to the existing adjacent terraced properties fronting onto Rochdale Road.
- 5.2 The splayed block replicates in height and appearance the existing row of terraced properties.
- 5.3 The massing is broken down through the use of different materials to the façade which compliment the materials used in the existing properties.

6.0 APPEARANCE

- 6.1 The elevations are predominantly masonry construction with a stone band at first floor level, in keeping with the existing streetscene.
- 6.2 The splayed block replicates the mass of the adjoining terraced properties.
- 6.3 The pitched roof is constructed of a similar grey slate to the adjoining properties and has similar ridge and eaves heights
- 6.4 The use and location of windows replicates the existing terrace whilst also allowing maximum light into the apartments and common areas and natural surveillance around the perimeter of the building
- 6.5 Alterations to enhance the current brick façade are proposed as part of this part retrospective application
- 6.6 Alterations to the existing windows are proposed, including colour, reveal set-back and mullions as part of this part retrospective application

7.0 ACCESS

7.1 The site is easily accessible by a wide variety of modes of transport making it highly accessible. These modes of transport are as follows :

- BY FOOT
- BY BUS
- BY CAR
- BY BICYCLE

7.2 The building is designed to enable full disabled access to the ground floor entrance level in accordance with Approved Document Part M.

7.3 A lift will facilitate disabled access to the upper floors

7.4 All communal corridors will be a minimum of 1200mm wide

8.0 WASTE MANAGEMENT STRATEGY

8.1 INTERNAL SEGREGATION AND STORAGE OF WASTE

A full height larder unit will be installed within each apartment kitchen with pull out wire baskets which will be utilised for segregation and temporary storage of recyclables and refuse.

8.2 EXTERNAL BIN STORAGE

A communal bin store provides sufficient space for the following :

General waste	1no. 1100L Eurobin
Pulpable Recycling	2no. 240L wheeled bins
	1no. 140L wheeled bin
Mixed Recycling	2no. 240L wheeled bins
	1no. 140L wheeled bin
Food Waste	1no. 140L wheeled bin

8.3 CONTAINER COLLECTION

The eurobins will be stored within the bin storage area and wheeled to the end of the access road onto Tudor Avenue on the designated day of collection by the building management company. The bins will be wheeled back to the bin storage area immediately after they have been emptied.

9.0 SUSTAINABILITY

- 9.1 The proposed scheme will fully comply with the 2016 Building Regulations Approved Document Part L.
- 9.2 A Conditional Building Regulation Approval was received on xxxx

10.0 SECURITY

- 10.1 A Design for Security application for the proposed scheme will be submitted for approval and all recommendations implemented prior to completion/occupation.
- 10.2 The proposed scheme will fully comply with Building Regulations Approved Document Part Q.

6.0 PHOTOGRAPHS



PHOTOGRAPH 1
VIEW OF VACANT SITE FROM ROCHDALE ROAD



PHOTOGRAPH 2
VIEW OF EXISTING PROPERTIES ON ROCHDALE ROAD