

# **JCI198 Longview House – Design, Access & Heritage Statement**

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## 1. Introduction

This Design and Access Statement has been prepared in support of a full planning application for the erection of a three-storey residential building containing nine self-contained flats on land at the corner of Long Street and King Street, Middleton. The site is currently vacant and forms part of the Middleton Town Centre Conservation Area.

The proposal aims to reinstate a strong built frontage on a prominent corner plot, bringing new homes to a sustainable, town-centre location. The design has been shaped by its context, including local heritage, topography, and surrounding built form.

This document explains the design approach taken and sets out how the scheme responds to the site's opportunities and constraints. It covers layout, scale, appearance, access, heritage and environmental design.

Detailed planning policy analysis and heritage impact have been prepared by the planning consultant and are submitted as part of the application. Nonetheless, this statement touches on key planning considerations to demonstrate a coordinated and responsive design process.

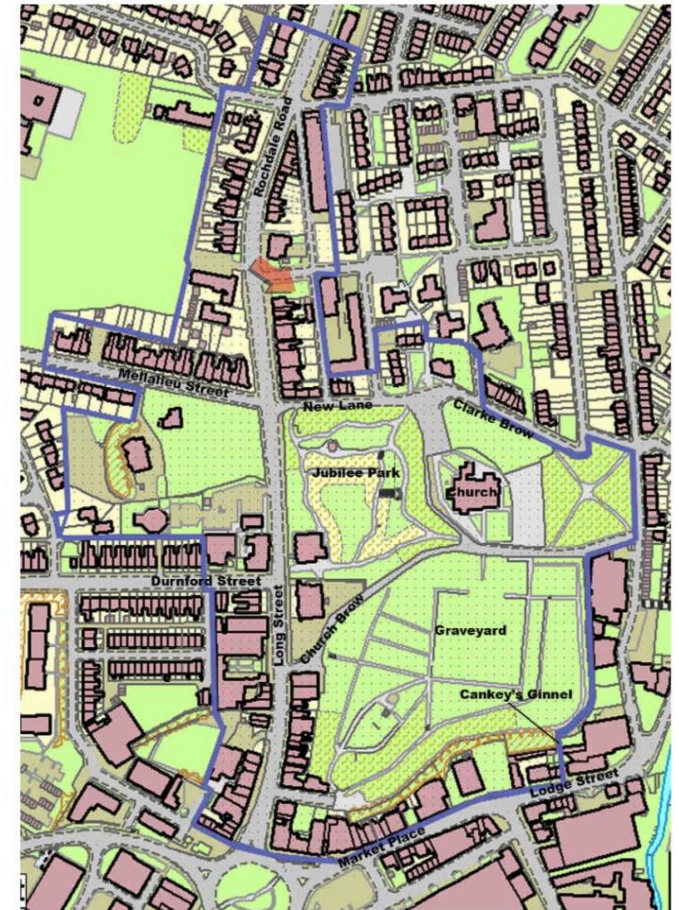


## 2. Site and Surroundings



## 2.1. Conservation Area Context

The site lies within the Middleton Town Centre Conservation Area but is not itself a listed property. The conservation area captures the historic and architectural character of the town, including Georgian, Victorian, and early 20th-century elements. While many buildings in the vicinity contribute positively to this character, others are more neutral or detract from it.



Middleton Town Centre Conservation Area

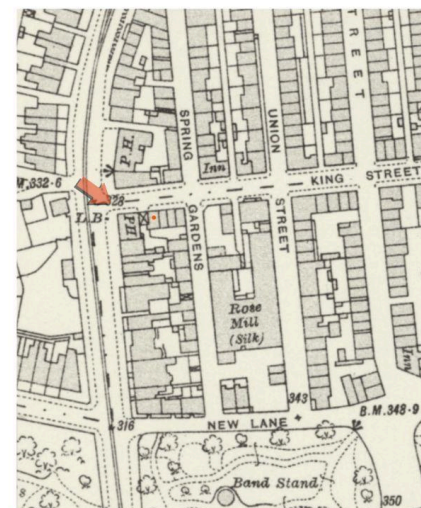
## 2.2. Site Description and History

The application site is a vacant grassed plot situated at the corner of Long Street (A664) and King Street, within the Middleton Town Centre Conservation Area.

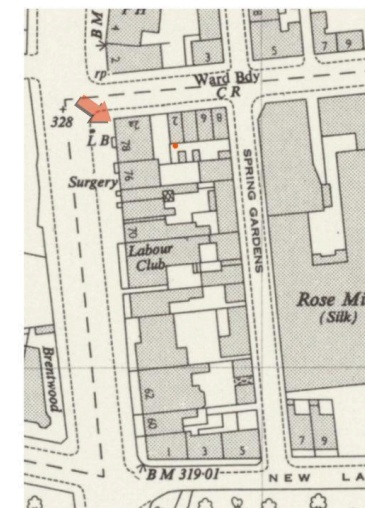
Historically, the site accommodated a row of terraced houses extending south along Long Street, with a public house occupying the prominent corner position facing the junction with King Street.



Ordnance survey c.1888-1915

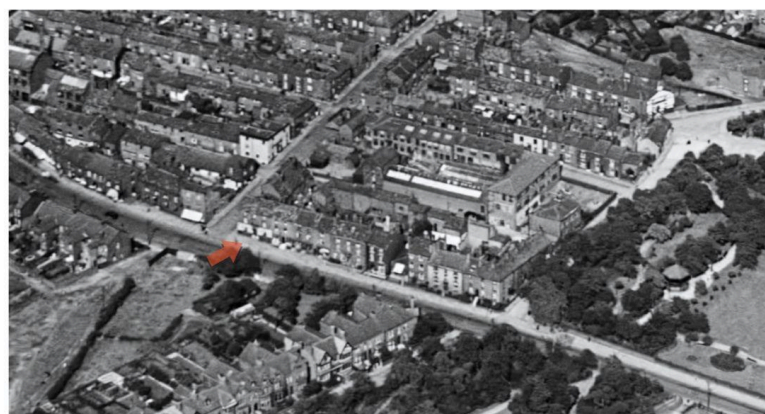


Ordnance survey c.1892-1924



Ordnance survey c.1948-1973

Consent for the demolition of unlisted buildings within the conservation area was granted under reference 85/D18309. While the permission dates to the mid-1980s, the clearance of the terrace and pub did not take place immediately. The buildings were demolished by the early 2000s, leaving the plot open and unoccupied.



RAF Aerial Photo - c.1945



Google Earth - c.2000

The loss of built form has resulted in a noticeable gap in the otherwise continuous street frontage, exposing the gable end of No. 76 Long Street and interrupting the established rhythm and enclosure of the streetscape. The site has since remained undeveloped, presenting a longstanding opportunity for sensitive infill development that reinstates the character and townscape of this part of Middleton.

## 2.3. Built Context and Surroundings



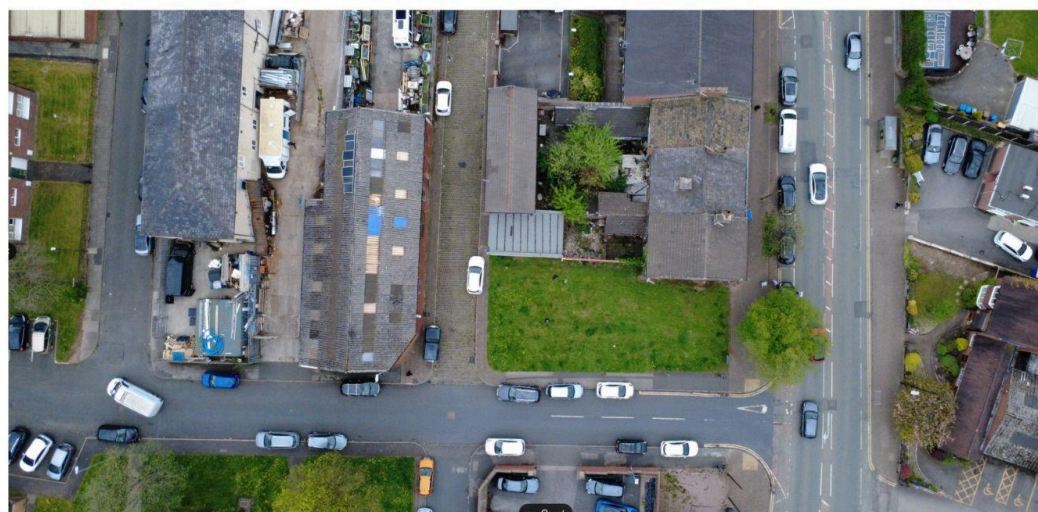
Long St frontage



Wellins



Heaton Mill



Aerial View of Site



No.76 Long St front



No.76 Long St rear



Harewood House



11-11A Spring Gdns

The application site lies at the end of a terrace of 3- to 4-storey buildings extending north to south from Rochdale Road and King Street down towards Long Street. These buildings display varied eaves and ridge heights, creating a stepped roofline that responds to the sloping topography. The architectural character is mixed, ranging from Georgian and late Victorian houses to later 1980s–1990s pastiche Georgian infill, reflecting the area’s layered development.

Immediately to the south of the site is No. 76 Long Street, a late Victorian property with a well-detailed front elevation in smooth red brick, decorative terracotta keystone, and stone lintels. The rear elevation of No. 76 is plainer and in poorer condition, with exposed secondary-quality brickwork and a sunken courtyard that restricts daylight. Beyond No. 76, the terrace continues further south along Long Street towards New Lane, maintaining a consistent building line and rhythm that strongly defines the street.

The terrace turns the corner at New Lane , which bookends the block to the south.

To the north across King Street stands Harewood House (2–6 Rochdale Road), a Victorian building with a retained façade now used as offices. Its elevation facing the site is blank, and the rear comprises various extensions and a car park.

To the west across Long Street (A664) is Wellin’s Funeral Directors, a part single-, part two-storey commercial building from the 1980s with a corrugated metal roof and brick/tile construction. Although not of heritage value, it relates in scale to the wider street. Adjacent to Wellin’s is a single-storey flat-roofed dental surgery, which makes a neutral contribution to the area’s character.

To the rear (east) of the site lies Spring Gardens, a narrow lane historically associated with Middleton’s textile industry. Alongside the site boundary is a single-storey garage lock-up and 11–11A Spring Gardens, a two-storey office building dating from the 1990s. Opposite the site stands Heaton Mill, a red brick, post-war factory building approximately two and a half storeys tall with a corrugated roof. These buildings collectively create a fragmented and low-quality townscape edge.

Further east and uphill, at the top of King Street, are three-storey post-war flats that are visually dominant due to their height and massing. While these buildings are of limited architectural interest, mature trees around them help soften their impact in longer views.

## **2.4. Trees and Greenery**

The site itself is currently laid to grass with no hard landscaping. Two Norway maple trees are present on Long Street in the immediate vicinity: one located directly outside the plot boundary, and the other adjacent to the neighbouring property at No. 76. These trees provide some seasonal greenery and visual softening within an otherwise hard urban edge.

## 2.5. Materials and Surface Treatments

Buildings in the surrounding area are typically constructed in red engineering brick or red multi-brick to the principal facades. Roofs are predominantly slate or flat concrete tiles that imitate slate. Post-war residential and commercial buildings generally feature red clay or concrete tiles. Industrial buildings, including Heaton Mill, often have metal sheet corrugated roofing.

The pavement along the front of the site on Long Street has been resurfaced in concrete setts, consistent with the materials highlighted in the Conservation Area Appraisal. At the rear of the site, Spring Gardens also includes some sections surfaced in concrete setts, while the lane itself retains a traditional cobbled surface. All other surrounding streets are surfaced in standard tarmac.

The Conservation Area Appraisal notes that smooth red brick and Welsh slate are the most prevalent materials, with terracotta used decoratively on later Victorian buildings.

### **3. Planning Context**

#### **3.1. Site Designation**

The site lies within the Middleton Town Centre Conservation Area, which recognises the architectural and historical character of the surrounding townscape. Although the site does not include any listed buildings, it sits in close proximity to non-designated heritage assets such as the late Victorian property at 76 Long Street and Harewood House (2–6 Rochdale Road), a former commercial building with a retained Victorian façade. The area is not covered by an Article 4 Direction. The site is within the defined urban area, supporting its redevelopment for town-centre residential use.

#### **3.2. Planning History**

There is a clear precedent for residential development on this site. Planning permission was granted in 2008 (Ref: 08/D50278) for a three-storey block of three apartments. Although this scheme was not implemented, the approval confirms that residential use, including flatted development, has previously been considered acceptable. Other applications from the late 20th century, including proposals for office development, illustrate the site's long-standing yet unused potential for redevelopment.

### 3.3. Relevant Policy Context

The current proposal responds to early engagement with Rochdale Council through pre-application advice (Ref: PREAPP/00123/24). Officers confirmed that residential development would be acceptable in principle and acknowledged the opportunity to repair and reinstate the historic street edge. Emphasis was placed on the need for a high-quality, contextually appropriate design. Key design issues identified included overall scale, massing, elevation articulation, material choices, and the potential for a car-free scheme, given the site's sustainable location.

The development has also been informed by the relevant policy framework, summarised below. Full policy analysis is provided in the Planning Statement submitted alongside this application.

- **National Planning Policy Framework (NPPF)**  
Relevant chapters on achieving well-designed places, sustainable development, and the historic environment.
- **Places for Everyone (PfE) 2024**
  - *JP-H1*: Scale, Distribution and Phasing of New Housing
  - *JP-H3*: Housing Mix and Affordability
  - *JP-H4*: Density of New Housing
  - *JP-P1*: Sustainable Places
  - *JP-P2*: Heritage
- **Rochdale Core Strategy (2016)**
  - *C1*: Delivering the right amount of housing
  - *C3*: Delivering the right type of housing
  - *P2*: Protecting and enhancing character, landscape and heritage
  - *P3*: Improving design of new development
  - *DM1*: General Development Requirements
- **Relevant Supplementary Planning Documents (SPDs)**
  - Residential Design Guide SPD (2019)
  - Guidelines and Standards for Residential Development SPD (2016)
  - Provision of Recreational Open Space in New Housing SPD (updated 2017)
  - Urban Design Guide SP

Collectively, these policies support appropriately scaled and well-designed residential development in central, accessible locations such as this. The proposal also aligns with the aims of the Middleton Town Centre Spatial Masterplan, which seeks to reintroduce built form and activity into underused plots within the town centre.

## 4. Design Justification

### 4.1. Use

The proposal is for a single residential building comprising nine self-contained dwellings. The scheme includes a balanced mix of unit types:

- 5 studio apartments (37–41 m<sup>2</sup>)
- 1 x one-bedroom, one-person apartments (43 m<sup>2</sup>)
- 2x one-bedroom, 2-person apartments (50–51 m<sup>2</sup>)
- 1x two-bedroom, 3-person apartments (67 m<sup>2</sup>)

All dwellings are intended for long-term residential use and are arranged over three levels, responding to the site's topography and town centre grain.

The proposed residential use is well aligned with the immediate context. The adjacent property at 76 Long Street is in residential use, and the surrounding terrace is primarily residential in character, with only a small number of ground-floor commercial premises elsewhere on Long Street. The proposal restores a residential function to a plot that historically contained terraced housing, cleared in the early 2000s.

The mix of dwelling sizes responds to a broad spectrum of housing need, including smaller households and individuals. The range of unit sizes and types supports local policy objectives for housing variety (Core Strategy Policy C3) and promotes sustainable development on previously developed land (Policy C1). This use is also consistent with guidance in the NPPF and regional policy frameworks (PfE), supporting compact, high-quality housing in well-connected, town centre locations. Further policy assessment is provided in the Planning Statement.

### 4.2. Amount

The development provides nine self-contained residential units with a combined Gross Internal Area (GIA) of approximately 406 m<sup>2</sup>. These are arranged over three floors: a partially sunken lower ground floor, ground floor, and first floor.

The density of development equates to approximately 138 dwellings per hectare, which is considered appropriate given the site's sustainable town centre location. This intensity reflects the Council's objective to encourage compact, walkable neighbourhoods and efficient use of previously developed land, in line with Core Strategy Policy C1 and PfE Policy JP-H4.

The proposed scale and footprint respond sensitively to the plot's constraints and reflect the height and massing of neighbouring terraces, reinstating a continuous built frontage in keeping with the local urban grain.

### 4.3. Layout

The layout responds directly to the site's sloping topography, its position between two frontages, and its location within the conservation area.

At the lower ground floor, which sits below King Street, two studio apartments are accessed via the shared stepped entrance. The southern studio benefits from a rear-facing lightwell to maximise daylight and ventilation, while the northern unit gains daylight through high-level windows along the King Street elevation. These strategies make effective use of the site's level changes while ensuring privacy and natural light.

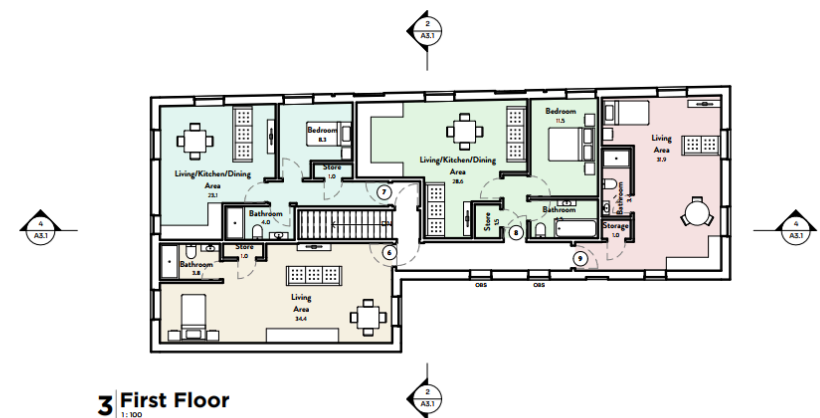
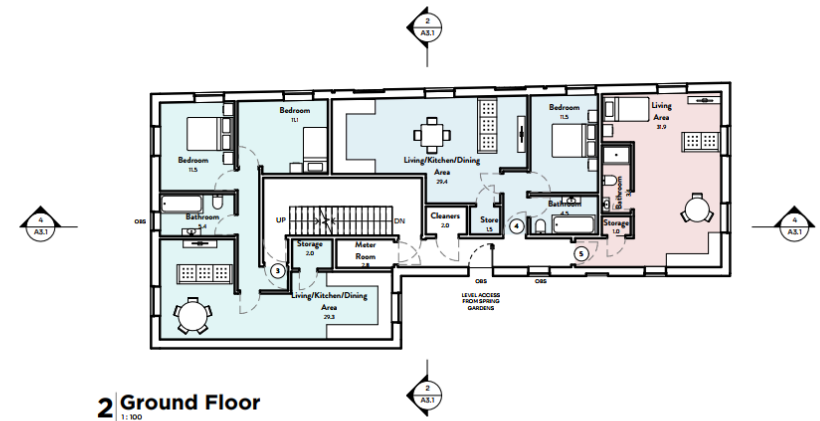
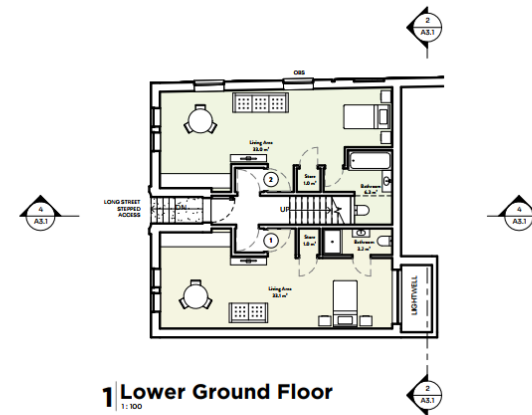
The ground floor is accessed level with Spring Gardens and accommodates one two-bedroom apartment, one one-bedroom unit and one studio apartment.

Communal facilities, including secure bin and cycle storage and a small shared amenity garden, are located to the rear.

The first floor contains four apartments - two studios and two one-bedrooms. Apartment layouts are designed to maximise daylight, achieve efficient circulation, and create logical arrangements of living spaces.

The layout balances private and shared amenity within a compact footprint. Shared access is focused at the rear where step-free entry, bin and bike storage, and the landscaped courtyard are located. These elements are described in more detail in the Landscaping section.

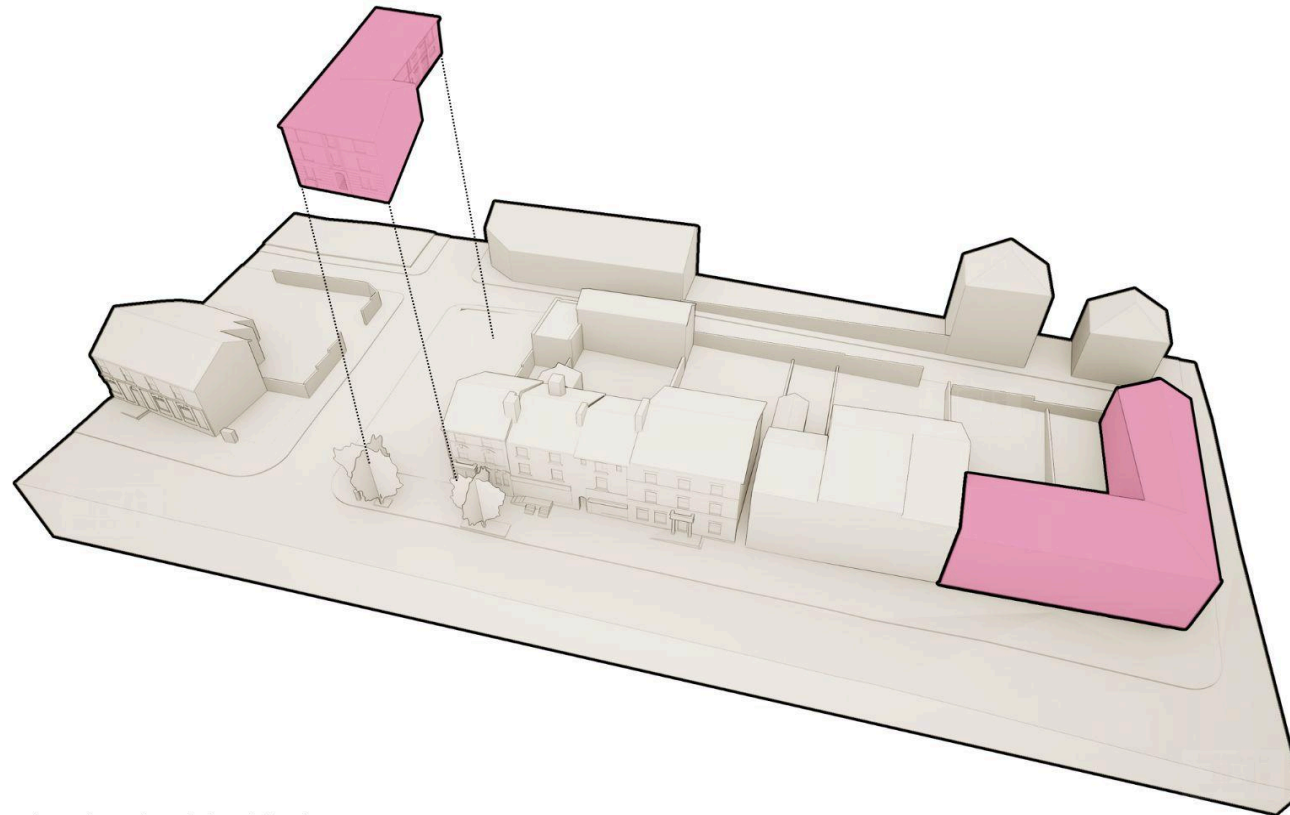
The reduced footprint following pre-app consultation also allows for an enhanced rear garden space, contributing positively to residential quality.



#### 4.4. Massing

The proposed building has been conceived as a coherent form that completes the block and reinstates the continuous frontage lost through earlier demolition. Its massing re-establishes a clear built edge along both Long Street and King Street, reinforcing the sense of enclosure that defines this part of the conservation area.

The design responds to the stepped roofscape of Long Street, where eaves and ridge heights rise incrementally along the terrace. The proposed ridge line sits approximately 70 cm above No. 76 Long Street, following a similar pitch and alignment to maintain visual continuity without appearing over-scaled. This transition reflects the established pattern of gradual height changes along the street and responds appropriately to the site's topography.



'Bookending' the block

In plan and proportion, the building aligns with the traditional plot widths and depth seen elsewhere on Long Street. Along King Street, it partially recreates the footprint and enclosure of the former terrace, reinstating the historic urban grain identified in the Conservation Area Appraisal. The length of the (North) King street elevation has been reduced to reduce dominance as recommended in pre-app discussions with local planning.

The arrangement continues the typical pattern of buildings set directly at the back of the pavement, contributing to a strong, well-defined street edge on both frontages. This clear geometry reinforces the corner's presence in the townscape and helps re-establish a sense of continuity with the surrounding terraces.

Overall, the massing creates a form that is recognisably contemporary but carefully scaled to respect the proportions and rhythm of the established built environment.



#### 4.5. Appearance

The proposed appearance reflects a contemporary interpretation of the surrounding vernacular, with a focus on proportion, materiality, and simplicity of detailing. The building adopts a terraced townhouse form with vertical window arrangements and a clear base, middle, and top order.

Recessed downpipes on the King Street elevation divide the long façade into bays, referencing the rhythm of historic plot divisions and visually reducing the apparent width of the frontage. The lower ground floor incorporates a rusticated brick band to reinforce a plinth-like character.

Pre-app discussions with local planning resulted in measures to reduce the perceived dominance of the long (North) King Street elevations through a combination of infill window recesses, recessed downpipes and brick rustication to the bottom storey





The (West) Long Street frontage includes pigmented acid-etched concrete window heads and an arched entrance surround. These reference the decorative terracotta detailing used on local Victorian buildings, including No.76 Long Street, in a contemporary way.

Further articulation is provided through hit-and-miss brick banding at mid-floor level, which recalls traditional string courses while introducing visual texture.



The roof is pitched and finished in natural slate tile consistent with the conservation area's traditional roof materials. At eaves level, corbelled brickwork and aluminium gutters on rise-and-fall brackets combine traditional proportions with durable contemporary detailing.



A glazed green brick slip is used in the entrance porch to create a subtle feature that distinguishes the main entrance. Slim aluminium windows maintain a minimal profile and allow generous daylight into all rooms. At the rear, light-coloured render on the inside courtyard return wall enhances reflectivity and helps brighten the space in line with traditional limewashed yards.

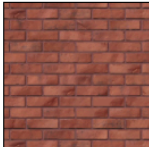
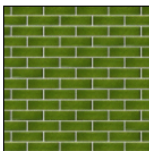
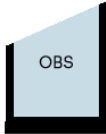
## 4.6. Materials

The materials have been chosen to complement the conservation area while clearly distinguishing the development as a contemporary addition. The principal walls are faced in a heavily textured rusticated red multi-brick (Haywood Red or similar). While the colour is consistent with the dominant red brick palette of the area, including the smooth-faced Victorian brickwork on No.76 Long Street, the deeper texture and modern metric sizing ensure the new building is visually distinct and avoids pastiche.

Pigmented acid-etched concrete is used for window heads and the entrance arch, referencing the terracotta detailing found on later Victorian buildings, such as the decorative keystone at No.76, but expressed in a contemporary way. Projecting header courses and hit-and-miss brick banding introduce further texture and visual interest to the façades, reinforcing the building's modern character.

The roof is clad in natural slate tile which aligns with the conservation area's traditional roof materials. Slim aluminium-framed windows provide a minimal appearance and high daylight performance. Light-coloured render to the rear courtyard return walls helps to maximise reflectivity and brightness in the enclosed space.

Timber gates and cladding to the bin and cycle stores provide a warm material contrast, while a glazed green brick slip in the entrance porch marks the threshold in a subtle, distinctive way.

| <b>MATERIAL LEGEND</b>                                                                                                                                                         |                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|                                                                                             | <b>Rusticated red brick with coloured mortar – Haywood Red or similar approved</b> |
|                                                                                             | <b>Red pigmented concrete lintels, acid etched</b>                                 |
|                                                                                             | <b>Slate roof tile</b>                                                             |
|                                                                                             | <b>Glazed green brick slip, in entrance</b>                                        |
| <br> | <b>Slim aluminium frame glazing, black</b><br><br>Obscured where indicated         |

## 4.7. Daylight and Neighbouring Amenity

Independent daylight and sunlight assessments have been prepared to assess both the internal performance of the new dwellings and the impact on neighbouring properties. The report covering the new units confirms that all apartments achieve suitable levels of daylight in line with BRE guidance.

A separate assessment demonstrates that the development does not materially reduce daylight or sunlight to No.76 Long Street, which already has limited daylight due to its sunken rear courtyard and small window openings. All tested windows remain within BRE target ranges.

The refinement of the massing and building depth, particularly along King Street, further supports daylight access to adjacent buildings and new amenity areas



**1 Section A - Existing**  
1:11:100



**2 Section A - Proposed**  
1:11:100

View from rear middle floor window at No.76



Existing



Proposed

## Landscaping

Following pre-application discussions with the Local Planning Authority, the building footprint was refined, most notably with a reduction in its length along King Street, to allow for a more generous area of outdoor space at the rear of the site. This area has been reimagined as a modest public-facing garden that enhances the site's townscape contribution and offers some visual relief from the built form.

This rear space will be planted with a mixture of small trees, shrubs, and grasses to complement the building's material palette and reinforce its setting within the conservation area. The landscaping softens the boundary with Spring Gardens and provides an attractive outlook from both the new dwellings and the adjacent lane.

A separate, smaller courtyard to the immediate rear of the building forms the primary shared amenity space for residents. This space includes a mix of soft and hard landscape treatments—such as paving, lawn, and planting beds—and provides opportunities for informal seating and access. Light-coloured rendered walls are used on inner elevations to improve daylight reflectivity in this enclosed space, consistent with traditional practices in urban courtyards.



Green roofs are proposed on the flat-topped bin and bike stores, improving biodiversity and visual quality when viewed from the upper floors. These stores are constructed in matching brickwork and finished with naturally toned vertical timber gates, ensuring visual cohesion while contributing warmth and tactility.

Together, the landscaping strategy contributes meaningfully to residential amenity and local character while aligning with the site's tight urban grain. It offers a practical and high-quality response to external space in a constrained town centre context.

## **5. Access**

### **5.1. Pedestrian Access**

The development provides two pedestrian entrances. The principal entrance is located on Long Street at lower ground floor level and is stepped due to the site's natural gradient. A secondary entrance from Spring Gardens offers step-free access to the ground floor apartments and shared bin/cycle storage. This arrangement responds to the topography while enabling inclusive access where feasible.

### **5.2. Inclusive Design**

Three ground floor apartments are accessible via the level rear entrance. These units are designed to meet the requirements of Building Regulations Part M4(1), with potential for M4(2) compliance depending on internal layout and detailed design. A lift is not included due to the site's size and topography, which is in line with accepted standards for small-scale developments.

This access strategy complies with Rochdale Core Strategy Policies T2, DM1, and P3, and aligns with the Residential Design Guide SPD (2019).

### **5.3. Vehicular Access and Transport**

No on-site parking is proposed. The site is within close walking distance of public transport and local amenities. The pre-application response from Rochdale Council confirmed that Highways raised no objection to a car-free scheme on this basis.

## 6. Heritage Statement

This section provides a proportionate assessment of the heritage significance of the site and its surroundings, the contribution the site makes to the Middleton Town Centre Conservation Area, and the anticipated impact of the proposed development on that significance. It should be read in conjunction with the preceding sections of this Design and Access Statement, which set out the design rationale and site context in detail.

### 6.1. Understanding the Heritage Context and Significance

The Middleton Town Centre Conservation Area encompasses much of the historic core of Middleton and is designated for its architectural diversity and layered development over several centuries. Its character is defined by a combination of Georgian and Victorian terraces, civic and religious buildings, former industrial premises, and 20th-century infill. Among the key characteristics noted in the Conservation Area Appraisal are the consistent use of red brickwork, predominantly slate or slate-effect pitched roofs, and restrained detailing with occasional terracotta ornamentation.

Long Street is identified as an important frontage of continuous historic development, where uninterrupted terraced buildings create a strong sense of enclosure and rhythm. The Appraisal highlights that the loss of built form, or poorly considered infill, can erode the coherence and legibility of the area.

The application site lies within this context, occupying a prominent corner position at the junction of Long Street and King Street. Historically, the site was occupied by a terrace of houses and a corner public house, which were demolished by the early 2000s. No surviving built fabric remains, and the plot has since remained vacant and grassed over.

While the site itself does not contain any visible heritage assets or structures of significance, its townscape value arises from its role in maintaining the continuity of built form along Long Street. In its current state, the open plot represents a gap in the street frontage that detracts from the visual integrity of the conservation area and exposes the blank side elevation of No. 76 Long Street.

## 6.2. Immediate Setting and Contribution to Significance

The immediate setting of the site is varied in character. To the south, No. 76 Long Street is a late Victorian terraced property that contributes positively to the conservation area through its well-proportioned frontage in smooth red brick, stone lintels, and decorative terracotta detailing. While the principal elevation is of good architectural quality, the rear is plainer, with a sunken courtyard and secondary brickwork.

To the north across King Street is Harewood House, a Victorian building with a retained façade that contributes to the wider character of Rochdale Road but has a blank side elevation facing the site. Spring Gardens to the rear is associated historically with textile production but is now defined by more modest, altered buildings of limited architectural interest.

This varied context reflects the incremental evolution of the town centre and the layered character of the conservation area as a whole. It also highlights that the value of this part of Long Street lies primarily in the continuity of built form, rather than in the presence of individual landmark structures.

In recent years, there has been a noticeable trend towards the conversion of former commercial premises to residential use along Long Street. While this has supported town centre regeneration, the results have been mixed in terms of quality, with inconsistent treatment of façades and shopfronts. The proposal presents an opportunity to provide a purpose-built residential frontage of higher coherence and design quality.

## 6.3. Heritage Value and Potential Contribution

Although the site in its current form does not possess intrinsic heritage value, it occupies a location of townscape importance within a historically continuous terrace. Redevelopment of the plot offers the potential to:

- Reinststate the established building line along Long Street and King Street.
- Recreate the characteristic sense of scale, rhythm, and enclosure that defines this part of the conservation area.
- Provide a high-quality, purpose-built residential frontage that avoids the incremental alterations often associated with conversions.
- Improve the setting of adjacent heritage assets, particularly No. 76 Long Street.

By introducing a single, coordinated elevation, the development can enhance the coherence and legibility of the streetscape and reinforce the wider significance of the conservation area.

#### 6.4. Assessment of Impact on Significance

The impact of the proposed development is assessed as positive. Reinstating built form on the site will repair a long-standing break in the historic street pattern and restore the continuity that is a defining characteristic of Long Street. The scale and massing closely align with the established proportions of neighbouring terraces, including a stepped roof profile that follows the rising topography.

Unlike many recent residential conversions, which have resulted in inconsistent or piecemeal treatments, this proposal introduces a single, purpose-designed residential elevation. The approach is contemporary in materials and detailing, ensuring that new and historic fabric remain clearly distinguishable. This supports the principle of legibility recommended in the Conservation Area Appraisal.

Material selection, including textured red multi-brick and acid-etched concrete referencing traditional terracotta detailing, has been carefully considered to complement the established palette without direct imitation. The development also improves the setting of No. 76 Long Street by providing an appropriately scaled neighbour that reinstates the built edge.

Overall, the scheme contributes to the conservation area's special interest by re-establishing enclosure, enhancing townscape coherence, and supporting the continued vitality of Long Street.

#### 6.5. Relevant Policy and Justification

The scheme has been designed in accordance with Policy P2 of the Rochdale Core Strategy, which requires conservation-led design that sustains and enhances the significance of heritage assets. It also aligns with the objectives of the National Planning Policy Framework (paragraphs 126–136), which encourage development that is sympathetic to local character while clearly identifying new interventions. At a regional level, the proposal supports the aims of Places for Everyone Policy JP-P2, promoting high-quality contextual design.

By delivering a purpose-built residential development that reinstates historic urban form while employing a clearly contemporary language, the proposal is considered an appropriate and positive response to the heritage context.

## **7. Sustainability and Environmental Design**

The design incorporates simple, practical environmental measures suited to the site's scale and context. Flats are arranged to benefit from natural daylight and ventilation, with several units enjoying dual aspects. Window sizes and positions have been planned to make the most of sunlight where possible, particularly in living spaces, while still managing privacy and overlooking.

Daylight and sunlight reports have been prepared and confirm that all proposed units receive suitable levels of natural light and that the impact on neighbouring properties remains within BRE guidelines.

The materials are chosen to be robust and low-maintenance. External walls use red multi-brick, and the roof is finished in black clay tiles. The building envelope is designed to meet current thermal standards, and windows will be specified with good energy performance.

Although the site is small, green roofs are proposed over the bin and bike stores to help with water runoff and add some biodiversity. The rear courtyard includes a mix of hard and soft landscaping, including planting beds and permeable surfaces. Timber cladding is used on smaller elements like gates and storage, with a natural finish to reduce the need for chemical treatment.

These measures reflect local guidance on sustainable design, including Core Strategy policies G1 and G9, and the Rochdale Residential Design Guide SPD.

## 8. Conclusion

This Design, Access and Heritage Statement has demonstrated how the proposal responds positively to its context—both physical and historic—and delivers a well-scaled, well-detailed building in a prominent town centre location.

The scheme reflects guidance set out in the National Planning Policy Framework, Rochdale Core Strategy, and the Middleton Town Centre Conservation Area Appraisal.

It demonstrates that the development will make a positive contribution to the character of the area, support local housing objectives, and help deliver the regeneration aims for Middleton Town Centre.

Yours sincerely,

**Joseph Chelms MCIAT,**

Director,

**JCD Planning and Architecture**