



35-37 Oldham Road,
Rochdale, OL16 5QJ

Stage 3
Developed Design

P4bA

Design & Access Statement

P4bA

DESIGN & ACCESS STATEMENT

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1.1 / APPLICATION TYPE

This design and access statement has been produced in support of a planning application for the change of use of an existing mixed use commercial building to mixed of commerical / residential 8-bedroom house in multiple occupation (HMO).

1.2 / LOCATION OF PROPOSED DEVELOPMENT

35-37 Oldham Rd, Rochdale, OL16 5QJ

1.3 / CURRENT DEVELOPMENT DESCRIPTION

The site is located in a mixed-use area, comprising of mostly commercial units and some residential properties. The subject building is a corner plot fronting Oldham Road & Milnrow Road, near Rochdale town center, and is currently a mixed-use commercial Grade 2 locally listed property.

This well-established area has excellent access to public transport, being just 400 meters from Rochdale train station, approximately an 8-minute walk. The subject site is 128m², with the building footprint covering the entire site.

The elevations feature existing stone and brickwork, an old shopfront door and windows, as well as signage for the Transylvania food shop. The building currently functions as a mixed use commerical property. The ground floor houses a shop, storage, and WC. While the first and second floors are comprising of sub-office spaces, bathrooms, and kitchen areas. The shop unit has a separate entrance on the north-facing elevation fronting Milnrow road. While the offices are accessed via the south-facing entrance.

1.4 / PROPOSED DEVELOPMENT DESCRIPTION

Change of use of an existing mixed use commercial building to a mixed use 8-bedroom house in multiple occupation (HMO) with retention of the existing shop on ground floor.

1.5 / STATEMENT PREPARATION DATE

September 2024

1.6 / STATEMENT AMENDMENT DATE

March 2025

1.7 / APPLICANT

Boardhurst Building Contractors Ltd.

1.8 / ARCHITECTURE

P4BA, 15 Memorial Road, Worsley, Manchester, M28 3AQ.

2.1 / PREVIOUS APPLICATIONS

01/D38729 | Newbold Buildings 33-37, Oldham Road, Rochdale, Lancashire, OL165QJ | Change Of Use From Retail (Class A1) To Offices (Class B1). Approved.

97/D34269 | First And Second Floors Of 35/37 Oldham Road And 16A, Newbold Buildings Milnrow Road Roch | Change Of Use Of First And Second Floors From Offices To 4 Self Contained Flats. Approved.

17/00366/FUL | Newbold Buildings 35-37 Oldham Road Rochdale OL16 5QJ | Change of use of first and second floors from offices to House in Multiple Occupation (HMO) containing a total of 8 bedsits, with ground floor to remain as offices. Refused.

17/00682/FUL | Ground Floor, Newbold Buildings 35-37 Oldham Road Rochdale OL16 5QJ | Change of use and conversion of part of ground floor from offices to retail unit. Approved.

17/00884/FUL | Newbold Buildings 35-37 Oldham Road Rochdale OL16 5QJ | Change of use of first and second floors from offices to House in Multiple Occupation (HMO) containing a total of 8 bedsits (Resubmission of 17/00366/FUL) Refused.

17/01170/FUL | Change of use of first and second floors from offices to House in Multiple Occupation (HMO) containing a total of 7 bedrooms and creation of external bicycle store and bin storage | Newbold Buildings 35-37 Oldham Road Rochdale OL16 5QJ. Approved.



P4BA - DESIGN & ACCESS STATEMENT

DESIGN

This Design and Access Statement demonstrates that the use, access, amount, layout, scale, appearance, and landscaping of the proposed development are appropriate and in keeping with the context of the area. The development will enhance the amenity of the site, its surroundings, and the local community.

The accompanying drawings provide full details of the scheme proposals and should be referred to in conjunction with this Statement. The format of this section follows national planning guidance for Design and Access Statements, including DCLG Circular 01/2006 and Article 4 of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It has also been produced in the context of CABE’s guidance entitled Design and Access Statements: How to write, read and use them (2006).

For the reasons outlined above, the proposed scheme complies with Rochdale adopted Core Strategy SO1, SO2, SO3, SO4, SO5, DM1, and G/D/1.

3.1 / USE & AMOUNT

The proposed use is as an 8-bedroom HMO, with each room being provided with ample space for residents. All residents will have access to a shared kitchen, diner and living room, which provides sufficient storage, and food preparation facilities in accordance with Rochdale’s HMO standards.

Each bedroom will be equipped with an en-suite bathroom, a lockable door, a window, and space for a wardrobe. A dedicated space in the basement of the property is allocated for bicycle storage, with provision for 8 bikes, ensuring sufficient parking availability for all occupants.

3.2 / ACCESS

The rear entrance will remain in place, continuing to serve the first and second-floor residential units. Each bedroom is accessed through a secure, lockable door directly off the centralised corridor/s.

The bin store is located internally on the ground floor. According to the council’s ‘Recycling & Refuse Collection Services’ guidelines, waste containers should allow for a minimum capacity of 16 liters per resident per week, divided among paper & card, bottles & cans, food, and general waste.

Residents of the proposed scheme are unlikely to own cars, and the land ownership does not have capacity to accommodate parking spaces for residence. However, the HMO is located within a short walking distance of various local amenities and transport links. The site is within a 5-minute walk of local shops, services, and Rochdale town center, with access to multiple transport options, including the Metrolink, train station, and bus stops.

3.3 / LAYOUT

The proposed layout will have minimum impact on the external facade, as the design has been carefully developed to incorporate the building's constraints, utilising the existing openings and internal masonry walls. Staying true to the street scene, we do not propose any extension work, resulting in the development remaining within the existing extent and footprint.

Within the existing footprint of the property, we propose 8 bedrooms, all with en-suites, a communal kitchen offering storage and shared facilities as well as sufficient space for a dining table and a separate communal living room.

As demonstrated below, the room areas comply with the area standards set out in Rochdale Council's guidance.

Living Room - 16.71m²
Communal Kitchen, Diner - 18.91m²
Bedroom 1 - 13.62m²
Bedroom 2 - 13.87m²
Bedroom 3 - 13.38m²
Bedroom 4 - 13.76m²
Bedroom 5 - 13.88m²
Bedroom 6 - 13.01m²
Bedroom 7 - 13.10m²
Bedroom 8 - 15.28m²

We believe these layouts effectively respond to the existing constraints of the building's footprint while maintaining the integrity of the street scene. Given the absence of external works, we have designed the layout to utilise all existing openings, achieving an optimal configuration without affecting the elevations.

The hallways are spacious enough to allow easy movement of multiple people and furniture throughout the building, providing direct access to all parts of the property. The kitchen and dining area provide sufficient space for all necessary kitchen units and facilities, as well as a dedicated area for a dining table large enough to accommodate all residents simultaneously.

The site is not subject to any specific policies beyond the general policies of the UDP. Currently underutilised, the site offers an opportunity for new economic investment in the area through the increase in residents and potential local customers.

3.4 / SCALE

The scale of the building will not be altered as part of this development, as no extensions are proposed and the building's overall area will remain unchanged. The internal spaces will be modified through layout alterations, but the existing parameters of the building have been central to the design process to ensure the new development aligns with the character of the neighboring buildings. While some adjacent buildings remain commercial, our HMO proposal contributes to the area's balance by introducing a mix of housing options.

3.5 / APPEARANCE

The overall appearance of the building is to stay the same as no external alterations are included within this proposal.

3.6 / RELEVANT PLANNING POLICIES

Core Strategy (CS): SO1 Delivering a more prosperous economy
Core Strategy (CS): E1 Establishing thriving town, district and local centres
Core Strategy (CS): SO2 Creating successful and healthy communities
Core Strategy (CS): C1 Delivering the right amount of housing in the right places
Core Strategy (CS): C3 Delivering the right type of housing

Core Strategy (CS): SO3 Improving design, image and quality of place
Core Strategy (CS): P2 Protecting and enhancing character, landscape and heritage
Core Strategy (CS): P3 Improving design of new development
Core Strategy (CS): SO4 Promoting a greener environment
Core Strategy (CS): G9 Reducing the impact of pollution
Core Strategy (CS): SO5 Improving accessibility and delivering sustainable transport
Core Strategy (CS): T2 Improving accessibility
Core Strategy (CS): DM1 General development requirements
Core Strategy (CS): DM2 Delivering planning contributions and infrastructure

Unitary Development Plan (UDP): G/D/1 Defined Urban Area
Unitary Development Plan (UDP): S/6 District Centre, Local Centres and Linear Commercial Areas
Unitary Development Plan (UDP): BE/17 New Development Affecting Conservation Areas

3.7 / DRAINAGE

As the property already has the benefit of internal drainage, we propose to utilise and connect into the existing drainage system. Due to the simplicity, number and location of the site no drainage strategy is required.

3.8 / VISUAL AMENITY

There are no external amendments required to facilitate this proposed conversion. Therefore, our proposal does not impact the visual amenity of the site or local surrounds.

3.9 / RESIDENTIAL AMENITY

In terms of amenities, all habitable rooms within the proposed HMO will be equipped with large windows, ensuring adequate light and outlook for future occupants. The site is located approximately 500 meters from Broadfield Park, (11 min. walk) which offers a variety of walking paths and outdoor play spaces, providing residents with ample opportunities for outdoor recreation. As such, it is considered that the proposed HMO will offer a satisfactory standard of living for its future occupants.

3.10 / BIODIVERSITY

With regard to biodiversity, this proposal is exempt from BNG as it falls below the de minimis threshold as the development impacts and has less than 25m² of non-priority habitat (or 5M of non-priority linear habitat) on-site. Therefore, our application isn't required to be accompanied by a BNG calculation.

3.11 / CRIME IMPACT STATEMENT

We've minimised the opportunities for crime against people or property keeping the entrance's in well lighted and public places, equally by relocating the bike store internally - DM1 - 'General development requirements'.

3.12 / NOISE IMPACT ASSESSMENT

A noise impact assessment has already been carried out and will be attached as of this application.

3.13 / APPRAISAL

The application property is located within 5 minute's walk of Rochdale's Town Centre which affords occupiers easy access to the goods and services they would need on a day-to-day basis. Due to the site also being located within proximity to the bus, tram & train station it's considered to not have an unacceptable or "severe" impact on the local highway network.

The application property was formerly a residential unit with a commercial ground floor, as such, the proposal does not raise any issues with compliance with saved policy E1 which seeks to prevent the loss of shops, with the neighbouring Oldham Town Centre providing a good range of commercial floorspace, with both occupied and vacant units. In respect of the introduction of an HMO at the site, given that by definition a House in Multiple Occupation provides tenanted living accommodation that is occupied by persons as their only or main residence, who are not related, and who share one or more basic amenities e.g. bathroom, kitchen etc. It is considered that a HMO is appropriate in this context.

It is not considered that this proposal results in an over-concentration of HMOs in the area surrounding the subject site. The HMO would make a positive contribution towards meeting the housing needs of those requiring lower cost accommodation. The principle of redeveloping the site to provide a 9 bed HMO is considered to be a helpful addition to Rochdale and providing living for those requiring lower cost accommodation and being in accordance with policy SO2.

3.14 / PLANNING APPLICATION HISTORY & HMO POLICY

Following communication between planning and ourselves, we have added the provision of a communal lounge for the residents. The below text is not to be read in conjunction with the newly revised scheme (8 bedrooms + communal kitchen + communal lounge)

The previously refused planning application (17/00884/FUL) was refused on the basis of not providing adequate shared living accommodation. However, despite our proposal not providing a communal lounge, we comply with the relevant policies along with providing a shared kitchen/dining room which is more than sufficient for the requirements of the residents.

Our proposal has been carefully designed to ensure that all bedrooms exceed the space standards outlined in Rochdale's HMO policy, which stipulates that the provision of adequately sized bed/sit rooms removes the requirement for a communal living room. Specifically, our design includes 9 bedrooms, each surpassing the minimum floor area of 13m² for a single bed/sit, thereby ensuring full compliance with the council's regulations. Rochdale Borough Council's Standards for Houses in Multiple Occupations states "The provision of bed/sit rooms for all residents negates the requirement for a communal living room."

By exceeding the minimum size requirement, the design enhances living standards, providing residents with more spacious and comfortable environments for sleeping, relaxation, and personal space, all within the bed/sit arrangement. As detailed in section 3.3 (LAYOUT) of this Design & Access Statement, each room's area is highlighted, demonstrating that all bedrooms exceed the 13m² requirement, further reinforcing the proposal's alignment with Rochdale's standards for HMOs.

This approach not only ensures compliance but also contributes to the overall quality of living within the property by offering larger, well-proportioned spaces for residents. The absence of a communal living room is effectively mitigated by the increased size and functionality of the individual rooms, promoting both privacy and comfort while maintaining affordability.

3.15 / AIR QUALITY ASSESSMENT

An additional document containing supplementary information has been provided separately, by the request of Rochdale Council. To support the planning application for the change of use of 35-37 Oldham Road.

3.16 / NOISE IMPACT ASSESSMENT

An additional document containing supplementary information has been provided separately, by the request of Rochdale Council. To support the planning application for the change of use of 35-37 Oldham Road.

3.17 / HERITAGE STATEMENT

SUMMARY

This heritage assessment supports the proposed redevelopment of 35-37 Oldham Road, Rochdale. The building is currently a mixed-use property, with a commercial unit on the ground floor and offices on the first and second floors. Planning consent is being sought from Rochdale Council to convert the top two floors into an 8-bedroom house in multiple occupation (HMO). Newbold Buildings, located at 35-37 Oldham Road, is a Grade II listed structure situated in the town of Rochdale. The building holds significant historical and architectural value, exemplifying Victorian commercial architecture commonly found in the area. Its listed status underscores its importance as a heritage asset, necessitating careful management of any external alterations to preserve its character and significance.

The listing of Newbold Buildings highlights its contribution to the architectural heritage and urban landscape of Rochdale, reinforcing the need to balance redevelopment with the preservation of its historic features.

The listing refers exclusively to the external features of the building, emphasizing the significance of various historical and architectural elements. Our proposal involves work that is strictly internal; no external alterations are included or proposed as part of this change of use. Consequently, we believe this proposal will not adversely affect the historic interest of the building.

THE SITE

The site is located in a predominantly commercial area and occupies a corner plot fronting Oldham Road and Milnrow Road. The property, approximately 128m² in size, is a mixed-use building with a footprint covering the entire site.

The building’s external appearance reflects late 19th-century Victorian commercial architecture, characterized by brickwork and stone façades. Sash windows with detailed architraves, stone sills, and lintels contribute to its historic character, emphasizing symmetry and craftsmanship. Decorative cornices and stone detailing along the roofline further highlight the building’s architectural significance.

The likely slate-clad roof, a common feature of the period, enhances the historic aesthetic. The façade, well-preserved and characteristic of 19th-century commercial design, maintains the building’s historical narrative while remaining functional within Rochdale’s urban landscape.

Currently, the ground floor is occupied by a commercial unit, while the upper floors were offices.

THE PROPOSAL

Our proposal to convert this Grade II listed building into an 8W-bedroom House in Multiple Occupation (HMO) involves internal layout alterations on the first and second floors. The design retains the existing window openings and building access, preserving all elevations and protecting the building’s historic and architectural features (see photos below).

We appreciate and acknowledge the building’s heritage, particularly the clock and its stone surround, the stonework detailing around the windows, the stone banding, and the datestone below the clock inscribed with “ESTABLISHED / MARCH 1869 / ERECTED 1877,” reflecting the building’s historical significance. Our proposal does not involve any alterations to these elements, and they will be preserved in their entirety.

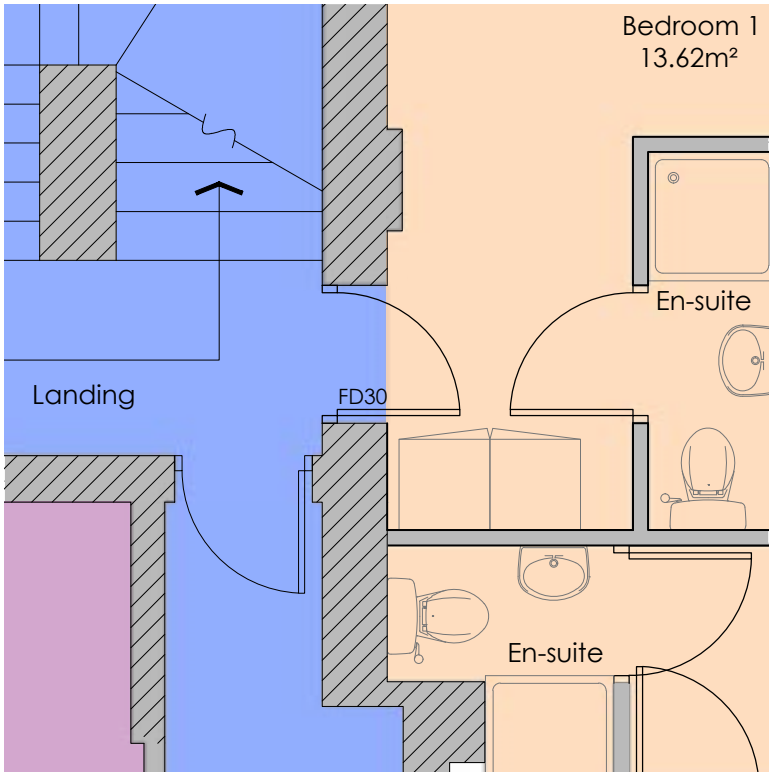
The existing ground-floor commercial unit will remain unaffected. The scope of the proposed works is detailed in the accompanying drawings within this document.

The official list entry for Newbold Buildings does not reference any internal features of architectural or historical interest or significance, with the listing criteria focusing solely on the external elements. As such, our proposal for a change of use, where all works are confined exclusively to the building’s interior, ensures that there is no negative impact on the architectural or historic significance of this listed

There is a new door opening that is proposed within an existing internal wall. However, as seen in the below photograph, the wall/area of wall in question has no historic or architectural value.



Picture of wall area for proposed entrance to bedroom 1.

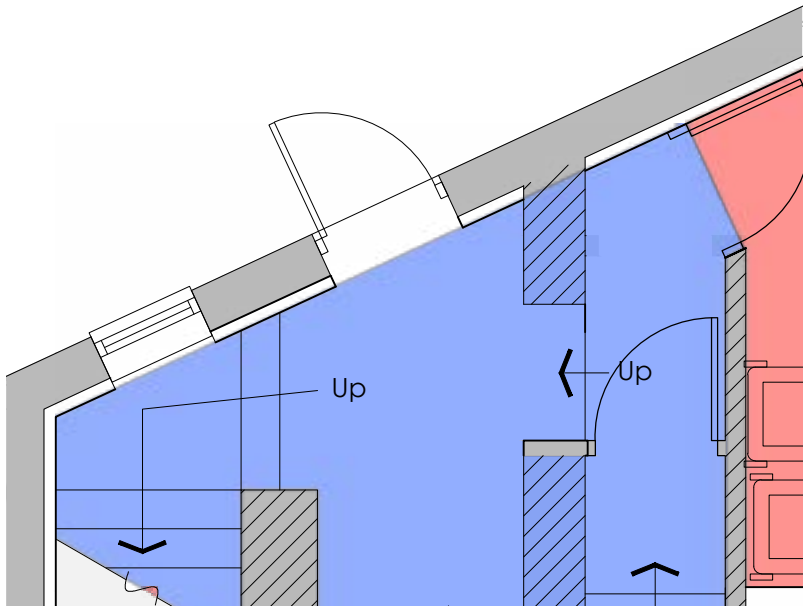


Proposed Floor Plan of entrance to bedroom 1.

The proposed entrance for the HMO is via an existing entrance at the side of the property. This access point has an existing roller shutter as is at present partially access for the ground floor shop. However, this roller shutter will remain as no external alterations are being proposed within this application, the roller shutter will no longer be used as to not affect the access for the occupants of the HMO.



Existing side entrance.



Proposed Floor Plan of side access.

3.17 / HERITAGE STATEMENT

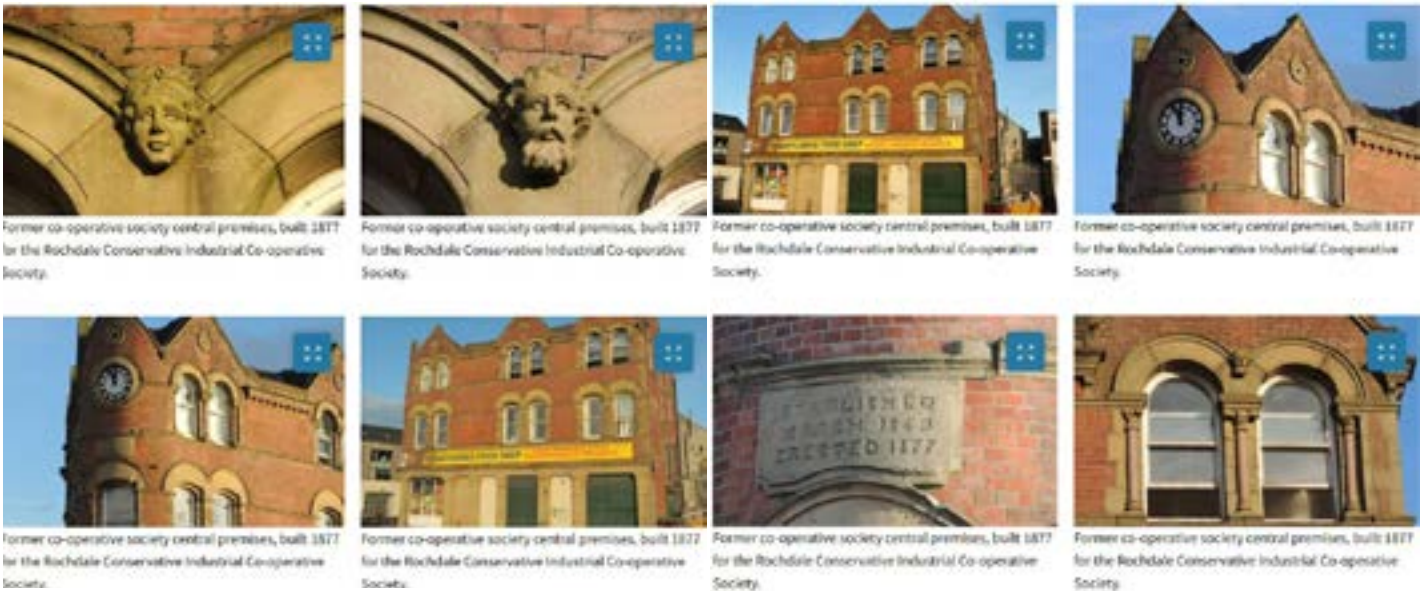
Conclusion:

The official list entry for Newbold Buildings does not reference any internal features of architectural or historical interest or significance, with the listing criteria focusing solely on the external elements. As such, our proposal for a change of use, where all works are confined exclusively to the building’s interior, ensures that there is no negative impact on the architectural or historic significance of this listed structure. This approach respects and preserves the building’s external heritage features, maintaining its prominent and historical presence in the streetscape. No external alterations are proposed as part of this application, this includes replacement/repair of elements such as windows and brickwork.

References (<https://historicengland.org.uk/listing/the-list/list-entry/147083>)
Reasons for Designation
The Newbold Buildings, former central premises of the Rochdale Conservative Industrial Co-operative Society, 33-37 Oldham Road/14-16 Milnrow Road, of 1877, is listed at Grade II for the following principal reasons:

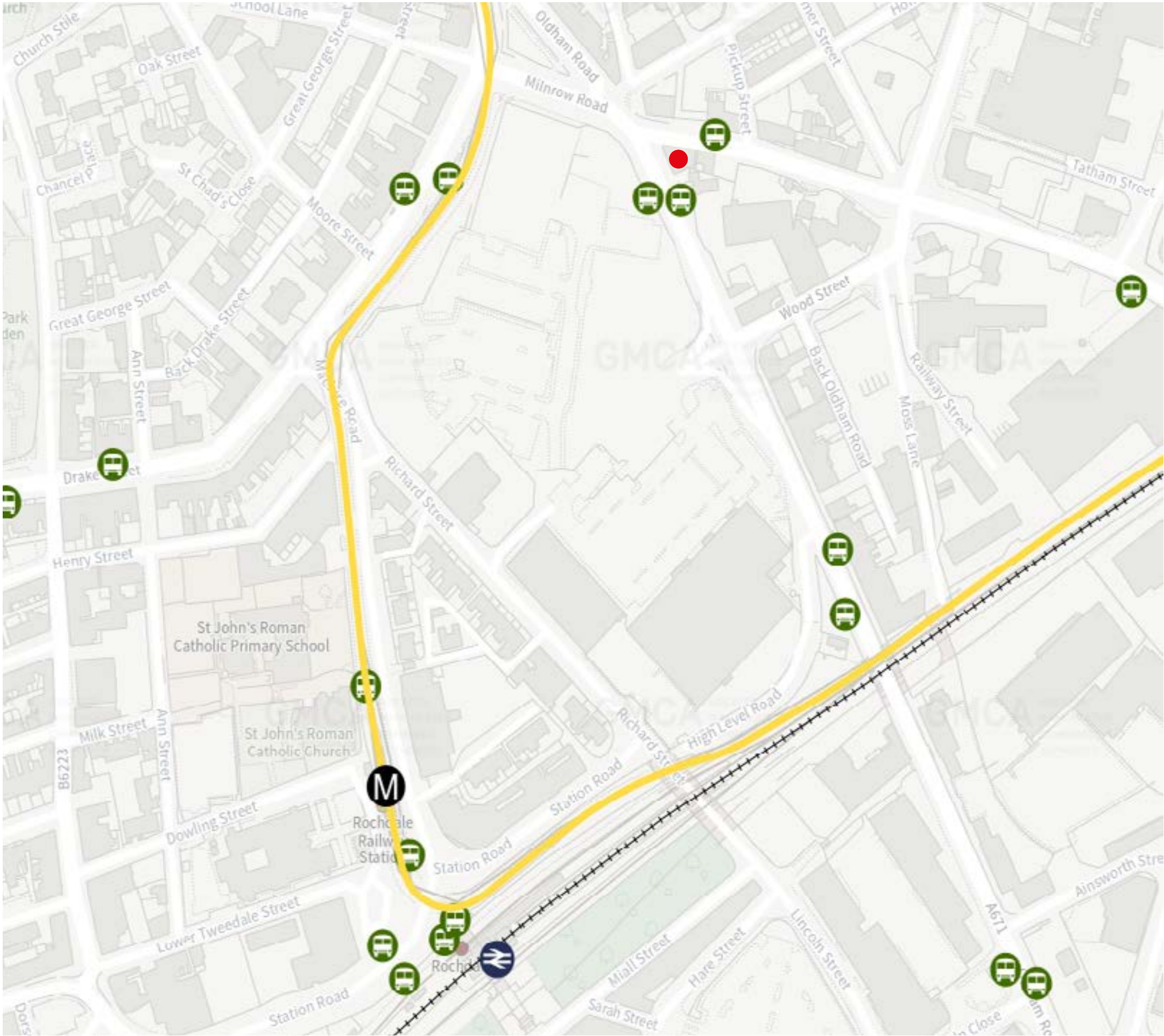
- Architectural interest: * as a well-designed building in a prominent corner location with a handsome curved outer corner with a clock, and equal emphasis to the appearance, rhythm and detailing of the two main elevations fronting Oldham Road and Milnrow Road;
- * the building makes use of good-quality materials, notably the sandstone ashlar used entirely for the ground-floor shops, to present a dependable reassurance of quality to its customers.
- Historic interest: * built as the central premises, or headquarters, of the Rochdale Conservative Industrial Co-operative Society, the second co-operative society founded in Rochdale, a town synonymous with the foundation of the modern co-operative movement.

- NPPF (National Planning Policy Framework)
- Official List Entry: Reference for the Grade II listed status of 35-37 Oldham Road (List Entry Number: 1470830).
- Floor Plans: Includes proposed internal alterations with no impact on external features.
- Photographs: Document the existing external features to support preservation.

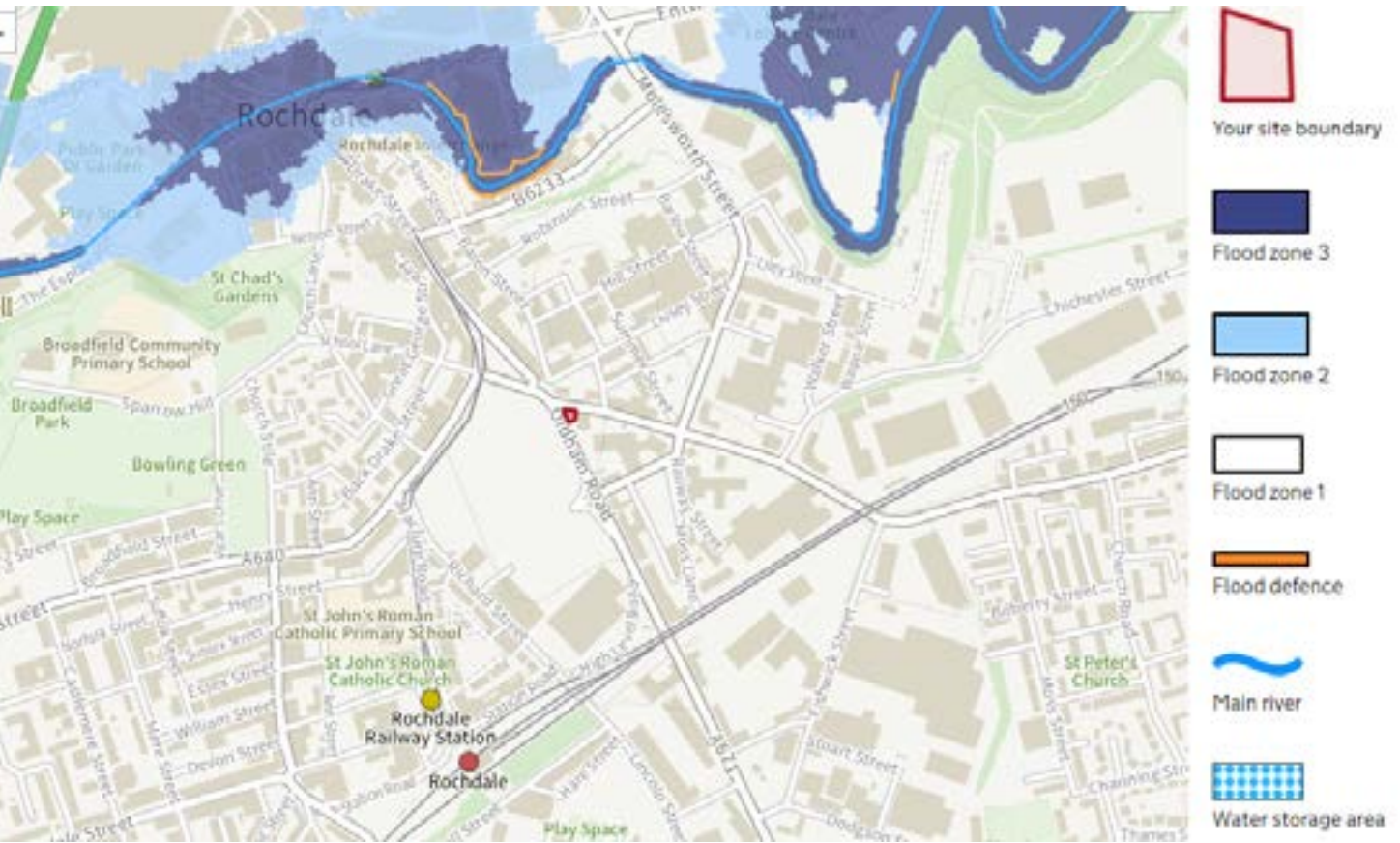


Transport Network Map

Transport Key	
	Bus Stop
	Metrolink Stop
	Car Parks
	Train Station
	Site Location



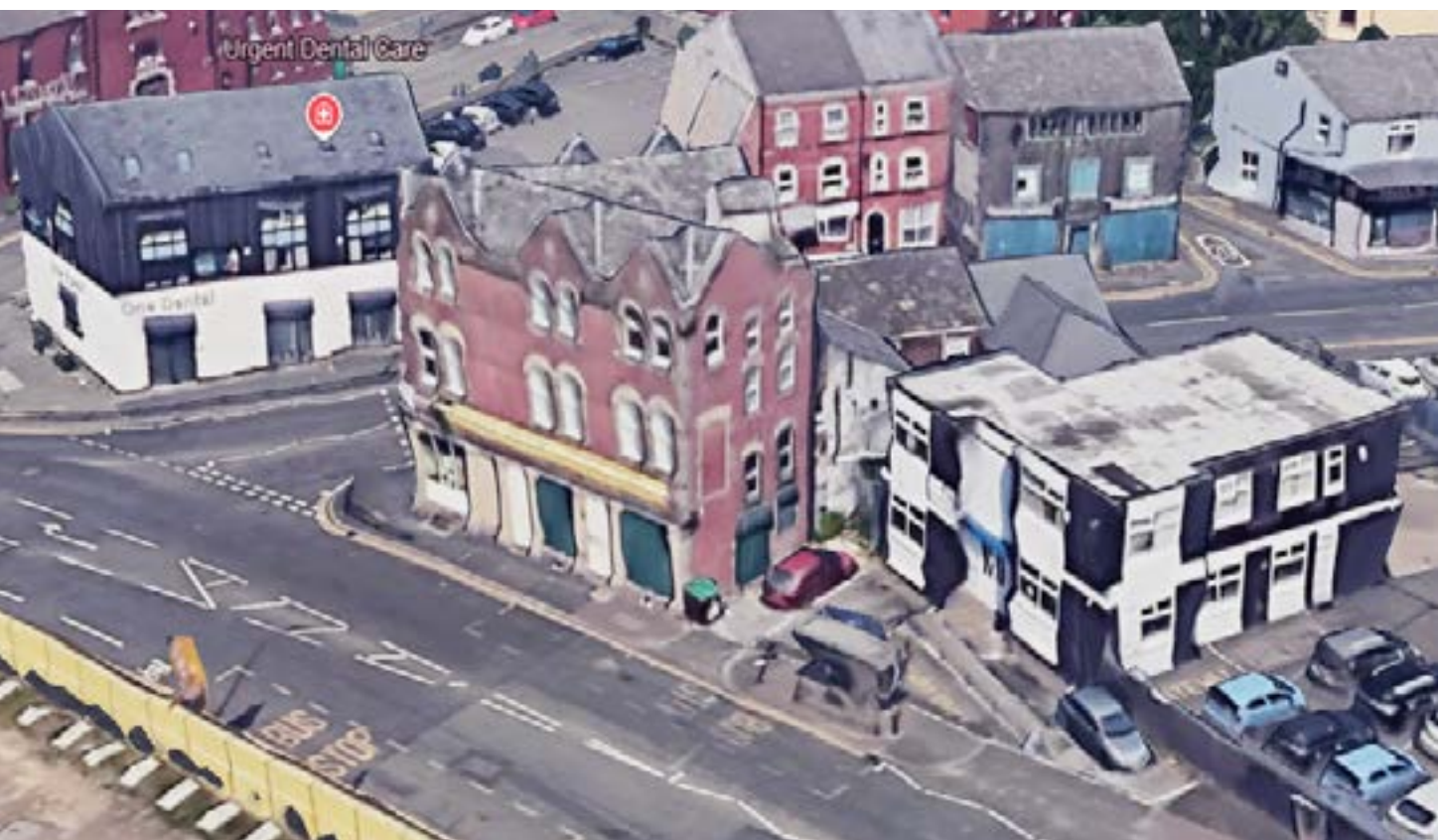
Flood Risk Map



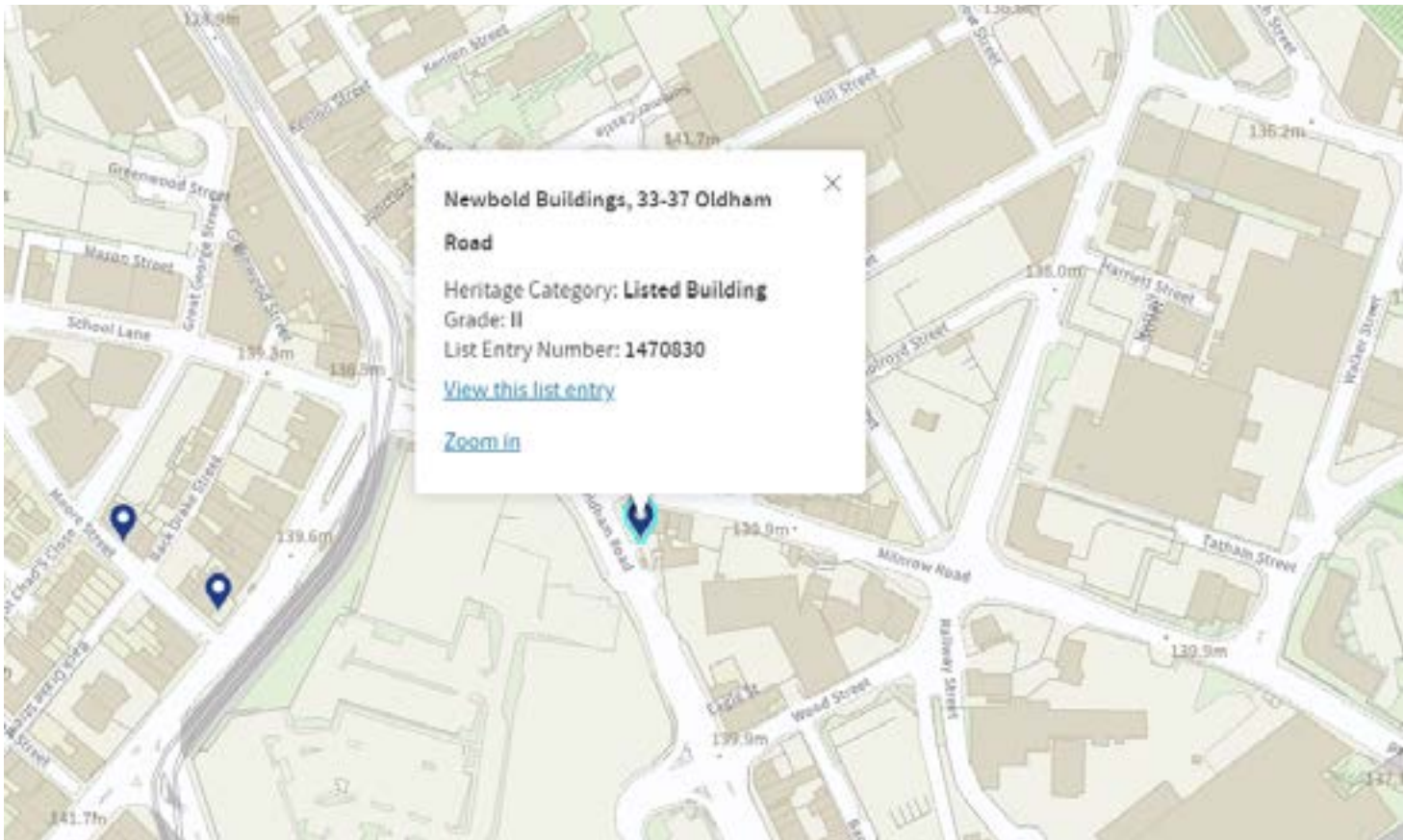
Legal Boundary Map



3D View



Historic England Map (Listed Building Designation)



Existing Site Photos



FACING FRONT (NORTH FACING ELEVATION)



SIDE ELEVATION (WEST FACING ELEVATION)



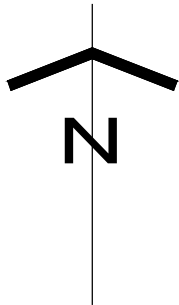
SIDE ELEVATION / EXISTING STREET



REAR ELEVATION (SOUTH FACING ELEVATION)

Site Location

P4bA



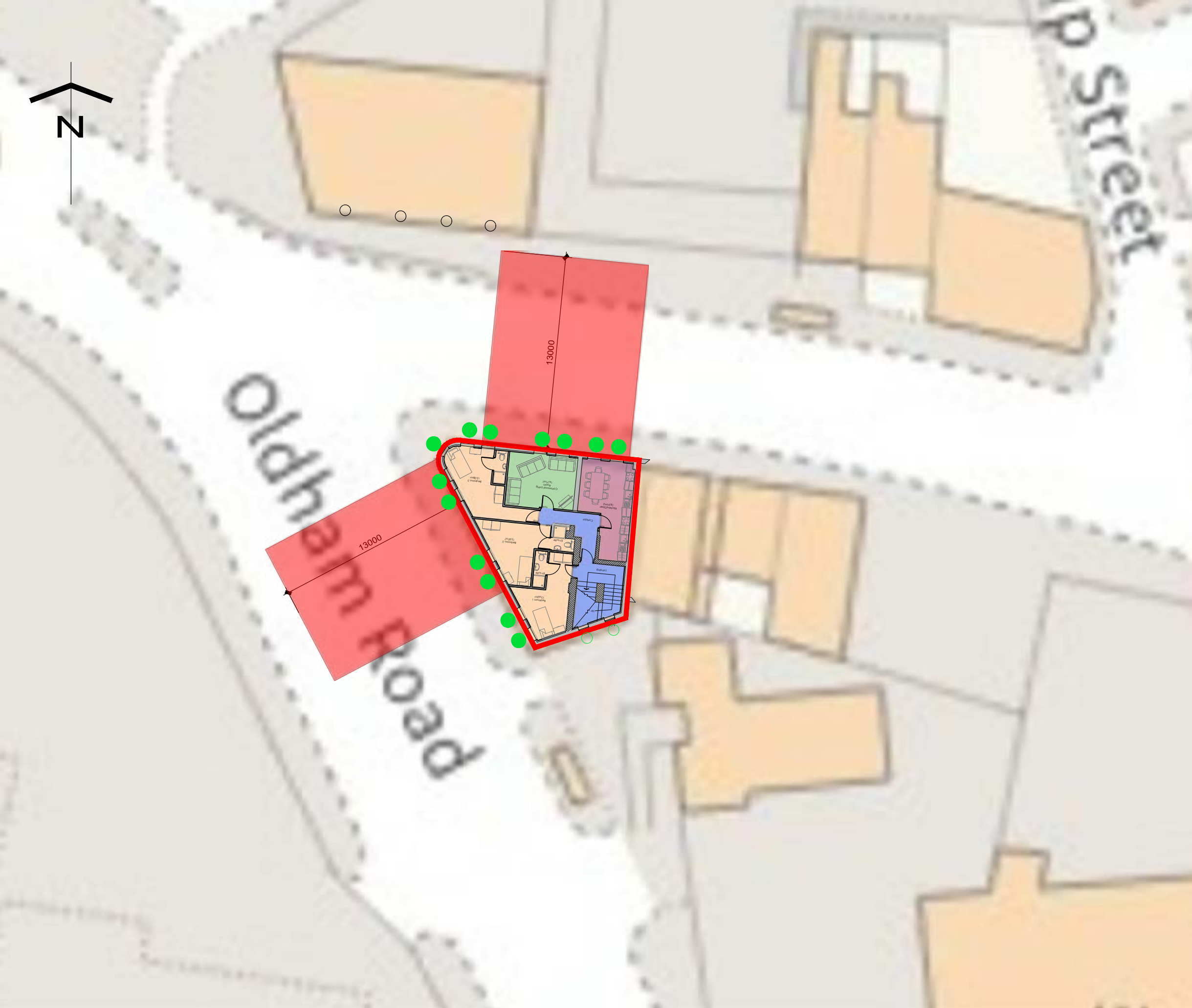
Location Plan (Scale - 1:1250) 0m 10 20 30 40 50 60m



Site Plan (Scale - 1:500) 0m 10 20 30m

Site Constraints

P4b/A



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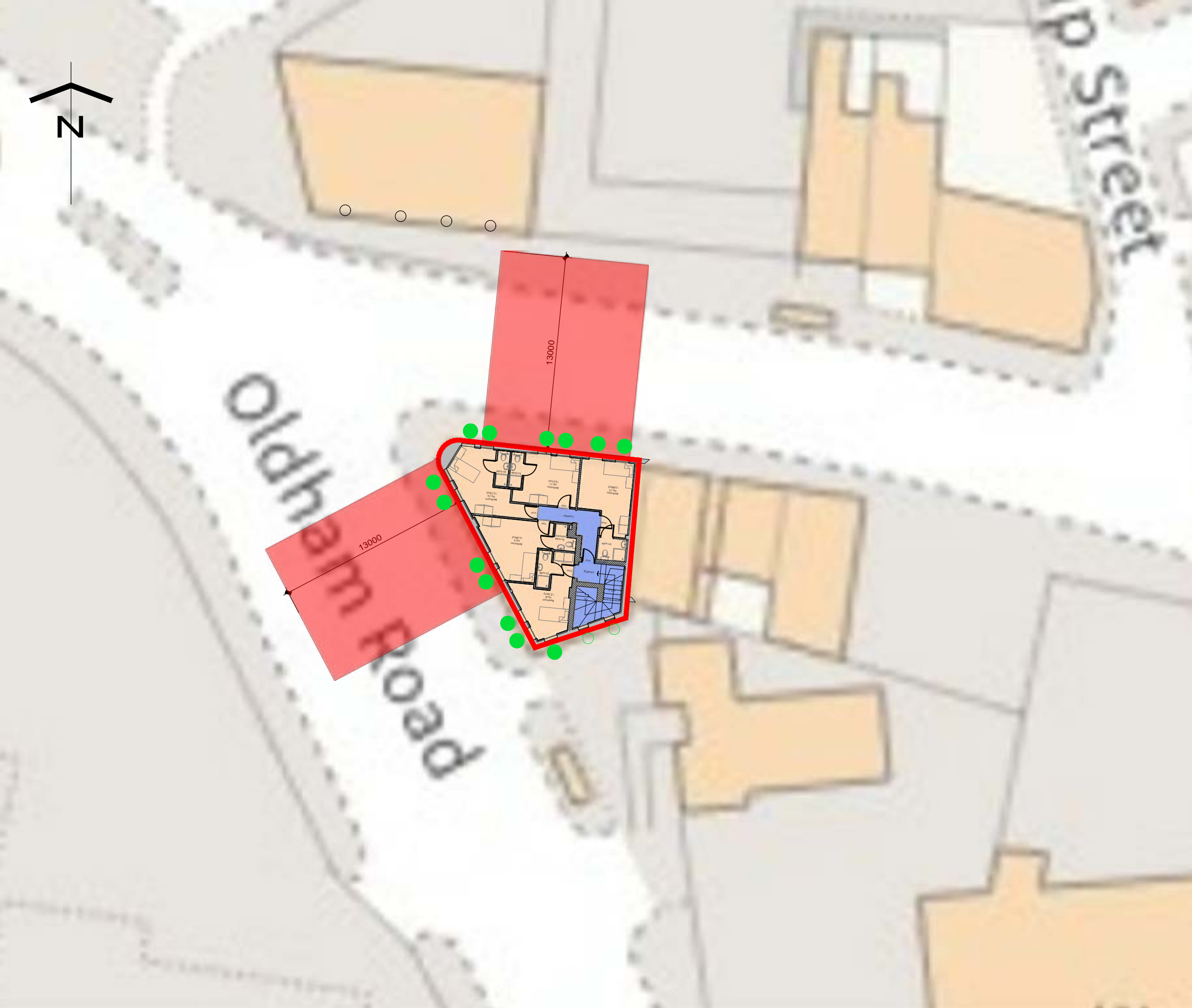
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Planning Disclaimer

This drawing has been prepared as part of a planning application and is subject to Local Authority Planning and Conservation, Fire Engineering and Structural review and approval.

Schedule of Accommodation	
	1 Bed En-Suite
Level 0	0
Level 1	3
Level 2	5
Total	8

Design Key	
	En-Suite Bed/Sit Room
	Bike Store
	Circulation
	Kitchen Diner
	Bin Store
	Communal Living Room
	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



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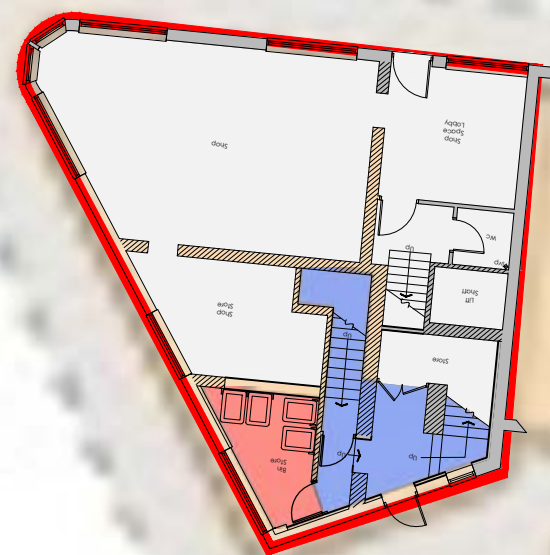
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	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window



Existing Site Plan



Proposed Site Plan

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Schedule of Accommodation

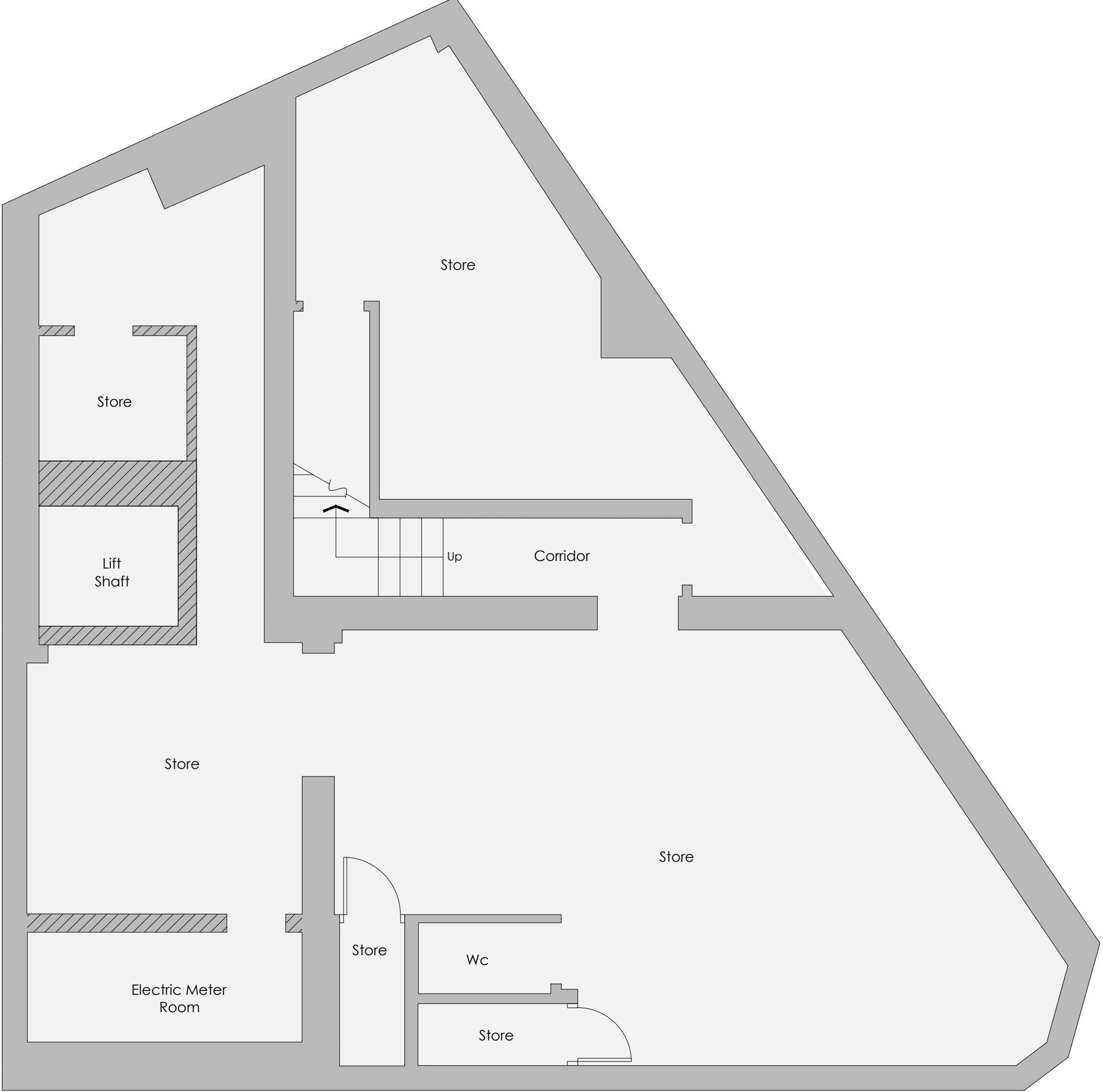
	1 Bed En-Suite
Level 0	0
Level 1	3
Level 2	5
Total	8

Design Key

	En-Suite Bed/Sit Room
	Bike Store
	Circulation
	Kitchen Diner
	Bin Store
	Communal Living Room
	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

Existing Building

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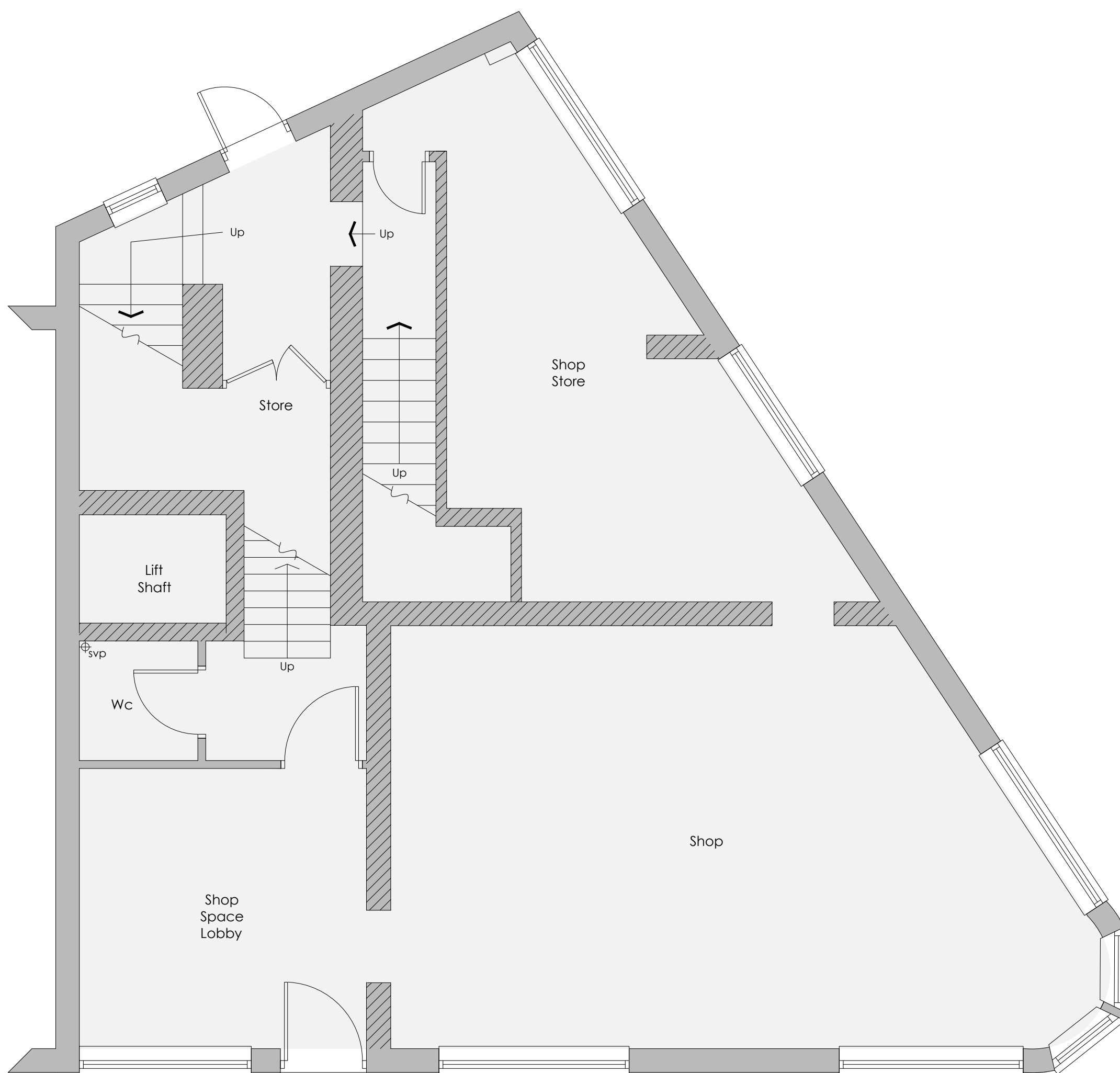
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Demolition Note:

All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.

Key:	
	Existing Masonry Wall
	Element to be demolished



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Key:

	Existing Masonry Wall
	Element to be demolished

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Existing Ground Floor Plan



1:50 @A3

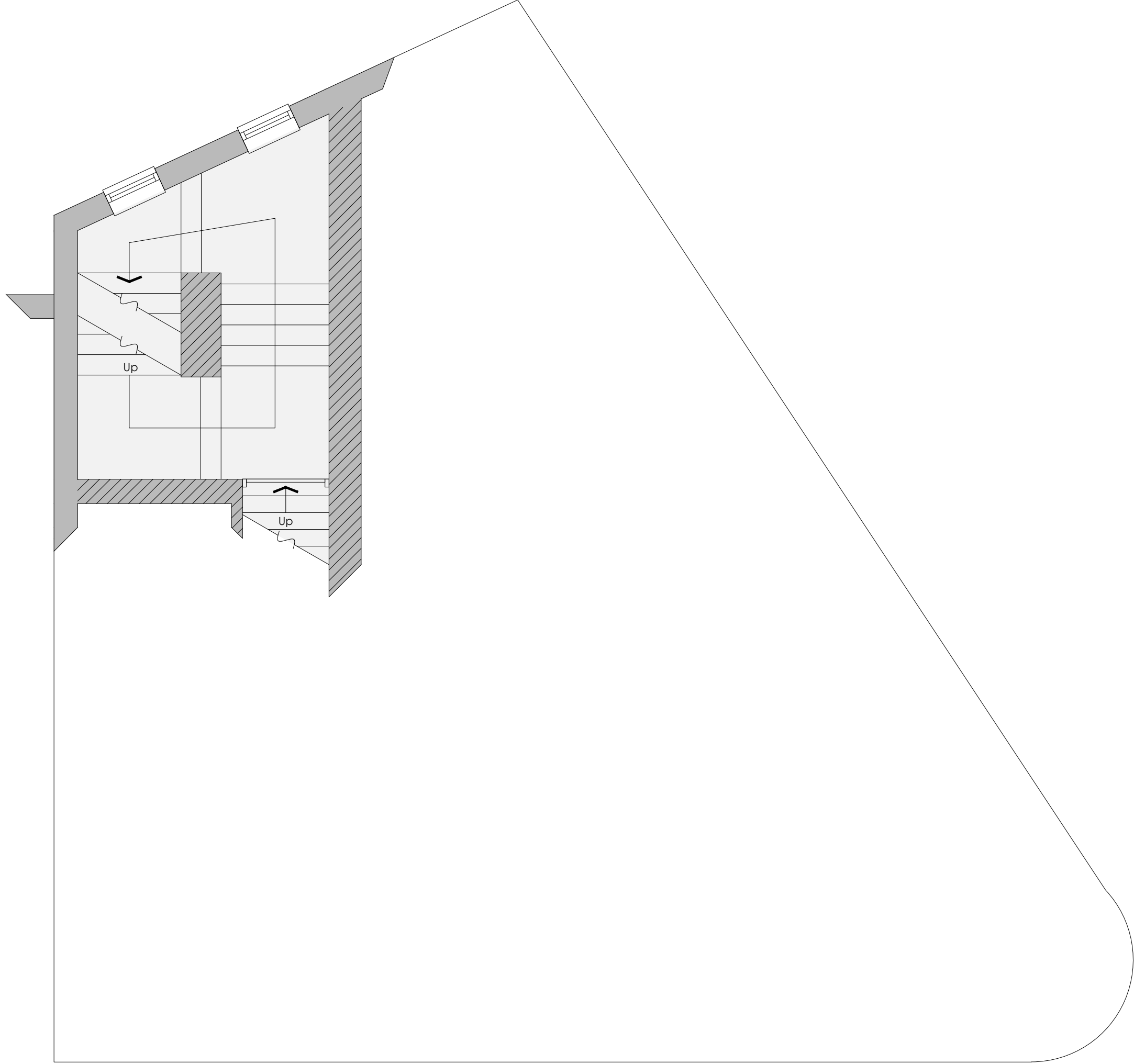
Change of Use | HMO

Newbold Buildings 35-37 Oldham Road OL16 5QJ

P4bA

P4B ARCHITECTURE
P4BA.COM
INFO@P4BA.COM
0800 731 4707

15 MEMORIAL ROAD
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MANCHESTER
M28 3AQ



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	Element to be demolished





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Demolition Note:

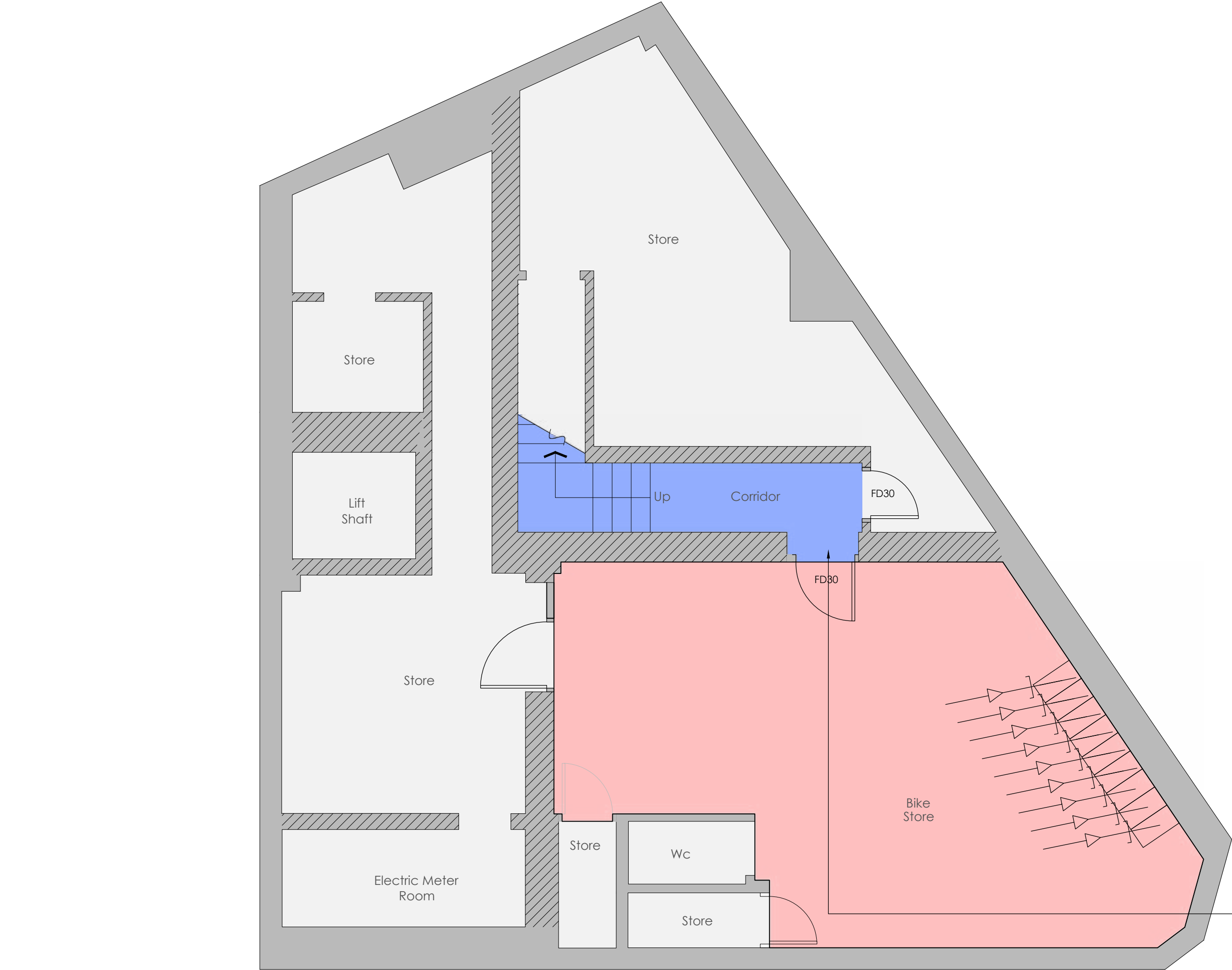
All elements indicated in red lines to be demolished subject to structural engineers design and contractor site inspection and make good surrounding areas ready to receive new construction. Wall cross hatch denotes internal masonry walls for indicative purposes only. Extent of structural walls to be identified and confirmed by on-site contractor.

Key:	
	Existing Masonry Wall
	Element to be demolished



Proposed Building

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Schedule of Accommodation	
	1 Bed En-Suite
Level 0	0
Level 1	3
Level 2	5
Total	8

Design Key	
	En-Suite Bed/Sit Room
	Bike Store
	Circulation
	Kitchen Diner
	Bin Store
	Communal Living Room
	Site Boundary Line
	Existing Habitable Window
	Existing Non-Hab Window
	Proposed Habitable Window
	Proposed Non-Hab Window

Structural Design

All structure shown on P4BA drawings is indicative only, it is the structural engineer's responsibility to identify all structural works required.

Basement to be accessed for maintenance & storage purposes only.

10. **Proposed Basement Plan**

24047

1:50 @A3

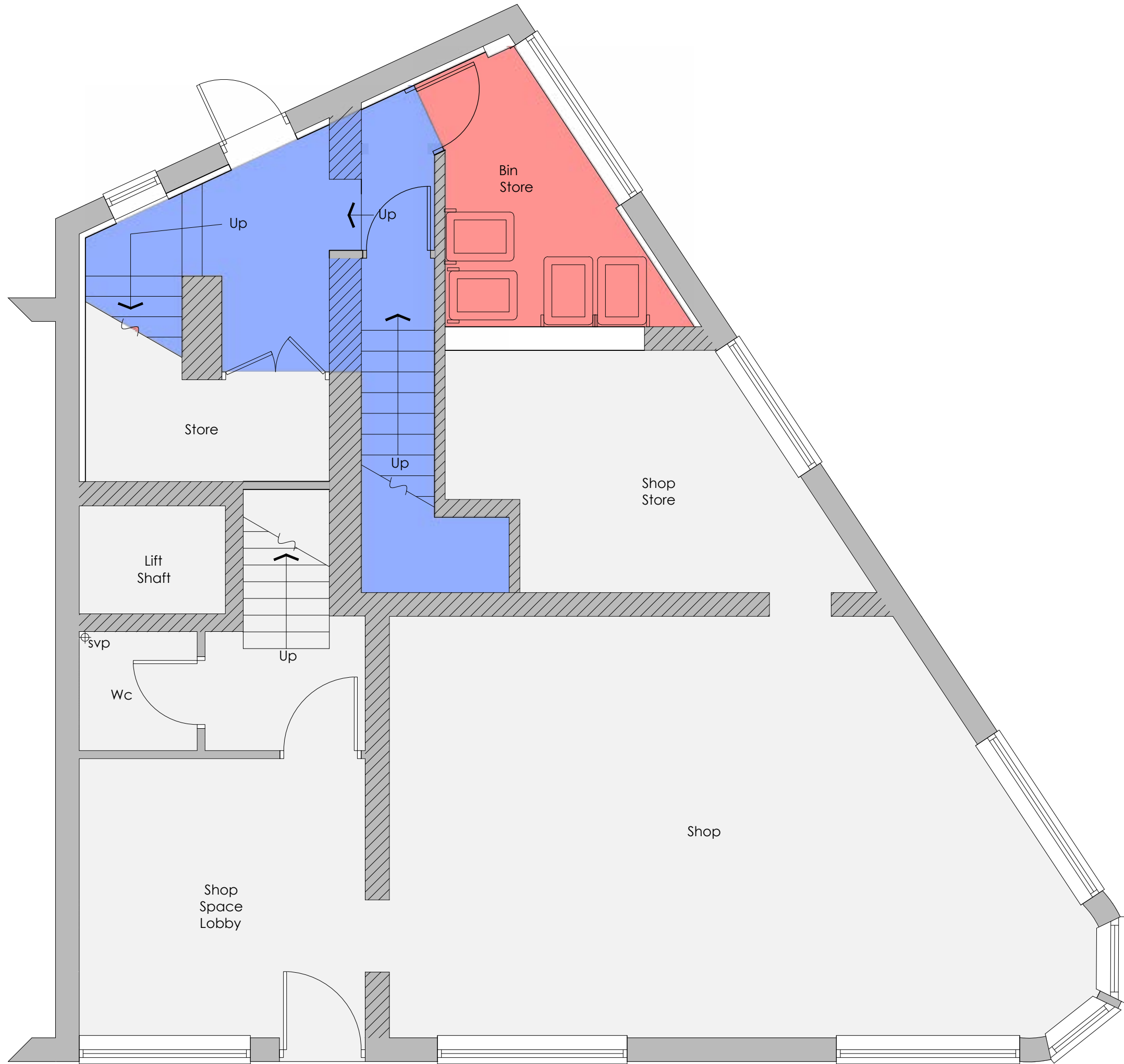
Change of Use | HMO

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Schedule of Accommodation

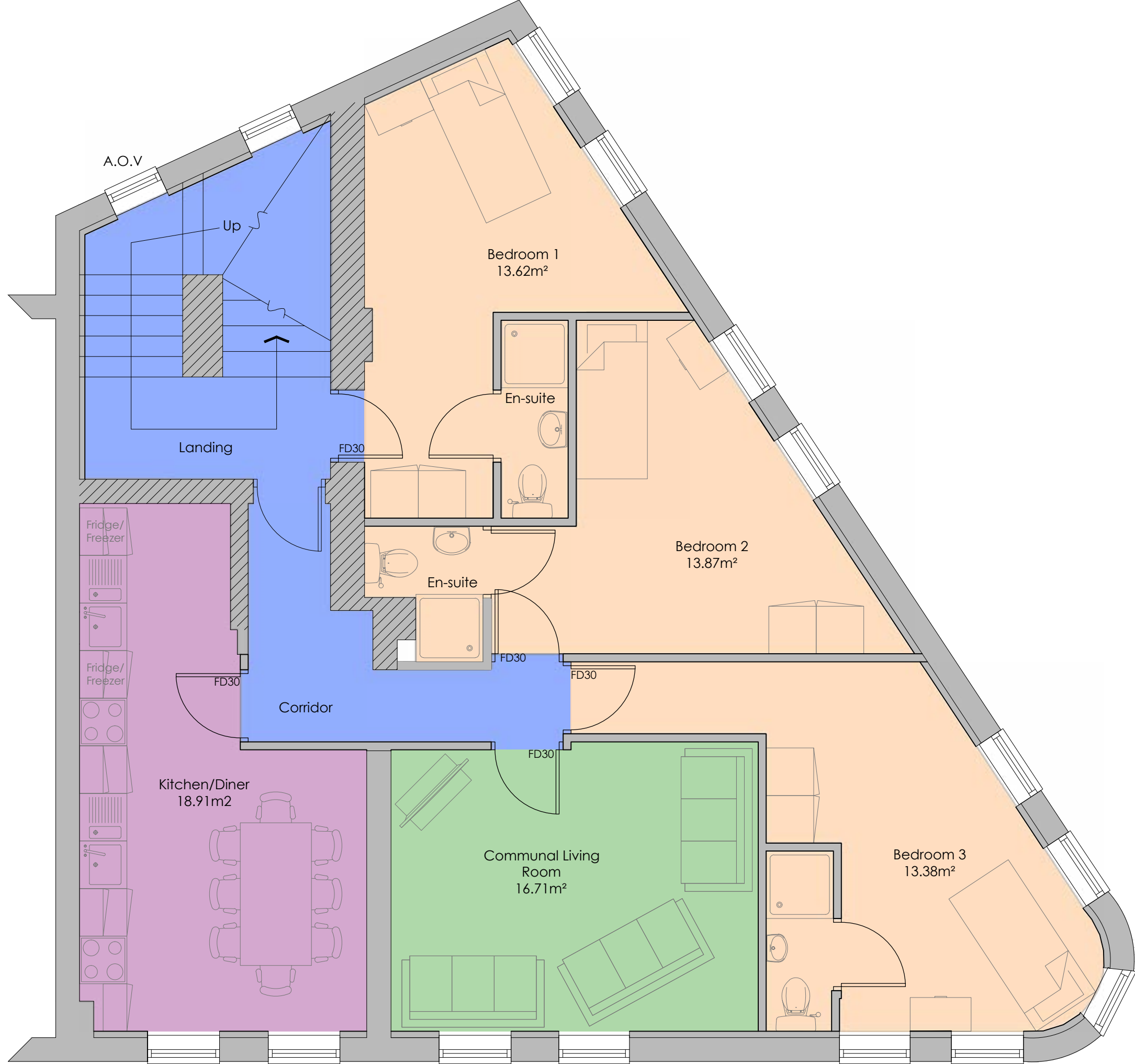
	1 Bed En-Suite
Level 0	0
Level 1	3
Level 2	5
Total	8

Design Key

	En-Suite Bed/Sit Room
	Bike Store
	Circulation
	Kitchen Diner
	Bin Store
	Communal Living Room
	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

Structural Design

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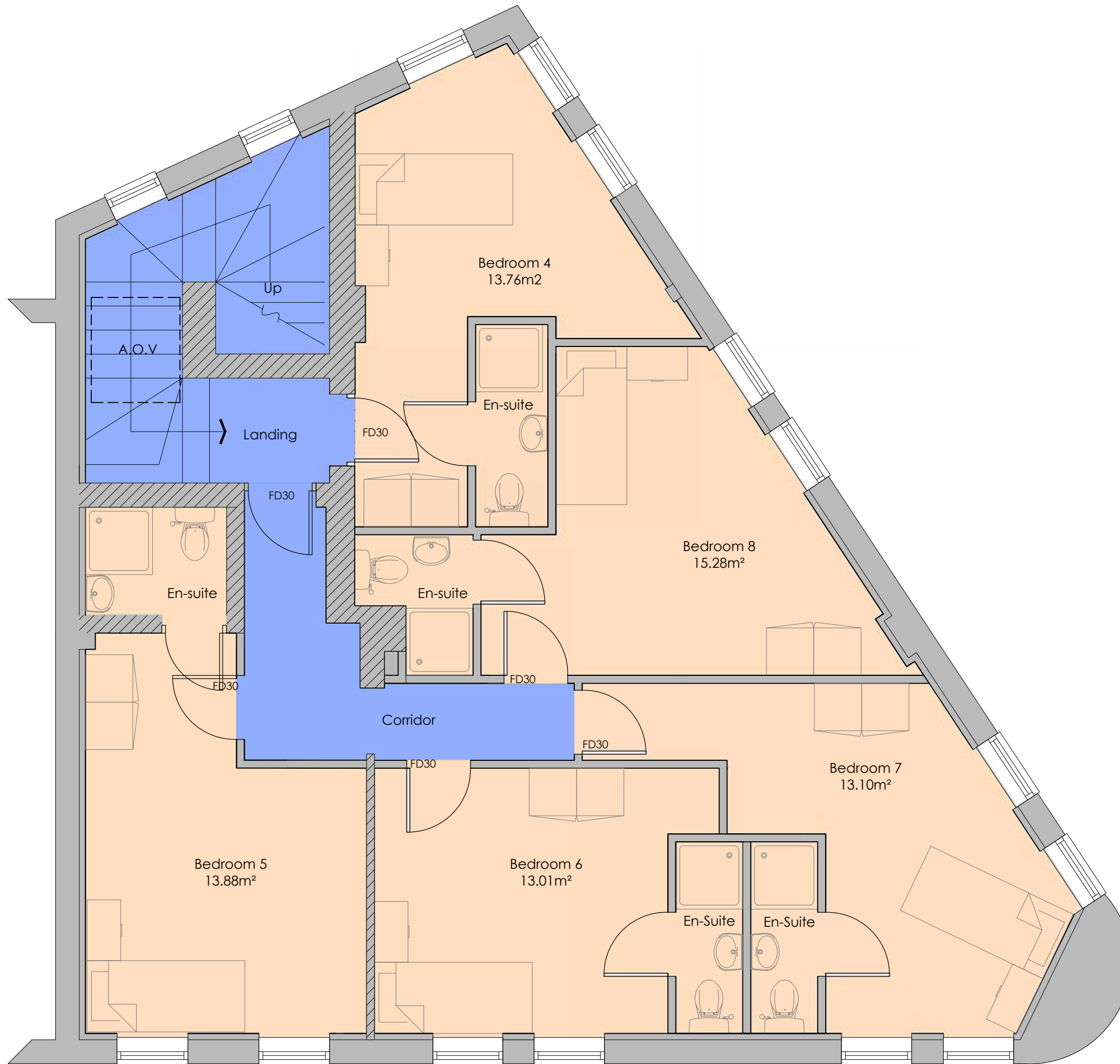
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Schedule of Accommodation	
	1 Bed En-Suite
Level 0	0
Level 1	3
Level 2	5
Total	8

Design Key	
	En-Suite Bed/Sit Room
	Bike Store
	Circulation
	Kitchen Diner
	Bin Store
	Communal Living Room
	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

Structural Design

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Schedule of Accommodation

	1 Bed En-Suite
Level 0	0
Level 1	3
Level 2	5
Total	8

Design Key

	En-Suite Bed/Sit Room
	Bike Store
	Circulation
	Kitchen Diner
	Bin Store
	Communal Living Room
	Site Boundary Line
●	Existing Habitable Window
○	Existing Non-Hab Window
●	Proposed Habitable Window
○	Proposed Non-Hab Window

Structural Design

All structure shown on P4BA drawings is indicative only, it is the structural engineer's responsibility to identify all structural works required.

13. Proposed Second Floor Plan

24047

0m 1 2 3 4 5m

1:50 @A3

Change of Use | HMO

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