

NORMAN ROAD ROCHDALE



Client: S Suleman
Project: Norman Road, Rochdale
Status: Full Planning
Date: March 2022

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ARCHITECTS

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01 Introduction

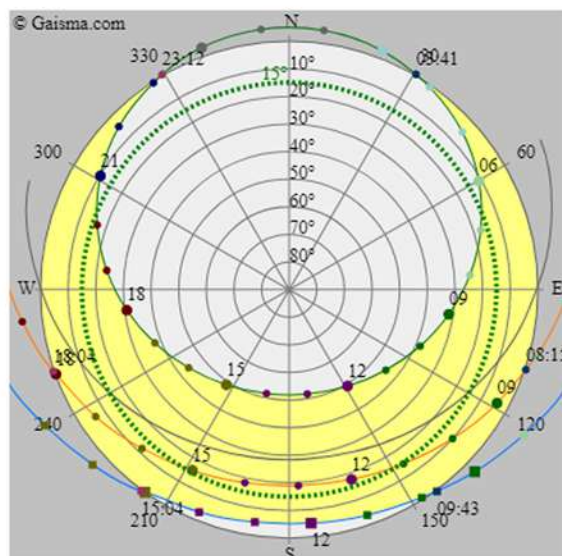
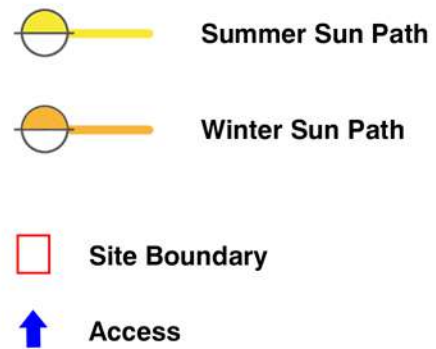
This Design & Access Statement has been prepared in support of the full application for the Industrial Units development on Norman Road in Rochdale. The site is currently a car scrap yard with a building which serves as an MOT centre.

The proposed scheme looks to utilise the area by demolishing the existing MOT Centre and build 7 no. of Industrial Units.

This application provides details of siting, design, relationship with the neighbouring buildings, external appearance and access.

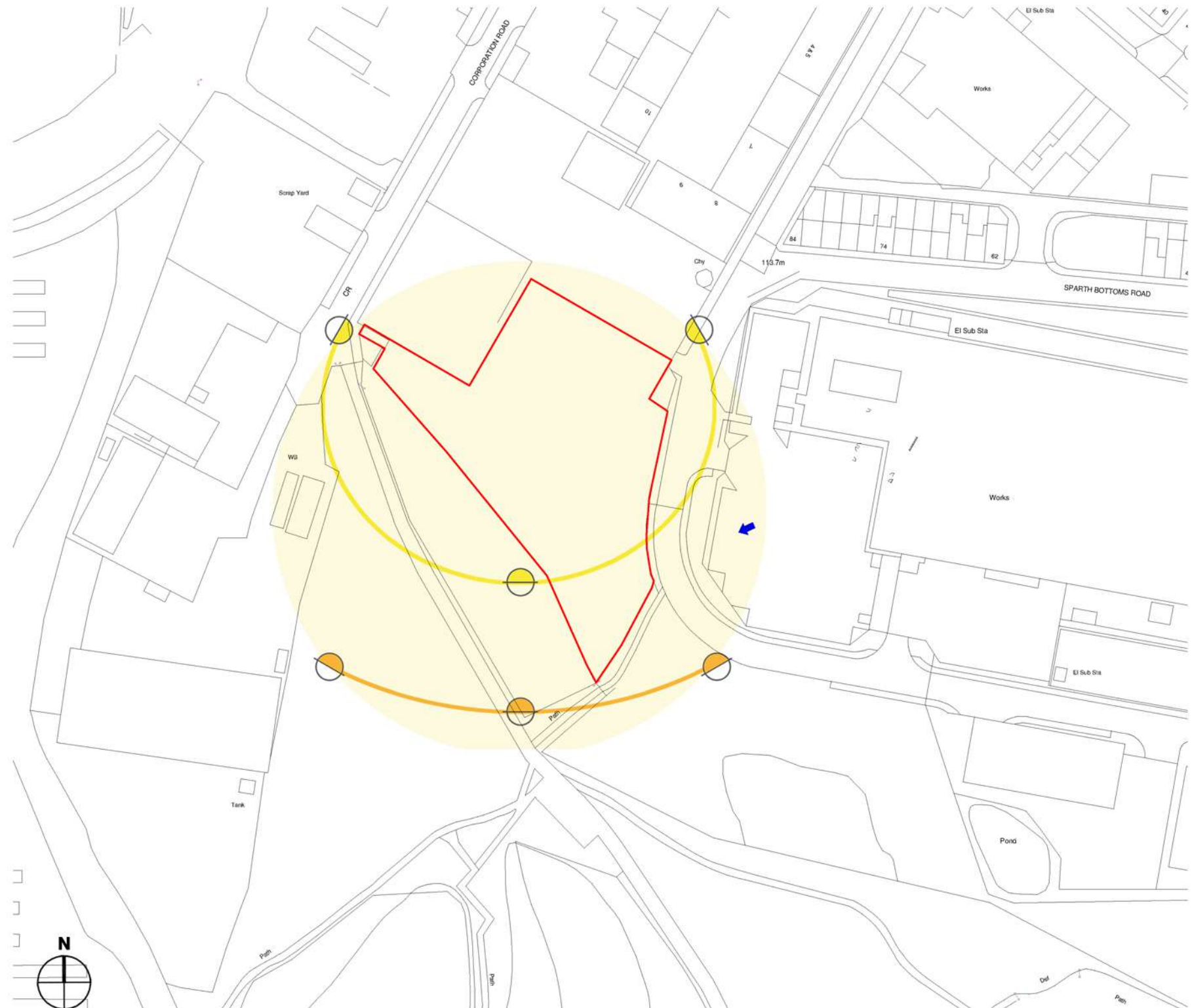
02 Existing Site & Context

Site Location



The site comprises an area of 4,349 m² (1.07 acre) located in Rochdale.

The site currently comprises of a scrap yard with an MOT centre. The area is quite open and has ample of natural daylight since the neighbouring building is relatively distant from the MOT centre.

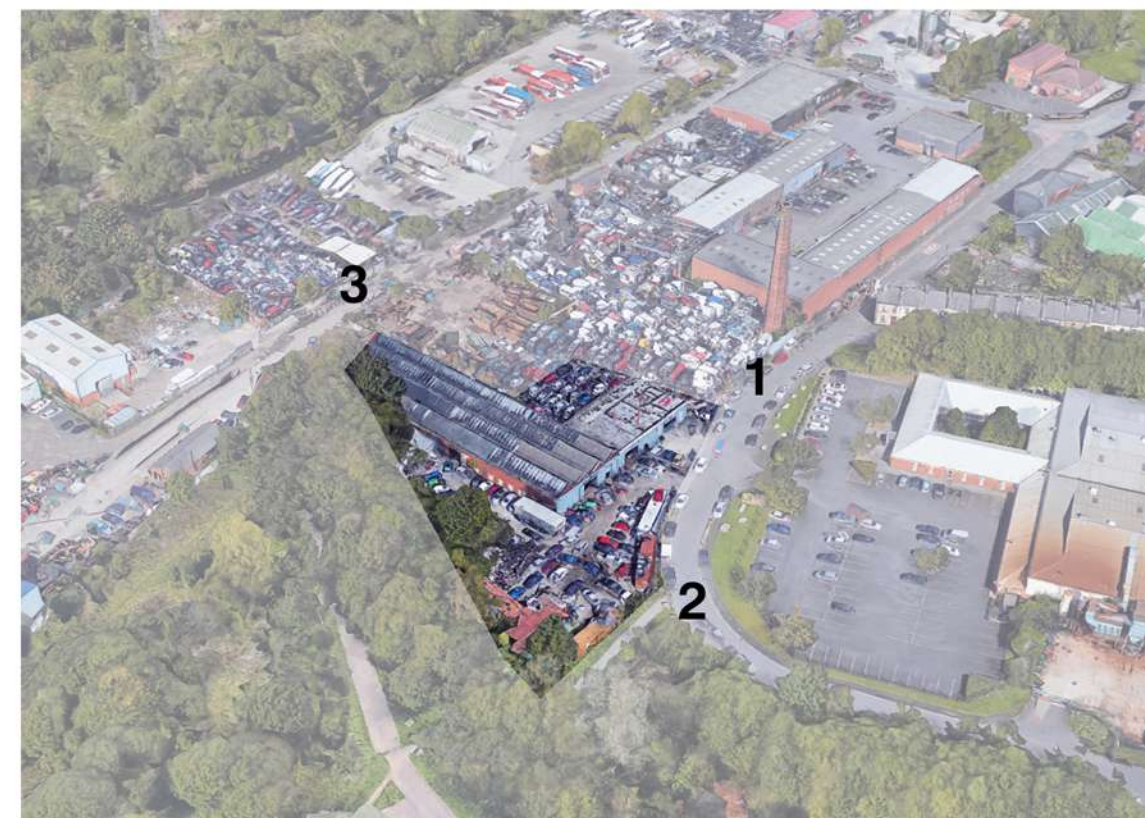


02 Existing Site & Context

Existing Site

The application site is located on Norman Road in close proximity to few Industrial units and Mandale Park. The site had a tyre shop next to the MOT centre which has now been demolished and used as a scrap yard. Adjacent to the site is also another car scrap yard. To the West, a waste management company is located and to the East is a large Industrial Unit. There is greenery and a Park (Mandale Park) located to the South of the site.

The immediate neighbouring properties around the site are a mix-use properties, mainly scrap yards and industrial units. The neighbouring building heights are two to three storeys, predominantly two storeys. Residential dwellings are located more towards the North East of the site, mainly terrace houses.



1.



2.



3.



02

Existing Site & Context

Existing Site



1. Main Entrance to Site



2. (South) Path around site



3. Existing Substation



4. View from site towards Norman Rd



5. Demolition of existing building on site



6. MOT Centre

02 Existing Site & Context

Wider Context

Looking at the wider context of the proposed site, there are fairly mixed use buildings surrounding the area. The residential dwellings are situated away from the site mainly towards the North East and West. River Roch which leads all the way towards the town centre is in close proximity of the site.

There are public realm situated to the South of the application site such as Mandale Park, in fact the outskirts of this area is surrounded with greenery.

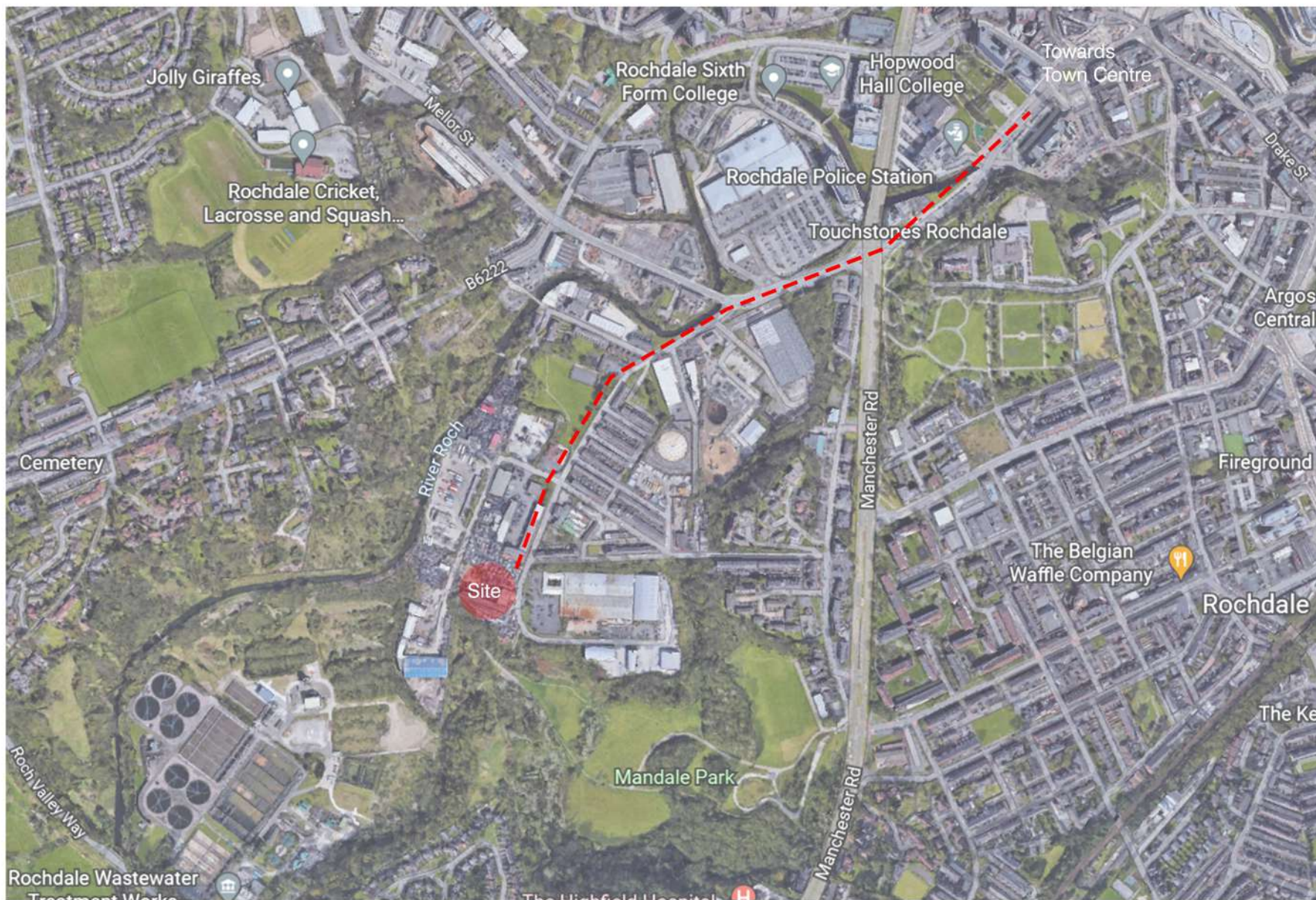
Rochdale Town Centre is within a couple of mile directly to the North of the site, Norman Road is linked to Dane st which leads towards the town centre. Other facilities are close by such as hospitals, schools and commercial buildings.



02 Existing Site & Context

Movement & Access

There are transports available in close proximity, few bus stops are located on Mellor St and Dane St which Norman Road directly links to. The Rochdale train station is located towards the East of the site, approx. 1 mile and can be accessible through Manchester Rd via Dane St. These transports leads towards the Town centre and main hub of the town such as Supermarkets, Retails, Town Hall and Library.



03 Precedents

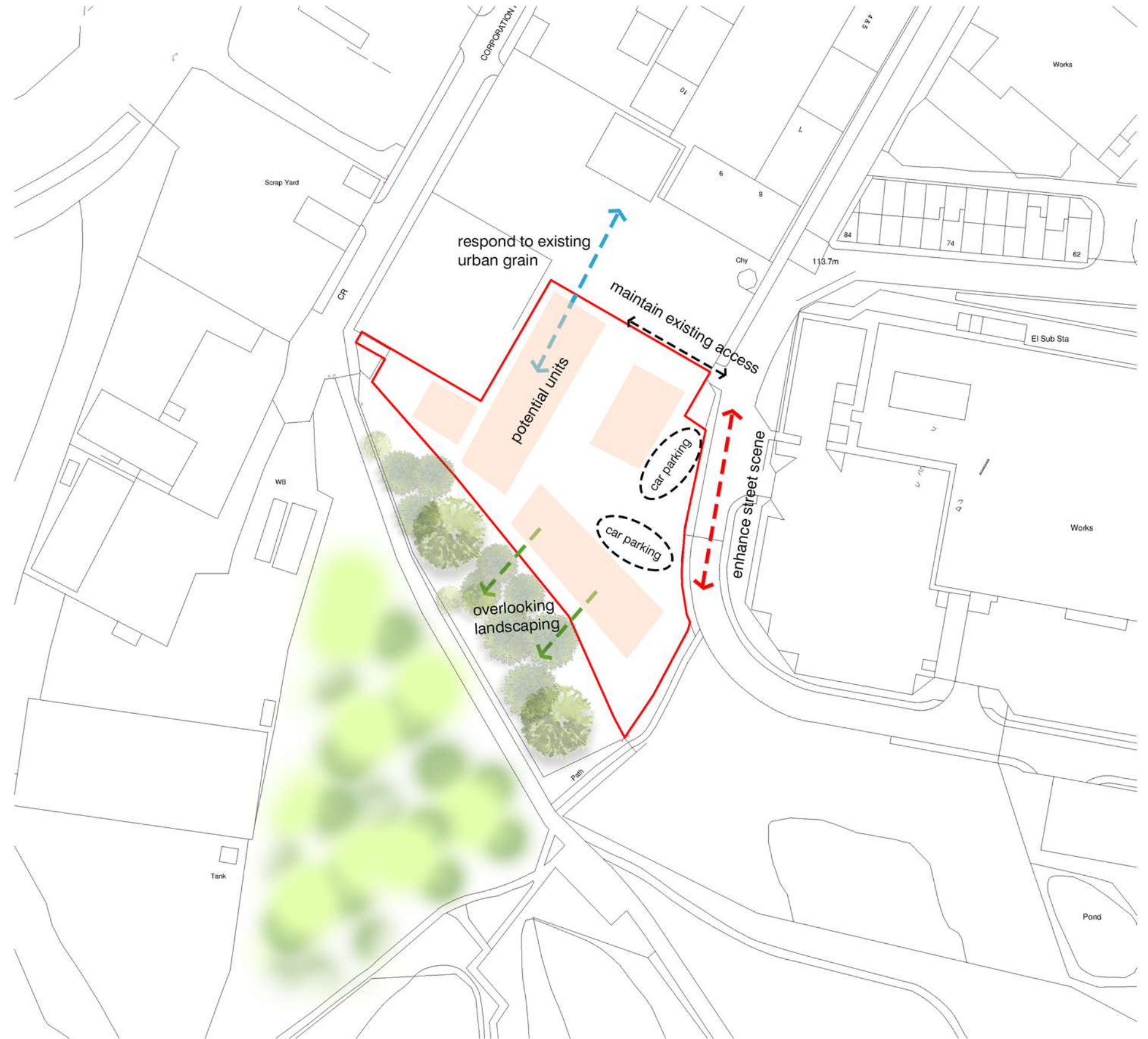
Precedents study highlight important aspects of design ideas, research and inspiration from existing architecture. These precedents study have been looked at to incorporate ideas into the proposal in terms of style, character and materiality.



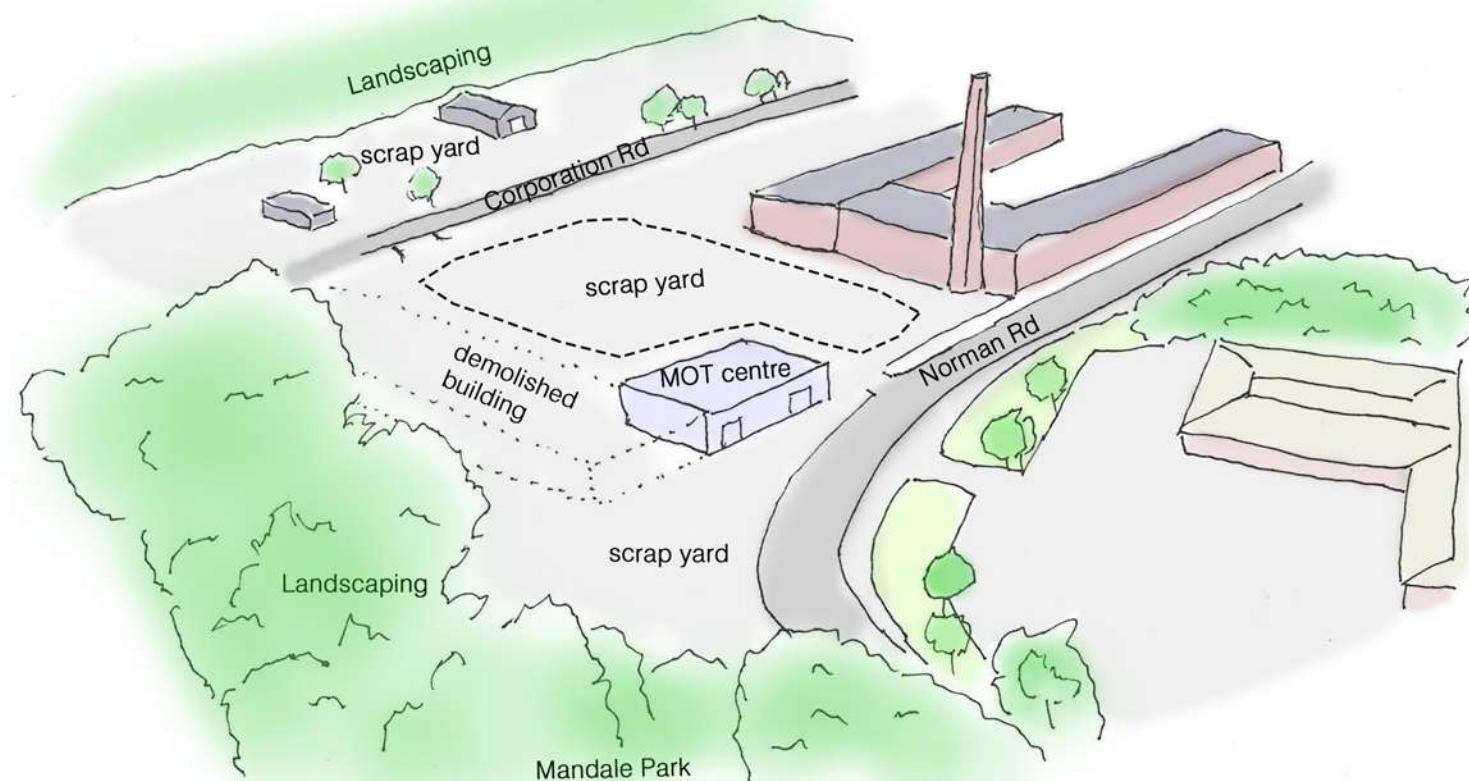
04 Design Analysis

The key opportunities to the development of this application are;

- The site is located near Industrial units/ mix-use building
- Views towards the Greenery, Landscape
- Existing access to site available
- Two way access to Site
- Potential to develop more on nearby green land

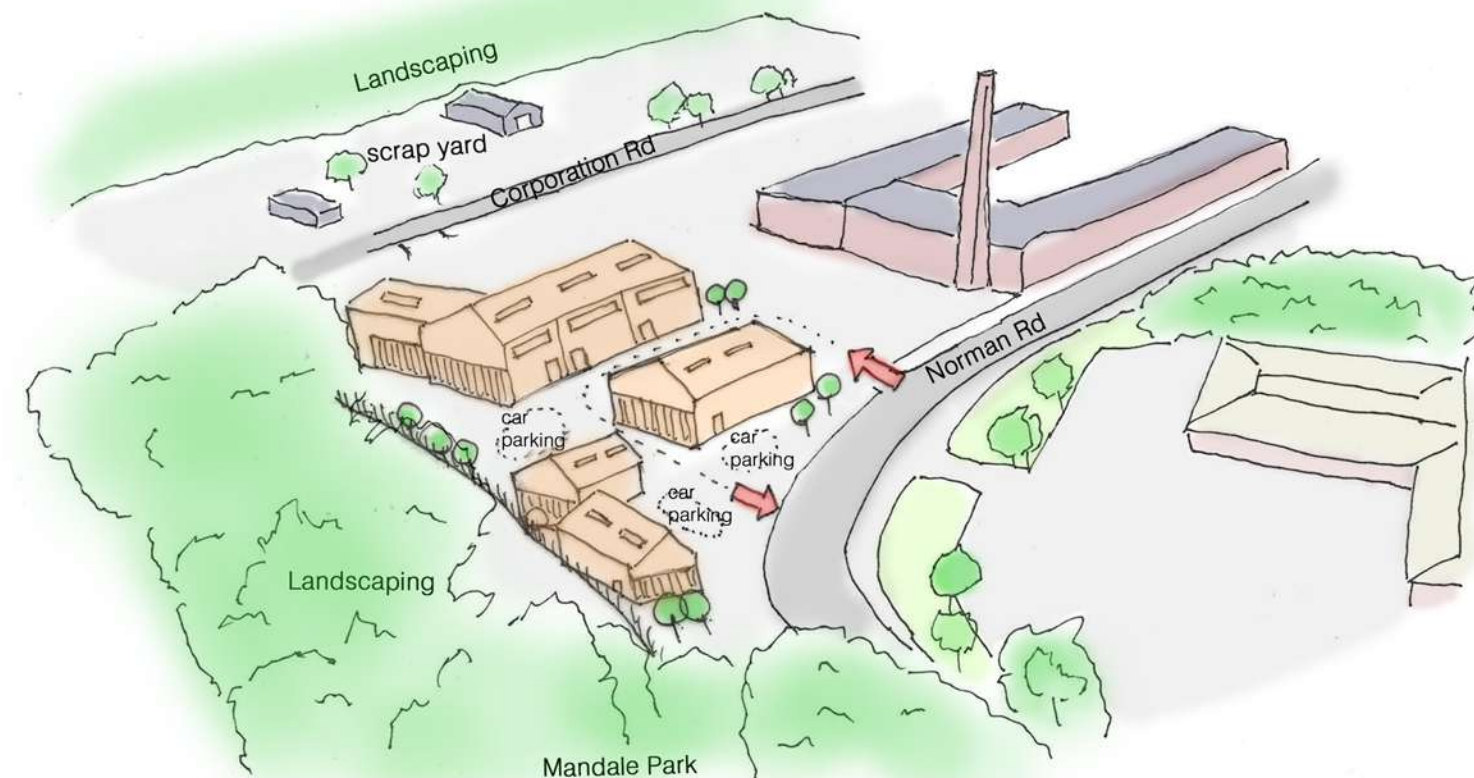


04 Design Analysis

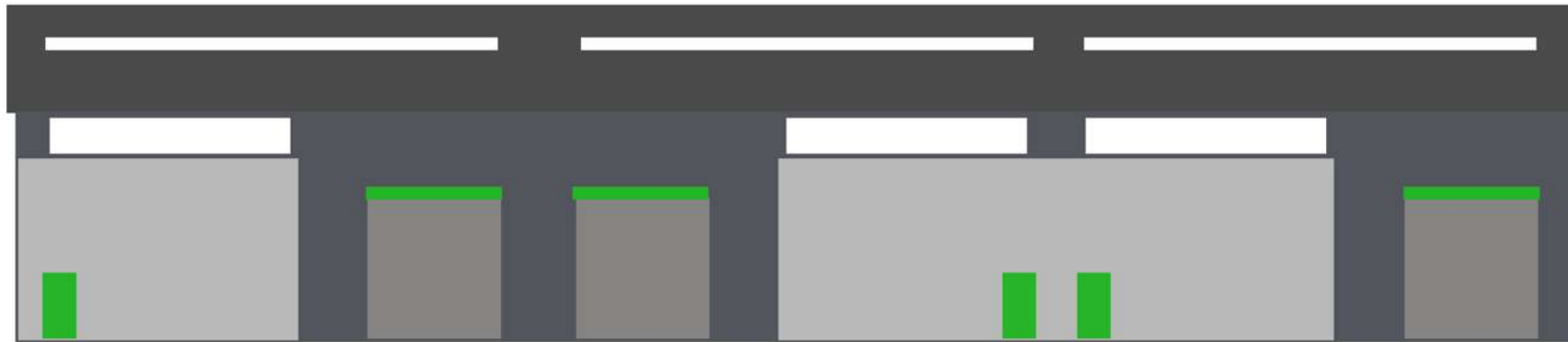


Sketch Proposal

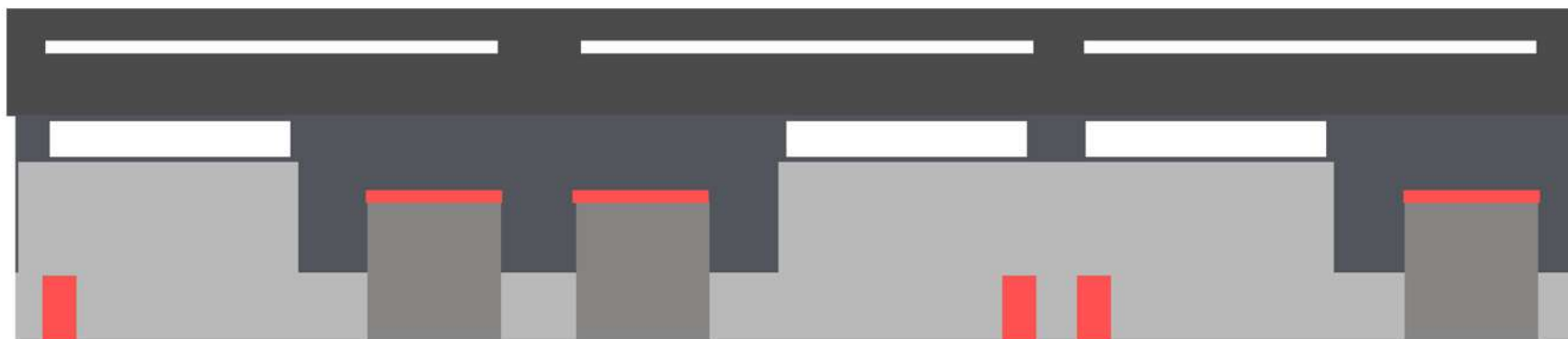
Existing Site



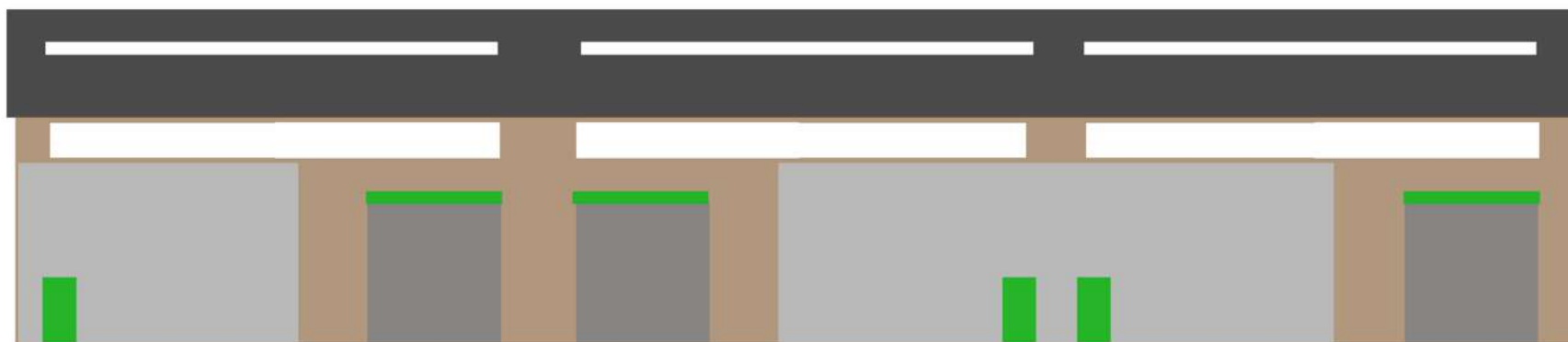
04 Design Analysis



Study 1



Study 2



Study 3



Facade study analysis enables to design and test the appearance of the proposed development, this also allows to play and experiment different strategy in approaching the materiality and aesthetics.

05 Materiality

The scheme aims to reflect and enhance the existing character of the street in which it sits but at the same time keeping with the materiality of the neighbouring properties. The cladding material for Industrial Units are mostly used in the surrounding context. Elements of coloured panels give character and feature to the individual Units.



Roof Lights



Grey Cladding

Aluminium Glazing



Galvanised Shutter



Feature Colour Panels

06 Proposal



The proposal aims to utilise the site by creating 7 no. of Industrial Unit. All Units are relatively similar in sizes. The proposal also includes provision for car parking for users by providing 39 no. parking spaces with several Electrical vehicle charging points (EVC) scattered across the site.

Unit 1 - 335 sqm / 2,960 sqft
 Unit 2 - 350 sqm / 3,767 sqft
 Unit 3 - 300 sqm / 3,230 sqft
 Unit 4 - 300 sqm / 3,230 sqft
 Unit 5 - 300 sqm / 3,230 sqft
 Unit 6 - 152 sqm / 1,636 sqft
 Unit 7 - 190 sqm / 2,045 sqft

7 No. Units
 Total Area - 1,927 sqm / 20,742

Total No. Car Parking - 39

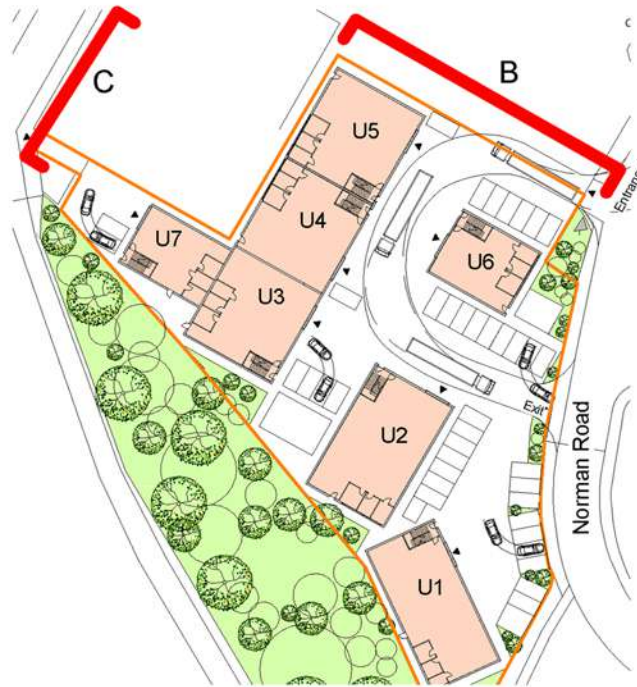
06 Proposal



Elevation A



06 Proposal

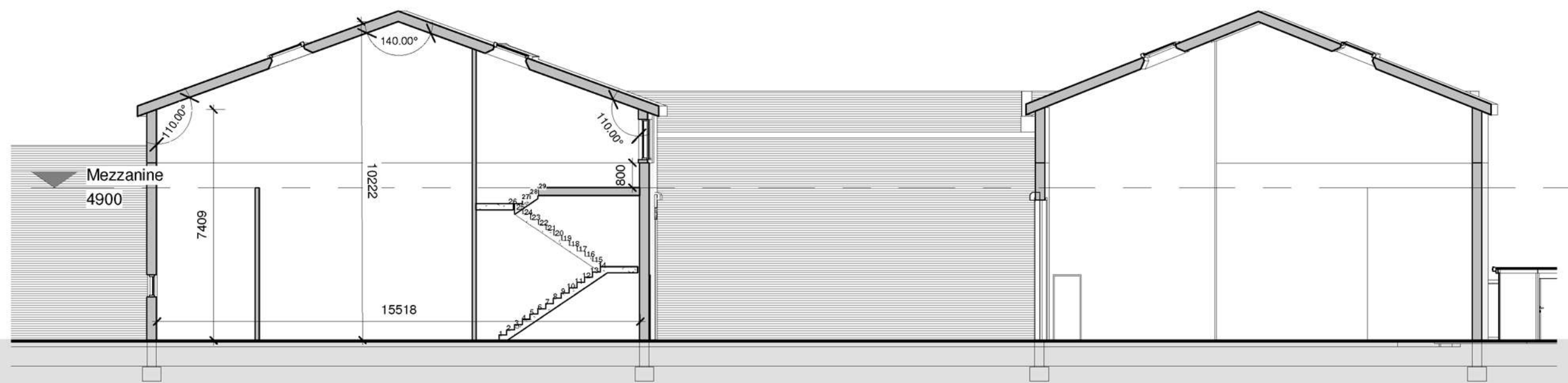


Elevation B



Elevation C

06 Proposal



Section A-A

06 Proposal



06 Proposal



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