



Salt Separation Services Ltd.
Canal Street Works
Rochdale

PROPOSED NEW SALES AND DISTRIBUTION CENTRE

PLANNING APPLICATION 2025

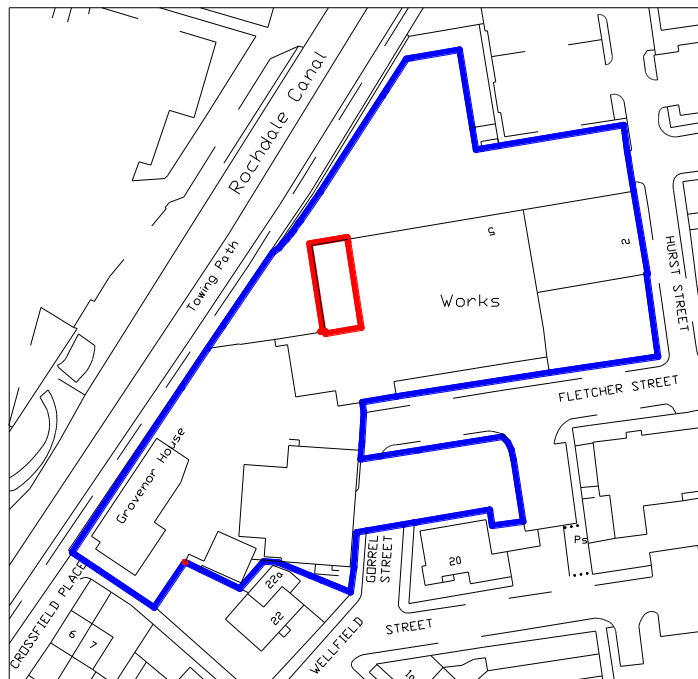
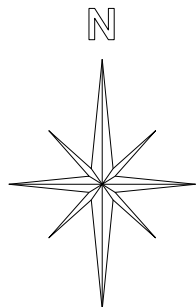
INTRODUCTION



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Introduction

This design and access statement is provided to support the submission of a Planning Application submitted to RMBC for the refurbishment of existing industrial unit space to form a new sales and distribution offices at Canal Street Works, Rochdale.



Site Photograph



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

1.0

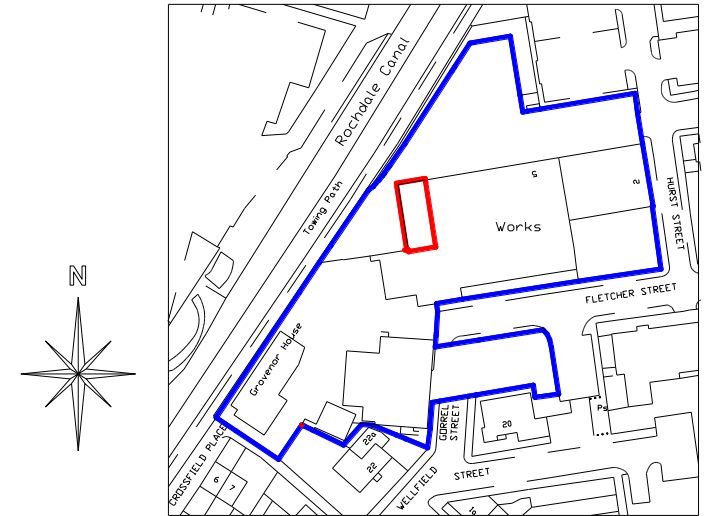
Site Location

1.1 Site Location and Context

1.1 SITE AND CONTEXT

Canal Street Works is a historically significant industrial building situated in the heart of Rochdale, Greater Manchester. The property is located along Canal Street, a central thoroughfare within the town, and is in close proximity to local amenities, transportation links, and the town's commercial and retail hubs. The site is part of an area that historically housed a range of industrial and manufacturing facilities, contributing to the town's development during the Industrial Revolution.

The building itself is a mid-19th-century structure, featuring distinctive brickwork and a robust, utilitarian form typical of its time. Over the years, the building has undergone several alterations to adapt to the changing needs of its occupants. Despite these modifications, the building retains much of its original industrial character, including large, functional windows and a variety of period architectural details. The proposal looks to alter an area of the building currently utilized as office space and DESAL headquarters with the proposed external alterations looking to make a vast improvement to the external appearance of the building while also improving access and internal layout.



Site Location Plan



Drone Photograph



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

2.0

Proposal and Design

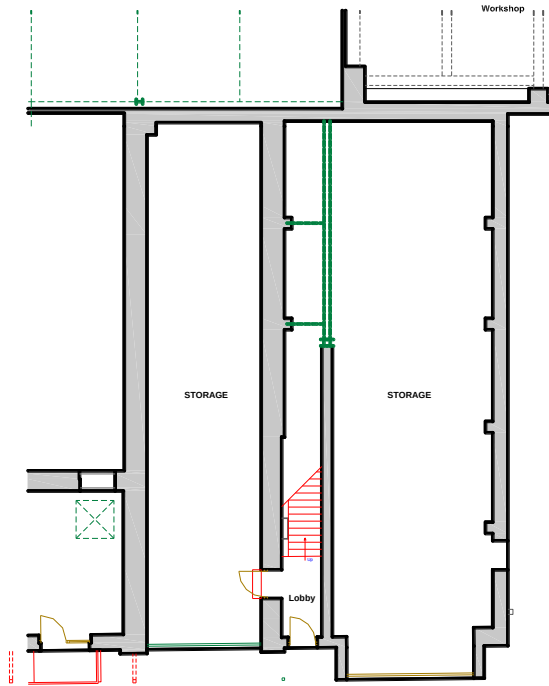
2.1 Layout

2.2 Materials

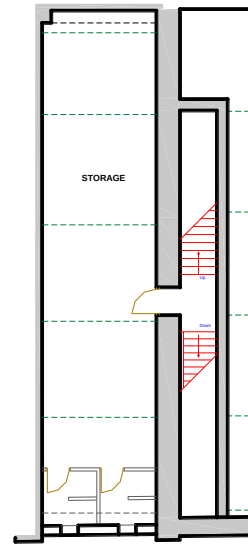
2.4 Appearance & 3D Images

2.5 Parking and Servicing

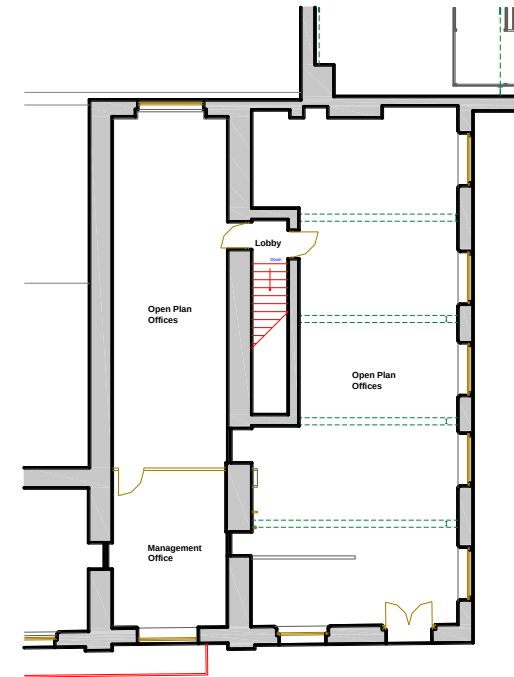
2.1 ORIENTATION AND LAYOUT



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

Proposed Layout

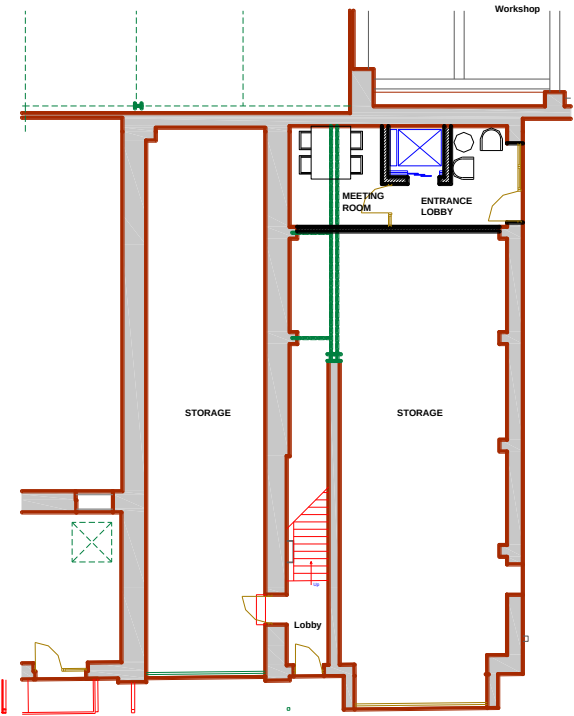
The proposed external modifications include key upgrades, such as the modernisation of window designs to improve both the aesthetic and energy efficiency of the building, alongside the creation of a new glazed entrance to the ground floor to enhance accessibility and provide a more contemporary appearance.

Internally the existing offices are to remain with alterations to improve access such as integration of a new staff lift etc.

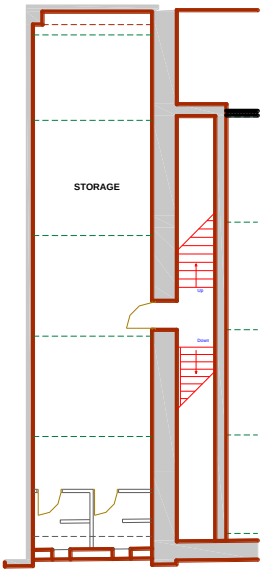
The design will respect the buildings historical significance while ensuring that the upgrades align with modern office space requirements, ensuring comfort and functionality for future occupants.

The proposed works aim to integrate the building more seamlessly with its surrounding environment, providing a modern update to this historical industrial asset that retains existing and historical structural and architectural elements such as steel posts and structural beams.

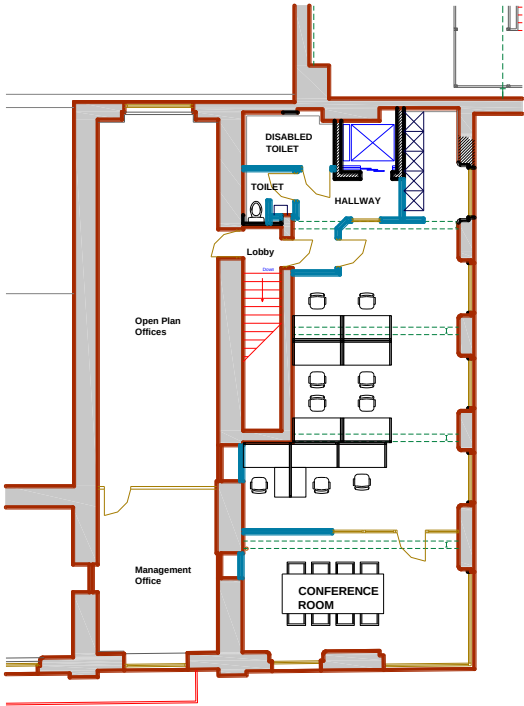
2.1 ORIENTATION AND LAYOUT



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

2.2 MATERIALS

Material Selection

The proposal looks to adopt a unique and modern aesthetic in order to breathe new life into the existing timeworn brick elevation. Firstly the existing brickwork to the ground floor that is to be retained as part of the proposed elevation is to be cleaned and repointed; the new upper floor offices are to be clad in a rain screen panel cladding with external aluminium window pod surround. New windows are to be introduced along with a new feature entrance all of which are to be aluminium framed. The existing perimeter is to be built up to form a parapet design with coping, the existing sheet metal pitched roof is to remain in place with the newly formed parapet masking the roof itself allowing for a cleaner looking elevation.



Replacement Windows

Anthracite aluminium window and door frames



Roof Material

Sheet Metal Roofing



Aluminium Pod

Aluminium band / pod powder coated blue

2.4 APPEARANCE AND 3D IMAGES



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



Appearance

The external appearance of the proposal looks to introduce a modern aesthetic coupled with the rejuvenation of the existing lower level brickwork wall, the new aesthetic would introduce modern sheet cladding to the external face of the upper storey office space with a continuous aluminium window surround band extending along the side and front elevation; this band would be blue in colour to match the DESAL company colours. Existing windows are to have cills removed in order to provide full length windows with a feature corner window provided overlooking Rochdale Canal.

The retention and making good of the existing brickwork to the lower levels of the elevation preserves an element of heritage to the building.



Proposed Rear Elevation

2.4 APPEARANCE AND 3D IMAGES



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Proposed Aerial Image

2.4 APPEARANCE AND 3D IMAGES



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Proposed Aerial Image

2.5 PARKING AND SERVICING



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL SERVICES
WWW.JAMESCAMPBELLASSOCIATES.CO.UK

Parking

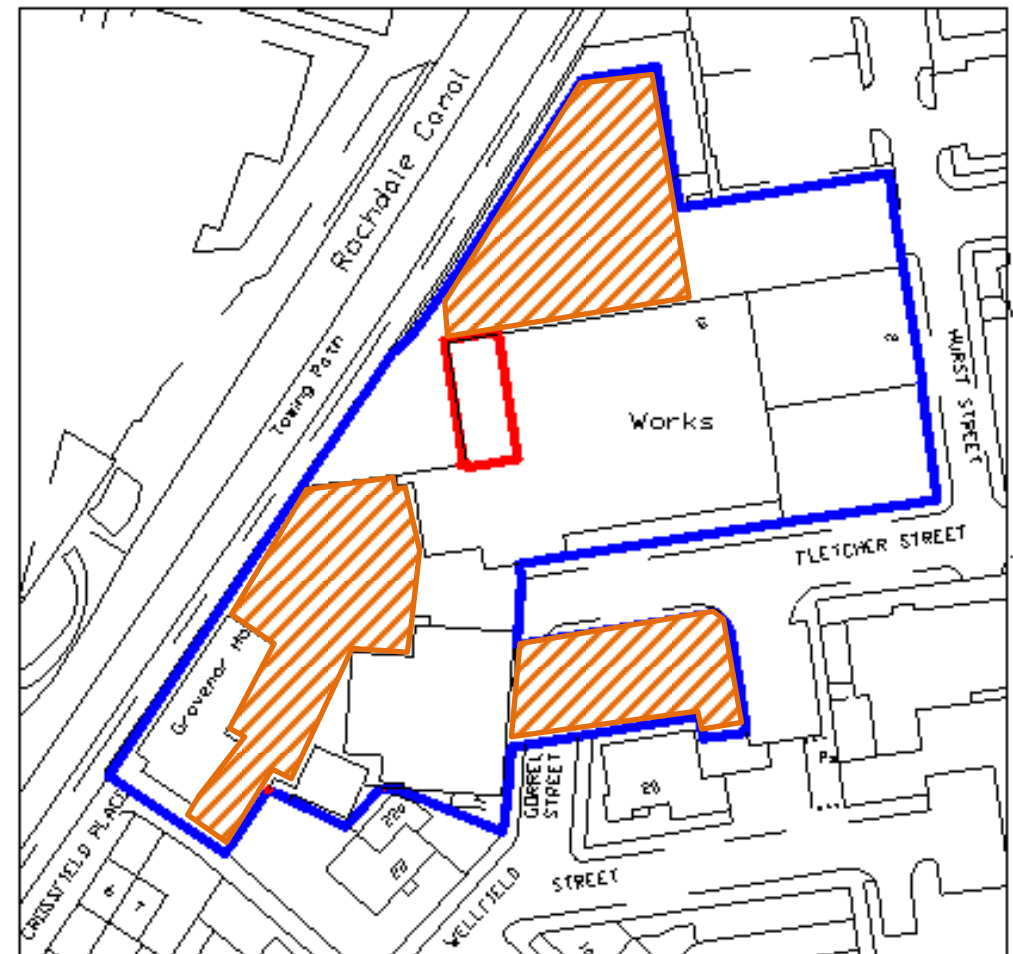
The existing DESAL offices are already provided with ample parking through the various parking spaces provided to staff and visitors. See existing parking areas site plan (right).

Servicing

The existing site and office buildings is serviced using the existing yard area, the existing servicing strategy is to remain following the proposed works.



Existing Parking Areas



Proposed Site Plan

