

1203 Proposed Single Storey Offices - Moss Bridge, Rochdale - October 2023

CONTENTS

1.00 Design + Access Statement

1.1	INTRODUCTION
1.2	USE
1.3	AMOUNT
1.4	LAYOUT
1.5	SCALE
1.6	LANDSCAPING
1.7	APPEARANCE
1.8	PARKING & PUBLIC TRANSPORT
1.9	PRINCIPLE OF DEVELOPMENT
1.10	VISUAL IMPACT
1.11	HIGHWAY SAFETY
1.12	DRAINAGE
1.13	DESIGN & MATERIALS
1.14	ENERGY/MATERIALS
1.15	ENVIRONMENT
1.16	PLANNING

1.1 INTRODUCTION

1.1.1 This Design and Access Statement forms part of a Stage D Full Planning Application.

1.1.2 This Statement has been based on the guidance contained in the Communities and Local Government Circular 01/06 "Guidance on Changes to the Development Control System" [and subsequent updates] and the CABE guide "Design and Access Statements".

1.1.3 The site sits to the east of Moss Bridge Road and to the south of the Rochdale Canal.

1.2 USE

1.2.1 The proposed development consists of a single-storey office building.

1.2.2 The site sits within a 'mixed employment zone' in the Unitary Development Plan policy EC/3 It also sits within Core Strategy policy areas E2 'increasing jobs and prosperity' and E3 'mixed employment zones'.

1.3 AMOUNT

1.3.1 The proposed single-storey office footprint is approximately 122 sqm.

1.3.2 There is an existing two storey office building

on the site on the northern boundary of the site and is approximately 810sqm.

1.3.3 The existing two storey office building on the site was built in 2001 and won two awards for the design. The first was a civic trust award and the second was an RIBA award for best commercial building of the year. The original building was also designed by Burr Design Associates Limited.

1.4 LAYOUT

1.4.1 The proposed single storey office is positioned on the southern boundary of the site adjoining Gordon Rigg Garden Centre.

1.4.2 Positioning the single storey office on the southern boundary enables the existing building to be screened from the large car at Gordon Rigg Garden Centre to the south.

1.4.3 Positioning the single storey office on the southern boundary also enables a soft landscaped courtyard to be developed between the existing and proposed office - see drawing 1203/LAND/01.

1.5 SCALE

1.5.1 The proposal is for a single-storey office building and is therefore reduced in height/massing to the existing two storey building on the site.

1.5.2 The new single-storey office has a flat roof to reduce the scale.

1.6 LANDSCAPE

1.6.1 A landscape scheme is provided with drawing 2003/LAND/01. This scheme develops a soft landscaped courtyard between the existing building and the new single-storey offices.

1.7 APPEARANCE

1.7.1 The proposed single-storey office uses a restricted palette of materials.

1.7.2 The proposed single storey office building uses the same polished masonry as in the original building. This solid polished masonry wall also serves two functions apart from continuity with the existing building. Firstly, as in the existing building it acts as a thermal mass/store, acting to smooth out and reduce the consumption of energy within the building. Secondly, the wall acts as a screen to the adjoining car park to the south.



AERIAL VIEW OF SITE

1203 Proposed Single Storey Offices - Moss Bridge, Rochdale - October 2023

1.7.3 Other materials used on the new building are to be more sustainable compared to the existing building. This is discussed in more detail in 'Design and Materials'.

1.8 PARKING & PUBLIC TRANSPORT

1.8.1 The existing access to the site is to be re-used. This access has an entrance and exit vehicle gates along with dedicated pedestrian access gate.

1.8.2 On entering the site you cross a pedestrian priority car park and is paved with marshall paviers.

1.8.3 The car park was larger than needed in 1998 and has 31 car spaces. The car park also has three disabled car spaces and two spaces for bicycles.

1.8.4 The car park for this proposal is sized in accordance with the Rochdale Core Strategy document adopted in October 2016 as follows:

Gross area of building on the site [existing building 810sqm + new office 122sqm] = 932sqm

Car parking @ 1 space/35 sqm 932sqm / 35sqm = 27 spaces [31 provided]

Disabled car parking spaces 932sqm/400sqm = 2.33 spaces [3 provided]

Two wheeled vehicle spaces 932sqm/1400sqm = 1 space [2 provided]

1.85 Access after the car park is an existing level access to the existing building reception area. The new building is entered by a level access after a security check in the existing building along a 1800mm path.

1.86 Access after the path to the new building is via a glazed air lock to prevent energy loss from the new building, all to have level access.

1.87 Public transport to the site is as follows:

1.87.1 Metrolink and main line train:

Metrolink & Main line Train station 0.82 miles

Metrolink stop – Newbold 0.55 miles

Metrolink stop – Kingsway 0.80 miles

1.87.2 Bus Routes:

Bus Routes No6 & No 409

Woodbine Street stop 0.44 miles

Bus Routes No6 & No 409

Oldham Road/Kingsway stop 0.56 miles

Bus Route No 408

Milnrow Road/Rochdale Road stop 0.65 miles

1.9 PRINCIPLE OF DEVELOPMENT

1.9.1 The principle of development is to produce a form of development that sits within the area and street sympathetically. The design is also complemented with a landscape scheme that also is provided with the application (see 1203/LAND/01).

1.10 VISUAL IMPACT

1.10.1 The proposal is reduced in scale compared to the existing building on the site and in scale with the adjoining building to the south of the site. As such the new building will have very little visual impact.

1.11 HIGHWAY SAFETY

1.11.1 The Proposed development will have no impact on local highway safety as the existing access is reused and there is only a minor increase in development.

1.12 DRAINAGE

1.12.1 The proposed development will tap into the existing foul drainage network and will comply with current Building Regulations.

1.12.2 The proposed development will discharge roof drainage into the existing system and will therefore not add to possible runoff from the development.

1.13 DESIGN & MATERIALS

1.13.1 Rear Wall to the new office is polished masonry as used in the existing building.

1.13.2 The Service Block is to be clad in Millboard Envello – Golden Oak vertical cladding. This is a cladding that is made of recycled waste material and resembles vertical oak strip cladding.

1.13.3 Windows are to be frameless glazing.

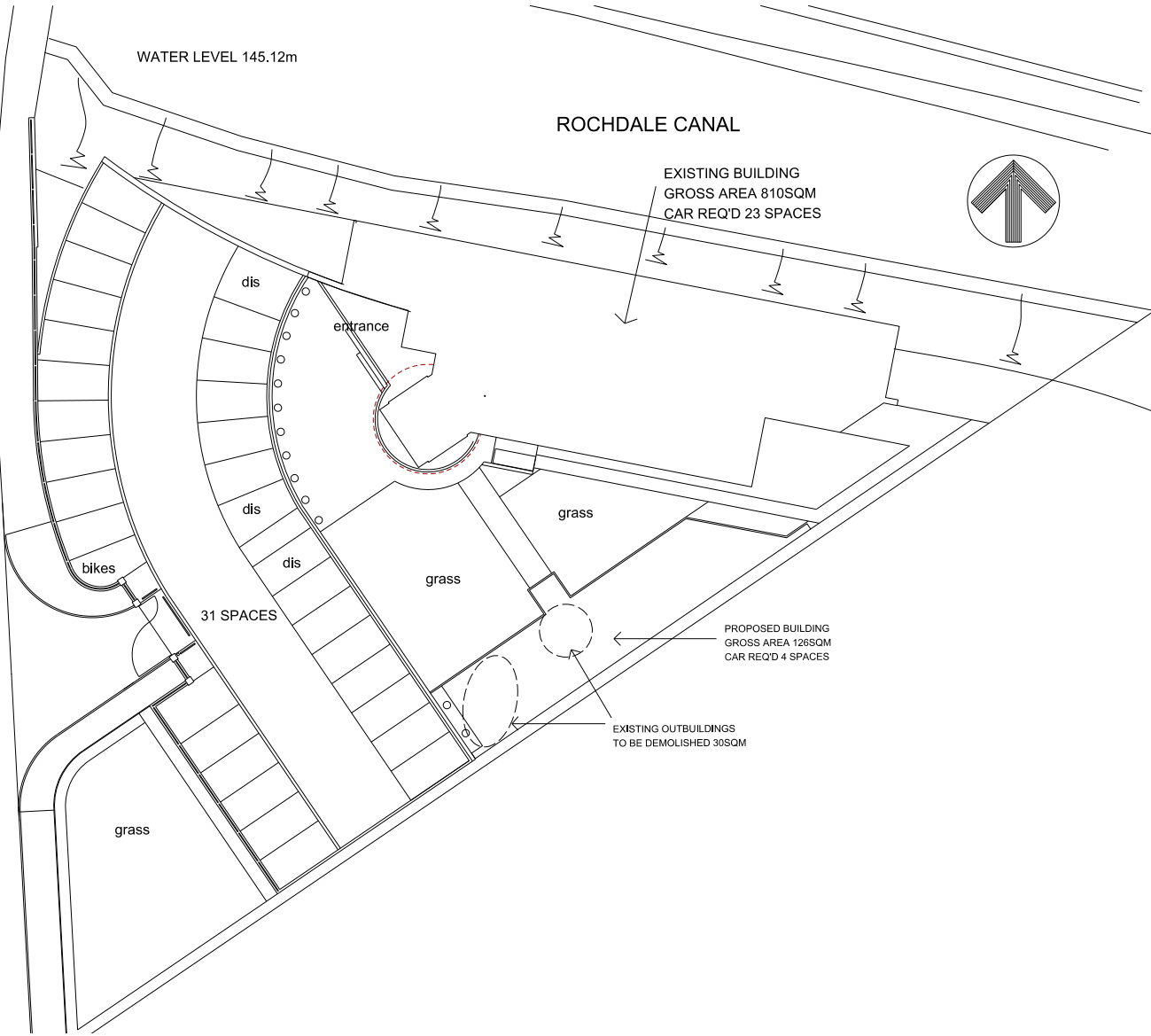
1.13.4 Roof is to be a heavily insulated flat roof using a single membrane material [grey].

1.13.5 Rainwater gutters are provided within the construction of the flat roof insulation. The downpipes are to be black cast iron and are to discharge into black rainwater butt at each end of the building.

1.14 ENERGY/MATERIALS

1.14.1 The design of the office building is to be sustainable and wherever possible carbon neutral.

1.14.2 The design of the office building includes an entrance lobby that insulates the main building for thermal buffering. Door and window seals are appropriate to the scale of exposure, and insulation



SITE PLAN

1203 Proposed Single Storey Offices - Moss Bridge, Rochdale - October 2023

(including roof, floors and walls) will significantly exceed Building Regulation standards.

1.14.3 The proposed office building is to be provided with an air source heat pump and a heat recovery system to minimize the energy use within the building.

1.14.4 The proposed office building is to be provided with PV cells on the roof for most of the energy requirements of the building. The PV cells are to be accompanied by a suitably sized battery and inverter within the plan room.

1.15 ENVIRONMENT

1.15.1 Archaeology- BDA currently has no evidence of any archaeological remains, or evidence of settlements being on the site. The historical maps for the site show a mill building on the site, the remains of this mill building were grubbed out and remediation was undertaken on the site prior to the construction of the existing building on the site.

1.15.2 Contaminated Land: - The site was reclaimed for commercial use with a Rochdale Development Agency Grant in 2000. The present application is simply a continuation of this commercial use.

1.16 PLANNING

1.16.1 This policy objectives governing this site are UDP policy EC/3 'Mixed Employment Zone' and Rochdale Core Strategy policies E2 'Increasing Jobs and Prosperity' and E3 'Focusing on Economic Growth'. All policy documents refer to the provision of employment. This proposal will provide the potential to create jobs directly associated with the construction of the building along with potentially further direct job opportunities on completion. The site is not subject to any Conservation Area designation or affected by any other planning policy guidance.

1.16.2 Detailed Planning application 98/D35152 was approved on 14th April 1998. This application was for the erection of a two-storey office building adjacent to the canal on the north boundary of the site.

1.16.3 Application 02/D40528 was approved on 20th November 2002. This application was for the erection of a 2.1m-3.0m security fence.

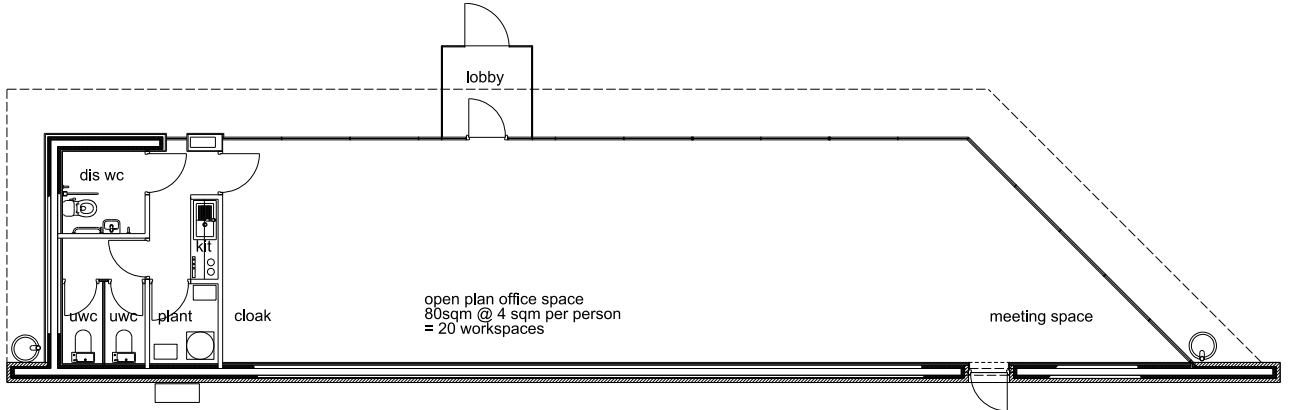
1.16.4 Application 10/D52958 was approved on 13th April 2010. This application was for a bunded fuel tank/generator.



1842 MAP



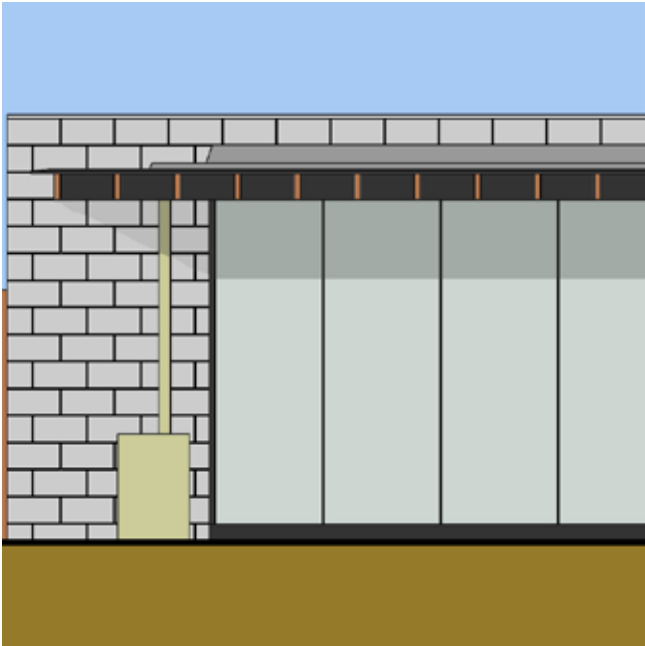
1938 MAP



PROPOSED FLOOR PLAN



PRECEDENT ELEVATION



PROPOSED ELEVATION