

Holroyd Street, Rochdale,
OL16 1SY

Design Statement



Revision /

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**SOLID
VOID**

This Design Statement has been prepared by Solid Void on behalf of Ian Rennie to supplement an outline planning application for a proposed, 3-storey, new-build office development at the corner of Holroyd Street and Molesworth Street.

The site is presently a tarmac surface which is used as a car sales forecourt for The Motor Point Company. It is located within the central zone of Rochdale town centre, with the train, Metrolink and bus stations conveniently located within 500m. As well as being highly accessible, the site has been previously developed and as such is classed as a brownfield land. Molesworth Street to the east is one of the main arterial roads around the town centre, and as such, the site is prominently located and underutilised. This proposal seeks to create a new iconic office development to realise the full potential of the site, bringing it into beneficial use, and enhancing the quality of architecture in the locality whilst also referencing the historic mill / factory style vernacular of the town. To promote sustainable means of transport, the cycle storage has been designed with glazed frontage onto the active frontage of the main road, encouraging building users to travel by bike, making a highly visible and prominent statement. The shower and changing facilities within the new office block are also proposed to be high spec, as another way to encourage less reliance on cars for transport.

Holroyd Street by contrast is used very infrequently, and this is why access to the site has been suggested here for cars, pedestrians, and waste collection. The landscaping has been enhanced from zero soft landscaping and biodiversity to a proposal consisting of 14no. new trees (native species), shrub planting, and we would also welcome the chance to include bat and bird boxes to encourage wildlife and provide habitats for endangered species.

A short distance away from the site is Brachant Mill which is a Non-designated Heritage Asset (NDHA) on Livesey Street, and the and the last remaining part of the Summercastle Works which has been synonymous with that part of Rochdale since the 1800's.

NDHAs are applied throughout local authorities because they provide:

"Significance to the local heritage. They make important contributions to the local distinctiveness, settlement formation, traditional character or history of the borough but don't meet the criteria for listed buildings. Non-designated heritage assets can be buildings, monuments, sites, places, areas and landscapes."

Brachant Mill is the main influential contributor to the ultimate design and aesthetic of the proposed new office building. The street would be enhanced by a 3-storey building adjoining the back edge of footpath on Molesworth Street as it would serve to define the space and character of the street as being part of the dense, inner urban fabric which characterises this locality.

As the area is currently not very well-defined by architecture, this intervention has the potential to stimulate further redevelopment of the surrounding sites. It is the ambition of the Applicant and the Design Team to deliver a quality development with high quality, and locally distinctive design cues. Therefore, even though this application seeks a permission in outline format, we have heavily referenced the kind of appearance which would eventually manifest itself.

The building is proposed with an industrial style 'sawtooth' roof form, which subdivides the built form into smaller bays and would be further strengthened by recessed rainwater downpipes. These details often yield a more attractive aesthetic whilst also nodding to the heritage and industrial past of Rochdale. The contemporary representation also has a modern feature in the form of a glazed, acute angle, which maximises the footprint of the building and creates unique conference room

spaces. The glazing here would be punctuated with windows to allow for natural ventilation and purge cooling, in addition, the glazing will likely have a low-e treatment to reduce solar gains and subject to an overheating analysis, may also require external brise soliel.

The sawtooth roof form beneficially also provides the opportunity for some views to be afforded through to Brachant Mill from vantage points further afield.

The building's facing materials will be selected from a high-quality palette, including blue roof slates, heritage multi-style red bricks, stone cills, smooth blue engineering bricks, dark grey aluminium/timber framed windows, doors and curtain walling.

In terms of the final façade detailing, we will give this due consideration in the fullness of time. We would be happy to apply brick detail and patterning which creates architectural flourish and elevates the design to be a 'jewel in the crown' for the immediate area.

Windows are punctuated into the façade in a regular, rhythmic fashion to mimic the repeating bay format seen in historical mill architecture. The proportion of windows are broken down into smaller modules using glazing bars, again, to reference traditional formatted windows.

The façade is further activated with red brick soldier heads, stone cills and recessed brick panels vertically to further strength the sense of rhythm and repetition. Where windows are not appropriate to the room programme, these appear 'blocked up' with recessed features that give the sense that historical windows once existed.

Whilst the building has traditional references, it is very much intended to be delivered as a contemporary representation with two striking contemporary, glazed features in the form of the corner curtain walling and the frontage to the cycle hub.