

Design & Access Statement

Prepared by BlueChip Architecture

for & on behalf of

Mr Cartwright

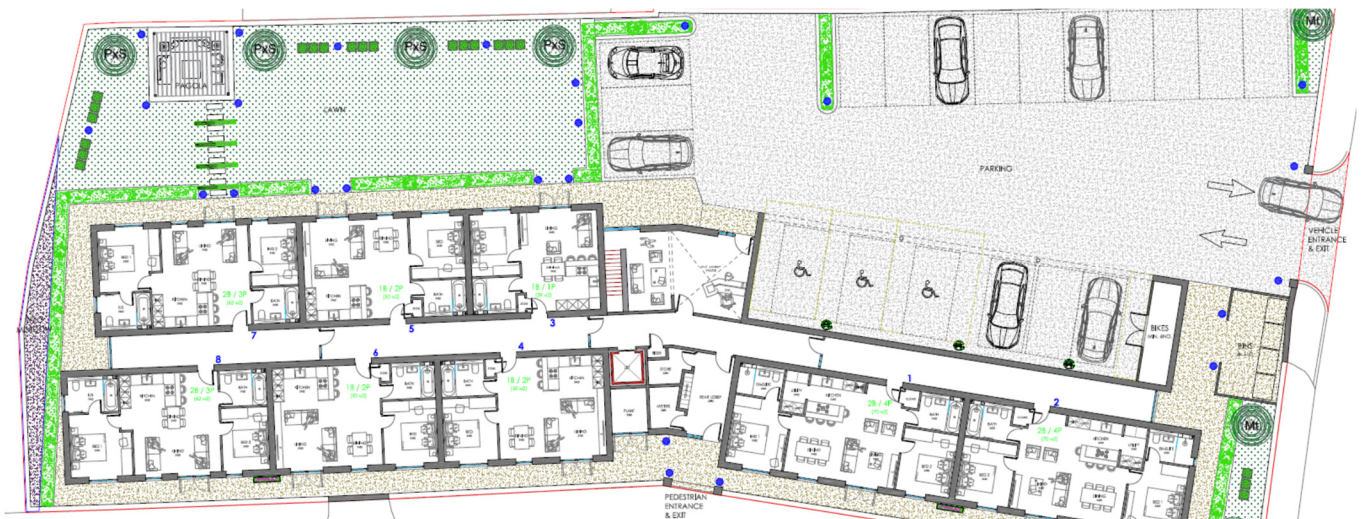
West Hill House

158-170 Manchester House

Rochdale

Manchester

OL11 4JQ



Project: 24067 CARTWRIGHT

Site Address: West Hill House, 158-170 Manchester Road, Rochdale, Manchester, OL11 4JQ

Client: Mr Cartwright

Date: 24th February 2025

Revision: A

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1. Introduction

- 1.1 This planning statement is submitted in support of a full planning application for the redevelopment of the site West Hill House 158-170 Manchester Road, Rochdale, Manchester, OL11 4JQ
- 1.2 The site currently accommodates one building comprising the Cope Funeral Services together with large areas of hardstanding. It is proposed that these will be replaced with a residential development.
- 12 one bed apartment's
 - 16 two bed apartment's
- 1.3 The description of development is;
- “Demolition of existing building and its replacement with residential apartment building with new access, car parking provisions and associated landscaping”
- 1.4 Wholly within the administrative boundary of Rochdale Metropolitan Borough Council, the site of the application site is not allocated for specific use within the development plan.
- 1.5 The proposed development responds to an identified local housing need through the efficient use of this previously developed brownfield site with a modern energy efficient development.

2. Site location and Description

- 2.1 Located to the east of Manchester Road (A58), the application site lies West of Rochdale town centre.
- 2.2 Generally flat, the site has a total area of circa 0.198ha. The single storey former Cope Funeral Services fronts Manchester Road
- 2.3 Cope Funeral Service is a single storey and presents a wide frontage to Manchester Road, built in 1960s and is classic design of that period.
- 2.4 There are two vehicular access points into the site from Manchester Road and Castle Avenue. These lead to the car parking areas to the north and private courtyard.
- 2.5 These large areas of hardstanding are visually prominent, devoid of landscaping and previously car parking spaces to serve the funeral home.
- 2.6 The site is within the Environment Agency's Flood Zone 1, which is at low risk of all types of flooding (fluvial, pluvial and tidal). The River Roch flows east to west 400m north of the site boundary.
- 2.7 Cope Funeral Services is still in operation
- 2.8 The application site has residential properties to the north, east and west of the site. These comprise of a mixture of 2 storey and 3 storey dwellings and of a commensurate age to Cope Funeral Services. Modern commercial premises sits to the south east of the site on the junction of Manchester Road and Manchester Road (A58). To the west of the site is a site of houses and 3 storey apartment building, built in the early 2000s.
- 2.9 The prevailing character of the area is mixed, with commercial and residential units along Manchester Road. Buildings to the east of the site are all at different heights and styles, buildings to the north of the site are terraced dwellings all similar style and to the west of the site is a modern development mixed with 3 storey apartments and 2 storey dwellings along with commercial units along Manchester Road.
- 2.10 The site is sustainably located in terms of its proximity to local services and facilities, as well as being accessible by modes of transport.
- 2.11 Local shops to the east of the site are located 400m from the site and provide access to a range of local shops and takeaways. Rochdale town centre is located 700m to the east of the site which provides access to a wider retail and leisure offer.
- 2.12 Manchester Road which runs to the east of the site provides access onto the M26 and into Oldham. A bus service is in operation along Manchester Road which provides frequent service into Manchester City Centre and surrounding towns. Two bus stops are located within 400m of the site located either side of Manchester Road.
- 2.13 Rochdale tram stop is located 700m to the east of the site and provides a frequent service into Manchester City Centre and Oldham town centre.

- 2.14 Manchester Road Provides direct access to the Rochdale Bypass and A627 which in turn connects to the M62 and the wider strategic road network.
- 2.15 Drawing these points together, it is clear that the Site is sustainably located both in terms of its proximity to services and facilities, and its accessibility by modes of sustainable transport.
- 2.16 The planning history of the site relates to advertisement applications and small external works like lighting.

3. Proposed Development

3.1 Urban Design is a holistic, design led approach to development that is based upon the foundations of joint working and understanding of the elements of design that create distinctive places “Better places to live. By Design” (DETR and CABE Sept 2001) refers to “The principals of Urban Design”. The document lists five fundamental urban design principals that should be taken into consideration when designing a scheme and which collectively can assist in creating successful places:

- Continuity and enclosure;
- Permeability;
- Legibility;
- Adaptability;
- Diversity;

3.2 Bearing these principles in mind, the layout sought to:

- Deliver proposals based on best practice design principles to ensure an environmentally sensitive and high quality built environment;
- Reinforcing existing routes surrounding the site providing natural surveillance;
- Provide height quality development that responds to and respects the surrounding area whilst creating its own character;
- To provide a “Home for Life” as practically possible.
- Maximise the opportunity to provide passive surveillance from the dwelling onto the open space, footways and shared surfaces within the scheme and the surrounding public realm;
- Ensure that dwellings, parking areas and landscape are well related to each other and provide a safe and attractive environment.

3.3 The apartment building is situated close to Manchester Road and has been designed to relate to the existing building in form and detail and material choice while still maintaining individual character. This has been designed to strengthen and extend the existing architectural language in the area.

3.4 The building is mainly three storeys in height which is picked up by brick with black timber cladding infills to the windows and doors and incorporating green wall to the link in the centre of the building.

3.5 The main building material is brick which is contextual to the existing environment as well as its robust and sustainable qualities. The main brick colour for the apartments is buff to reflect the neighbouring properties to the north and west of the site.

3.6 The roof to the third floor will be a single ply membrane ‘flat’ roof behind a concealed parapet to reduce the scale of the building. This reflects the design of the existing building.

3.7 Large, cantilevered balconies have been included to most apartments with black rails. These balconies provide external private amenity space for residents where possible.

3.8 The external finish to the site will be black tarmac to match that of the surrounding area with parking bays clearly marked out using white lines.

- 3.9 The external green space is of an open plan front garden arrangement with strong structural planting effect to separate parking areas and green spaces.
- 3.10 The existing boundary wall is to be retained and existing entrance on Manchester Road to be blocked up with stone to match existing wall. Existing entrance into the site from Castle Avenue is to be closed and moved up the site allowing for the proposed development.
- 3.11 For the apartment building there will be 18 No. parking spaces including 3No. disabled parking spaces. As per transport statement carried out by Mode Transport they justify the limited parking spaces to the volume of apartments.
- 3.12 Six wall mounted bike racks are to be installed in the parking area below the first floor.
- 3.13 All apartments have been designed to accommodate provision for recycling within the dwellings kitchen until it is transferred to a bin storage area to the north of the site in an enclosed bin store area. The bins will be collected by a private company once a week.
- 3.14 The level nature of the proposed site will enable the apartment building and upper floors to be fully accessible for both residents and visitors with the use of ramps to the external entrances and internal lift to all floors.

4. Conclusion

- 4.1 This Design and Access Statement represents a comprehensive approach to support the proposal for the application site on Manchester Road, Rochdale.
- 4.2 The final proposed scheme delivers the following outcomes:-
Deliver much needed residential accommodation;
- The new apartment will respect the scale and massing of the adjacent dwellings in the surrounding area.
 - The proposal seek to create a high quality place which builds on the character of the surrounding neighbourhood
 - An architectural response that is traditional in its use of materials and built form which will enhance this section of Manchester Road and bring a highly visible site back into positive use.
- 4.3 This document and various other submitted information demonstrate why planning permission should be granted for the proposals. The application proposals perform a positive economic, social and environmental role and consequently comprise sustainable development. The design and layout of the proposed development reflects the character of the area and it will not result in any adverse impacts on the highways network or features of nature conservation of heritage importance. The proposed development will also bring back into use previously developed land in accordance with national, regional and local policy and will not involve the loss of any greenfield land.
- 4.4 For the above reasons, the applicant respectfully requests that planning permission is granted for the proposed development.