

Rochdale Station Square

Rochdale

Design and Access Statement



Client
Date Aug 22
Ref 36072

Disclaimer

The information in this document is based upon publicly available information and reflects prevailing conditions and the views of Broadway Malyan as of the date of the document, all of which are accordingly subject to change. In preparing this document, Broadway Malyan has relied upon and assumed, without independent verification the accuracy and completeness of the information presented and that upon which the document is based, including that available from public sources.

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Introduction

This Design & Access Statement has been prepared in support of a detailed Planning Application for the redevelopment of Station Square, Rochdale. The project intends to deliver an attractive and appealing publicly accessible scheme. The document contents are based on the CABE guidance 'Design and access statements: How to write, read and use them'

In summary, the Statement:

- Assesses the context of the site & relevant planning policies.
- Identifies the opportunities and constraints that influence the principle of the proposal.
- Explains how the proposal responds to the opportunities and constraints and also how it relates to the amount, layout, scale, appearance and access of the scheme.



Site Location Plan

Rochdale Station



Design Team

Owner, Occupier



Landscape Architect – Broadway Malyan

BroadwayMalyan^{BM}

Consultant Project Management



Planning Consultant



Civil & Structural Engineer



Transport and Highways



Cost Consultant & Quality Survey



Site & Analysis

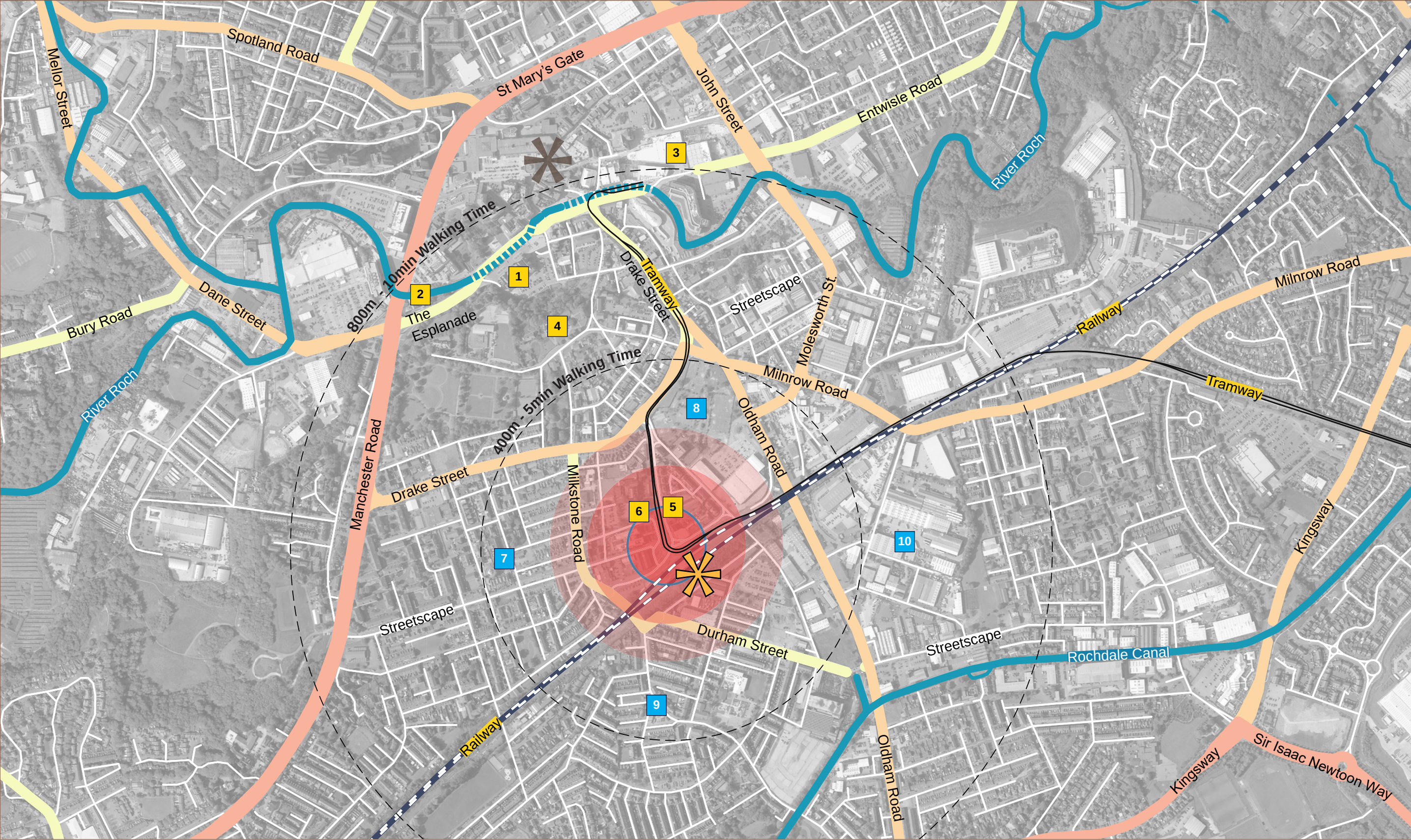
Before the design approach is considered, it is important to carry out a context and site analysis. This analysis should then inform the design concept to provide a bespoke solution.

Aspects that are considered include:

- Location, Orientation, neighbouring buildings, noise.
- Topography & levels.
- Historic Context.
- Building Uses, Vehicular & pedestrian routes, local transport links.
- Findings/recommendations are illustrated within the Constraints and Opportunities section of this report



Site & Analysis . Urban context



Key:

Community Square

Rochdale Station

Town Centre

Rochdale Town Hall

Rochdale Riverside Ph1

Greater Manchester Fire Service Museum

Roman Catholic of St John the Batiste

Milkstone

Deeplish

Retail Park Site

Scotts Industrial Park

Touchstones Rochdale

Saint Chad's the Town's Parish

Rochdale Town Hall

Greater Manchester Fire Service Museum

Roman Catholic of St John the Batiste

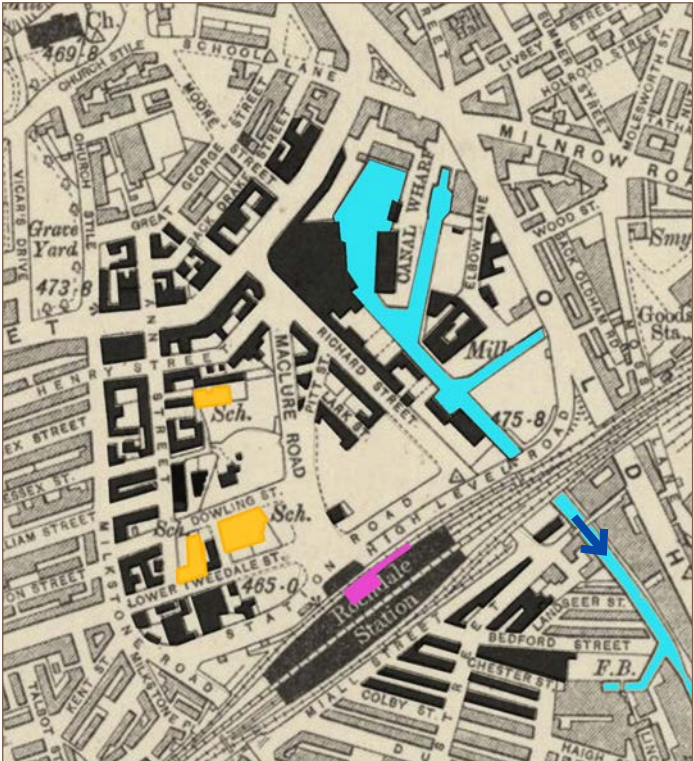
Milkstone

Deeplish

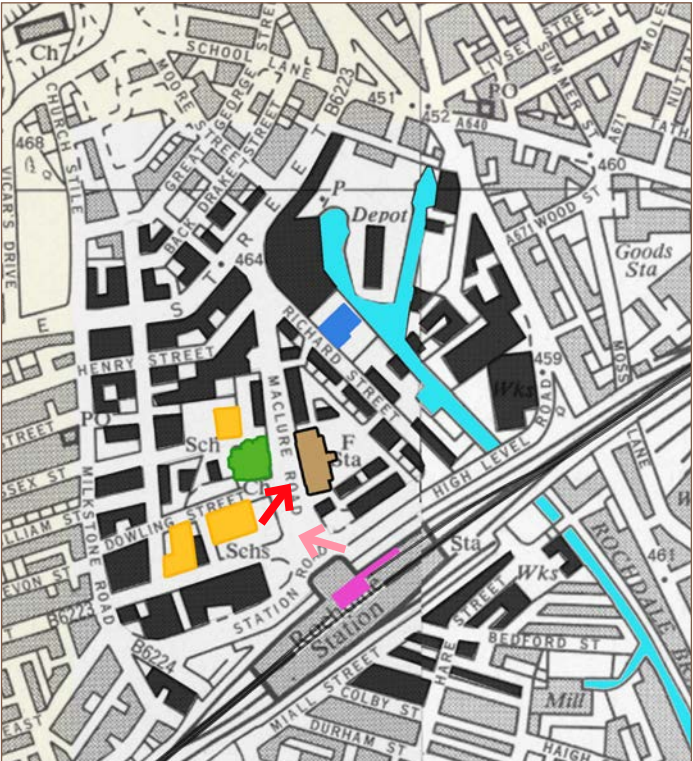
Retail Park Site

Scotts Industrial Park

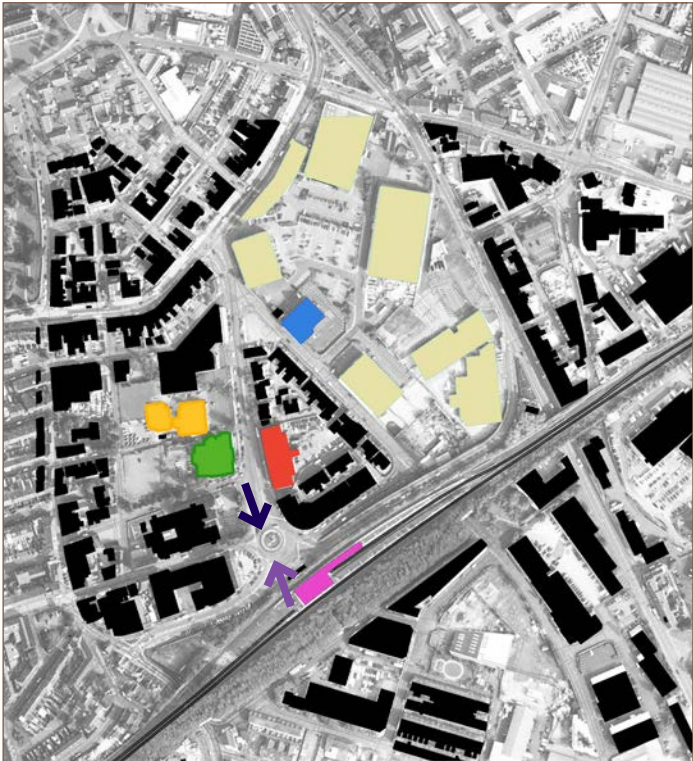
Site & Analysis . Historic Mapping



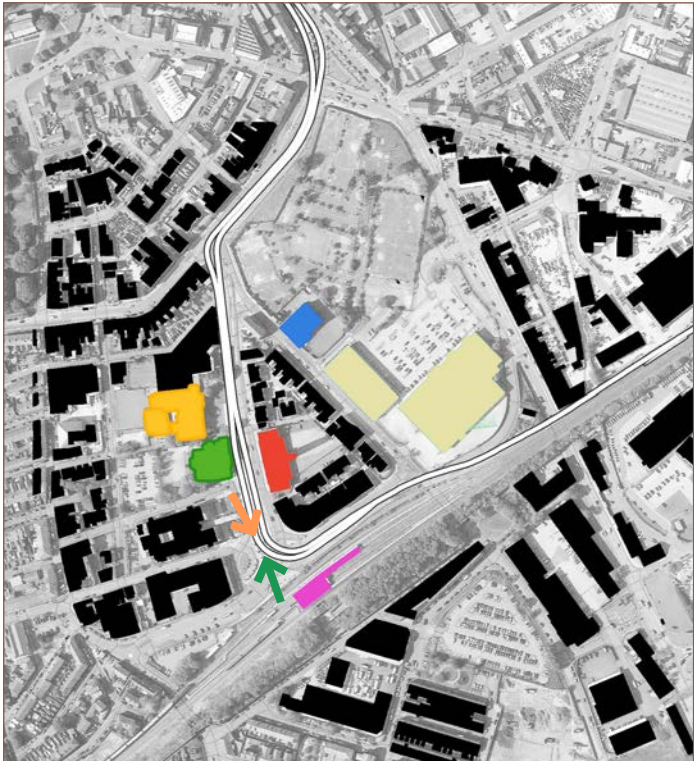
1888 - 1913



1949 - 1969



> 2000



> 2020

Map Year

View
→



Halfpenny Bridge,
Rochdale Branch Canal



Parish Church
Schools



Timeline

1804

Rochdale Branch Canal

1839

Rochdale Railway Station

1uuu

Schools

1925-1927

Roman Catholic of St
John the Baptist

1926

Rochdale Masonic Hall

1933

Rochdale Fire

19uu

Central Retail Park

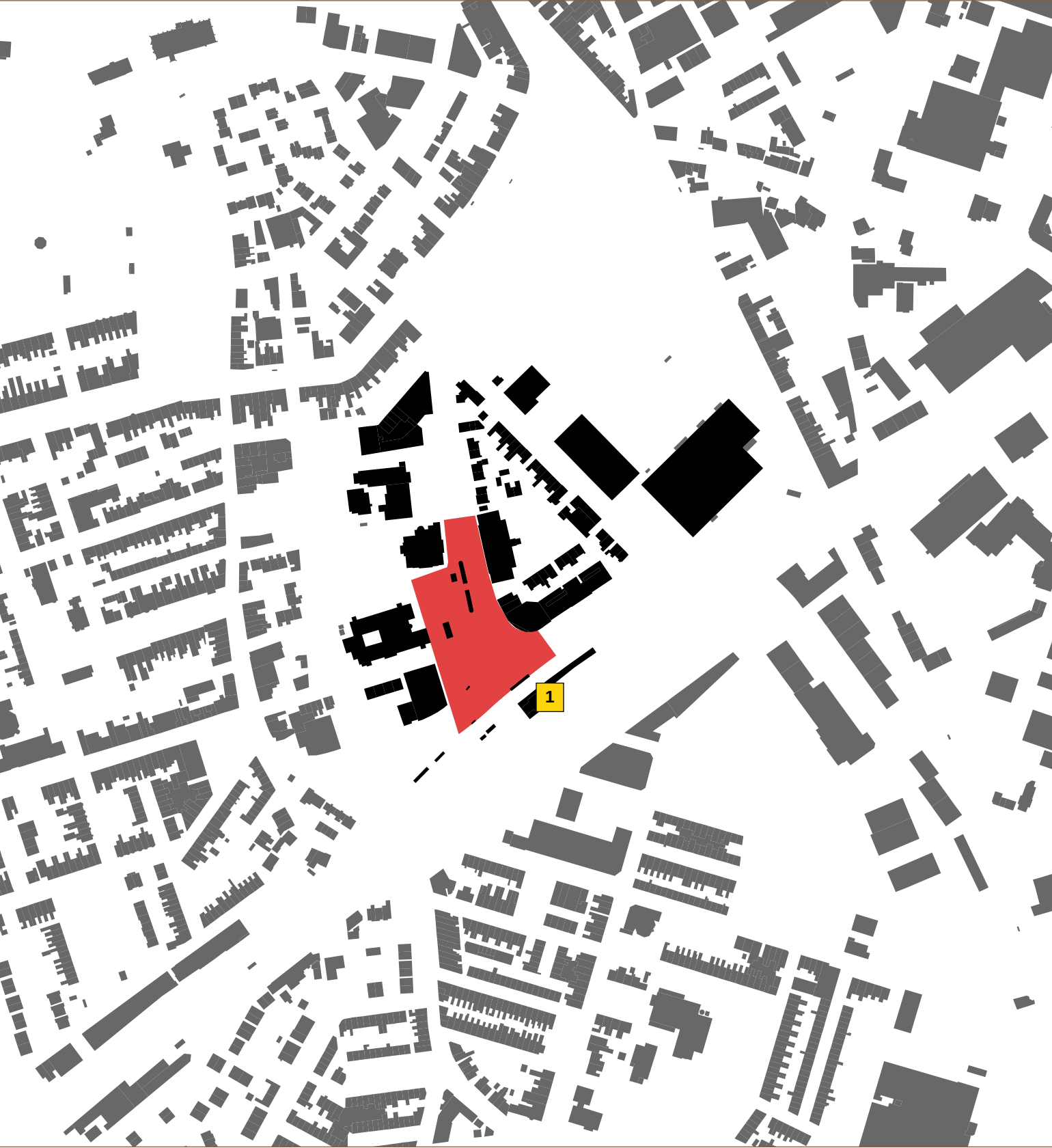
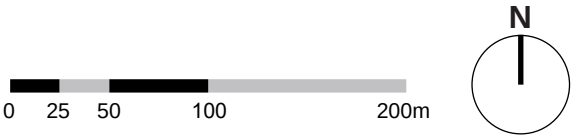
1983

Greater Manchester Fire
Service Museum

2013

Metrolink Tramway

Site & Analysis . Urban Grain and Spatial Comparisons



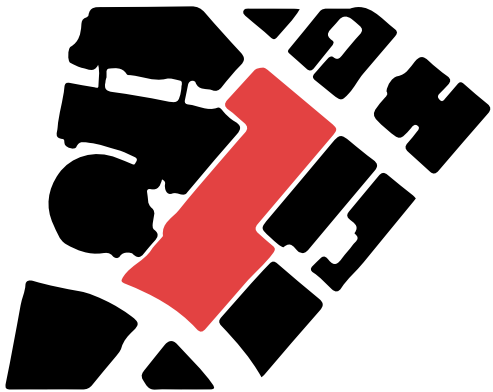
Key:

 Community Square 8270 m2

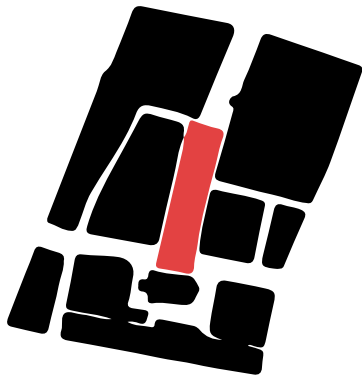
 Rochdale Station



Albert Square, Manchester 8415 m2



St. Peter's Square, Manchester 11,595 m2



St. Ann's Square, Manchester 2940 m2

