

Maxwell Howarth
Higher Gale House
Carriage Drive
Littleborough
Rochdale
OL15 9JY

Rochdale Borough Council
Planning and Development,
Number One Riverside,
Smith Street,
Rochdale
OL16 1XU

Dear Sir / Madam

RE: Design and Access Statement for the erection of a 2-storey dwelling adjoining the existing Maxine's Hair and Beauty at 178 Halifax Road.

Design & Access Statement

1. Introduction

- 1.1 This Design and Access Statement has been prepared to support an application for full planning permission for the construction of a new purpose-built detached dwelling located on vacant lot at 178 Halifax Road.

An application for a single storey side extension to the beauty shop was approved in Feb 1997 on the current vacant land this application is looking to construct on. Although this application is for the erection of a dwelling the previous application has a similar footprint within the vacant land and will look to connect into the same services as the previous application utilised.

- 1.2 The purpose of this statement is to inform, and to support the planning application by providing evidence of how the design complies with local and national planning policy, by discussing the following points:

- 2. Planning History
- 3. Relevant Planning Policy and Guidance
- 4. Site and Context
- 5. Design Principles including use, flood risk, refuse collection, parking and access
- 6. Conclusion

2. Planning History

2.1 Relevant planning history for the site is as follows:

97/D33980 | Single Storey Side Extension To Beauty Salon | February 1997
Application Status: *Granted*

94/D30694 | Erection Of First Floor Extension To Create Two Storey Building And Single Storey Rear Extension Including Formation Of Car Park | May 1994
Application Status: *Granted*

92/D28455 | Extension Of Opening Hours | July 1992
Application Status: *Granted*

92/D28261 | Change Of Use From Insurance Brokers To Hairdressing And Beauty Salon | June 1992
Application Status: *Granted*

86/D19954 | Single Storey Extension To Premises For Use As Shop | Nov 1986
Application Status: *Granted*

3. Relevant Planning Policy and Guidance

3.1 In developing the proposals, the following National Planning Guidance and local policies have been taken into consideration:

3.2 National Planning Policy Framework 2024 - Section 2 - Achieving Sustainable Development

The proposal looks to erect a new, purpose-built dwelling that meets current building regulations standards in relation to Part L: conservation of fuel and power. The proposals look to make minimal alterations to the existing site vegetation and will be on a disused, derelict site, within an already established residential area to help aid the Rochdale Council's push for new housing within the borough.

3.3 National Planning Policy Framework 2024 - Section 5 - Delivering a sufficient supply of homes

According to the NPPF:

Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, are essential for Small and Medium Enterprise housebuilders to deliver new homes, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

...

b) seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custombuild housing;

The small plot presents a valuable opportunity to support Rochdale Council's target of delivering 460 additional homes per year. Its compact size allows for swift development, making it an efficient contribution to the borough's housing goals. By repurposing the vacant plot from solely commercial use to a mixed-use development, the proposed self-build project will integrate residential units without compromising existing amenities. This approach enhances the community by providing much-needed housing within an area already characterized by a strong sense of local identity and engagement.

3.4 National Planning Policy Framework 2024 - Section 11 - Making effective use of land

According to the NPPF:

"(123)Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land."

And:

"(124) Planning policies and decisions should:

...

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively".

The site offers a prime development opportunity for a new two-story dwelling adjoining the existing Maxine's Hair and Beauty Salon. As an infill development, it aims to complement the existing residential area and enhance the community. The proposed dwelling is designed to accommodate a single person or couple, addressing the housing needs of younger individuals or couples—a demographic often overlooked in new developments within the borough.

3.5 The Adopted Local Plan for Rochdale 2016

The focus for the location of these additional homes, as outlined in the policy, is based on the following:

Promoting the reuse and regeneration of vacant and underused previously developed sites, particularly those which currently detract from the quality of the residential environment and that offer the opportunity to create sustainable communities.

The proposal seeks to repurpose a vacant plot adjoining Maxine's Hair and Beauty Salon, currently derelict and overgrown with shrubs and vegetation that detract from the character and value of the neighborhood. The redevelopment aligns with the objectives outlined in Rochdale's Adopted Local Plan, emphasizing efficient land use and community enhancement. Situated within an established residential area, the proposed development is designed to integrate seamlessly into its surroundings, contributing positively to the local context.

3.6 The Adopted Local Plan for Rochdale 2016

According to the Local Plan:

“An ambitious target of providing 460 additional homes per year is considered necessary to meet demand and to help regenerate the borough. The latest Housing Land Availability Assessment indicates that there is considerable scope to meet its housing target using previously developed sites, especially in the south, and with limited use of greenfield sites.”

To support Rochdale’s Adopted Local Plan and its goal of delivering 460 additional homes per year, it is essential to prioritize the development of vacant and underutilized sites. This approach helps minimize reliance on green belt land, preserving the borough’s valuable open spaces. Furthermore, with the growing risk of flooding, this site’s location within Flood Zone 1 offers an ideal opportunity for new housing development in a low-risk area, contributing to housing needs without compromising Rochdale’s green spaces.

4. Site and Context

4.1 Location



Figure 1 - The application site is located on Halifax Road . The site is south of Albert Royds St roundabout. The surrounding area is made up of attached dwellings and semi-detached bungalows north of the site. Land also in the applicant's ownership is shown in blue.



Figure 2: The above aerial view shows the site and adjacent dwellings in more details. The dwellings to the south-east of the site overlook the site. The view shows the surrounding area's street parking for the site.

4.2 Site Characteristics

The site includes the existing concrete foundation flanks from the previously permitted single-storey salon extension approved in 1997. Although the extension was never completed, the concrete foundation remains in place, with construction ceasing shortly thereafter. Over time, the site has become overgrown with vegetation and shrubs due to a lack of maintenance. The site boundary is enclosed by timber fencing, clearly delineating the extent of land ownership.

Within the site boundary stands Maxine's Hair and Beauty Salon, a two-storey building with a traditional red brick façade. The building features charcoal brick detailing above and below the upper-floor windows, as well as a charcoal brick band separating the upper and lower floors. Below this detailing, the ground floor is finished with white render. The roof comprises traditional slate tiles, complemented by black uPVC rainwater pipes and soil vent pipes. Windows throughout the property are modern white uPVC units.

The salon's boundary is further defined by half-height brick walls featuring brick-on-edge detailing, with brick upstands interspersed by spiked metal fencing. To the south of the site is a tarmacked area providing three designated parking spaces for staff and customers. This area is landscaped with grass, greenery, and two mature trees positioned on either side of the car park.

4.3 Site Photography



Figure 3 - Photograph from rear of Maxine's looking onto plot



Figure 4 - Photograph from pedestrian footpath



Figure 5 - Photograph from rear of Maxine's looking onto plot



Figure 6 - Photograph from pedestrian route looking onto the front

4.4 Character of the Surrounding Area

The surrounding area of the site consists of various different houses types, however, majority of the dwellings are either attached housing or semi-detached bungalows. The external façades of these building types fall into four of these categories: white rendered, pebble dash, traditional red brick or stone. Dwellings along Halifax Road feature either red brick or stone half-height walls at the front to separate the dwelling entrance from the public pedestrian path.

To the north of the site is the large two exit roundabout that leads onto Halifax Road, Albert Royds Street and is the made route to connect Rochdale with the surrounding villages and towns. The roundabout incorporates a lot of greenery as well as having various underpasses to reduce pedestrian walkways on the road.

5. Design Principles

5.1 Introduction

5.1.1 The application proposal is for the construction of a two-storey dwelling attached to the side of the existing Maxine's Hair and Beauty salon.

5.1.2 The design has been developed on the following principles:

5.1.3 The ground floor of the design is to be open plan.

5.1.4 The rear facade is to have minimal windows to preserve the privacy of the

existing residents.

- 5.1.5 The main entrance for the proposed dwellings is to be access from the pedestrian pathway of Halifax Road.
- 5.1.6 The shape of the dwelling follows the natural curve of the landownership line to maximise the amount of floorspace for the proposal.
- 5.1.7 The external materials of the proposal are to resemble the adjoining Maxine's to create a cohesive aesthetic.
- 5.1.8 Any suitable materials are to be retained on site for re-use where possible. Any contaminated material is to be removed by specialist contractors. The new house is to be constructed to meet current Building 11 Regulation standards and comply with the Local Authorities Energy efficiency requirements. New materials are to be sourced locally with work undertaken by local craftsmen and builders where possible.

5.2 Use

The existing use of the plot is being used as a commercial use for beauty and hair salon. The proposed land is currently not in use and has become overgrown with vegetation and shrub with the previous concrete plank foundation being under touched since the original planning application in 1997.

5.3 External Appearance

The proposed dwelling will be constructed using traditional red brick construction. For the ground floor level it will be white rendered to attach the adjoining building. Above the white render, above and below the windows there will be charcoal brick on edge detailing. Windows will be uPVC frame casement windows with frosted glazing on the rear windows to provide privacy within the WC's. The entrance down will be uPVC door to match the windows with a vision panels along. The site boundary will be created with the removal of the existing timber fencing and replaced with a half-height brick on edge wall with brick upstands with fencing between them.

The proposed dwelling is designed to be no higher than the neighbouring property at 178 Halifax Road.

5.4 Flood Risk

According to the Environment Agency's Flood Risk map for planning, the existing site is within Flood Risk Zone 1. Land within Flood Risk Zone 1 has a low probability of flooding from rivers and the sea. As such there is no requirement to provide a Flood Risk Assessment.

5.5 Bins

The bins will be stored at the front of the property, positioned in front of the kitchen

window. They will be housed within a designated enclosed area, bordered by a half-height brick-on-edge wall and secured with an access gate for convenience and safety.

5.6 Parking

The existing parking for 178 Halifax Road is 3No. Parking bays at the side of the salon for parking for staff and customers. These parking bays will not be affected with the proposed development. Additional parking for the dwelling would be road parking on Dover Street and Clarke Street. These streets do not require residential permits are free parking to the general public.

5.7 Amenity

Alongside a designated bin storage space in front of the dwelling, the dwelling will have an outdoor area enclosed by a half-height brick on edge wall with brick up stands with fencing between to replicate the appearance of the adjoining building. Within this space there can be designated planting areas throughout or paved to suit the occupants needs.

5.8 Access

The pedestrian access route into the dwelling will be via the main pedestrian walkway along Halifax Road. This pedestrian access emulates the existing front door access of the neighbouring dwellings along Halifax Road.

Vehicular access will be via Halifax Road onto Dover Street with parking provided at the side of Maxine's Hair and Beauty.

5.9 Trees and Protected Species

There has deemed to be no protected trees or protected species on the proposed site.

5.10 Biodiversity Net Gain

The proposals are exempt from the requirements of Biodiversity Net Gain because the proposals are in accordance with Regulation 8 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024. The proposals are a Self-build development which consists of no more than 9no dwellings, is carried out on a site no larger than 0.5 hectares and consists exclusively of dwellings which are for the purpose of self-build.

6. Conclusion

The proposed development for the construction of a two-storey dwelling attached to Maxine's Hair and Beauty Salon is a well-considered and sustainable scheme that aligns with both national and local planning policies.

The proposal seeks to regenerate a derelict and underutilized site within an established residential area, contributing to Rochdale Council's housing delivery targets while avoiding development on greenfield or protected land. The design respects the character and scale of the surrounding area, utilizing materials that complement the adjoining property, ensuring a cohesive and aesthetically pleasing addition to Halifax Road.

The development is designed to enhance the site's functionality and appearance, promoting efficient use of land while safeguarding privacy and amenities for existing residents. With no impact on the existing parking provisions or protected species, and given the site's low flood risk, the proposal represents a sustainable approach to addressing the borough's housing needs.

This development offers an opportunity to provide much-needed housing for single occupants or couples in an age category often overlooked in new developments, contributing positively to the local community.

For the reasons stated above, the proposal is considered to comply with the National Planning Policy Framework, the Rochdale Local Plan, and all other relevant planning policies, and it is therefore recommended for approval.