

3 Clover Street
Rochdale

PROPOSED RESIDENTIAL DEVELOPMENT

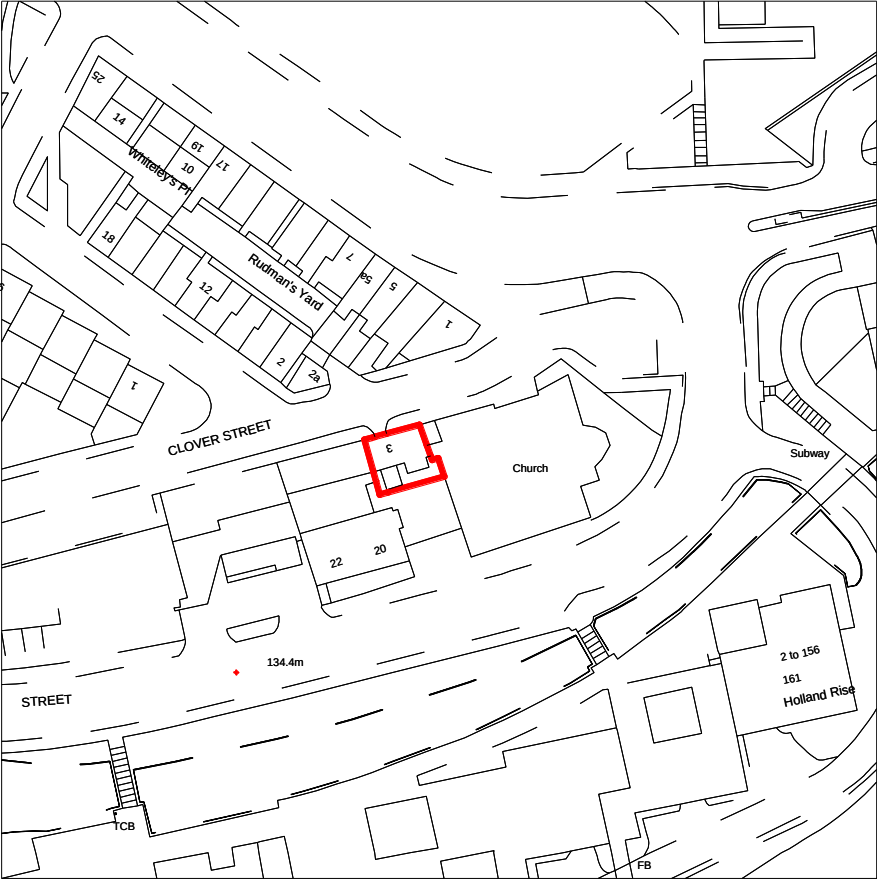
DESIGN AND ACCESS STATEMENT



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CHARTERED ARCHITECTURAL TECHNOLOGIST

Please note this document supports the relevant Planning submission for proposed new residential development at 3 Clover Street, Rochdale.

This document should be read in conjunction with all Relevant information with this submission.



Site Location Plan

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SITE LOCATION

PLANNING POLICY

SITE LAYOUT & ACCESS

AMOUNT

LAYOUT

APPEARANCE

REFUSE MANAGEMENT

SITE LOCATION



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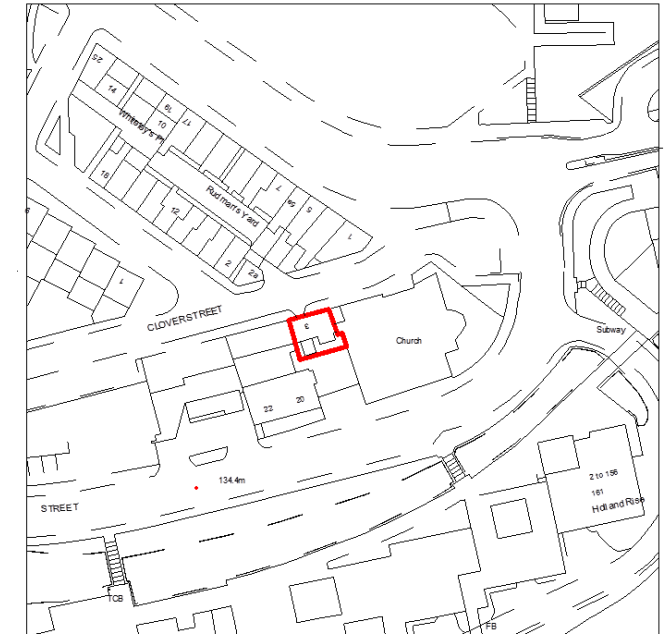
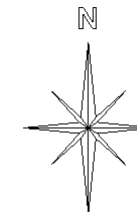
The site sits within the heart of Rochdale Town Centre. Currently the site offers a single building previously used as printing services / commercial. The topography of the site required the existing building to be split level with a large drop to the rear of the site facing Holland Street. The area focusses predominantly on residential use with smaller commercial properties found in the area. Given the location of the site, public transport links are abundant in the area with easy access to Rochdale's MetroLink tram station, train station and bus terminal within a short walking distance of the site.



Rochdale Local Area Map



Proposed
Development Site



Site Location Plan

SITE LOCATION

PLANNING POLICY

SITE LAYOUT & ACCESS

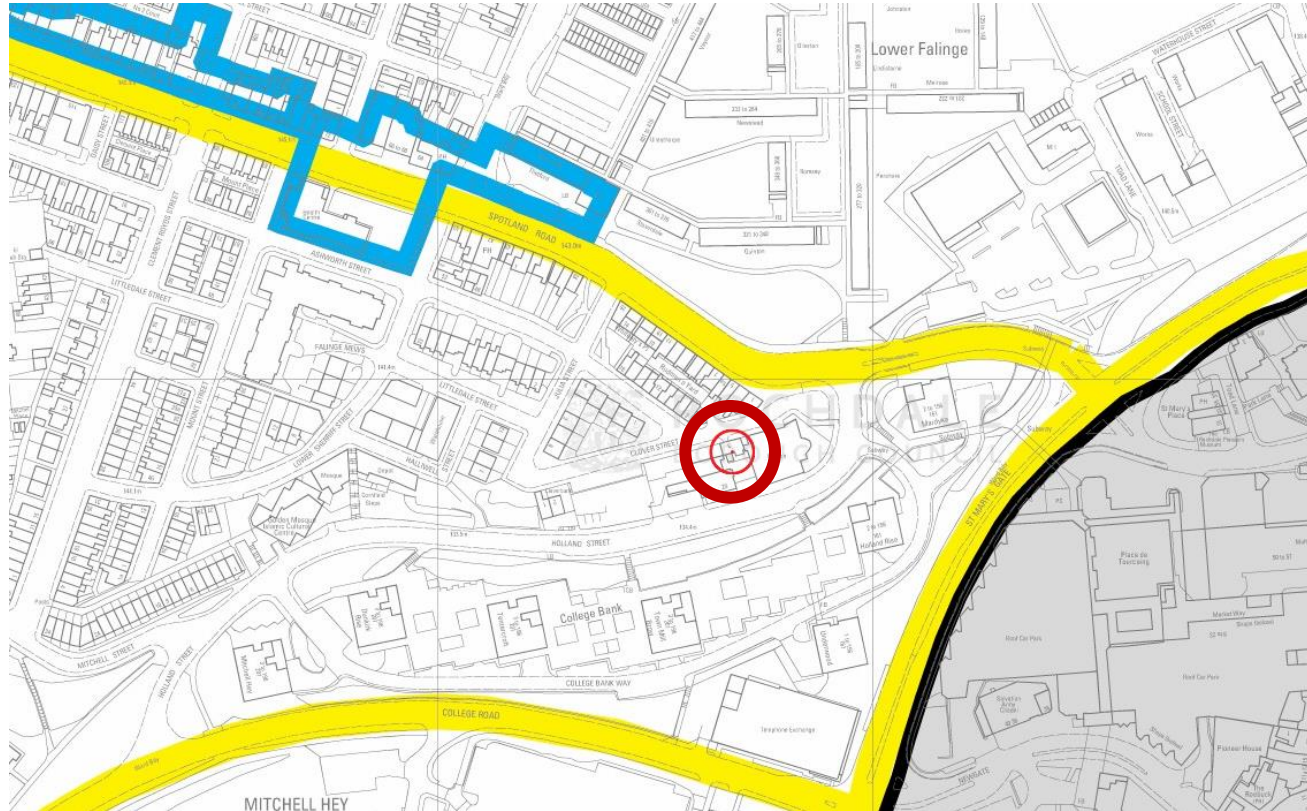
AMOUNT

LAYOUT

APPEARANCE

REFUSE MANAGEMENT

PLANNING POLICY



UDP Proposals Extract



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The proposal looks to provide a new block of apartments to the site. The proposed building would sit 2.5 storeys high to the frontage as recommended by RMBC pre application enquiry response and would look to diversify the local residential area.



Existing Holland Street Elevation



Existing Clover Street Elevation

SITE LOCATION

PLANNING POLICY

SITE LAYOUT & ACCESS

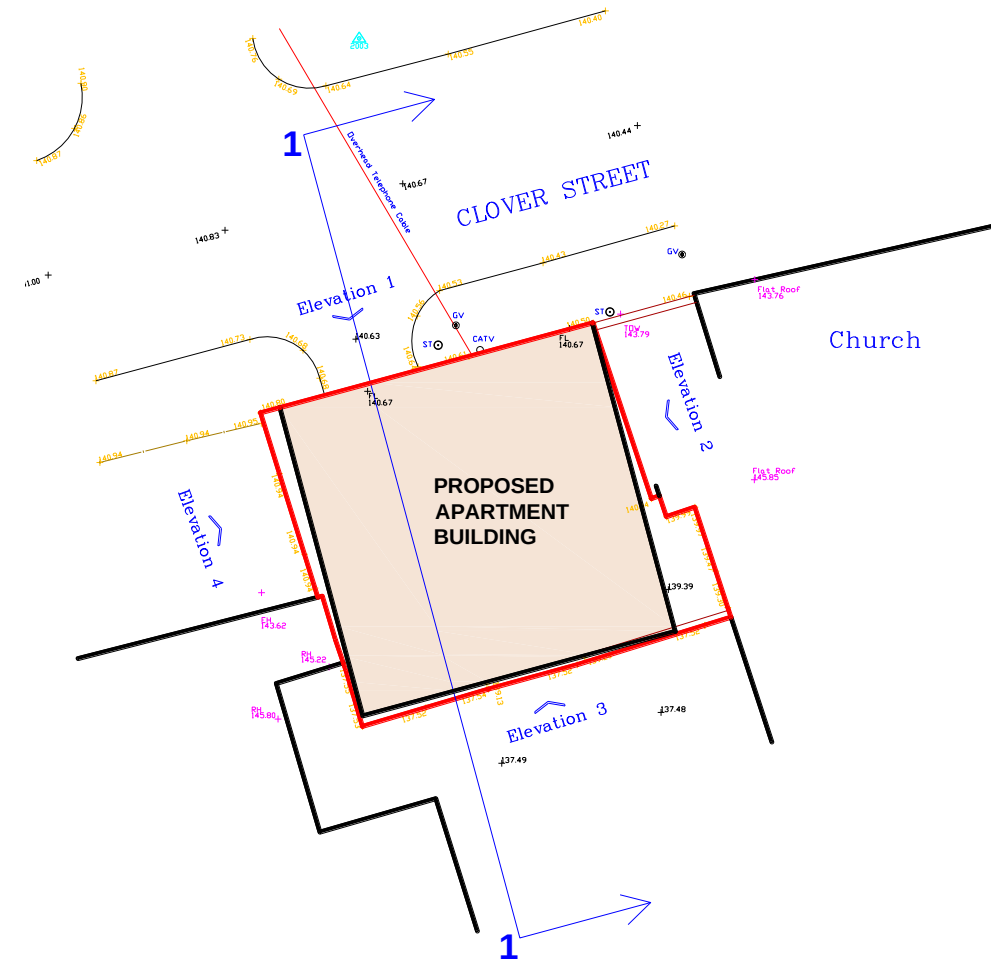
AMOUNT

LAYOUT

APPEARANCE

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Site Location Plan



Proposed Site Plan

SITE LOCATION

PLANNING POLICY

SITE LAYOUT & ACCESS

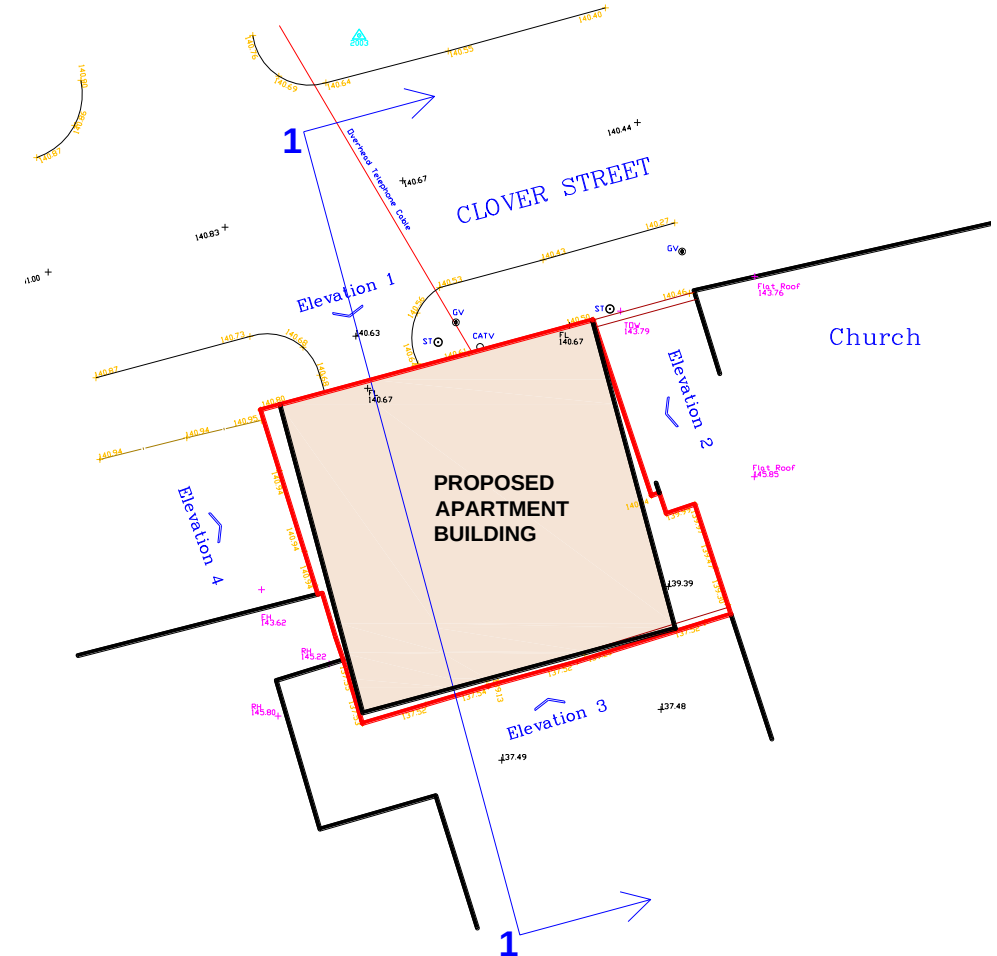
AMOUNT

LAYOUT

APPEARANCE

REFUSE MANAGEMENT

Total Site Area (Red Edge)	102m ²
Existing Building Footprint	73m ²
Building Footprint	89m ²



Proposed Site Plan

SITE LOCATION

PLANNING POLICY

SITE LAYOUT & ACCESS

AMOUNT

LAYOUT

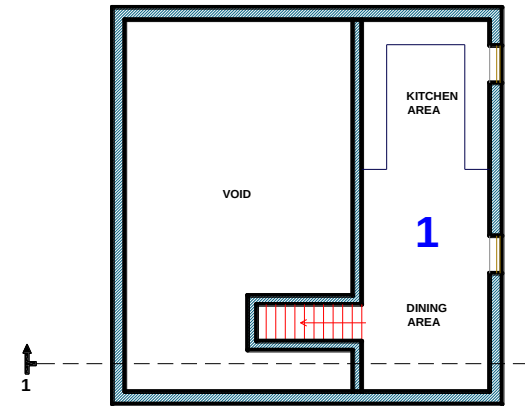
APPEARANCE

REFUSE MANAGEMENT

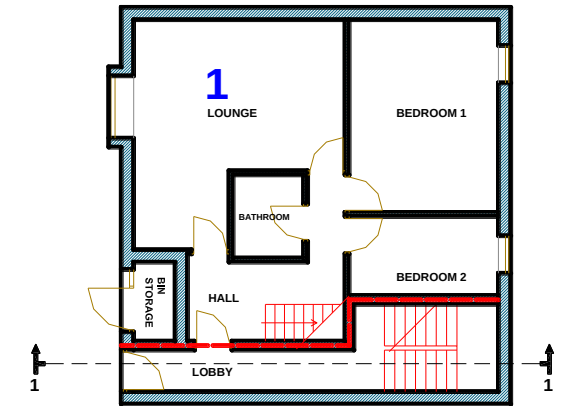
Internally the proposal provides a total of 4 new flats each with separate living and kitchen space. The focus of the proposal is on 1 and 2 bedroom apartments with a single access staircase to the upper floors. Flat 1 would be provided with access to the lower ground floor through a private staircase which provides kitchen and dining space as well as additional storage space if required.

Given the lack of usable outdoor space, an internal bin store provided to the front of the property accessed from the street to facilitate simple refuse storage collection.

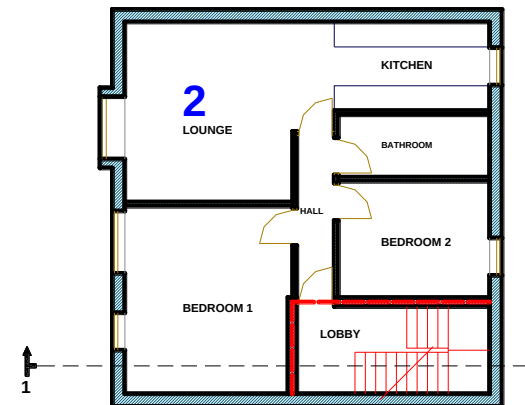
Windows to habitable rooms are provided to the front and rear with a feature window to the front lounges.



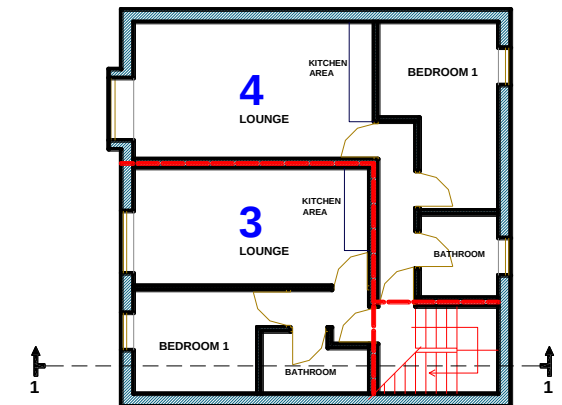
Proposed Lower Ground Floor Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

SITE LOCATION

PLANNING POLICY

SITE LAYOUT & ACCESS

AMOUNT

LAYOUT

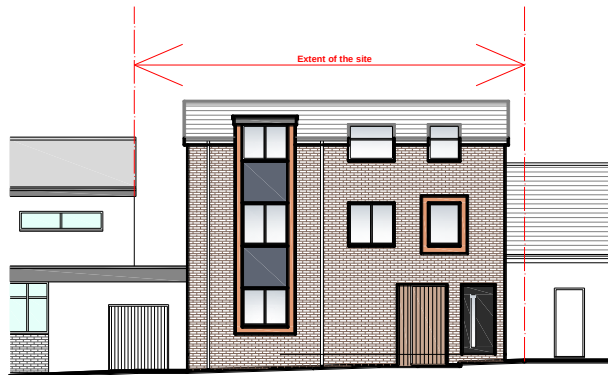
APPEARANCE

REFUSE MANAGEMENT

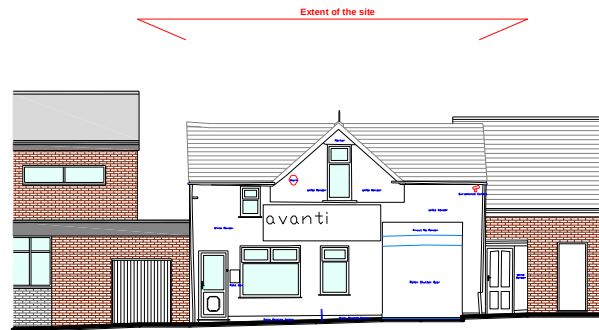
The appearance of the proposal is largely dictated by the surrounding area. Properties adjacent to the site offer a brick façade with a number of the properties in the area providing either brick or rendered/pebble dashed facades.

The proposal aims to combine both prominent material types to offer a traditional material appearance in a more modern form. The majority of each elevation will provide brick facades with small highlights of an orange rendered band surrounding windows and openings.

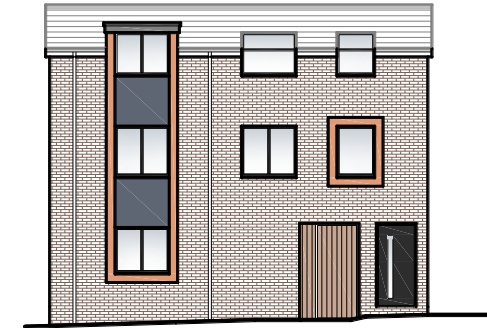
The proposal incorporates a 2.5 storey design to the front, as recommended by RMBC following Pre application advice and follows the existing building height closely to maintain an even street scene.



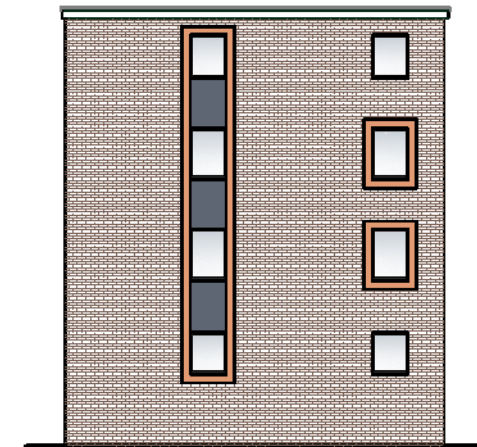
Proposed Street Scene



Existing Street Scene



Proposed Front Elevation



Proposed Rear Elevation

3 CLOVER STREET, ROCHDALE

APPEARANCE



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Proposed Front CGI



Proposed Rear CGI

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REFUSE MANAGEMENT

3 CLOVER STREET, ROCHDALE

REFUSE MANGEMENT



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Refuse Management

An internal bin store has been provided off the front elevation. During bin collection days, the bins are to be positioned along Clover Street as the existing bin management routine. The bin store is accessed externally and would be gated in order to mask the bins from the street scene.



Bin Storage Unit
Example