

Former Ronald Groton Centre
Rochdale

PROPOSED COMMERCIAL DEVELOPMENT

(CONVERSION OF EXISTING BUILDING TO FORM TRAINING AND
PRODUCT RESEARCH & DEVELOPMENT FACILITY WITH
ASSOCIATED OFFICE SPACE (Use Classes E(g)(i) & E(g)(ii)).

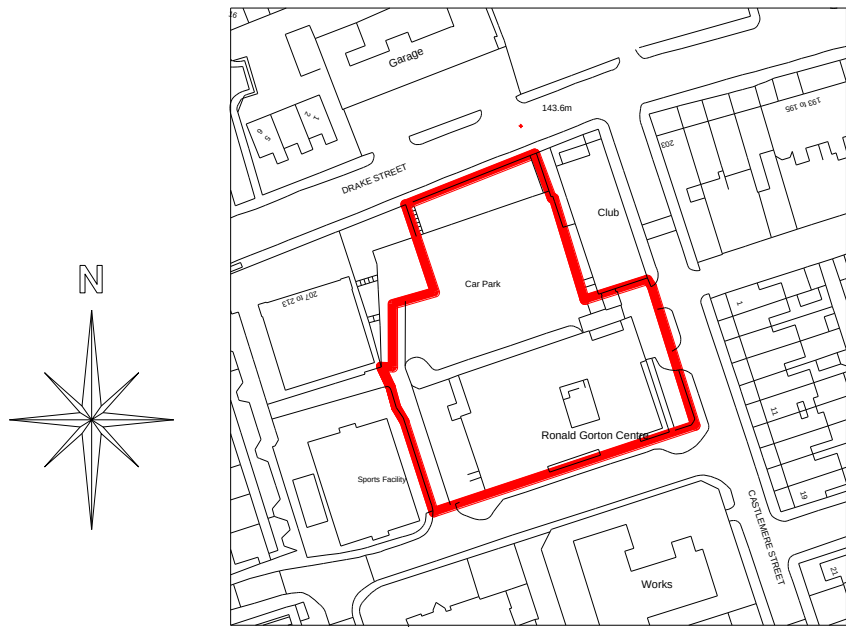
DESIGN AND ACCESS STATEMENT



JAMES CAMPBELL ASSOCIATES
CHARTERED ARCHITECTURAL TECHNOLOGIST

Please note this document supports the relevant Planning submission for a proposed commercial development at the site belonging to the former Ronald Gorton Centre, Rochdale.

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



Site Location Plan

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SITE LOCATION

LOCAL PLAN

PROPOSAL ASSESSMENT

SITE LAYOUT & ACCESS

AMOUNT

LAYOUT

APPEARANCE

PARKING & SERVICING

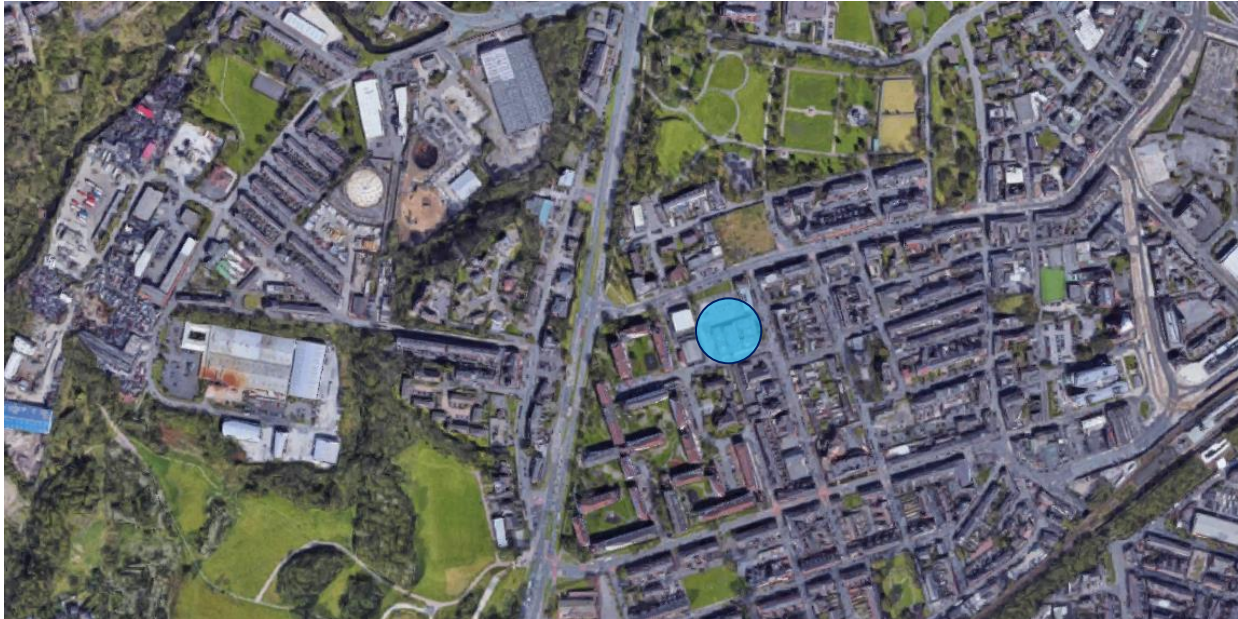
SITE LOCATION



The proposal site is situated on the edge of Rochdale Town Centre along Drake Street, a major strategic highway in the area. The site forms a prominent area immediately off the Drake Street / Manchester Road junction and is faced by a number of retail / commercial use properties including a multi use supermarket building to the West, large vehicle garage to the North and a number of restaurants and leisure buildings to the East and South site boundary. The proposal site is separated from Drake Street through a strip of landscaping that allows the site to be set back around 10m from kerb side.

Access to the proposal site is provided through Castlemere Street which also provides access to the wider residential use network off Drake Street.

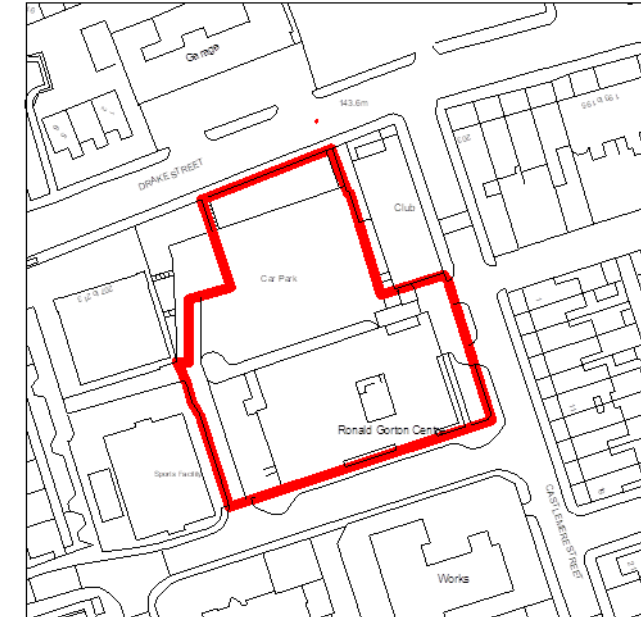
The site currently offers a large car parking area to the north with a single access point off Castlemere Street. The Former Ronald Gorton Centre building is located along the corner of Castlemere Street and is predominantly single storey with a large 2.5 storey section to the centre of the building which forms a hall / performance theatre internally. It is suspected that the construction of the building cavity wall construction with a dark brick outer façade combined with various external timber panels that have been rotted. The building itself sits dilapidated and currently in use as temporary residential use through a protection through occupation arrangement formed by AdHoc Property. Historic use of the building is vague with records suggesting a day care usage.



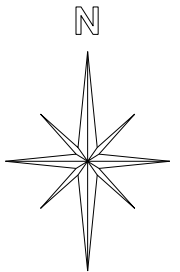
Rochdale Local Area Map



Site Location



Site Location Plan



SITE LOCATION

LOCAL PLAN

PROPOSAL ASSESSMENT

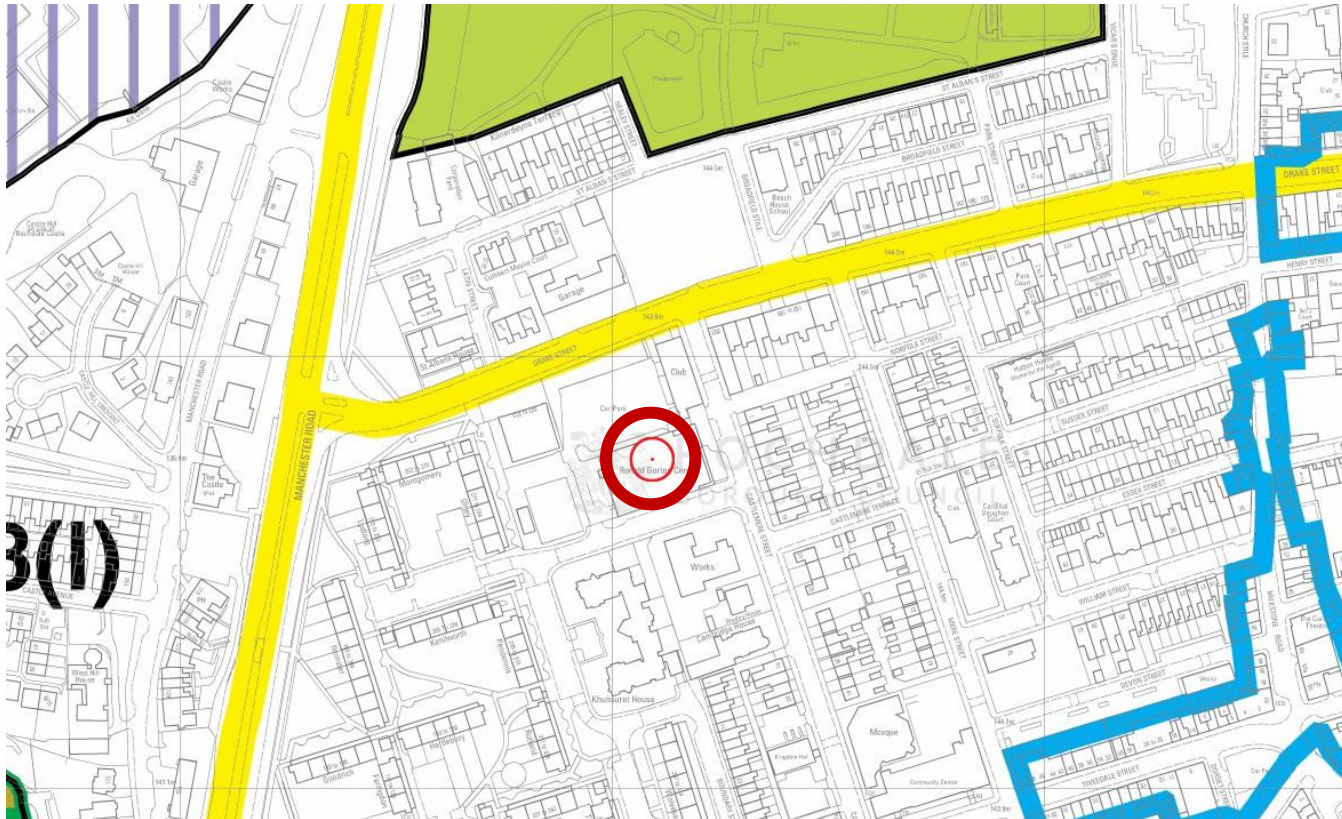
SITE LAYOUT & ACCESS

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UDP Proposals Extract

The site is located within the Defined Urban Area, with thin in mind as well as design and appearance policies, the proposal must take into consideration Policies G/D/1. The site does not form land between green belt and the defined urban area and is not subject to Policy D/10.

SITE LOCATION

LOCAL PLAN

PROPOSAL ASSESSMENT

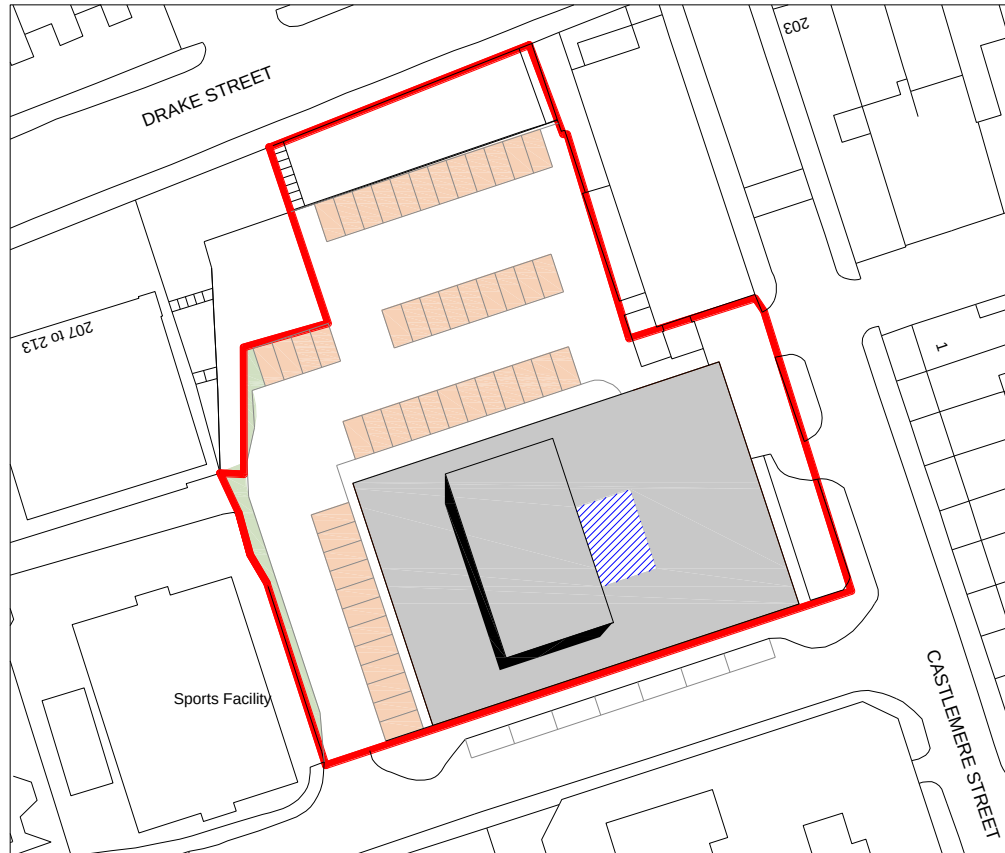
SITE LAYOUT & ACCESS

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Proposed Site Layout

The proposal of the site is to provide a commercial facility that would provide training and research space including multiple offices, storage rooms, staff rooms, product display areas and kitchen and bathroom areas. The site is ideal for the proposed end use given the size, location and scope of the site. As identified, the site belongs to the defined urban area which looks to encourage new development within the urban area boundaries in an effort to protect the countryside and enhance the existing unused buildings.

In line with SP2 and the spatial strategy of Rochdale's Core Strategy, commercial development forms a key role to the centre of Rochdale both currently and historically due to its sustainable location and high service level through infrastructure and transport links.

Policy EC/5 provides guidance on employment developments outside of allocated areas. In line with the requirements of policy EC/5, the proposed development would form a class E development and therefore should not adversely impact the primary residential area associated with Castlemere Street and the further residential area, this is achieved through the reuse of an existing building that has historic commercial use. The site is also in line with EC/5 policy regarding additional traffic and highways requirements given the location of the site in conjunction with Drake Street and the provided parking amenity on the site.

Given the dilapidated nature of the existing building, the proposal looks to reinvigorate the site through new commercial development increasing employment opportunities in the area while making effective and sustainable use of a brownfield site in a prominent central location.

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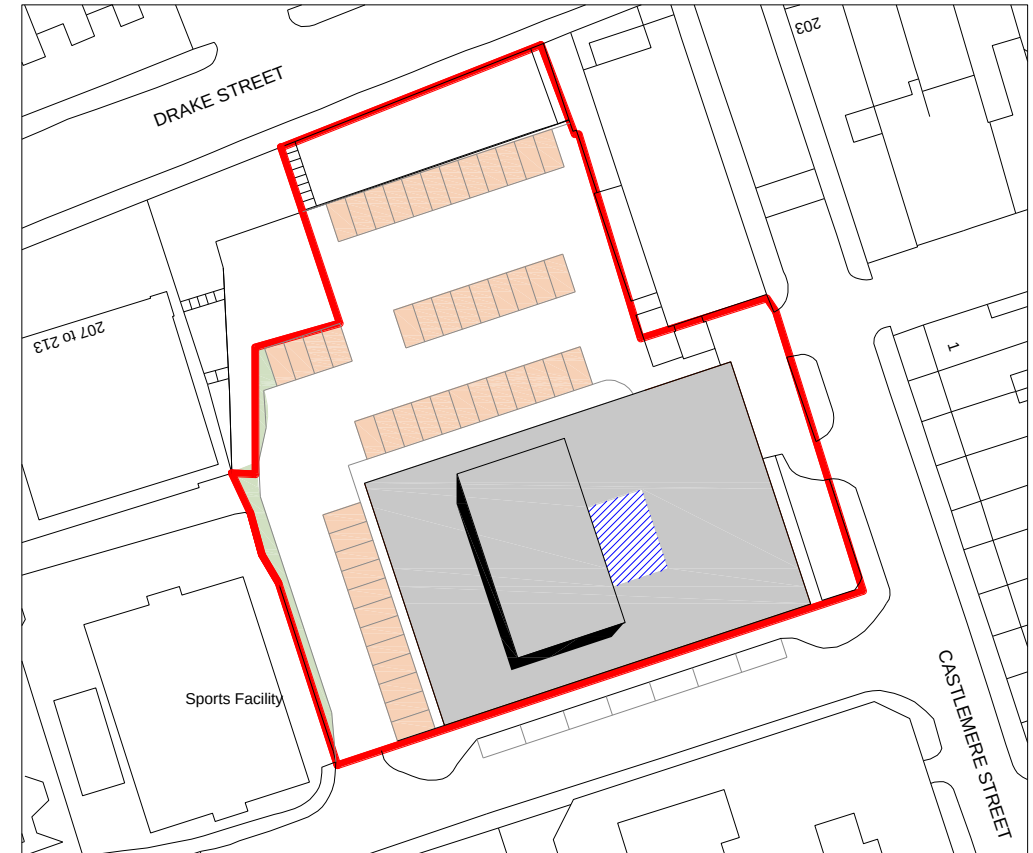
LAYOUT

APPEARANCE

PARKING & SERVICING

The site orientation is to remain as existing by retaining the existing site access off Castlemere Street leading to a large open yard to the north. Currently the site offers parking in this area with painted parking bays, the proposal would look to maintain the parking area for use by site visitors and employees.

Additional parking is provided to the west and east of the existing building with existing parking bays located to the south off the public footpath.



Proposed Site Layout

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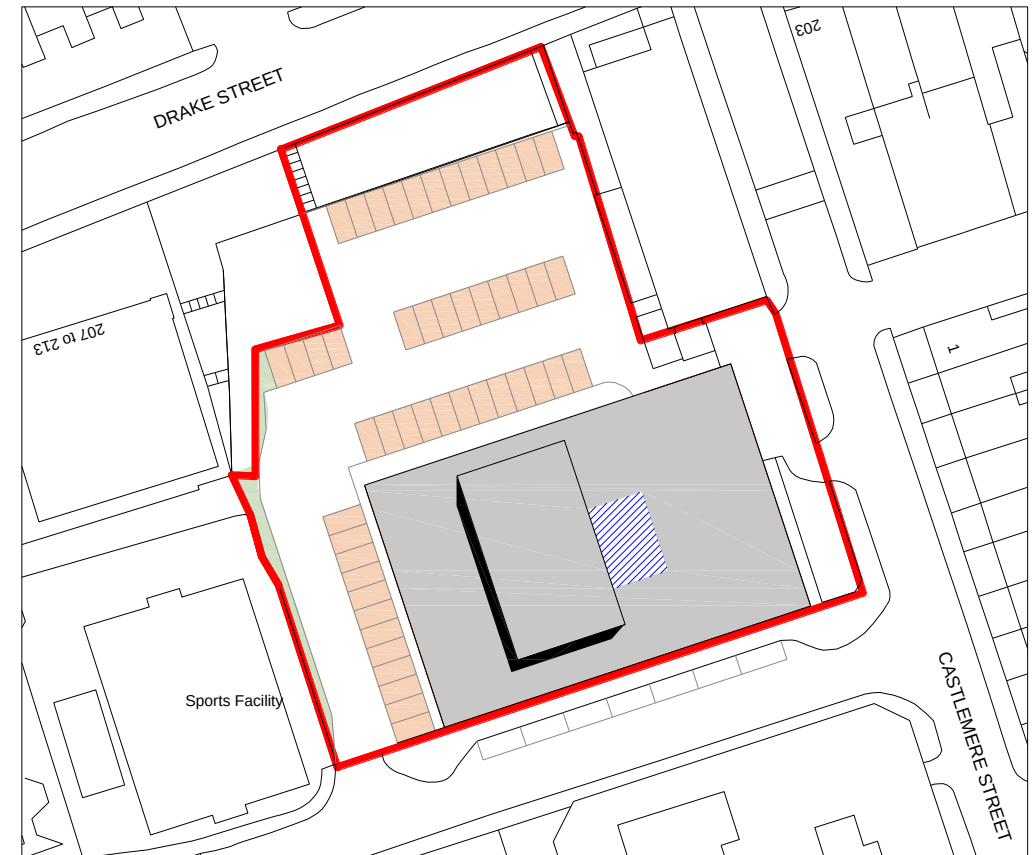
PARKING & SERVICING

Areas

Total Site Area (Red Edge) 4174m²

Existing Building Footprint 1311m²

Existing Landscaping (Hard & Soft) 2863m²



Proposed Site Layout

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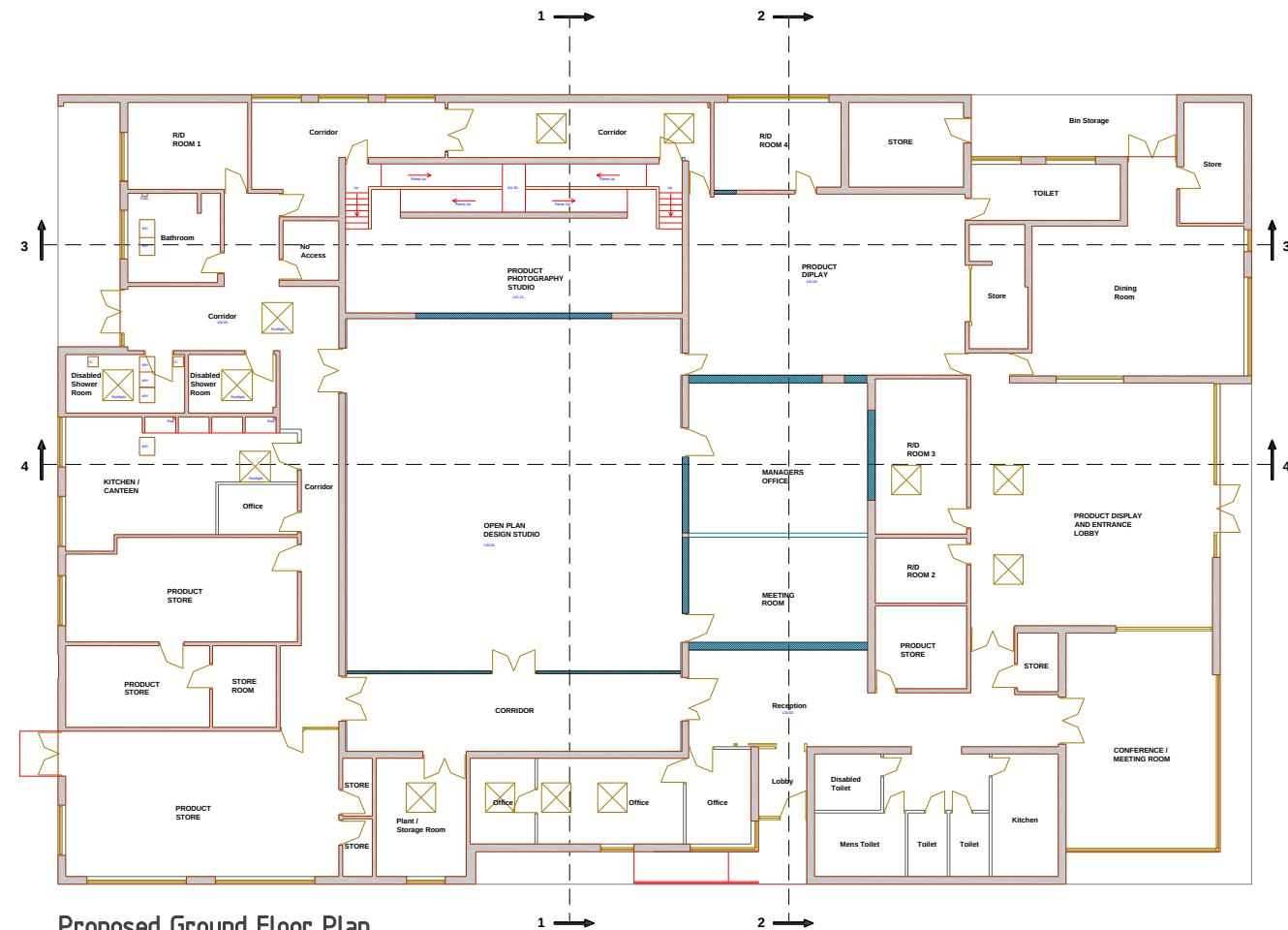


Existing Ground Floor Plan

The proposed floor plan looks to retain the majority of the internal walls to provide training rooms, offices, research and development rooms etc. The middle hall is to be repurposed as a design studio with the upper stage area separate and used as a product photography studio.

Existing ramped access to the front of the building is to remain to facilitate ease of access.

An external bin store is provided to the rear of the building with access to the east to Castlemere Street if required.



Proposed Ground Floor Plan

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LOCAL PLAN

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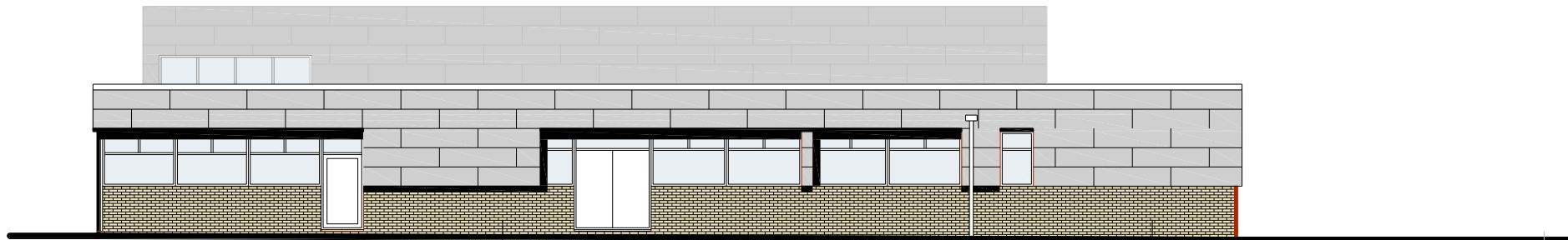
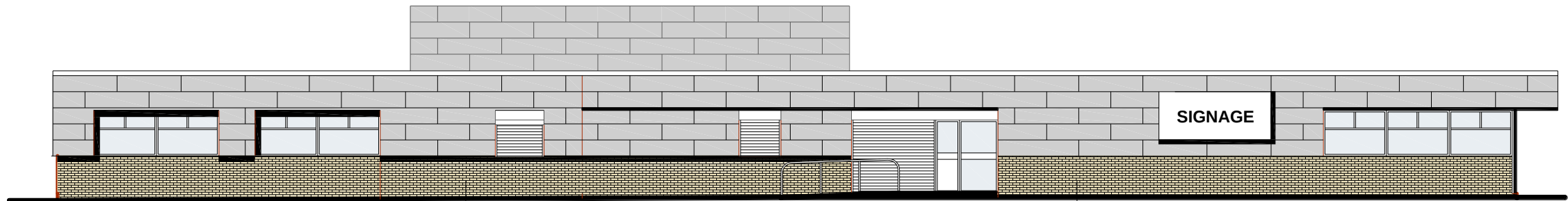
AMOUNT

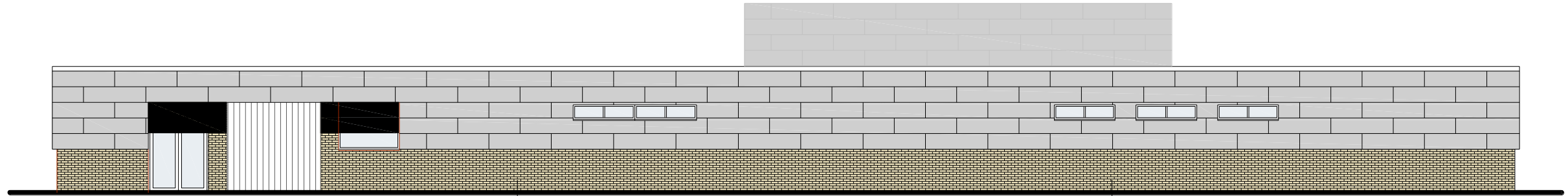
LAYOUT

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The proposal provides a new cladded façade through the use of a rainscreen cladding system to the upper section of the existing external walls with the lower section clad in a stone façade to match the adjacent banqueting hall building.

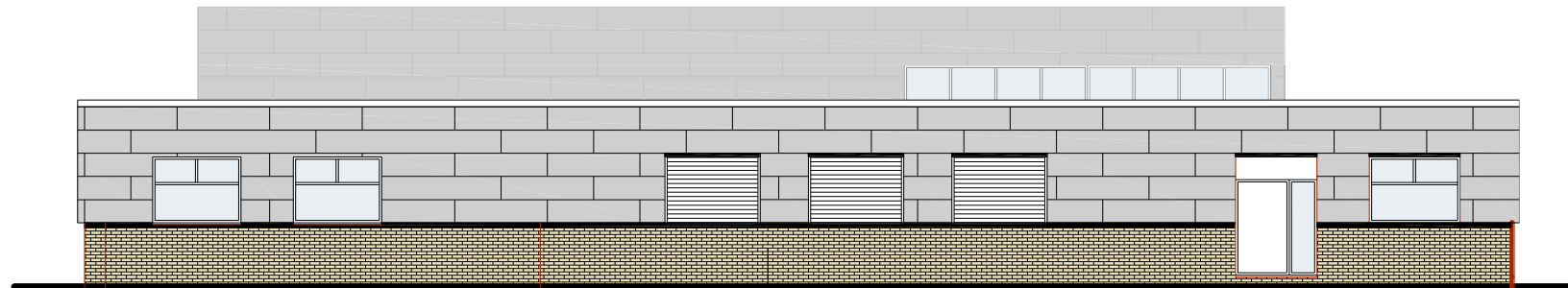




Proposed North Facing Elevation

Stone Facade to match existing
Banquette Hall building.

Stone Facade to match existing
Banquette Hall building.



Proposed West Facing Elevation

Stone Facade to match existing
Banquette Hall building.



Rainscreen Cladding



Proposed South Facing Elevation Image

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Parking

The proposal provides a total of 49 parking bays for use by employees and site visitors with the majority of these spaces being provided as part of the development.



Existing North Facing Elevation



Existing East Facing Elevation



Existing West Facing Elevation



Existing South Facing Elevation