



FORMER CENTRAL RETAIL PARK
ROCHDALE
DESIGN & ACCESS STATEMENT
ADDENDUM

ORRD-LRW-XX-XX-PP-A-00624_P03 | JULY 2024

PREPARED BY
LeachRhodesWalker
Architects

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1.0 Introduction

1.0 Introduction

Overview

This Design and Access Statement Addendum has been prepared by Leach Rhodes Walker for Wilmott Dixon and Rochdale Development Agency in support of the non material amendment to the currently consented residential development in Rochdale approval reference:22/01119/FUL.

Following the approval of the scheme, the improvement of buildability has necessitated changes to the houses and apartment block, which this application highlights in further detail. The main changes have impacted the house roof pitch design which has had a knock on effect to the building height, internal layout and PV panel accommodation. Another change is the introduction of the feature brickwork panel with 10mm recess at every other course, this has replaced the metal panels proposed on the apartment bedroom windows and is an addition to the house elevation design. Other notable changes to the apartments also include the simplification of the circulation core, the bedroom windows only alternating every other floor and the brick piers coming down to ground reducing the amount of glazing on the commercial unit. Alongside this, there are some further minor changes that are detailed in this document.

This addendum seeks to identify and clarify the changes that have been made in support of the application to amend the approved plans.

2.0 Team

2.0 Team

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3.0 Key Changes

3.0 Key Changes

The following are the key changes to the scheme set out within this document:

House Amendments

(Applicable to each house type)

- Internal amendments at ground floor
- Rear elevation small window removed/ larger window amended
- Change in roof pitch and building height
- PV panel amount, size and layout
- Front elevation addition of feature brickwork (10mm recess every other course)
- Addition of post and meter boxes

(3 Bed House Type)

- Second floor internal layout handed to suit new roof pitch
- Rooflight handed to opposite roof pitch to suit new internal layout
- PV panels split across both roof pitches

Apartment Amendments

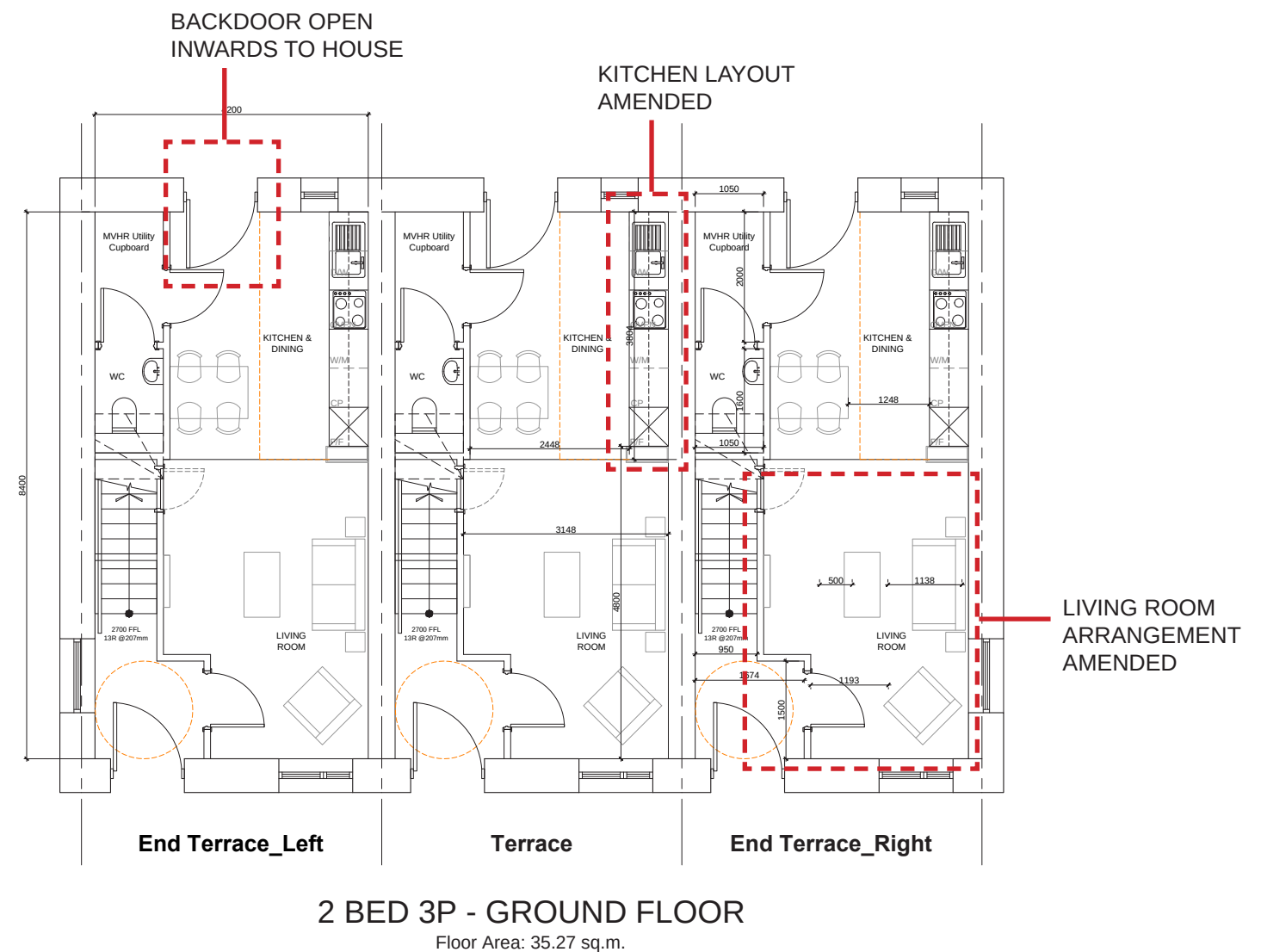
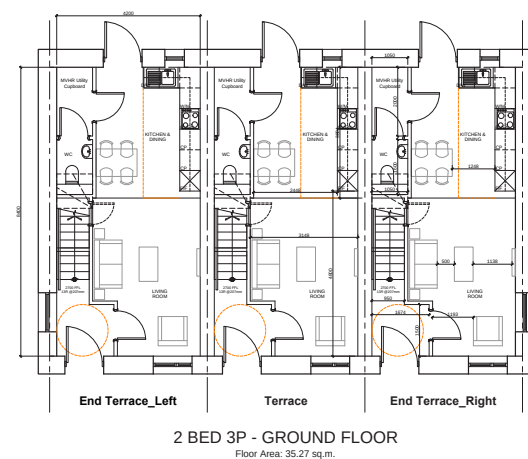
- Brick piers on south end come to ground reducing glazing on commercial unit
- Fire escapes amended
- Access to parcel store, bike store, bin store and switch room amended
- Apartment internal layouts amended (bathroom and cupboards handed in every apartment, kitchen layouts amended in 1 bed apartments).
- Circulation core walls simplified and contrasting brickwork added
- Core glazing reduced and mullions run through metal spandrels at each floor
- Gable end bedroom window side panel removed and adjusted to not alternate
- Side panels developed into feature brickwork (10mm recess every other course)
- Windows and ground floor doors adjusted to 2100mm with 300mm louvres
- Bedroom windows alternate every two levels

4.0 House Amendments

House Amendments

2 Bed House Ground Floor Plan

In the 2 bed house ground floor there are small amendments to the internal layout. This includes the backdoor which has been handed to open inwards. The kitchen has been adjusted from a corner layout to a straight run and the living room layout has been handed to show the seating area along the exterior wall.



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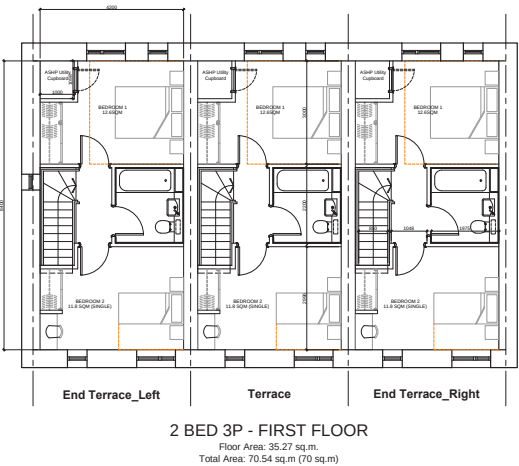
Planning Refinements

4.1

House Amendments

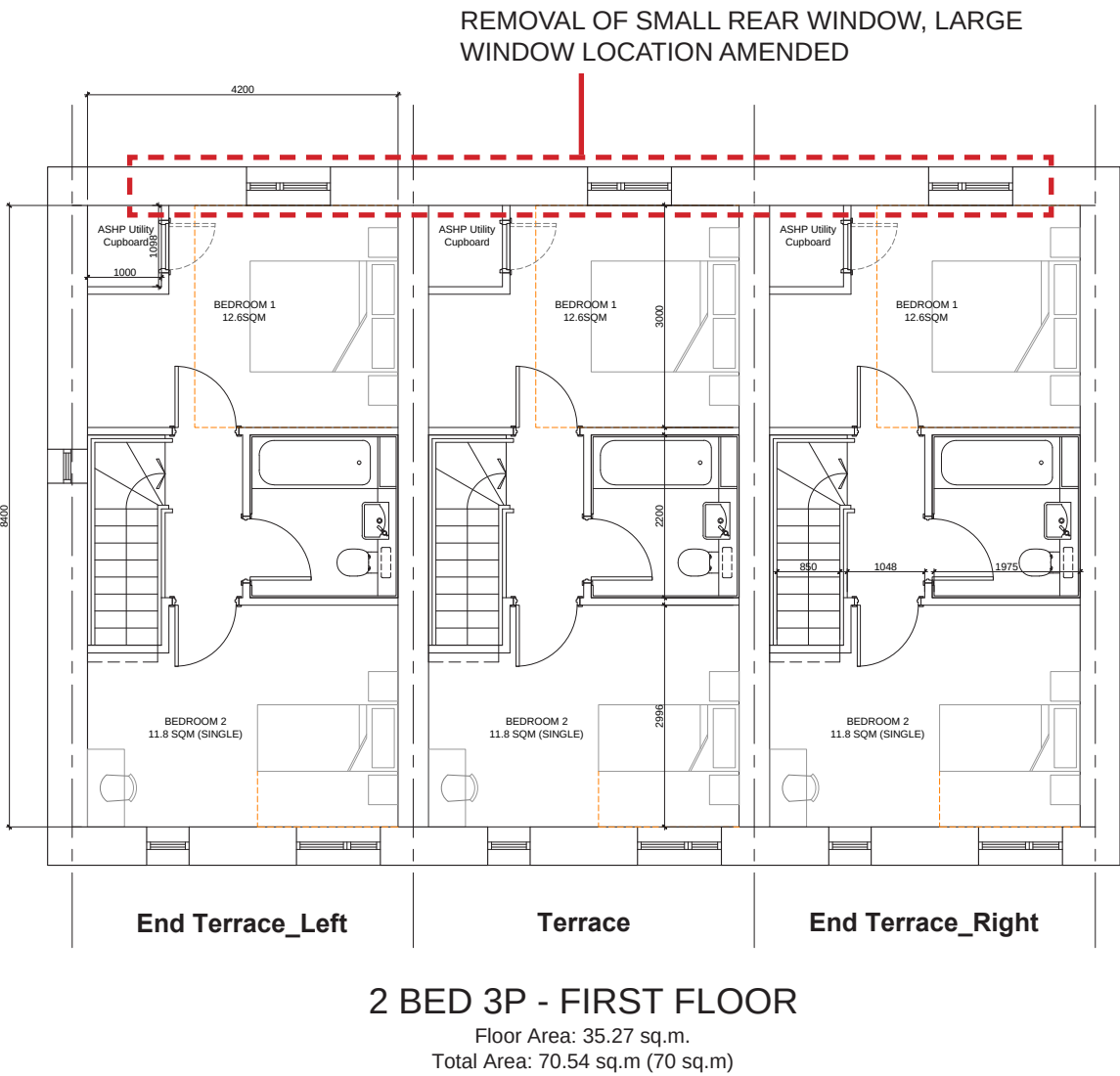
2 Bed House First Floor Plan

On the first floor of the 2 bed house the smaller of the two rear windows has been removed and as a result of this the larger window location has been amended to sit more centrally in the bedroom.



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Planning Refinements



4.1

House Amendments

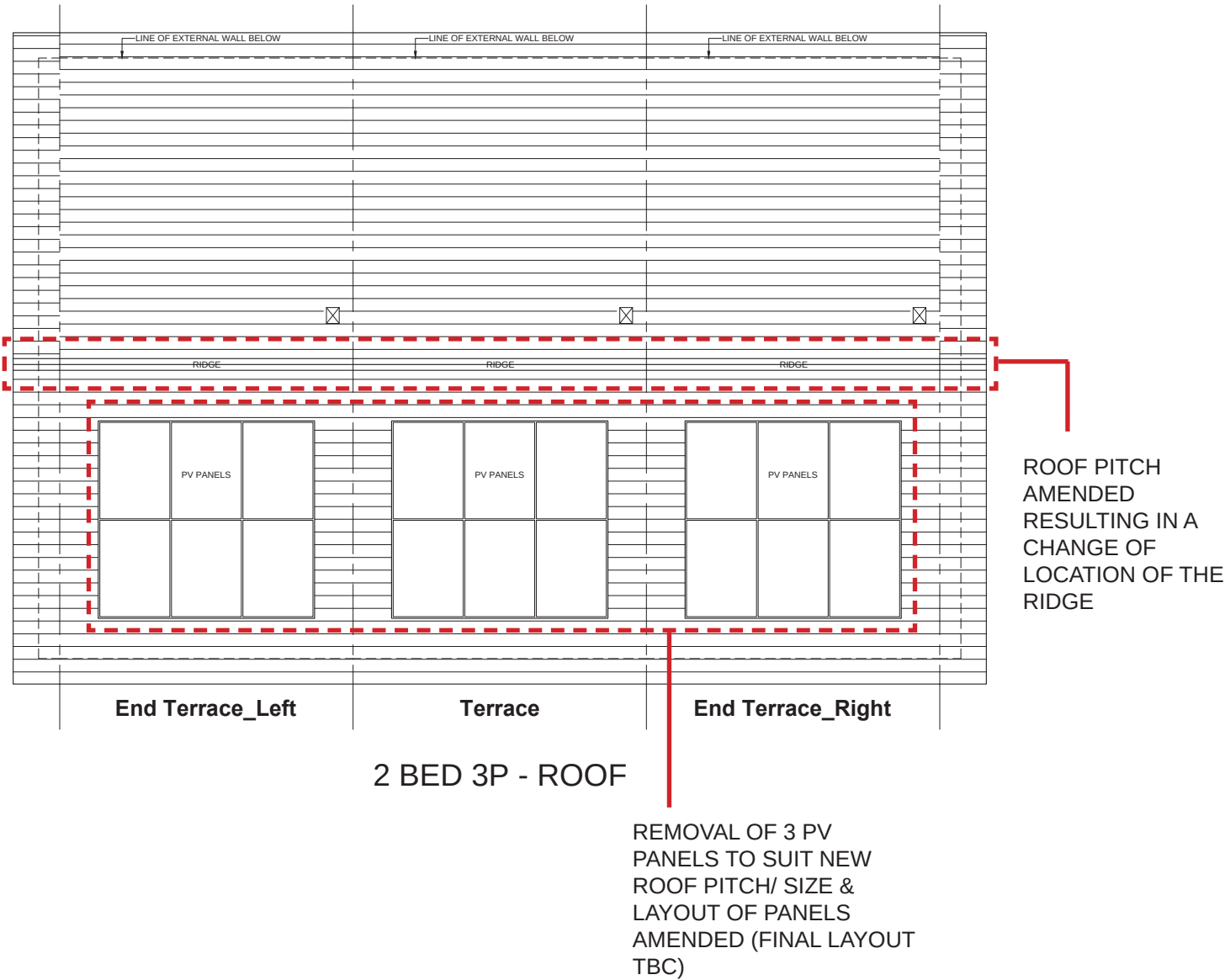
2 Bed House Roof Plan

The roof plan of the 2 Bed house has been affected by the change of roof pitch resulting in the amendment of the ridge location and the reduction of 3 PV panels. The PV panels have also been adjusted in terms of size and location to suit the new roof pitch.



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Planning Refinements

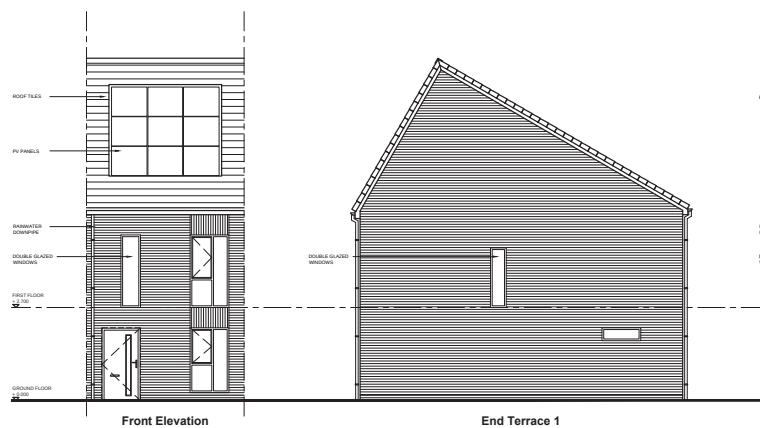


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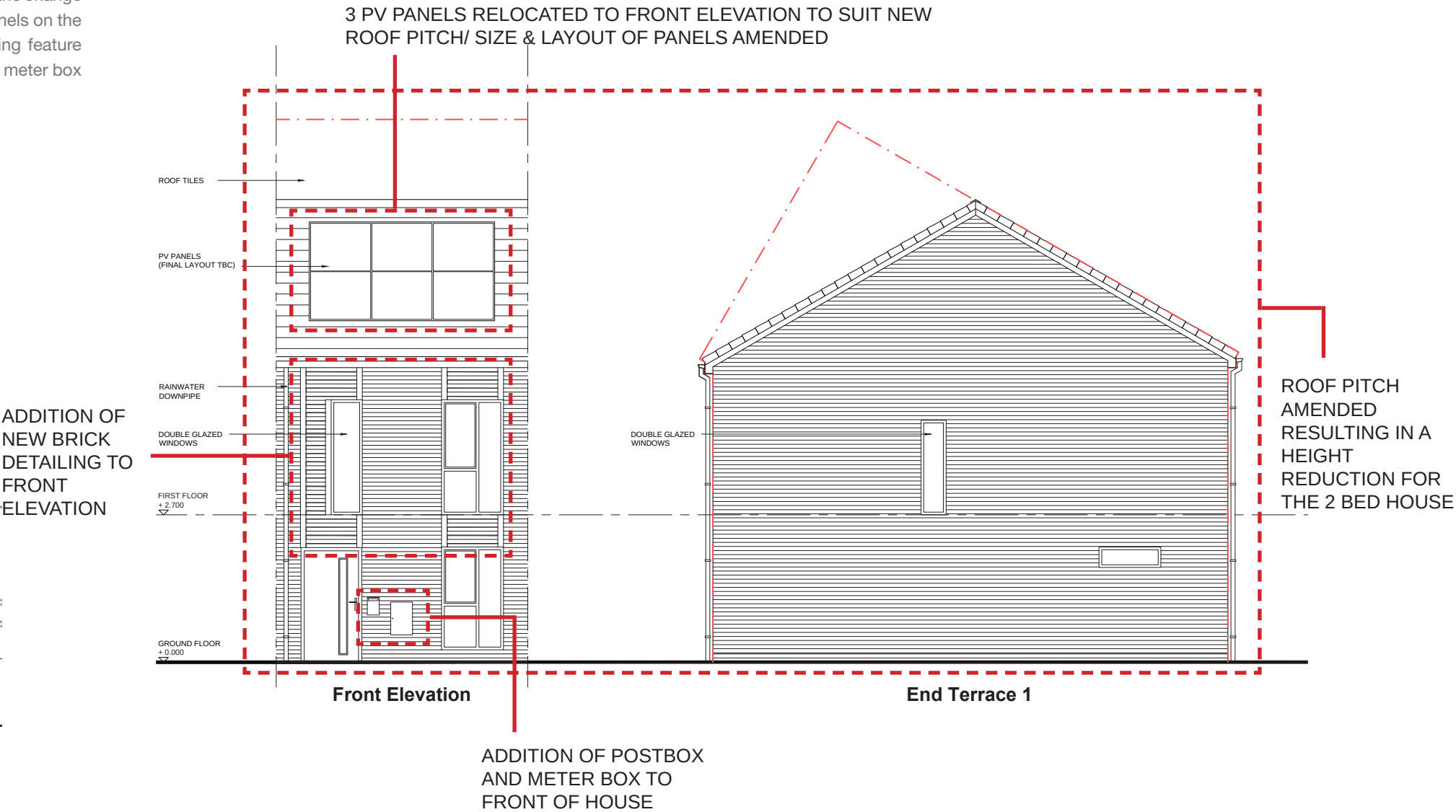
House Amendments

2 Bed House Front and Side Elevation

The 2 bed house front and side elevation have reduced in height due to the change in roof pitch. This has impacted the amount, size and location of PV panels on the roof. New brick detailing has been added to the front facade including feature brickwork with a 10mm recess every other course. Also, a postbox and meter box has been added to the front elevation.



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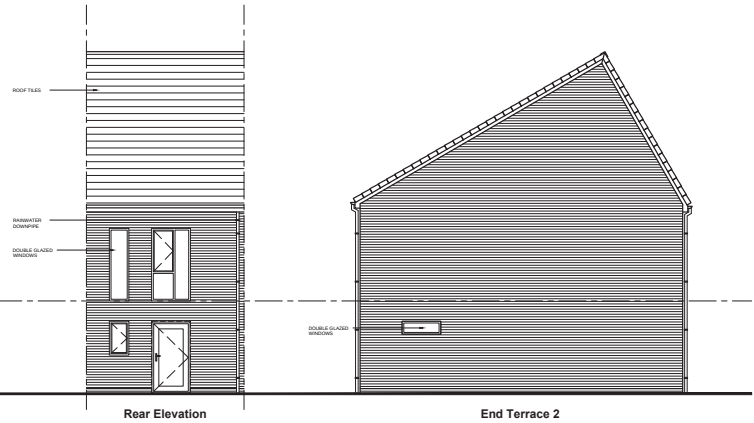
Planning Refinements

4.1

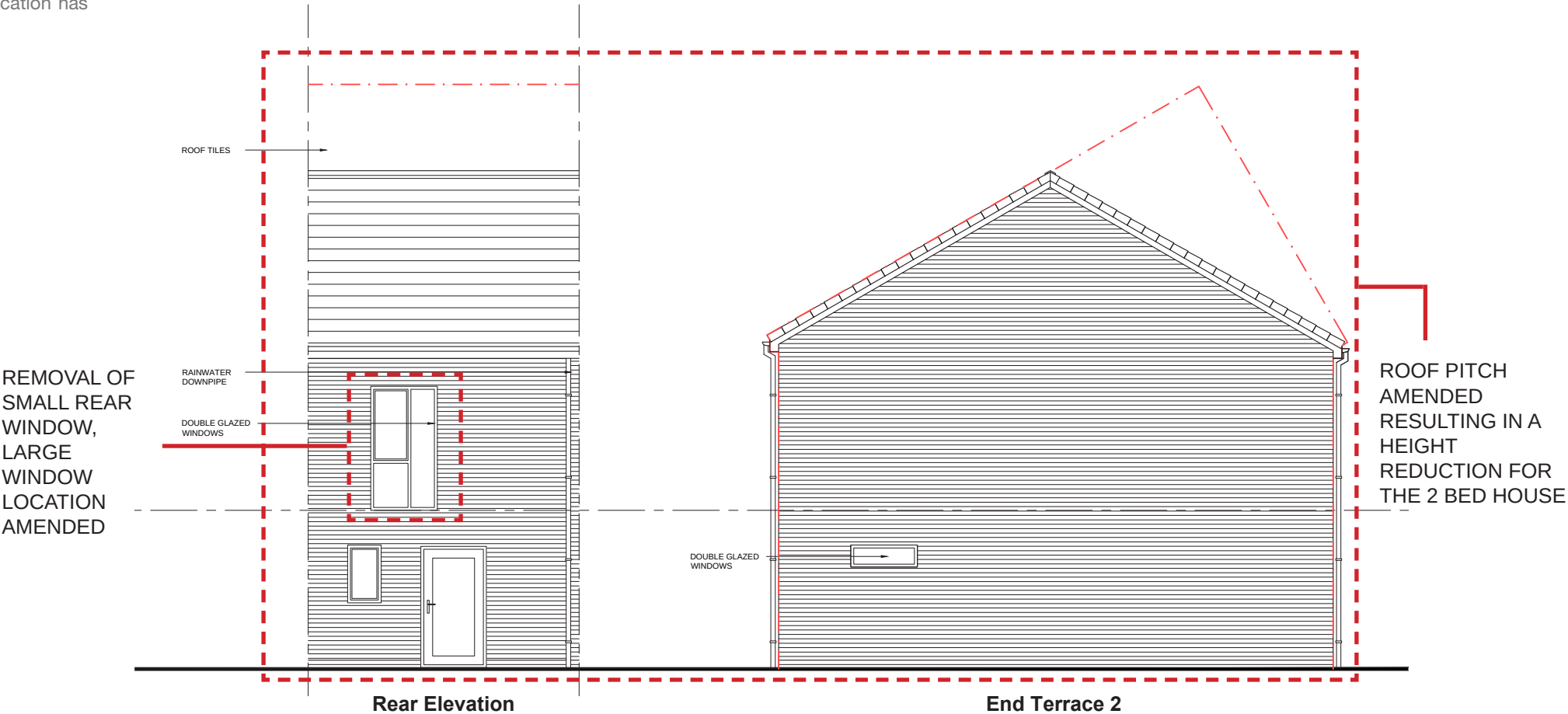
House Amendments

2 Bed House Front and Side Elevation

The 2 bed house rear and side elevation have reduced in height due to the change in roof pitch. As mentioned on the first floor layout the smaller window on the first floor of the rear facade has been removed, and the larger window location has been adjusted to sit more centrally within the bedroom.



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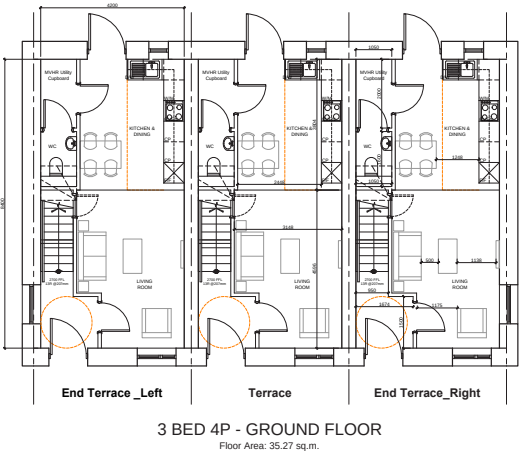


Planning Refinements

4.2 House Amendments

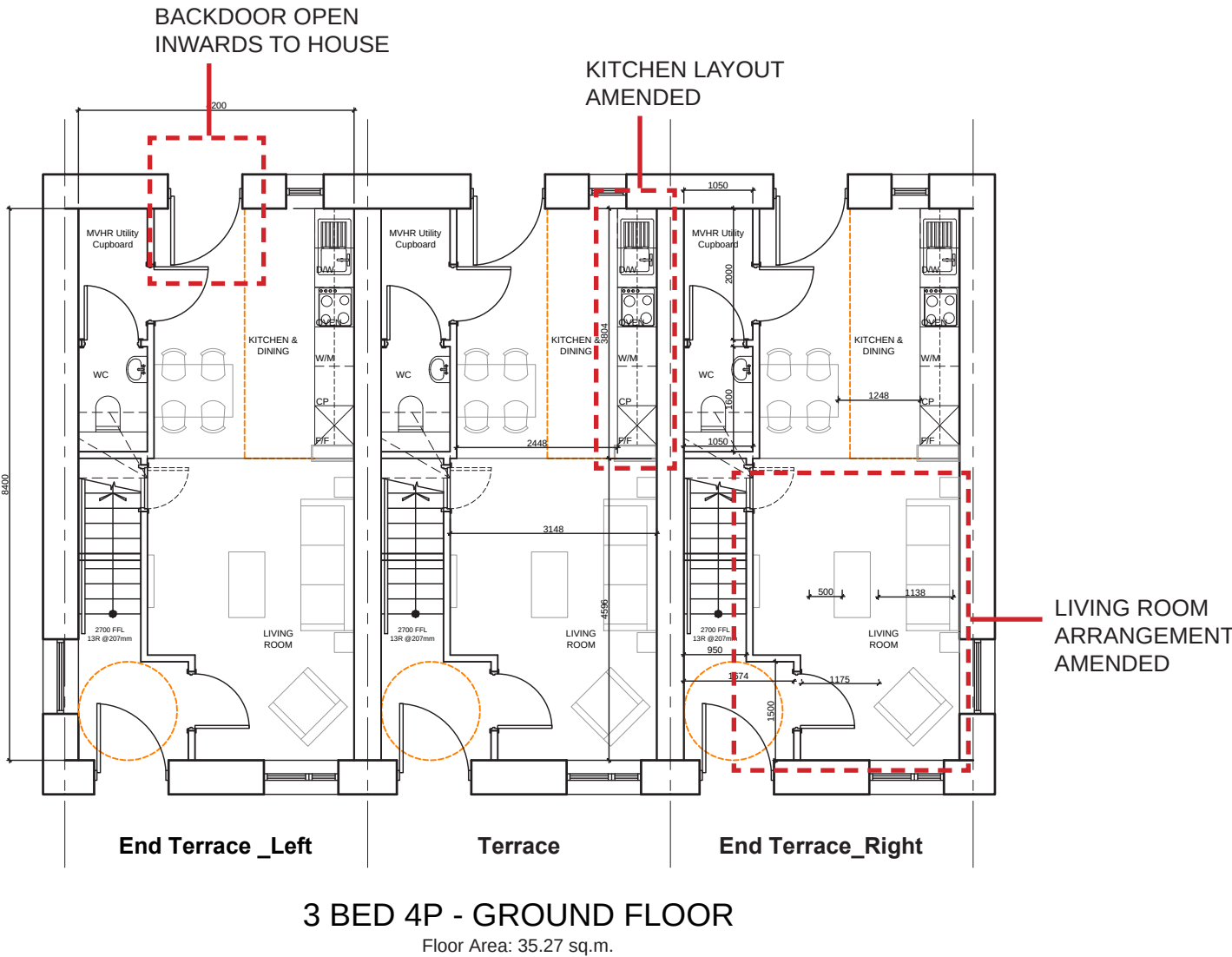
3 Bed House Ground Floor Plan

In the 3 bed house ground floor there are small amendments to the internal layout. This includes the backdoor which has been handed to open inwards. The kitchen has been adjusted from a corner layout to a straight run and the living room layout has been handed to show the seating area along the exterior wall.



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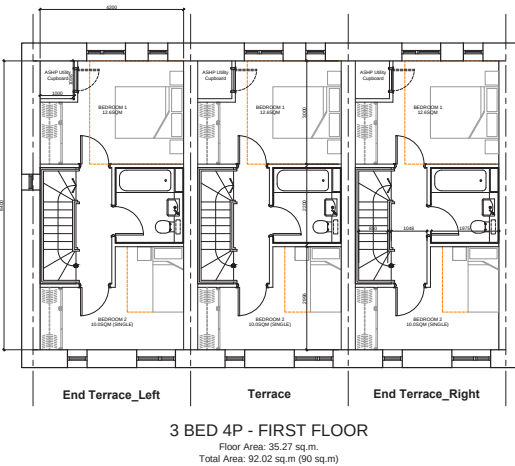
Planning Refinements



House Amendments

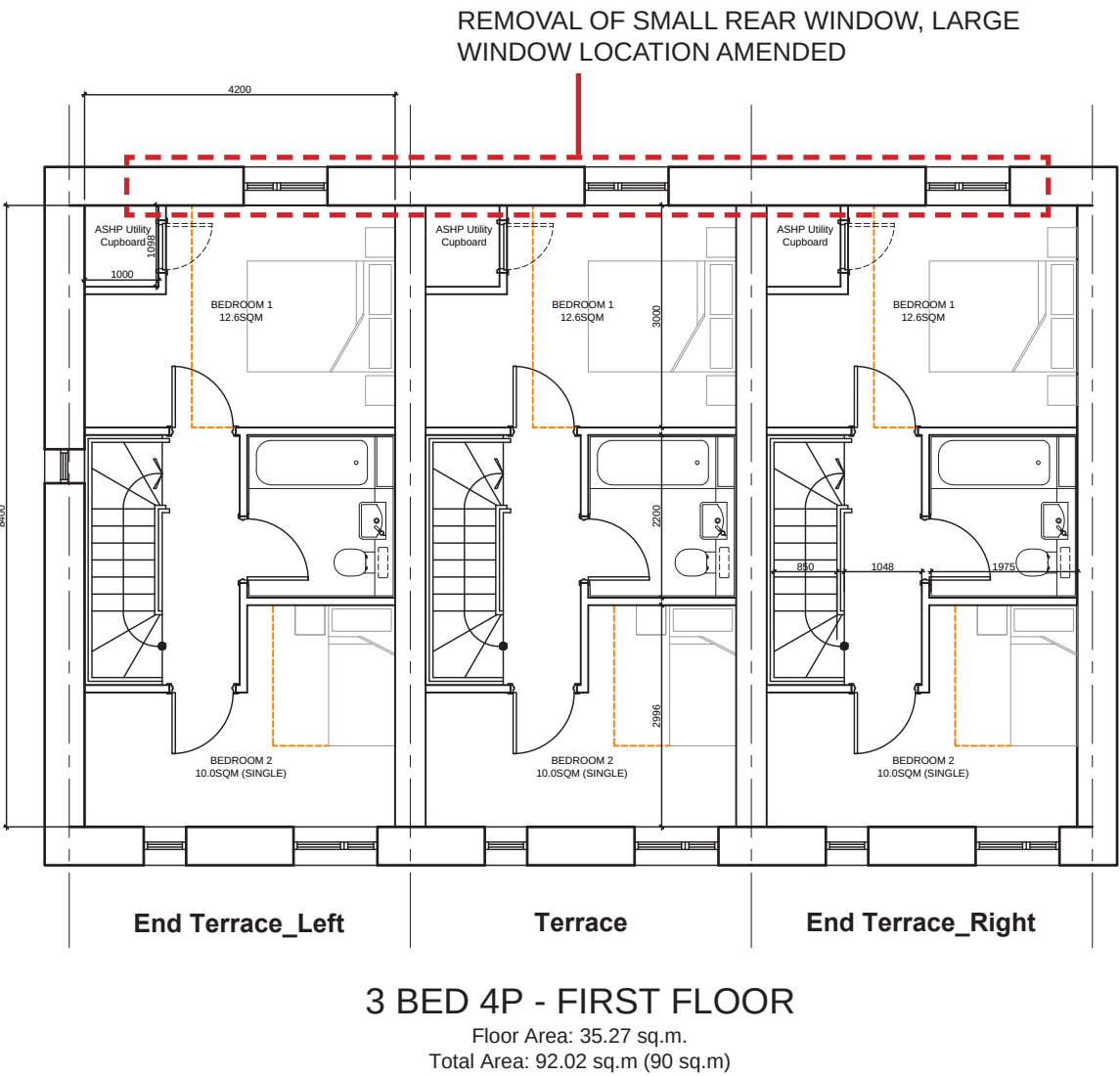
3 Bed House First Floor Plan

On the first floor of the 3 bed house the smaller of the two rear windows has been removed and as a result of this the larger window location has been amended to sit more centrally in the bedroom.



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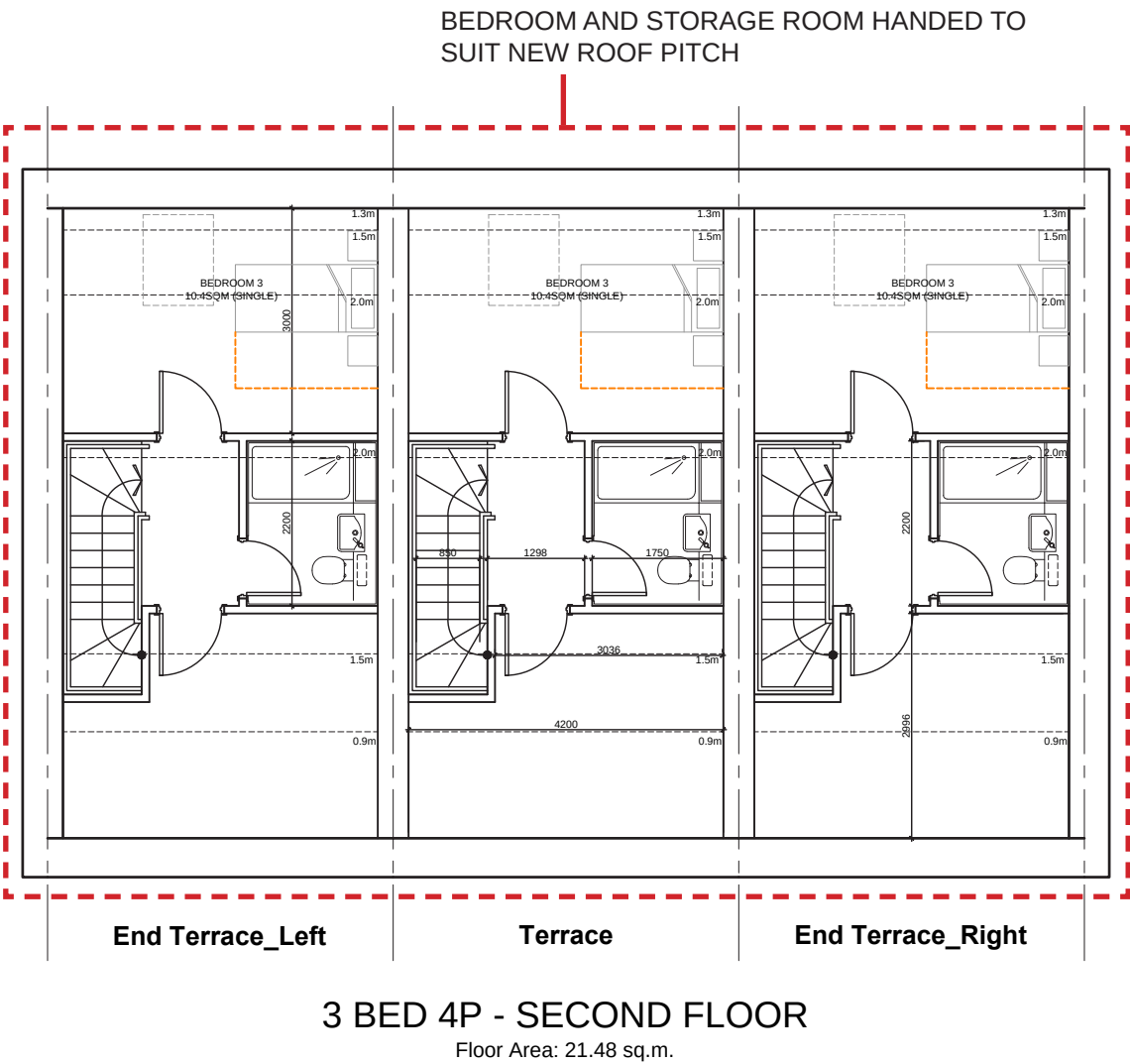
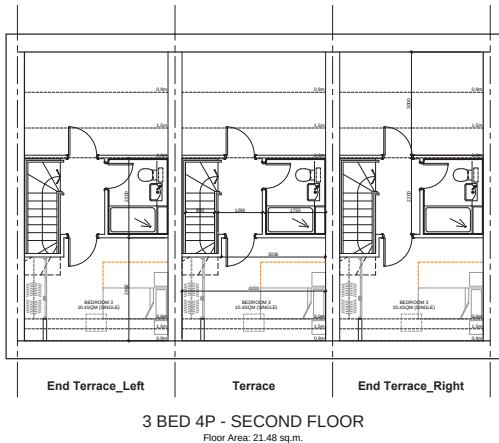
Planning Refinements



4.2 House Amendments

3 Bed House Second Floor Plan

Due to a change in roof pitch for the 3 bed house type the bedroom and the storage room have been handed to suit the height of the spaces provided at second floor.



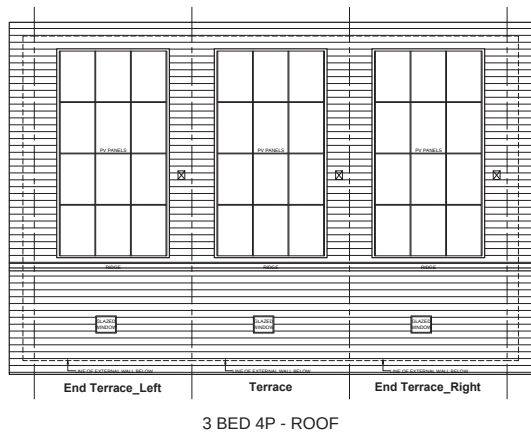
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Planning Refinements

4.2 House Amendments

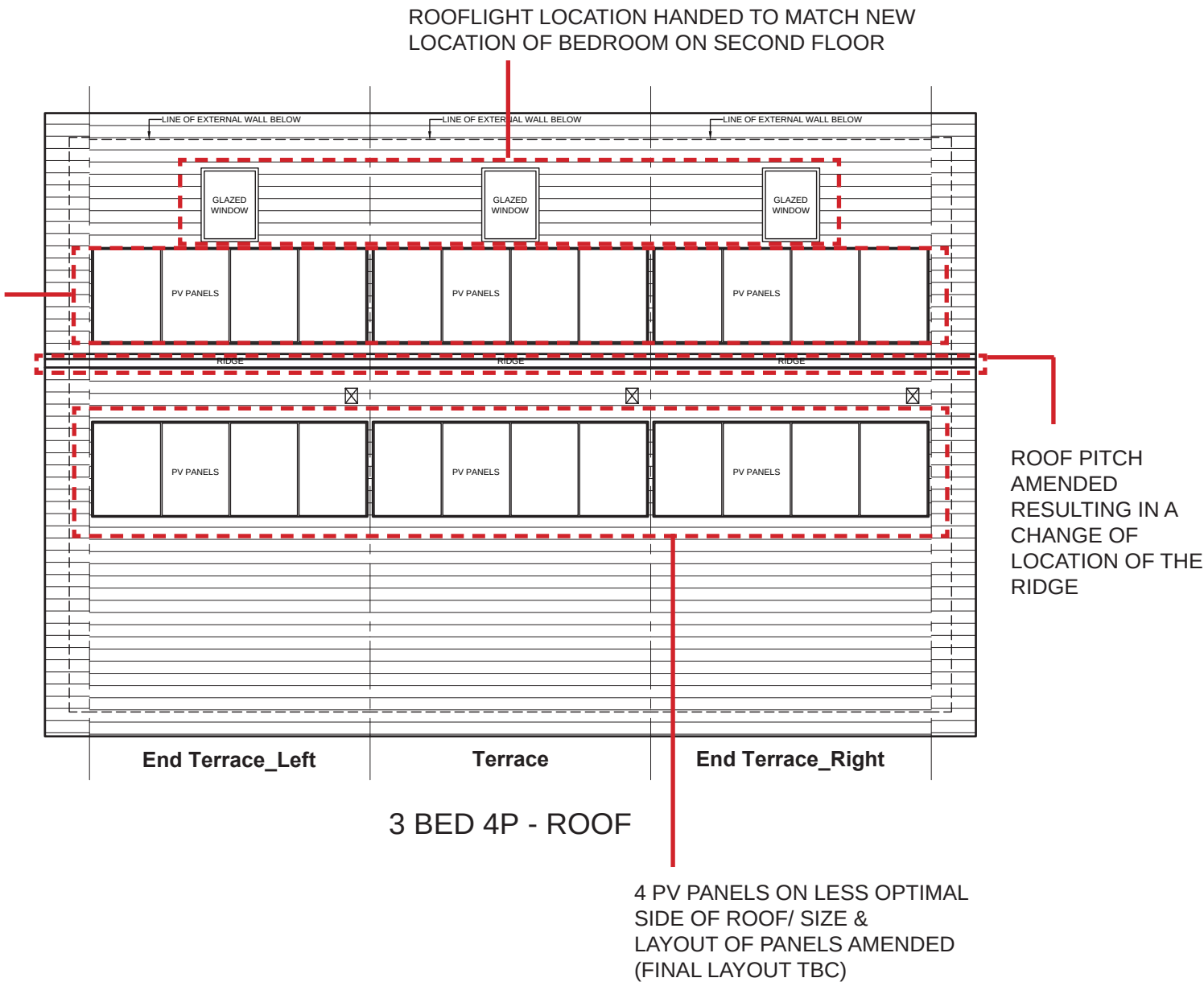
3 Bed House Roof Plan

The change of roof pitch on the 3 bed impacts the location of the ridge, rooflight and PV panels. The rooflight size has increased and the location has been amended to suit the new bedroom location on the second floor. Due to this only 4 PV panels are located on the optimal side of the roof pitch. The change in roof pitch has reduced the amount of space availability, this has resulted in the lose of 4 PV panels and the relocation of 4 PV panels onto the less optimal side of the roof pitch.



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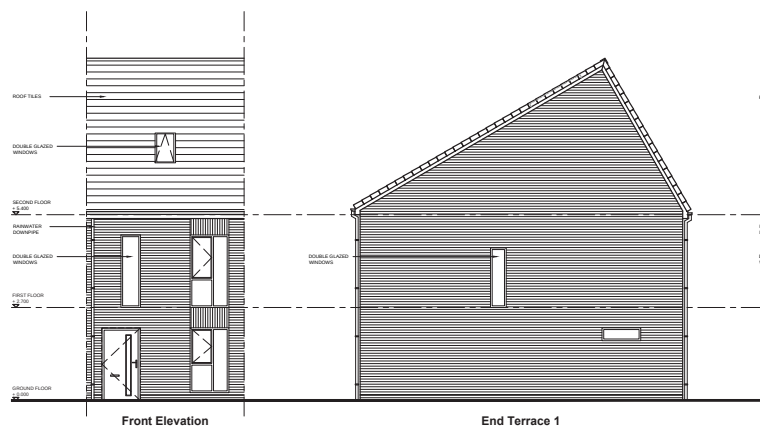
Planning Refinements



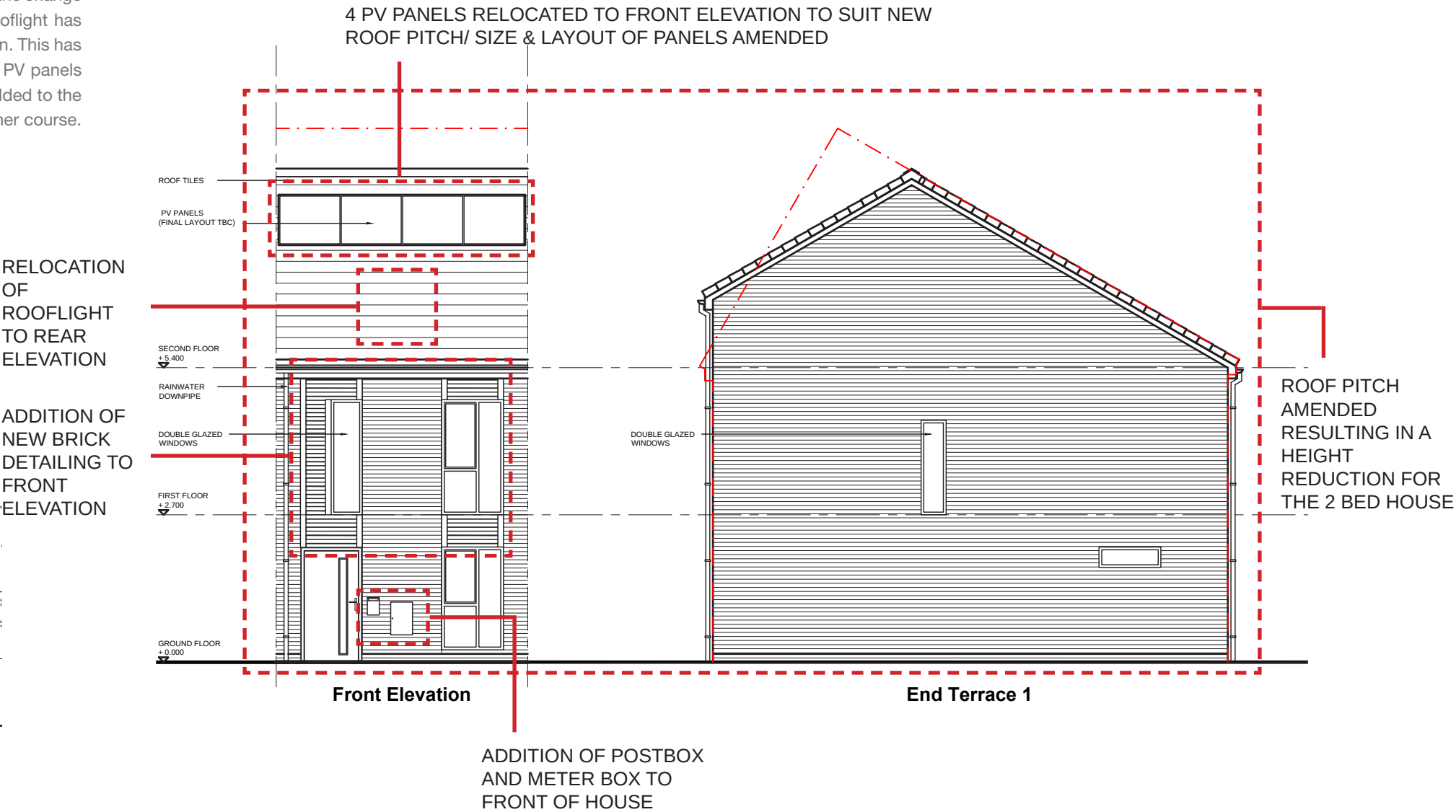
4.2 House Amendments

3 Bed House Front and Side Elevation

The 3 bed house front and side elevation have reduced in height due to the change in roof pitch. The number of PV panels has been reduced and the rooflight has been relocated to the rear of the house to suit the new bedroom location. This has reduced the space on the optimal side of the roof pitch resulting in 4 PV panels being relocated to the front elevation. New brick detailing has been added to the front facade including feature brickwork with a 10mm recess every other course. Also, a postbox and meter box has been added to the front elevation.



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Planning Refinements

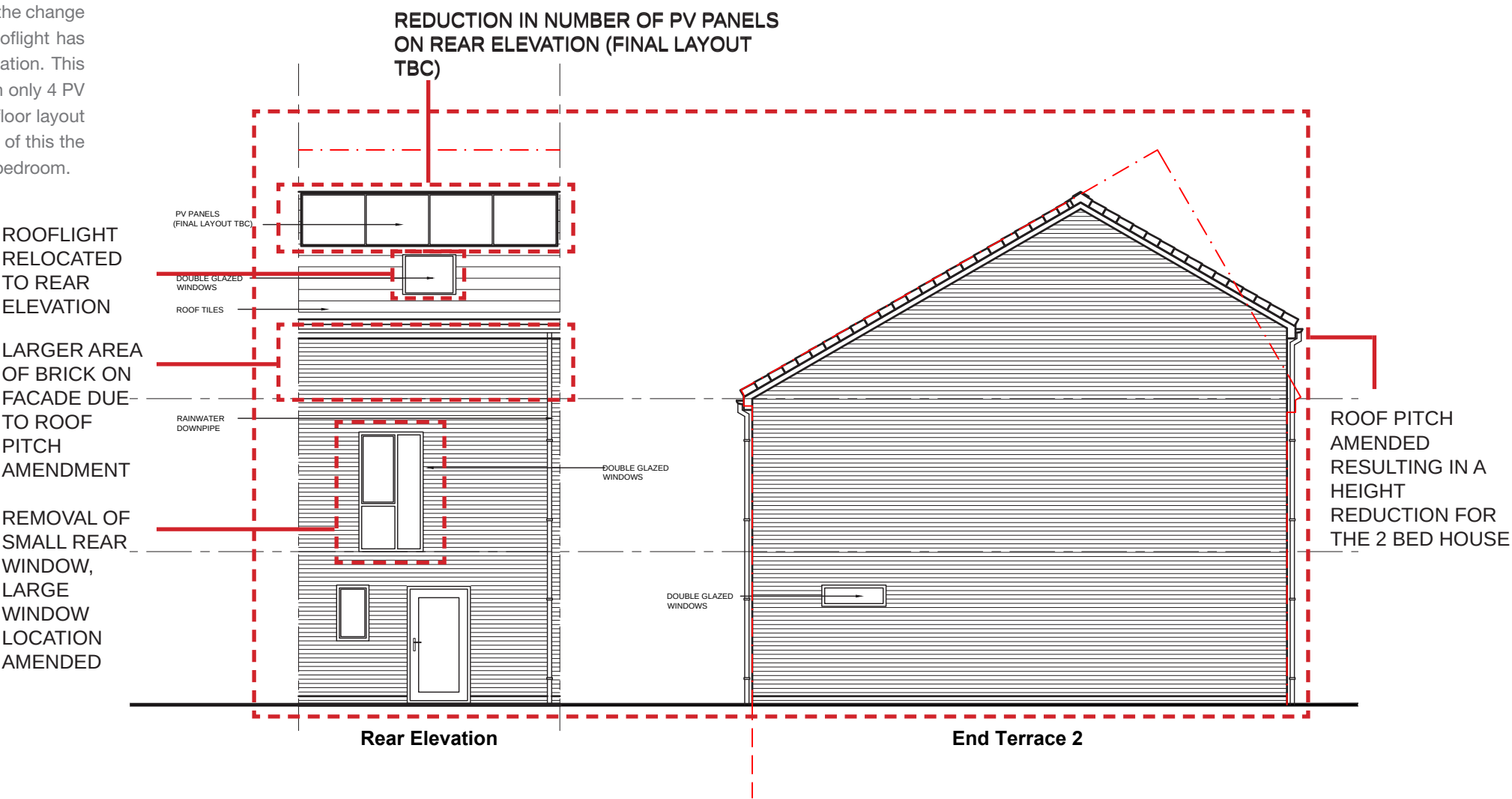
4.2 House Amendments

3 Bed House Rear and Side Elevation

The 3 bed house rear and side elevation have reduced in height due to the change in roof pitch. The number of PV panels has been reduced and the rooflight has been relocated to the rear of the house to suit the new bedroom location. This has reduced the space on the optimal side of the roof pitch resulting in only 4 PV panels being retained on the rear elevation. As mentioned on the first floor layout the smaller of the two rear windows has been removed and as a result of this the larger window location has been amended to sit more centrally in the bedroom.



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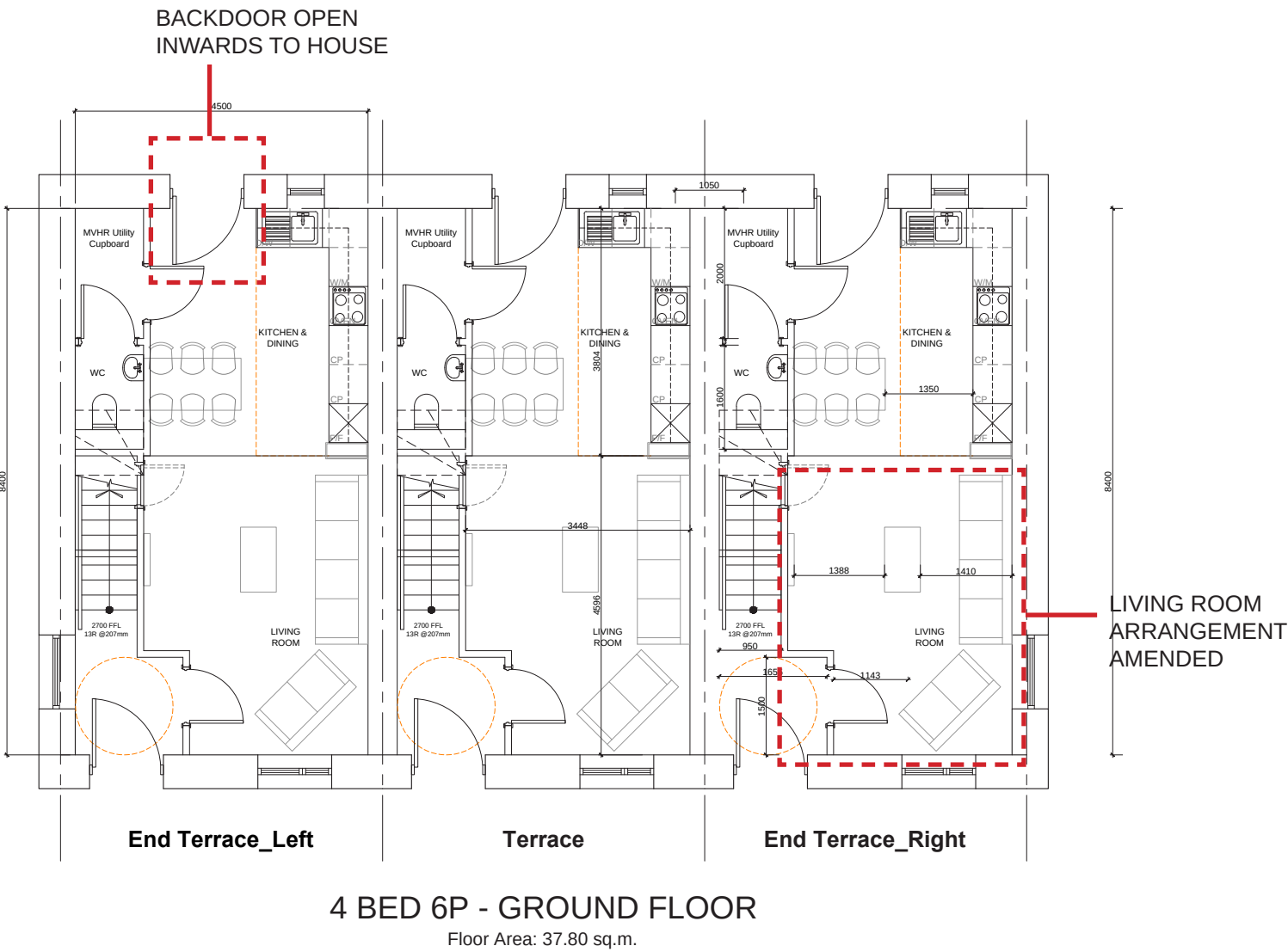
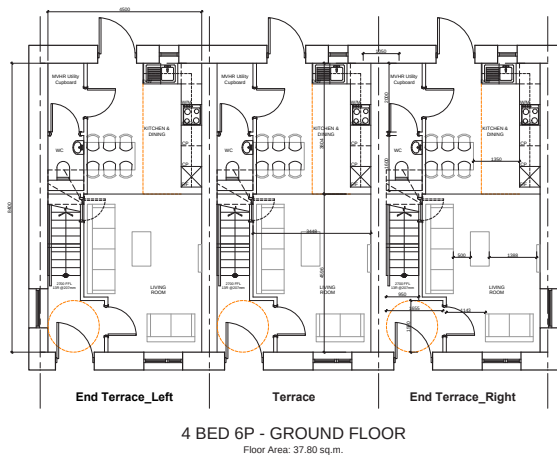


Planning Refinements

4.3 House Amendments

4 Bed House Ground Floor Plan

In the 4 bed handed house ground floor there are small amendments to the internal layout. This includes the backdoor which has been handed to open inwards. The living room layout has been handed to show the seating area along the exterior wall.



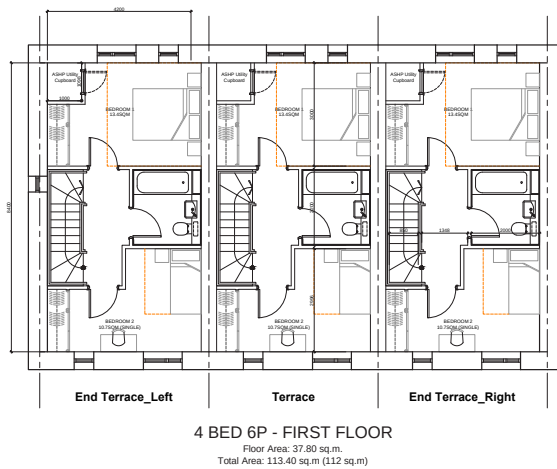
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Planning Refinements

House Amendments

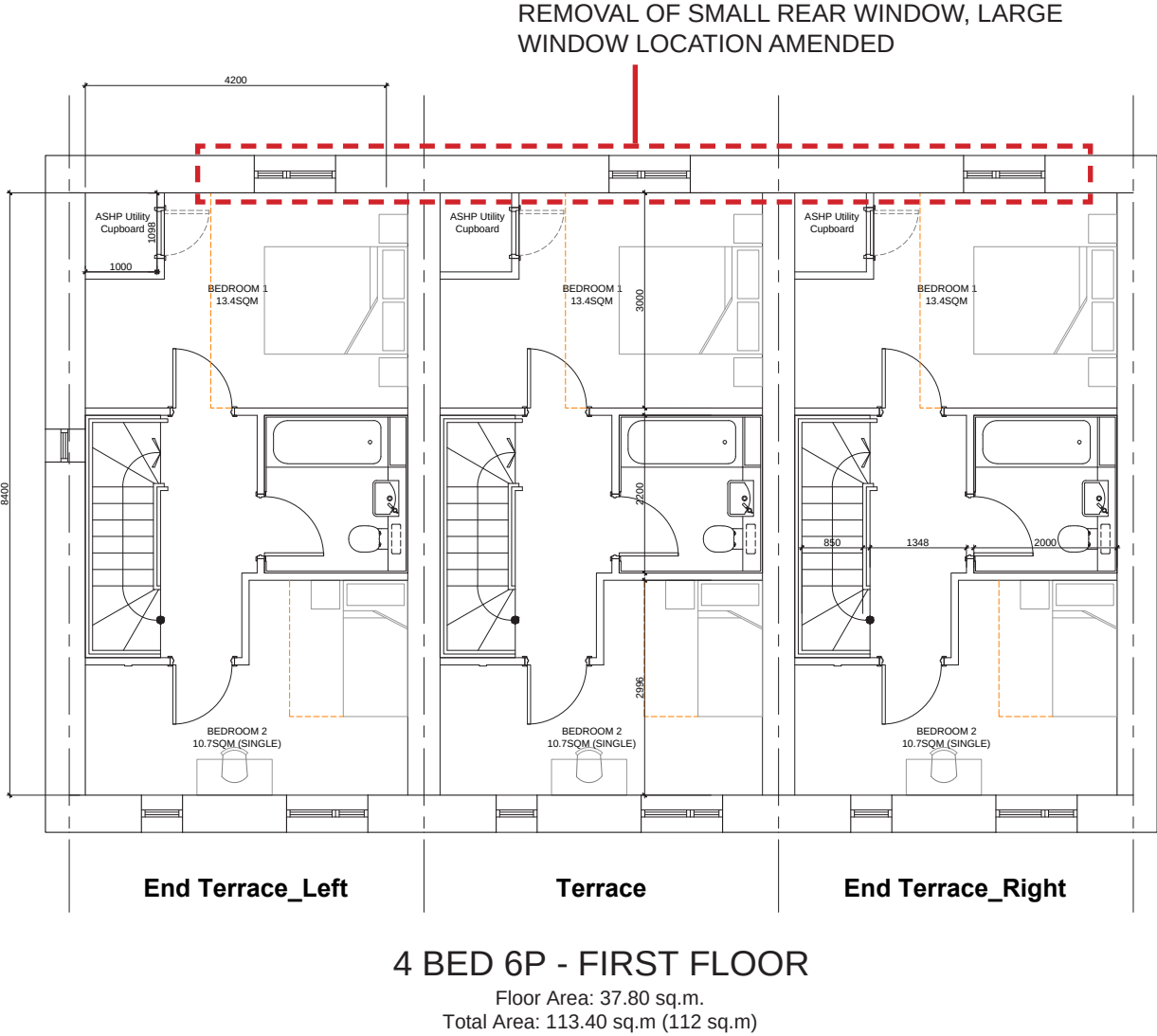
4 Bed House First Floor Plan

On the first floor of the 4 bed house the smaller of the two rear windows has been removed and as a result of this the larger window location has been amended to sit more centrally in the bedroom.



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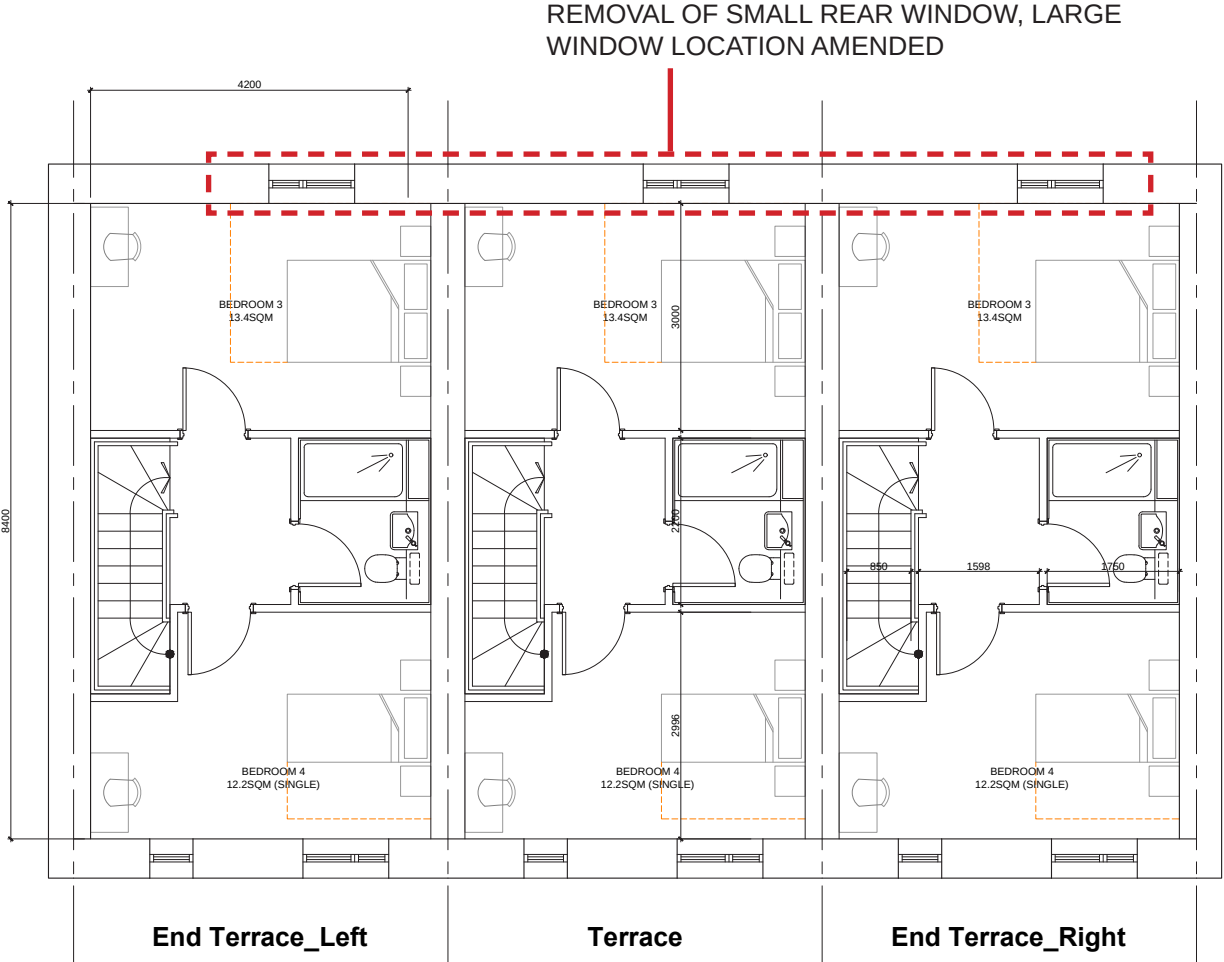
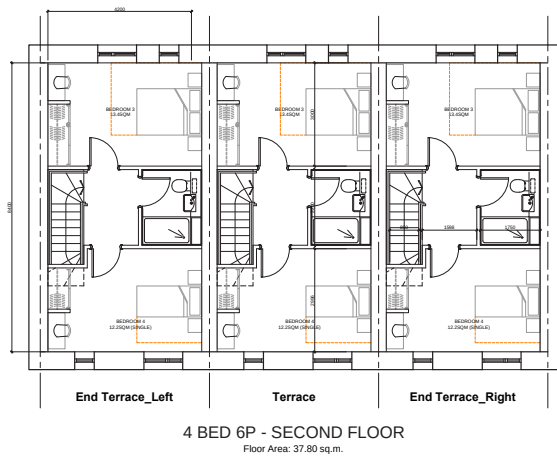
Planning Refinements



House Amendments

4 Bed House Second Floor Plan

On the second floor of the 4 bed house the smaller of the two rear windows has been removed and as a result of this the larger window location has been amended to sit more centrally in the bedroom.



4 BED 6P - SECOND FLOOR

Floor Area: 37.80 sq.m.

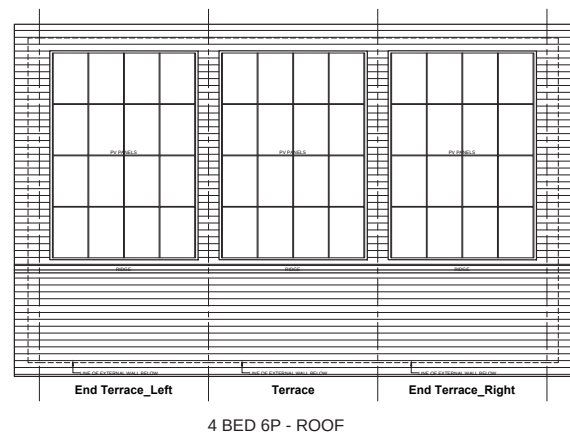
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Planning Refinements

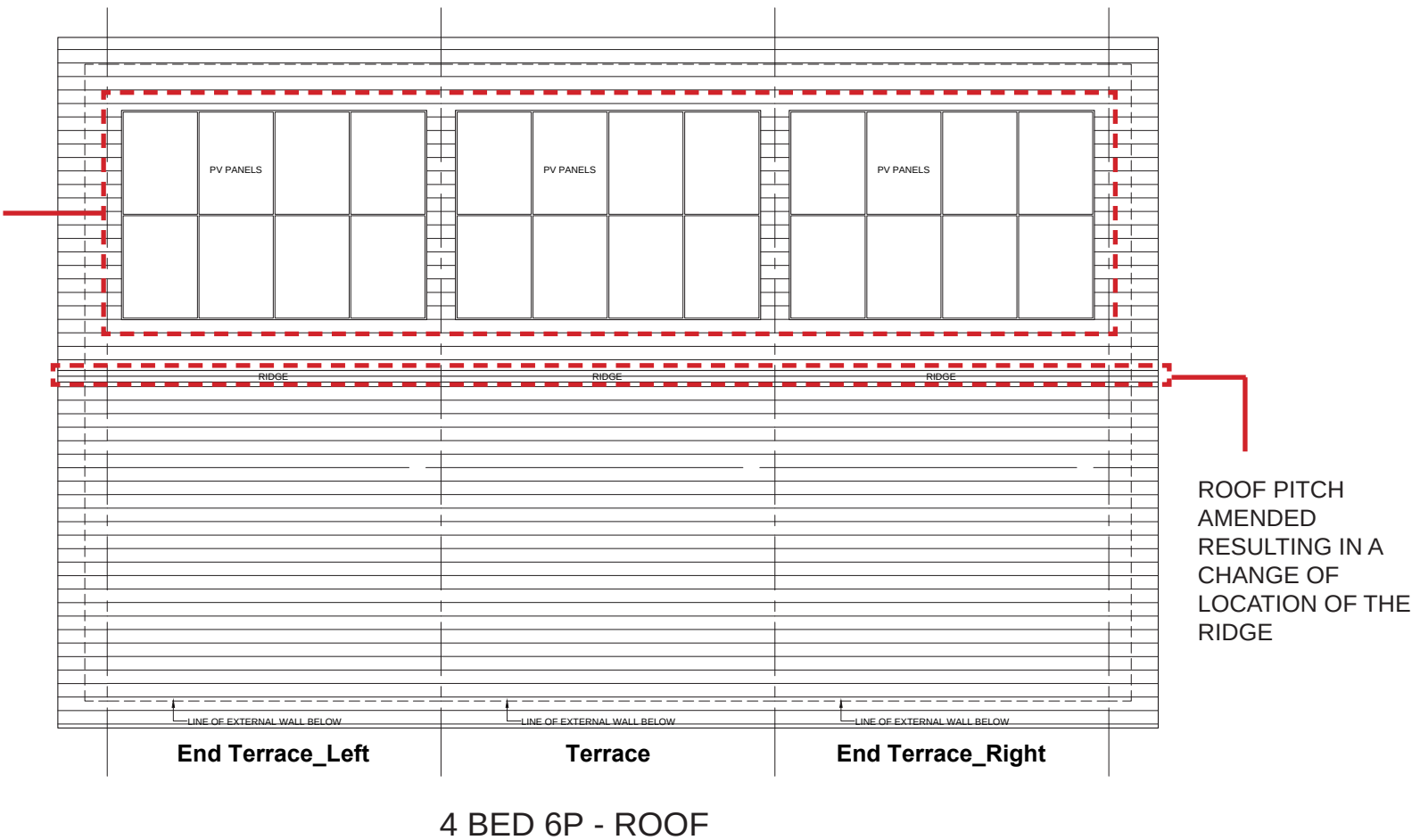
4.3 House Amendments

4 Bed House Roof Plan

The roof plan of the 4 Bed house has been affected by the change of roof pitch resulting in the amendment of the ridge location and the reduction of 8 PV panels. The PV panels have also been adjusted in terms of size and location to suit the new roof pitch.



8 PV PANELS REMOVED TO SUIT NEW ROOF PITCH / SIZE & LAYOUT OF PANELS AMENDED (FINAL LAYOUT TBC)



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Planning Refinements

4.3 House Amendments

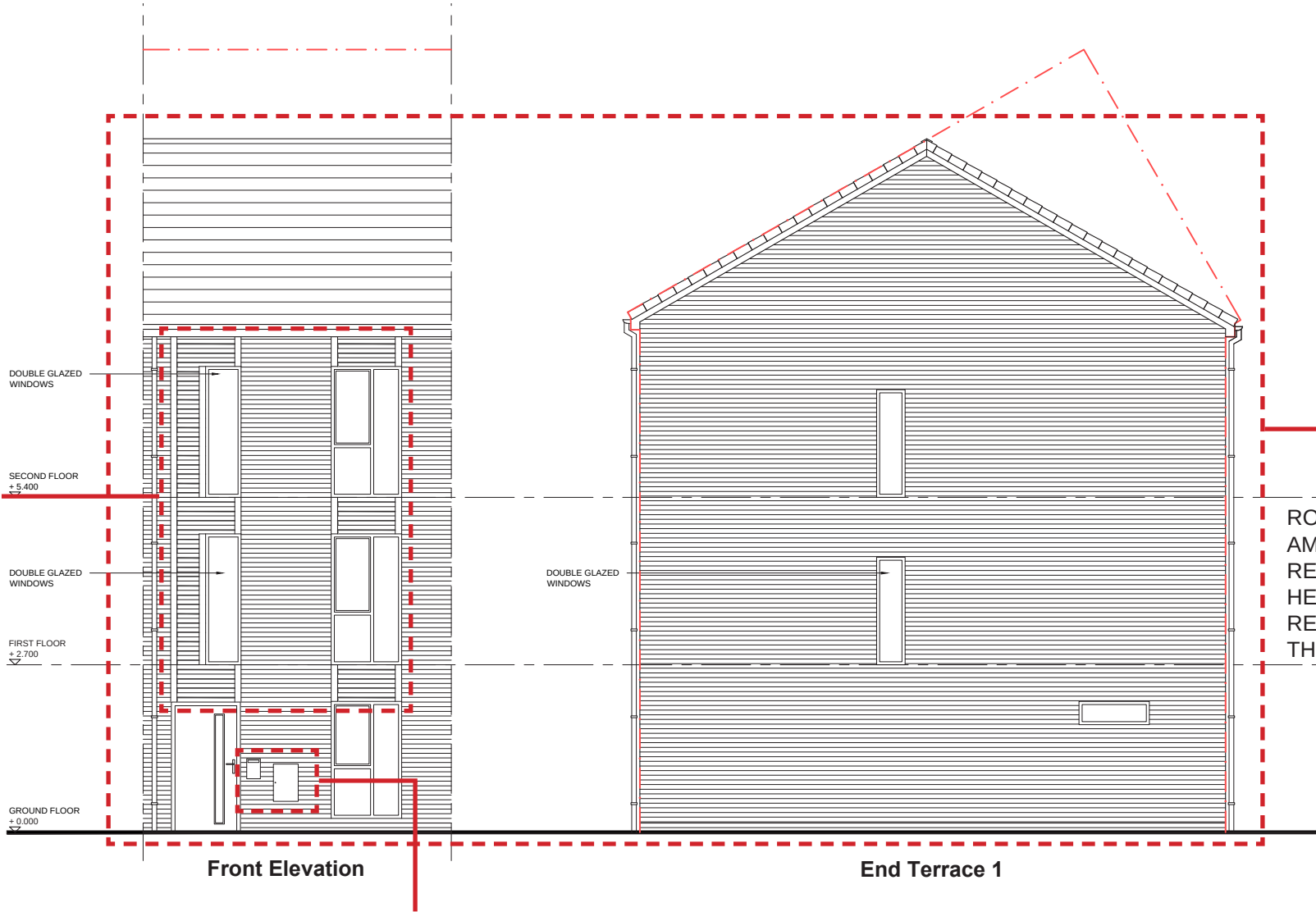
4 Bed House Front and Side Elevation

The 4 bed house front and side elevation have reduced in height due to the change in roof pitch. New brick detailing has been added to the front facade including feature brickwork with a 10mm recess every other course. Also, a postbox and meter box has been added to the front elevation.



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ADDITION OF
NEW BRICK
DETAILING TO
FRONT
ELEVATION



Planning Refinements

ADDITION OF POSTBOX
AND METER BOX TO
FRONT OF HOUSE

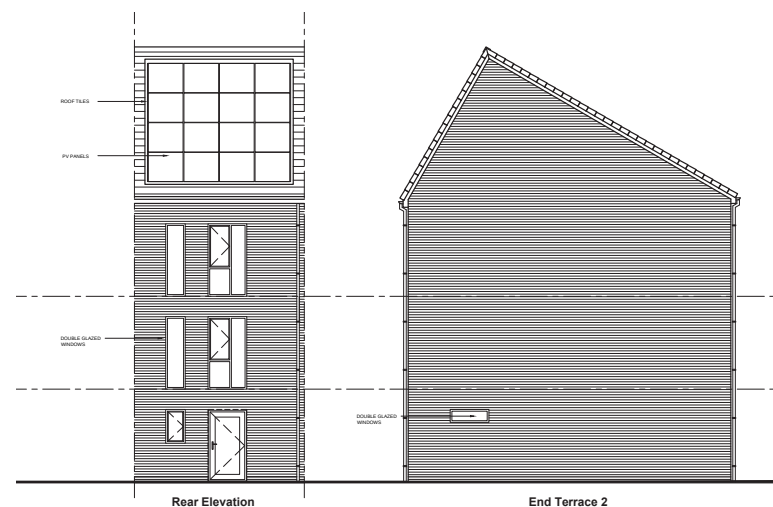
ROOF PITCH
AMENDED
RESULTING IN A
HEIGHT
REDUCTION FOR
THE 2 BED HOUSE

4.3

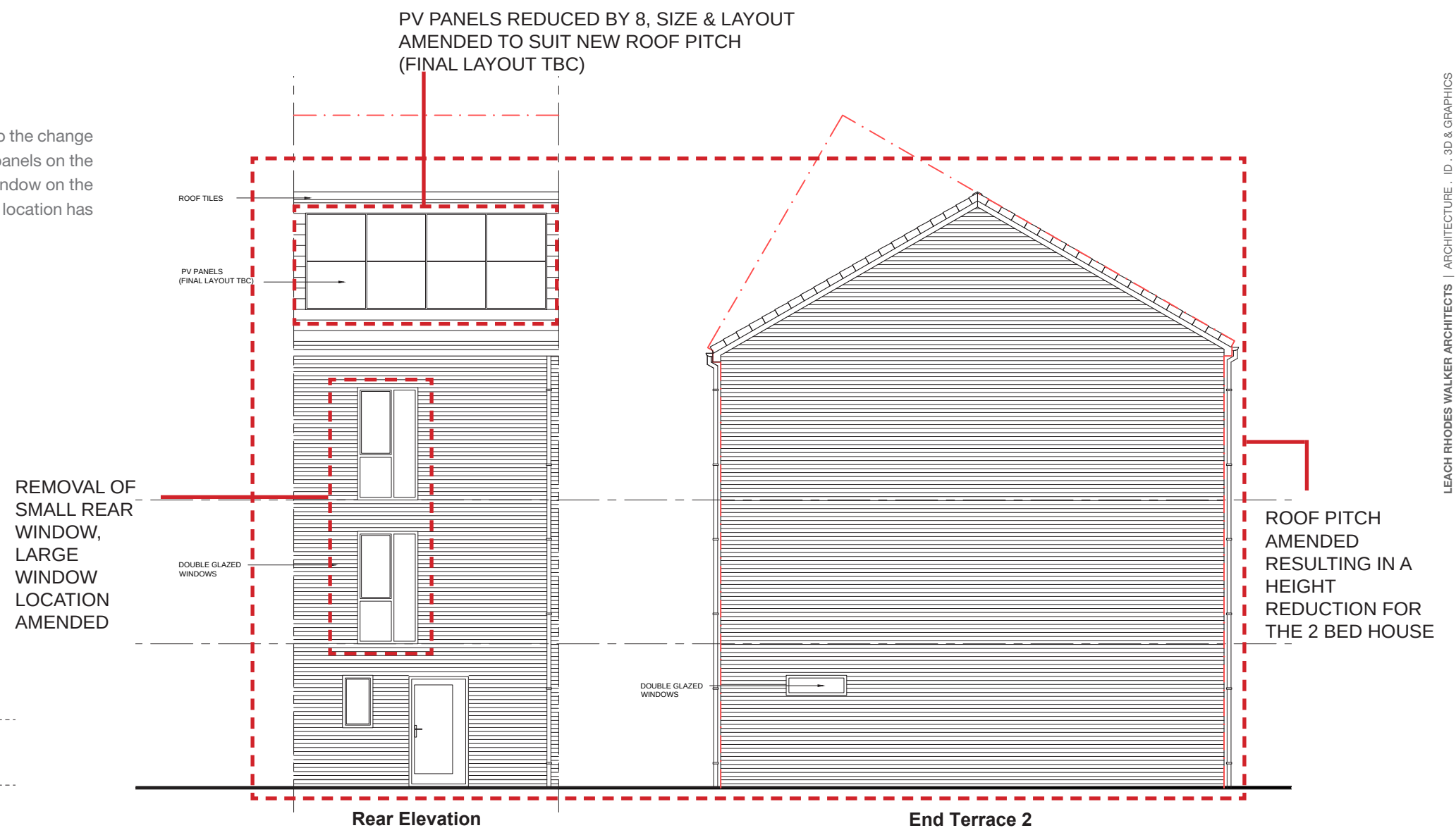
House Amendments

4 Bed House Rear and Side Elevation

The 4 bed house rear and side elevation have reduced in height due to the change in roof pitch. This has impacted the amount, size and location of PV panels on the roof. As mentioned on the first and second floor layout the smaller window on the first floor of the rear facade has been removed, and the larger window location has been adjusted to sit more centrally within the bedroom.



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Planning Refinements

5.0 Apartment Amendments

5.1

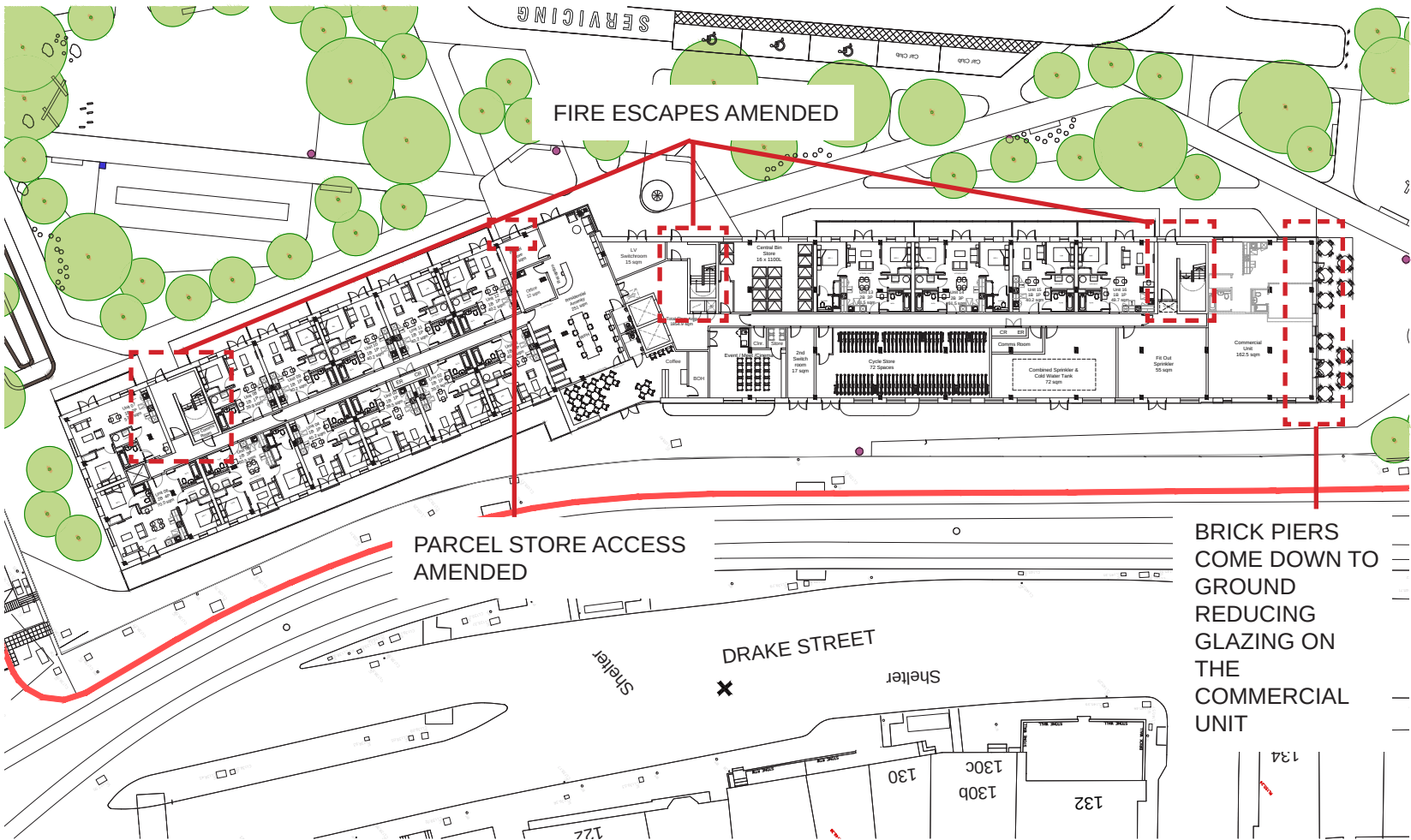
Apartment Amendments

Ground Floor Plan

On the ground floor all the fire escapes have been amended by removing the first doorset in the core to create an unobstructed path and improve the route to safety for residents escaping from the building. The parcel store access has been amended to suit elevational changes the building. The brick piers come down to ground along the south elevation reducing the glazing to the commercial unit, this improves the flexibility of the layout if the operator adapted this space into an extra residential unit in the future.



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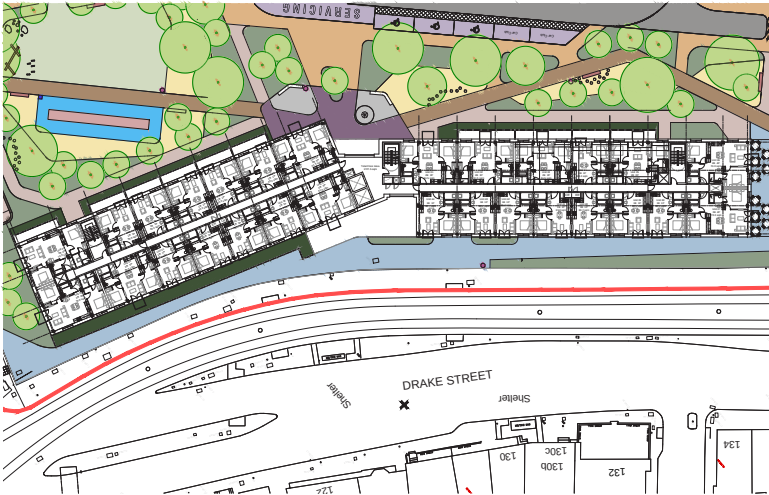
Planning Refinements

5.1

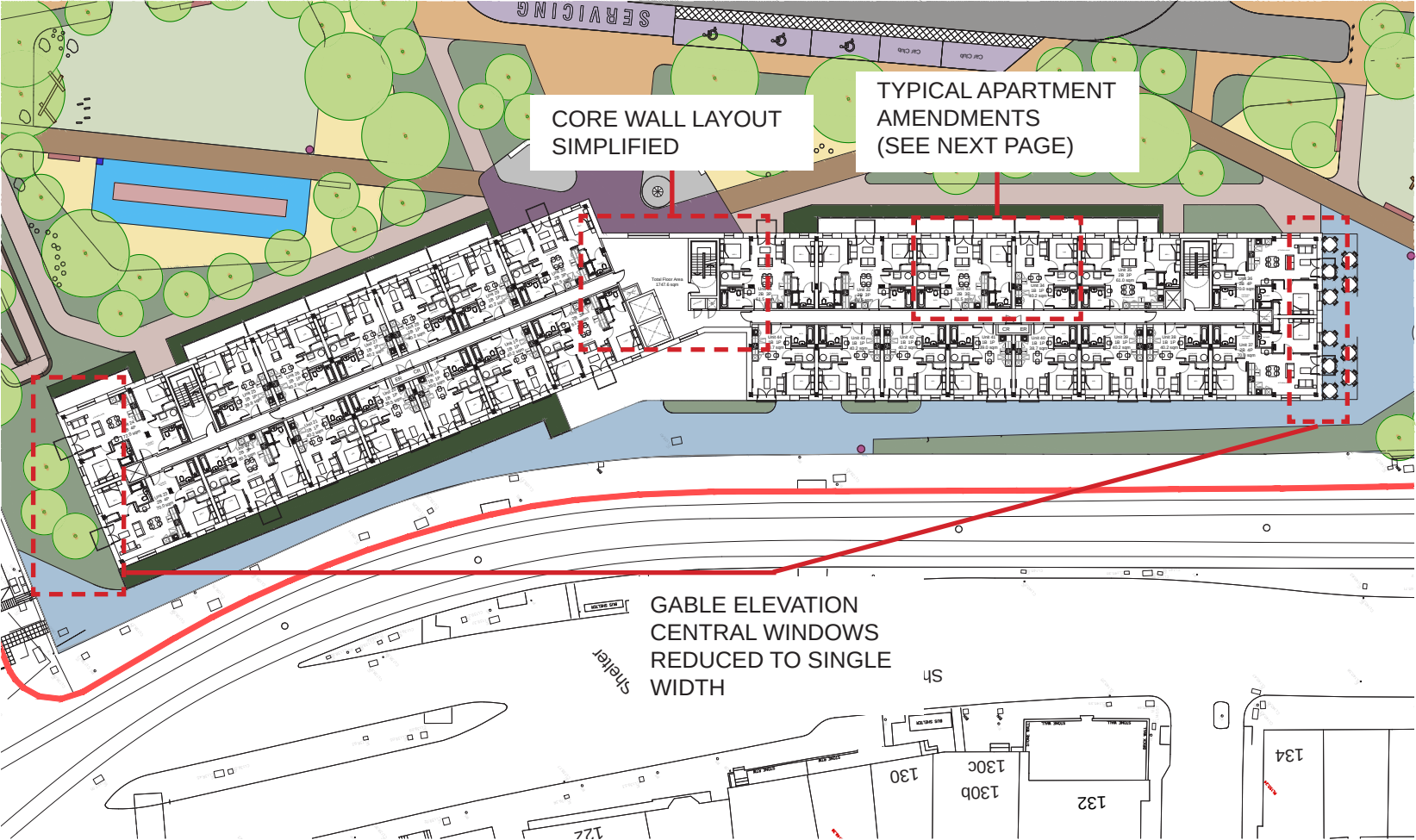
Apartment Amendments

Typical Floor Plan (1st-4th)

On the typical floor the walls around the central core have been simplified to improve buildability. Also, the two gable ends have been amended to show single bedroom windows on the elevation. For amendments to the typical apartments see the next page.



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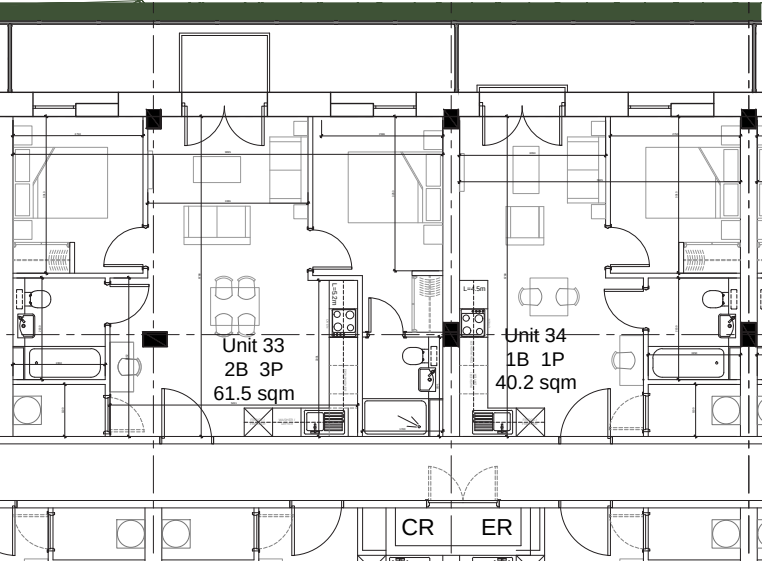
Planning Refinements

5.1

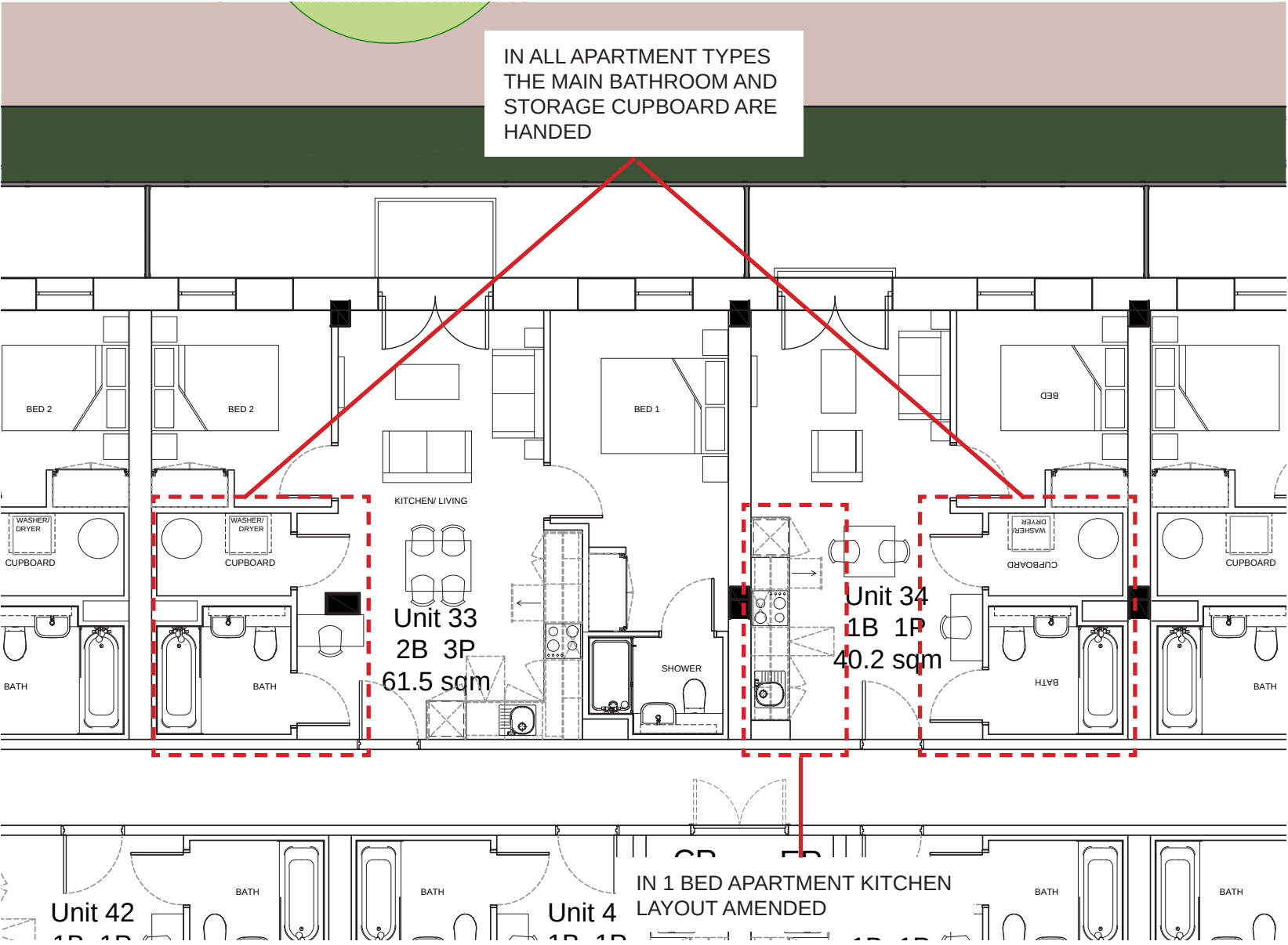
Apartment Amendments

Typical Floor Plan (1st-4th)

The apartments have had an internal layout amendment that has resulted in handing the cupboard with the bathroom. The 1 bed apartment kitchen layouts have also been amended from a corner layout to a straight run.



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Planning Refinements

5.2

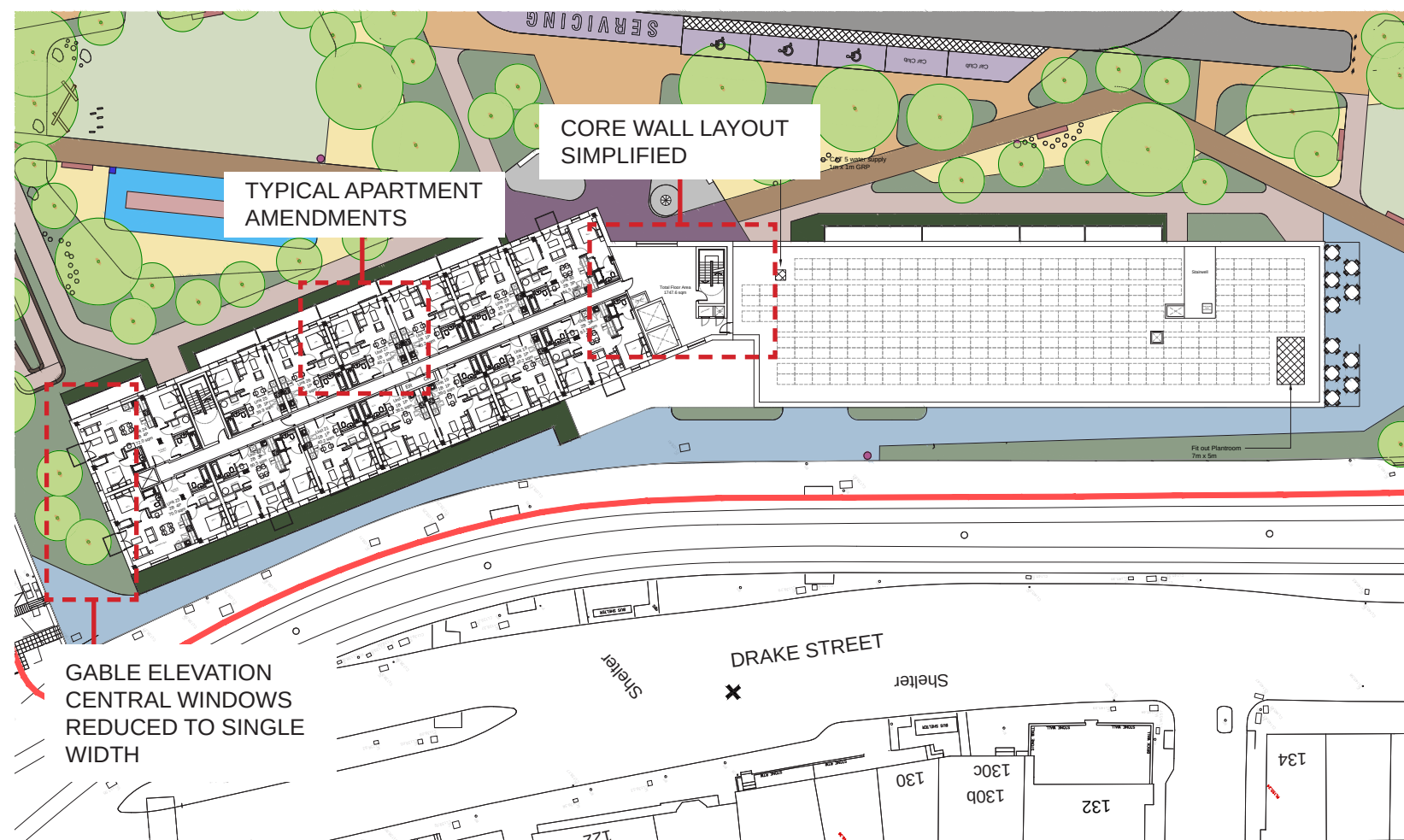
Apartment Amendments

Fifth Floor Plan

On the fifth floor the amendments from the lower floors are continued including the core wall simplification, the single bedroom windows on the gable elevation and the typical apartment amendments from the previous page.



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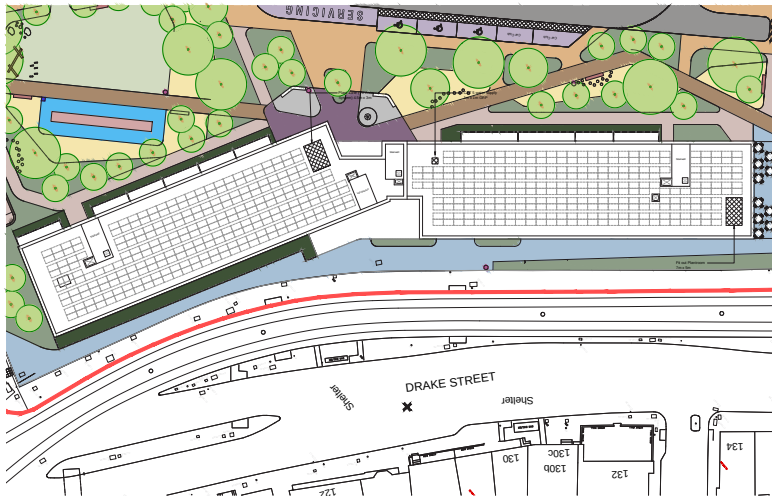


Planning Refinements

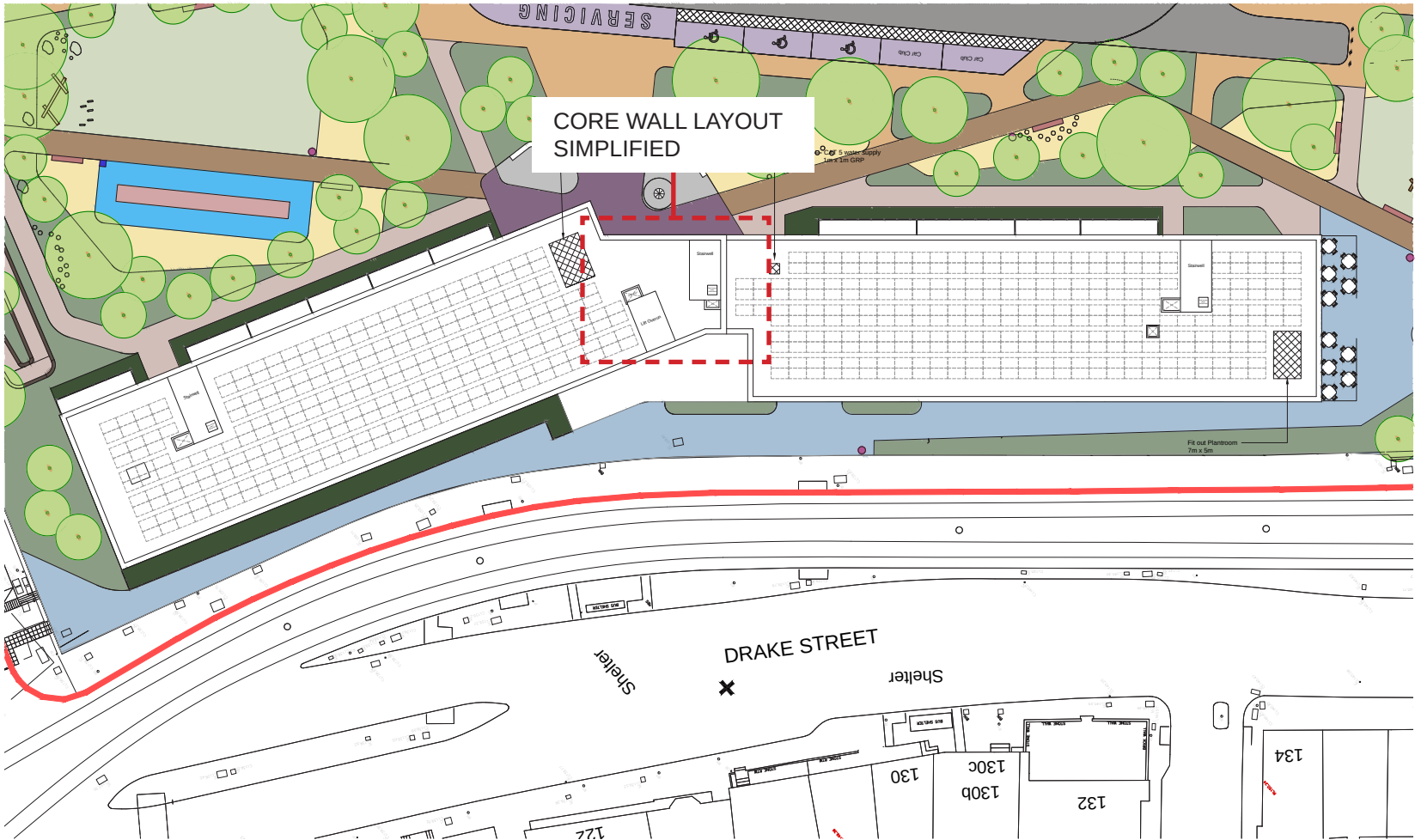
5.3 Apartment Amendments

Roof Floor Plan

On the roof floor the walls around the central core have been simplified to improve buildability.



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Planning Refinements

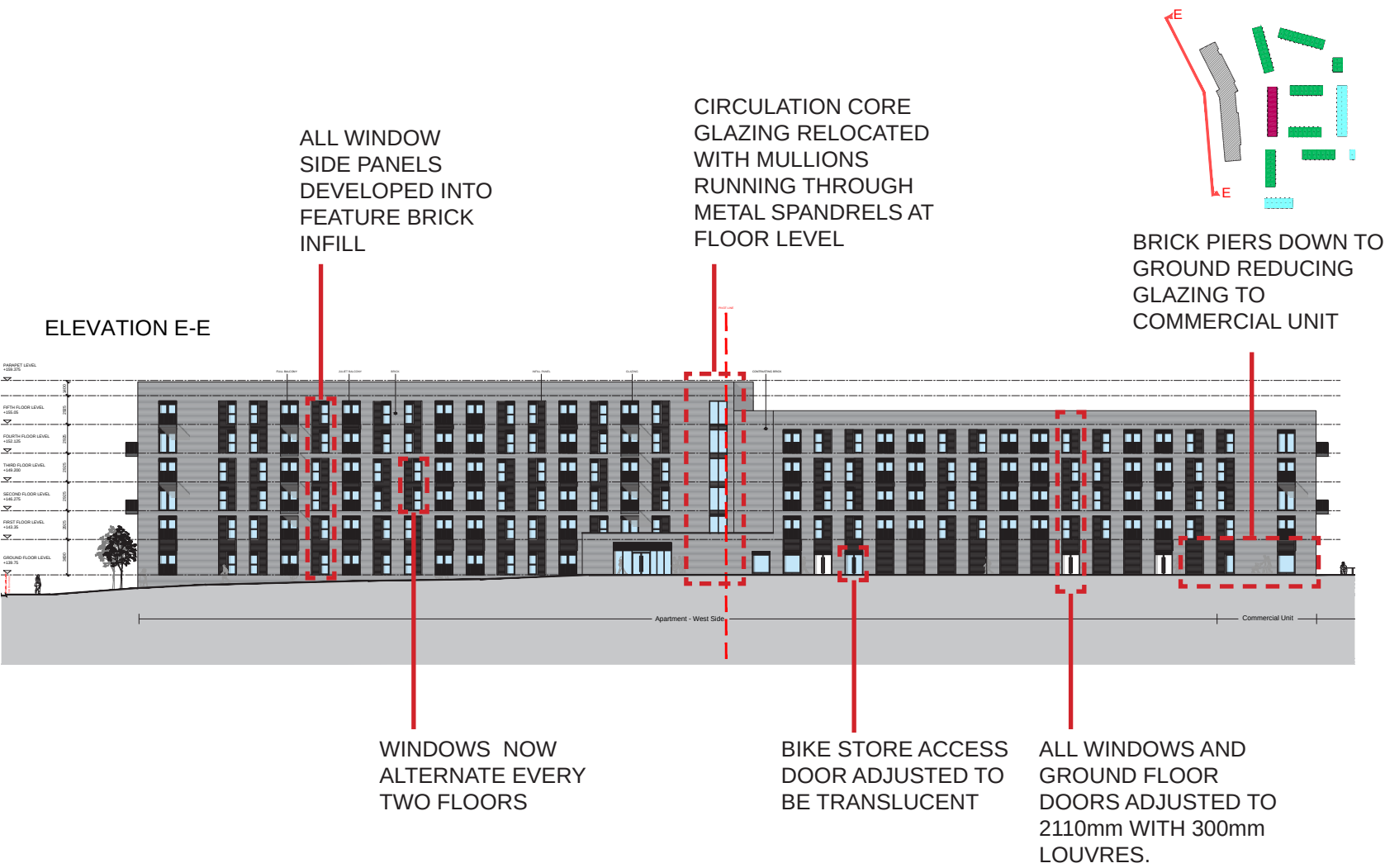
Apartment Amendments

West Elevation

On the west elevation the windows have been amended so they only alternate every two floors, as well as this the window side panels have been developed into feature brick infills with a 10mm recess every other course. With the simplification of the core circulation area the amount of glazing has been reduced and relocated with the mullions running through the metal spandrels at every floor level. The brick piers come down to ground on the south end of the building reducing the glazing for the commercial unit. This improves the flexibility of the space to adapt the commercial unit into an additional residential unit in future. All the window and ground floor door heights reduced to 2100mm with 300mm louvres.



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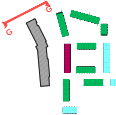


Planning Refinements

Apartment Amendments

North Elevation

On the north elevation the side panels adjacent to the bedroom windows have been removed and realigned so they no longer alternate at each floor simplifying the design. All the window heights reduced to 2100mm with 300mm louvres.

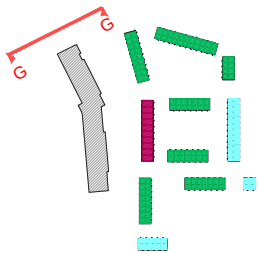


ELEVATION G-G



ALL WINDOWS AND
GROUND FLOOR
DOORS ADJUSTED TO
2110mm WITH 300mm
LOUVRES.

BEDROOM WINDOW SIDE
PANELS REMOVED AND
WINDOWS REALIGNED
SO THEY NO LONGER
ALTERNATE AT EACH
FLOOR



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Planning Refinements

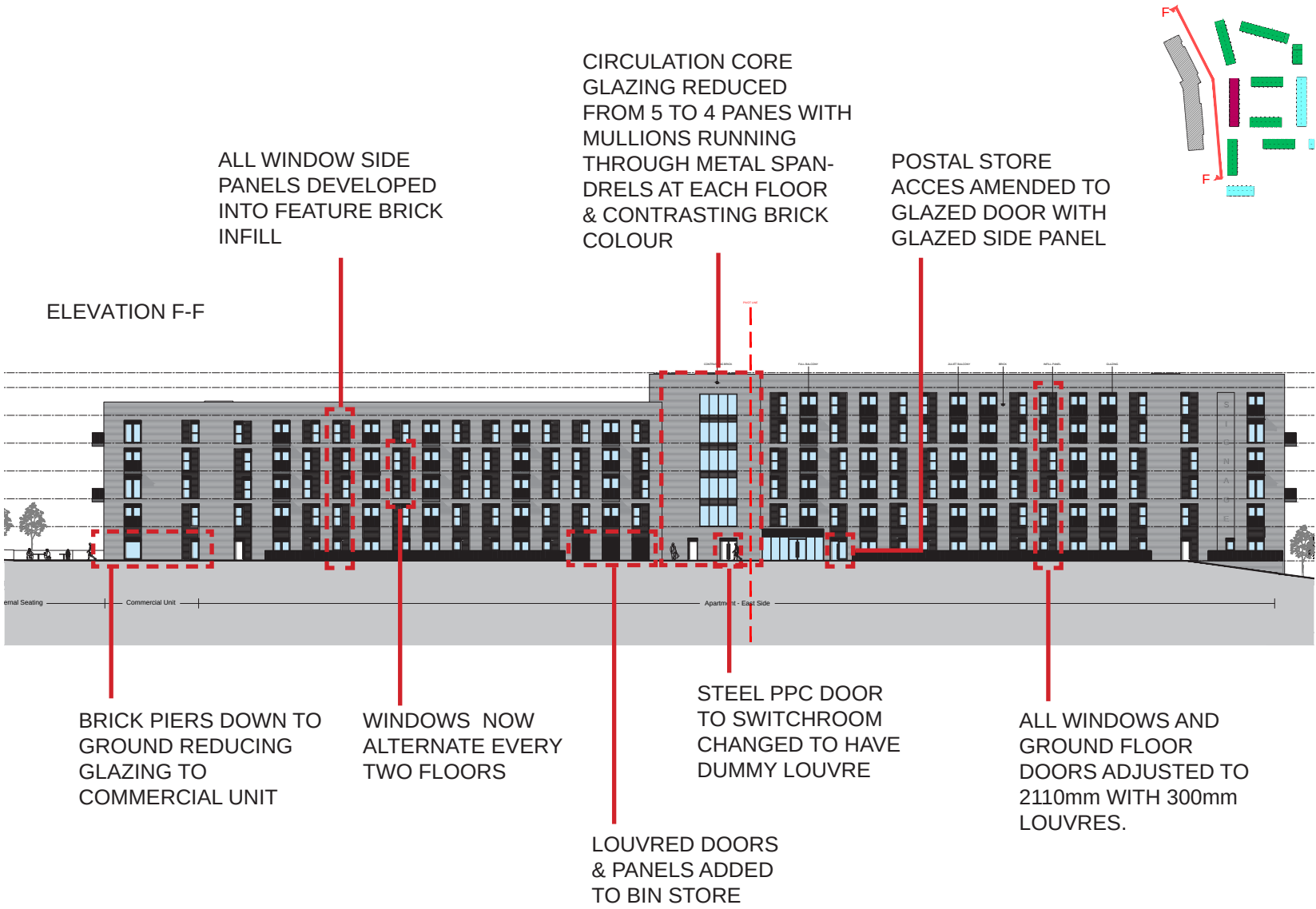
Apartment Amendments

East Elevation

On the east elevation the windows have been amended so they only alternate every two floors, as well as this the window side panels were developed into feature brick infills with a 10mm recess every other course. With the simplification of the core circulation area the amount of glazing has been reduced from 5 to 4 panes with the mullions running through the metal spandrels at every floor level. The stepped in area of the circulation area has been developed to be a contrasting brick colour to match the feature brick panels. Brick piers come down to ground on the south end of the building reducing the glazing to improve the flexibility of the space with the ability to adapt the commercial unit into an additional residential unit in future. All the window heights reduced to 2100mm with 300mm louvres. At ground amendments have been made to the access doors for the parcel store, bin store and switchroom.



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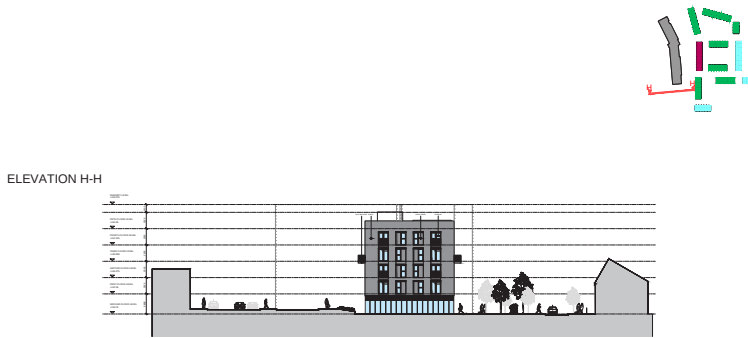


Planning Refinements

Apartment Amendments

South Elevation

On the south elevation the side panels adjacent to the bedrooms windows have been removed and realigned so they no longer alternate at each floor simplifying the design. All the window heights reduced to 2100mm with 300mm louvres. Brick piers come down to ground on the south end of the building reducing the glazing to improve the flexibility of the space with the ability to adapt the commercial unit into an additional residential unit in future.

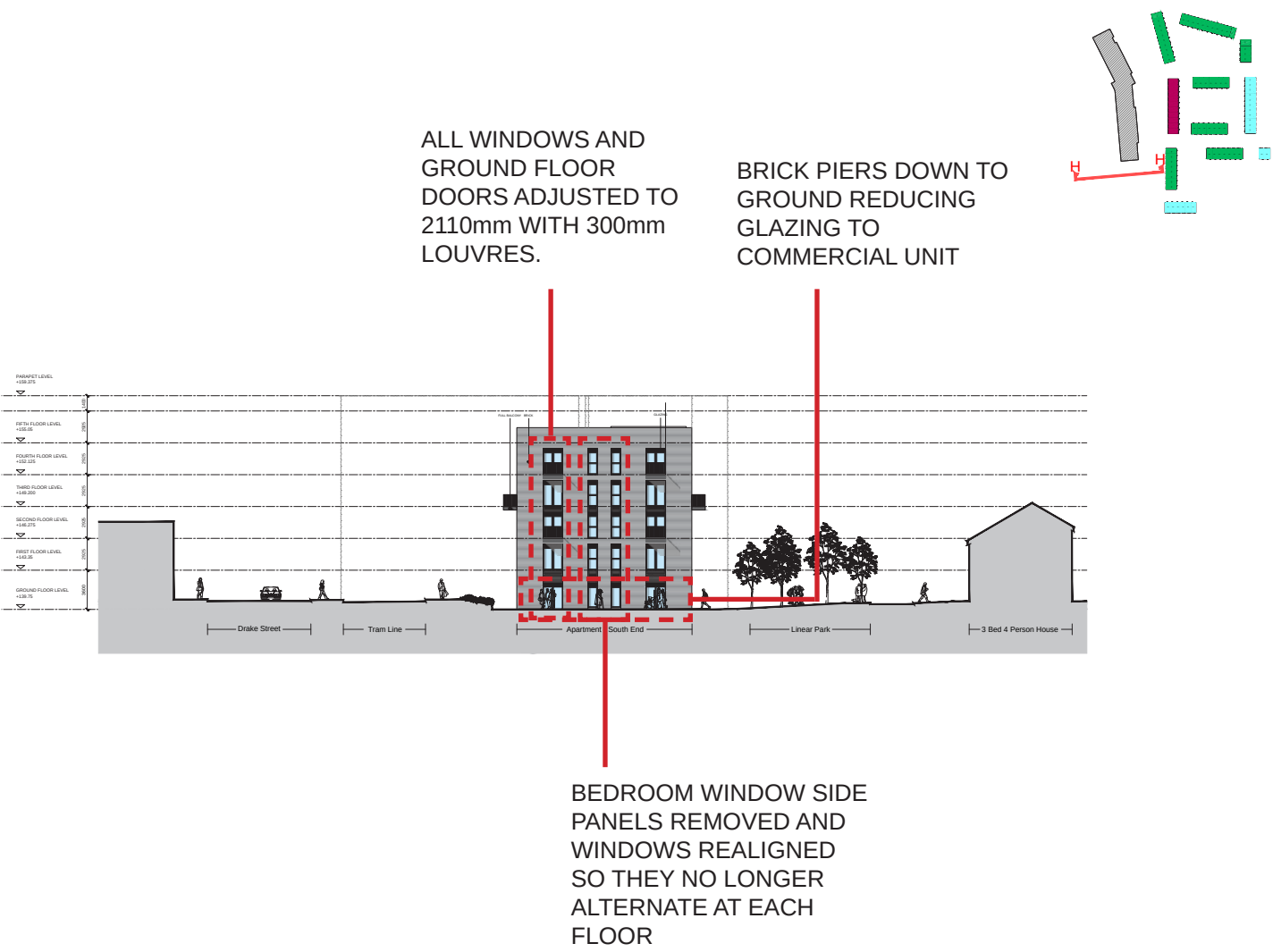


ELEVATION H-H

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Planning Refinements

ELEVATION H-H





LEACH RHODES WALKER CONTACT US

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