

Coldwall Industrial Estate,
Spotland Road, Rochdale,
OL12 7BD

Design and Access Statement



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**SOLID
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1.0 Introduction

This Design and Access Statement has been prepared by Solid Void on behalf of Hallmark Developments (North West) Ltd to supplement a planning submission for a Full Planning Application at Coldwall Industrial Estate. The site is currently vacant surrounded by established two storey residential properties and recently developed commercial units as part of a wider re-development by the same Applicant.

The site presently has planning permission under application 20/01193/FUL for a pair of semi-detached houses. However, the aim of this application is to re-purpose this land as the new headquarters for Hallmark, a leading property developer in Rochdale and a business which continually re-invests in the local area. The proposals will deliver a two-storey structure comprising of a ground floor reception leading to an industrial unit, used as a workshop and for plant storage. The first floor will be the main office space with associated sanitary facilities.

The site is located within the Spotland Bridge Conservation Area, but it is not an area of Special Scientific Interest or of any other designations.

This application is also supplemented by a Phase 1 & 2 Site Investigation report, Transport Statement, Heritage Statement, and an Acoustic Assessment.

2.0 Use

The proposal seeks to create a mixed-use commercial building comprising of ground floor industrial unit and office space at first floor with associated parking, landscaping, and signage. The applicant seeks to utilise the proposed building as the new headquarters for their property development business.

3.0 Amount

The proposed footprint equals 167sqm with the same again on the first floor, totalling 334sqm overall.

4.0 Layout

The proposed building occupies a prominent location on Spotland Road, and in conjunction with the existing funeral directors opposite, gateposts the new and improved access entrance into Coldwall Industrial Estate.

Its prominent location is highlighted further by the character of Spotland Road which bends and rises when approaching Rochdale town centre from west to east. When travelling in this direction, the key vista of the building will be the northwest corner which has designed to be the feature corner of the building. Expansive curtain glazing wraps the corner of the building with lover fins, supporting signage and a projecting entrance canopy to the west, creating a modern and welcoming entrance.

The layout has been carefully considered to create an active frontage onto Spotland Road with glazing where possible. However, due to the security concerns of glazing into the ground floor industrial unit. The active interest has been provided by recessed feature brickwork panels with projecting snapped headers, akin to heritage industrial buildings with blocked up former window openings.

The less desirable industrial entrance is approached by the rear parking courtyard and roller shutter doors.

Due to the sloping topography of the site, the eastern end of the building will be partially subterranean, adjacent to 209 Spotland Road, to get level threshold access from the public footpath to the west.

5.0 Scale

The pattern of development within the conservation area is characterised by elongated built forms, either in the shape of terraced properties or long industrial mills.

When considering the street scene, the proposed two-storey scale comfortably sits within the context of the buildings adjacent.

6.0 Landscaping

The proposed building occupies a large proportion of the red line site boundary; therefore, it is deemed important to introduce as much soft landscaping where possible to soften the overall appearance of the building in this context.

Along the northern portion of the site facing Spotland Road, it is proposed to build brick planters in the relatively narrow 1m gap to create a green buffer to the street.

As the building turns the corner into the wider industrial site, the opportunity presents itself to plant shrubs and small trees which will further enhance the ecological value and create an attractive route through to the building's main entrance.

7.0 Appearance

The proposed building's appearance is heavily influenced by the traditional vernacular of the context with a duo pitch, blue slate roof, brick, and repeating window bays in a residential style. However, this is delivered in a contemporary way with curtain wall glazing to the entrance/corner with signage and louvers. This hybrid approach suits both the residential and industrial style of architecture in the immediate area and serves to enhance the conservation area.

8.0 Access

The site is currently accessed by a short length of adopted road off Spotland Road. The proposal is to improve this access in accordance with the design prepared by SCP Transport Consultants and approved under planning application (20/01193/FUL). Presently, a Non-Material Amendment application (22/00975/ANM) has been submitted in mid-July 2022 to amend the access arrangement configuration and is awaiting Local Authority decision. The proposed road and footpath layout indicated beyond the red line boundary represents the amended road layout currently going through the NMA determination process.

The alterations to the adopted highway will be carried out in accordance with a specification to be agreed with RMBC Highways Department and be to adoptable standard. Surfacing within the site will be in accordance with engineer designed solution dependant on ground conditions.

The site is highly sustainable with 3 no. bus stops located within 100m from site to provide alternative means of public transport.

All external door thresholds will be low profile versions to aid wheelchair accessibility and all internal circulation/layouts will be designed to comply with Part M and Part K of the Building Regulations.