



CORNER PLOT ROCHDALE

Design & Access Statement ADDENDUM

8337-LRW-XX-XX-PP-A-00-020_P02 | MARCH 2024

PREPARED BY

LeachRhodesWalker
Architects

0.0 Contents

0.0 Contents

- 1.0 Introduction
- 2.0 Proposed Amended Plans
- 3.0 Proposed Amended Schedule
- 4.0 Proposed Amended Elevations
- 5.0 Proposed Amended Visuals



LEACH RHODES WALKER ARCHITECTS
ID, 3D & GRAPHICS

1.0 Introduction

1.1 Introduction

Overview

Following the submission of the planning application for a new residential scheme at 29-31 & 33-41 Maclure Road (Ref: 23/01310/FUL) we have been asked to review the design, responding to feedback received during the planning process, in order to improve the scheme and its relation to the site context.

As a result, we have re-visited some areas of the design both in terms of massing and facade detailing, to address these issues and improve the design in the following key areas:

- 1. The building has been cut back at 3rd, 4th and 5th floor level on the gable end facing Deen House, removing a total of 5 units from the scheme and providing a greater level of visual separation between the proposed scheme and it's existing context.*
- 2. The shop fronts to the 'Chicken Shaq' building (29-31 Maclure Road) have been redesigned to reflect a more traditional shop front design. In doing this we have taken into account the SPD on Shop Fronts produced by Rochdale Borough Council and also looked at some historic precedent imagery produced by Calderdale Inheritance sent to us by Turley Heritage.*
- 3. The facade to the top floor of the building has been developed to integrate a perforated pattern into the metallic/ anodised bronze panels. This pattern has been designed to symbolise Rochdale's historic cotton/ textile industry, and is an abstract interpretation of some of the mural's based on cotton bolls that can be seen on the walls of Rochdale Town Hall.*
- 4. The grey metallic spandrel panels that were previously proposed between fenestrations on the double height window lifts, have been replaced with brickwork to strengthen the architectural language across the facade, and remove any horizontal banding that may compete with the more prominent stone banding across the facade.*
- 5. Recessed/ stepped brickwork has been added to the gable ends of the building on Maclure Road and Station Road. This has been applied to the 'blank' parts of the facade where the additional brick details mimic window positions or increase the apparent width of narrower openings.*

This document illustrates these design changes with the revised plans, elevations and visuals and should be read alongside the revised package of drawings and visuals which form the basis of an amendment to the current application.

2.0 Proposed Amended Plans

2.1 Proposed Amended Plans

Proposed Ground Floor Plan

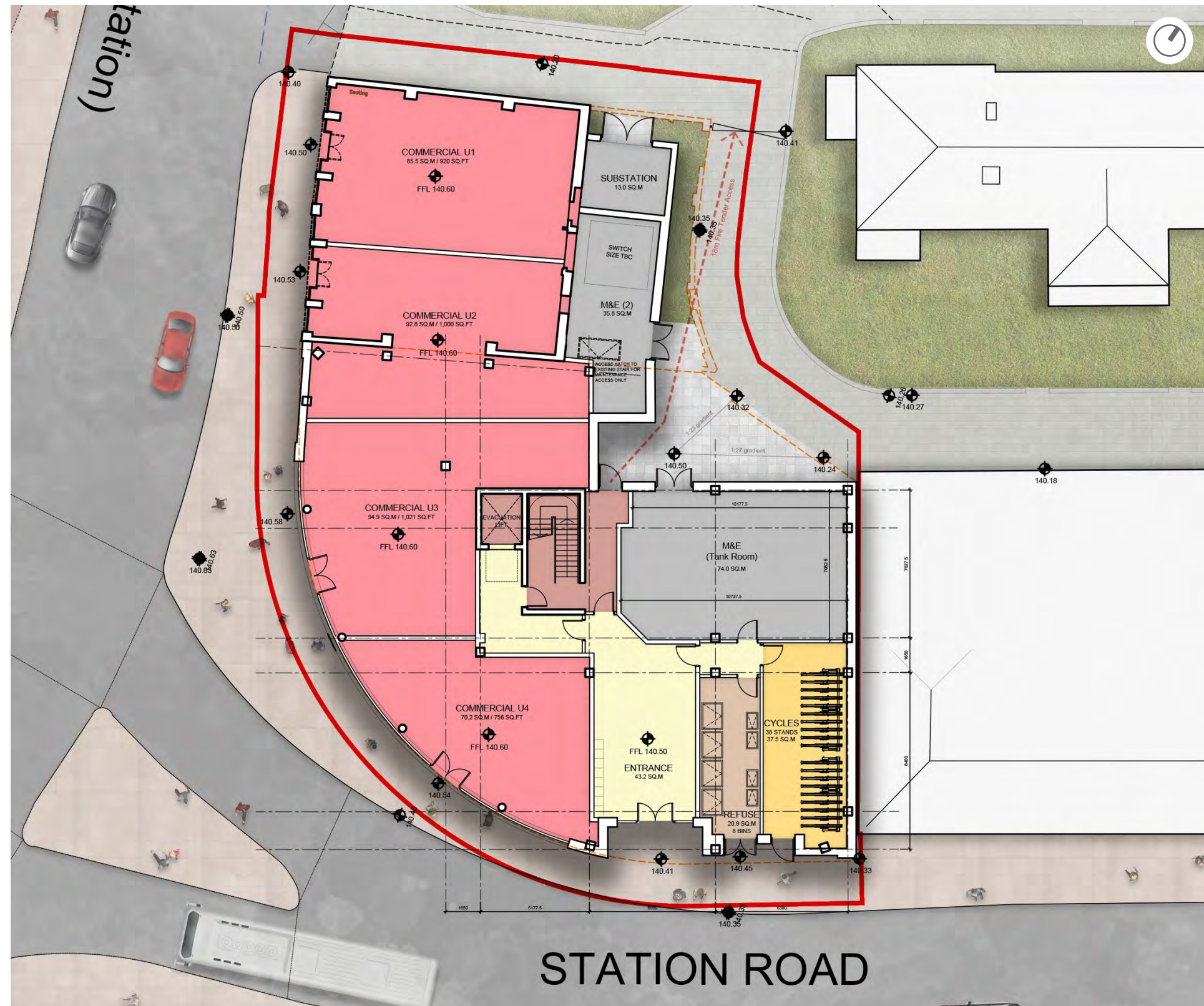
The ground floor accommodation comprises four commercial units, providing active frontage to Maclure Rd and sweeping round to Station Rd. In 29-31 Maclure Rd the shop fronts have been re-designed since the original submission to reflect a more traditional shop front design.

On Station Road the residential lobby is located within a feature recessed entrance, with cycle store and refuse store access immediately adjacent for external access but also linked internally to the lobby.

Plant spaces are located to the rear, with the lift and stair core to the upper floors located on the internal corner.

Key:

- Commercial
- Cycle Store
- Refuse Store
- M+E
- Resi. entrance lobby and circulation



2.2 Proposed Amended Plans

Proposed First Floor Plan

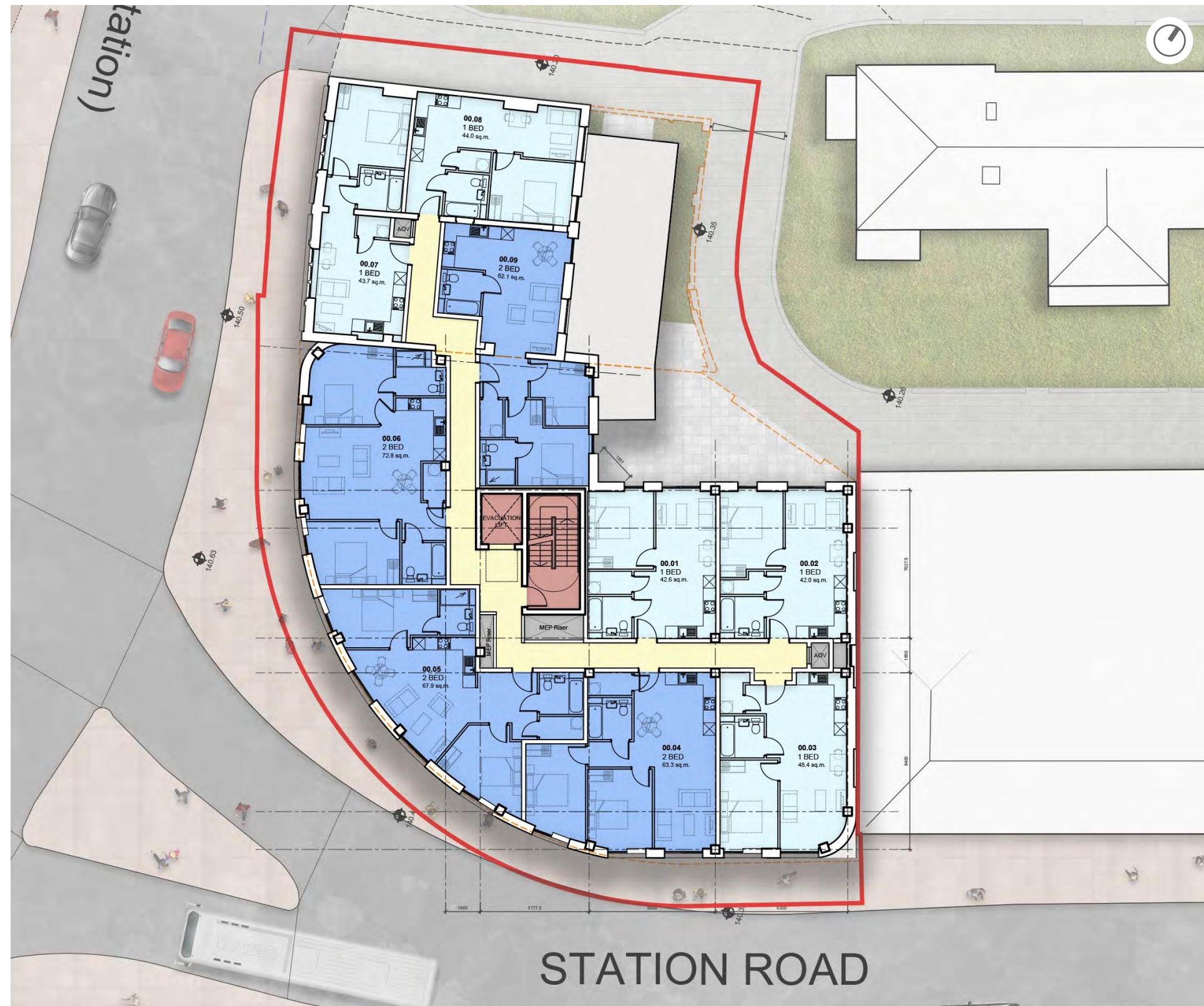
The first floor accommodation comprises five 1 bed apartments and four 2 bed apartments, all located off a central corridor.

The apartments occupy the level of the first floor of the existing building and run through into the proposed building connecting both elements.

There have been no changes to the layout of the first floor since the original submission, however we have added recessed/stepped brickwork to the gable elevation on Station Rd.

Key:

- 1B Apt.
- 2B Apt.



2.3 Proposed Amended Plans

Proposed Second Floor Plan

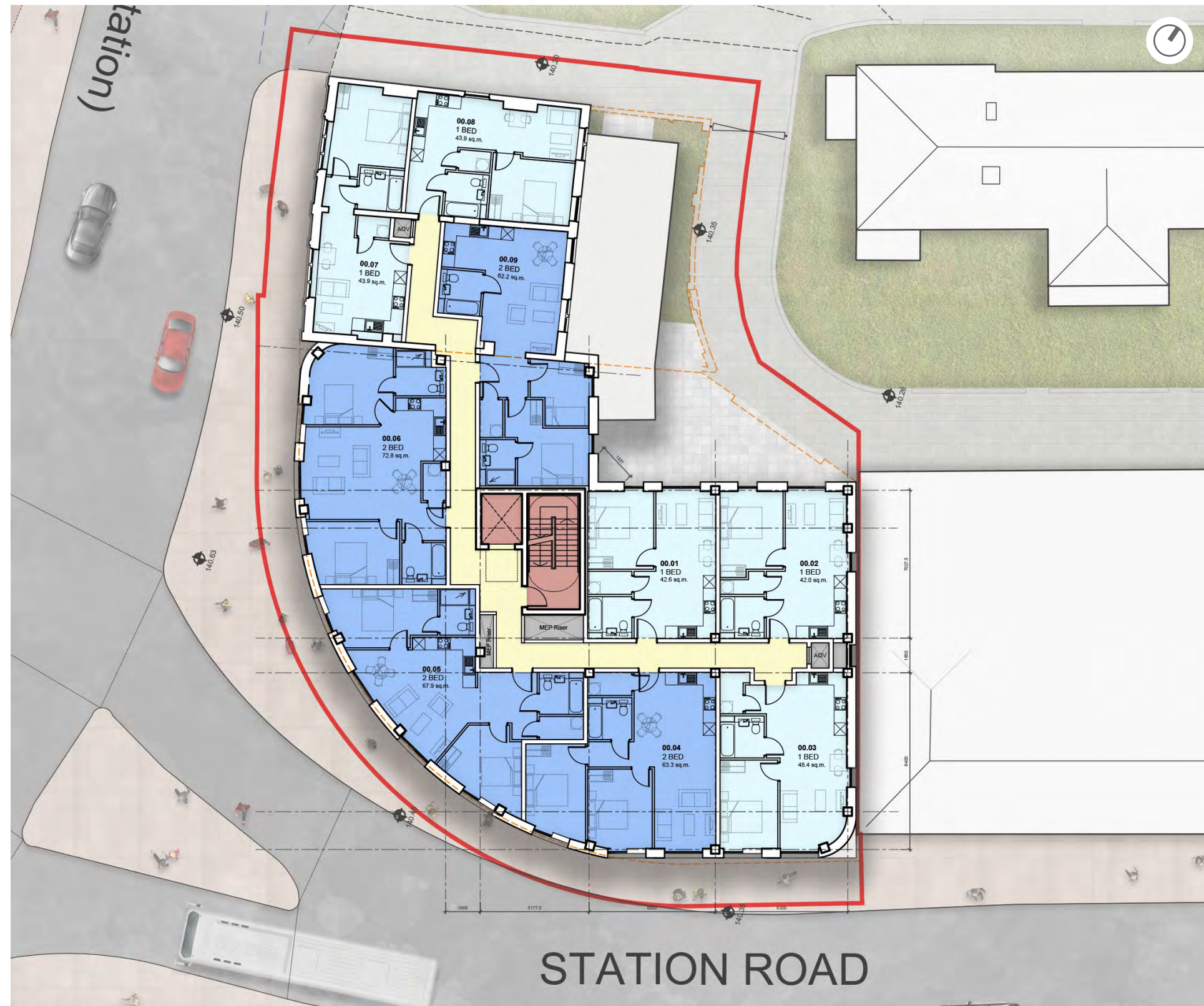
The second floor layout is almost identical to the first floor, again comprising five 1 bed apartments and four 2 bed apartments, all located off a central corridor.

The only difference at this level is marginal changes to the internal face of the external wall of the existing building. The apartments again occupy the second floor of the existing building and run through into the proposed building connecting both elements.

There have been no changes to the layout of the second floor since the original submission, however we have added recessed/stepped brickwork to the windows on the gable elevation on Station Rd.

Key:

- 1B Apt.
- 2B Apt.



2.4 Proposed Amended Plans

Proposed Third Floor Plan

At the third floor we are above the level of the existing building and hence the footprint is limited to the proposed building, comprising two 1 bed apartments and three 2 bed apartments, all located off a central corridor.

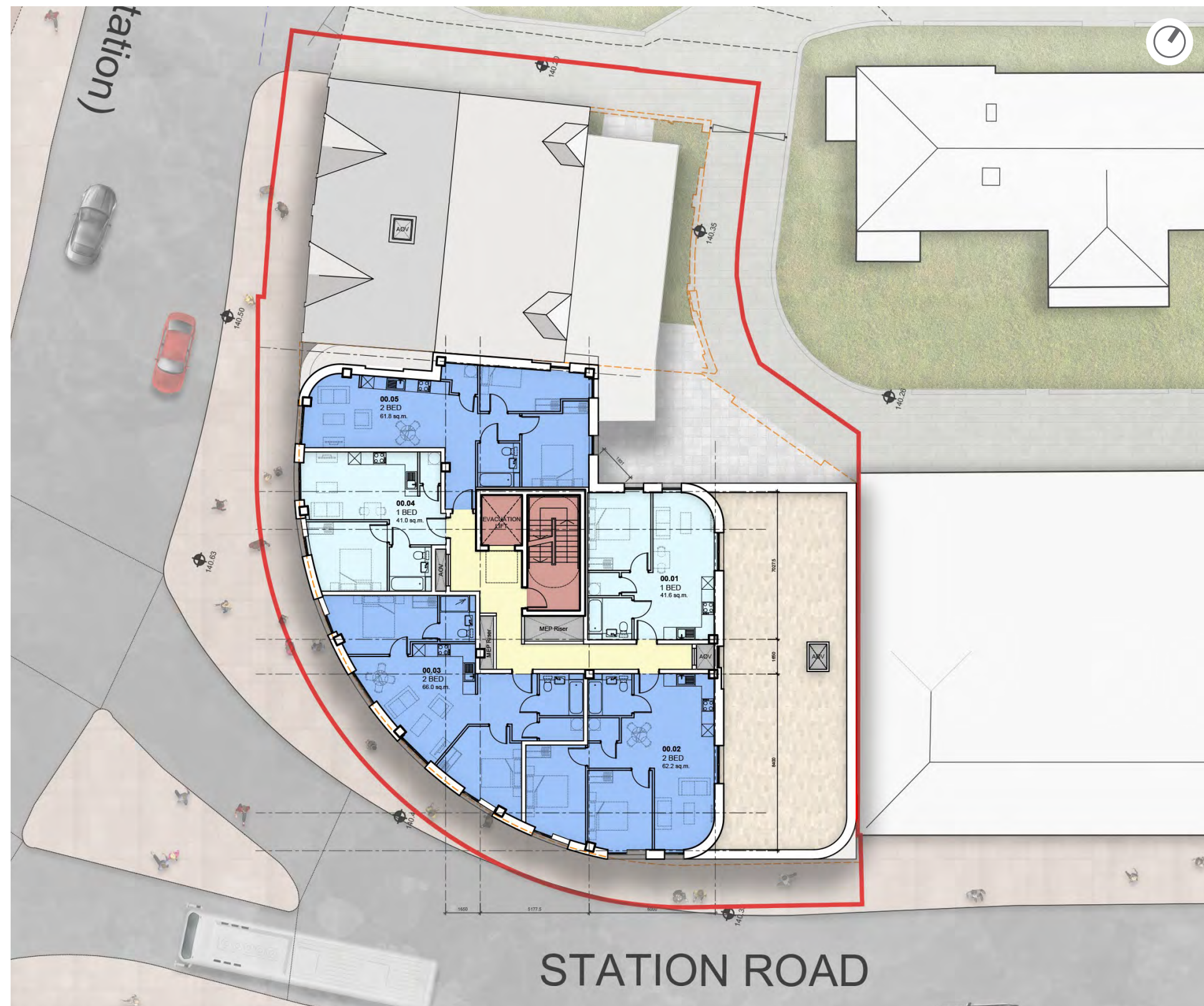
The proposed building footprint steps back from the existing building facing Maclure Road to give a visual separation between the two elements.

Since the original submission we have also reduced the footprint on Station Road, removing the two end apartments, to allow for further visual separation between the proposed building and the existing context.

Additional recessed/ stepped brickwork has also been added to the windows on the Station Rd gable elevation.

Key:

- 1B Apt.
- 2B Apt.



2.5 Proposed Amended Plans

Proposed Fourth Floor Plan

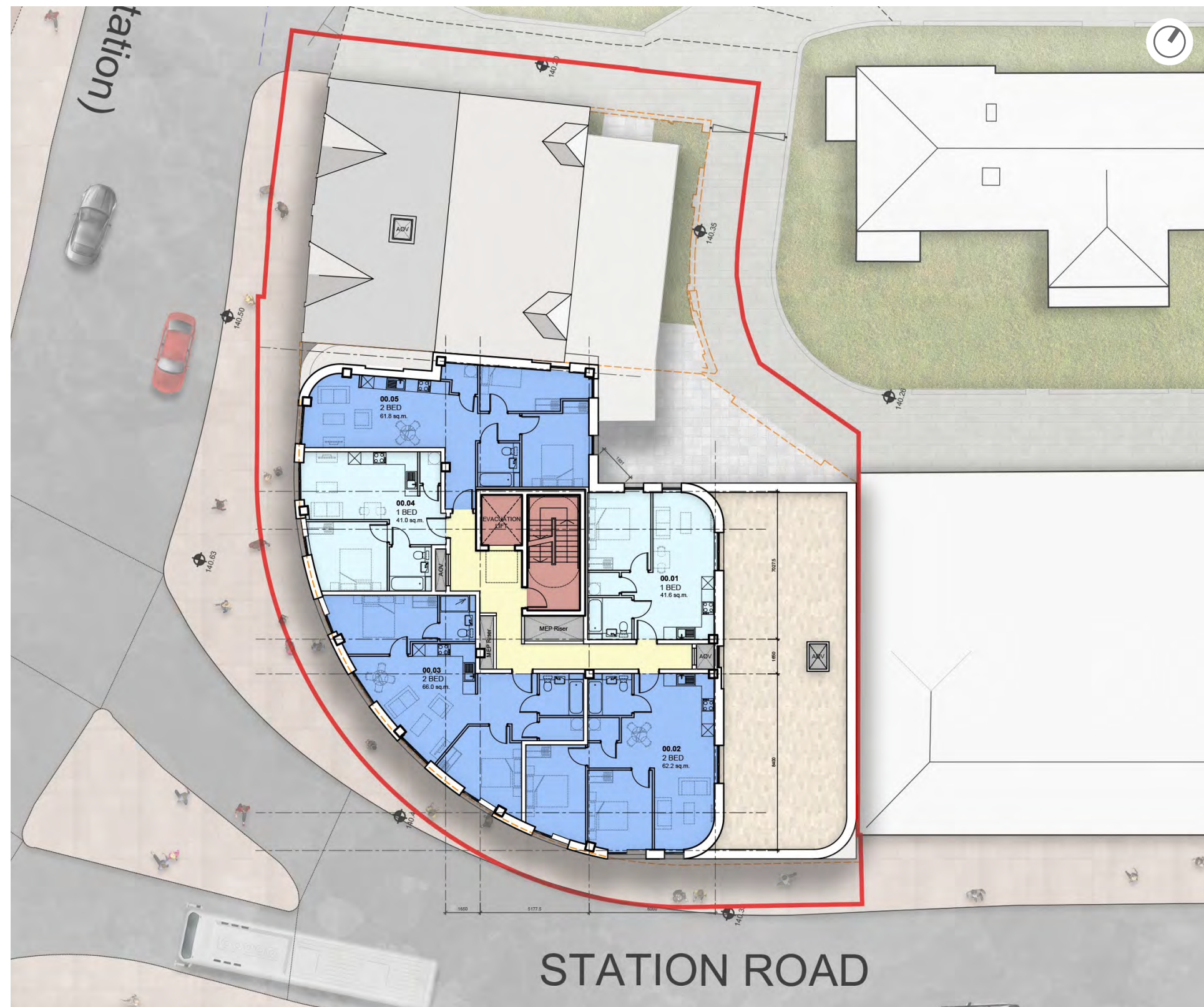
The fourth floor is identical in internal layout to the third floor, comprising two 1 bed apartments and three 2 bed apartments, all located off a central corridor.

The proposed building footprint follows the new footprint of the floor below to strengthen the visual separation between the two elements.

There are slight variations between third and fourth floor in the window fenestration and further recessed/stepped brickwork on both gable ends of the building.

Key:

- 1B Apt.
- 2B Apt.



2.6 Proposed Amended Plans

Proposed Fifth Floor Plan

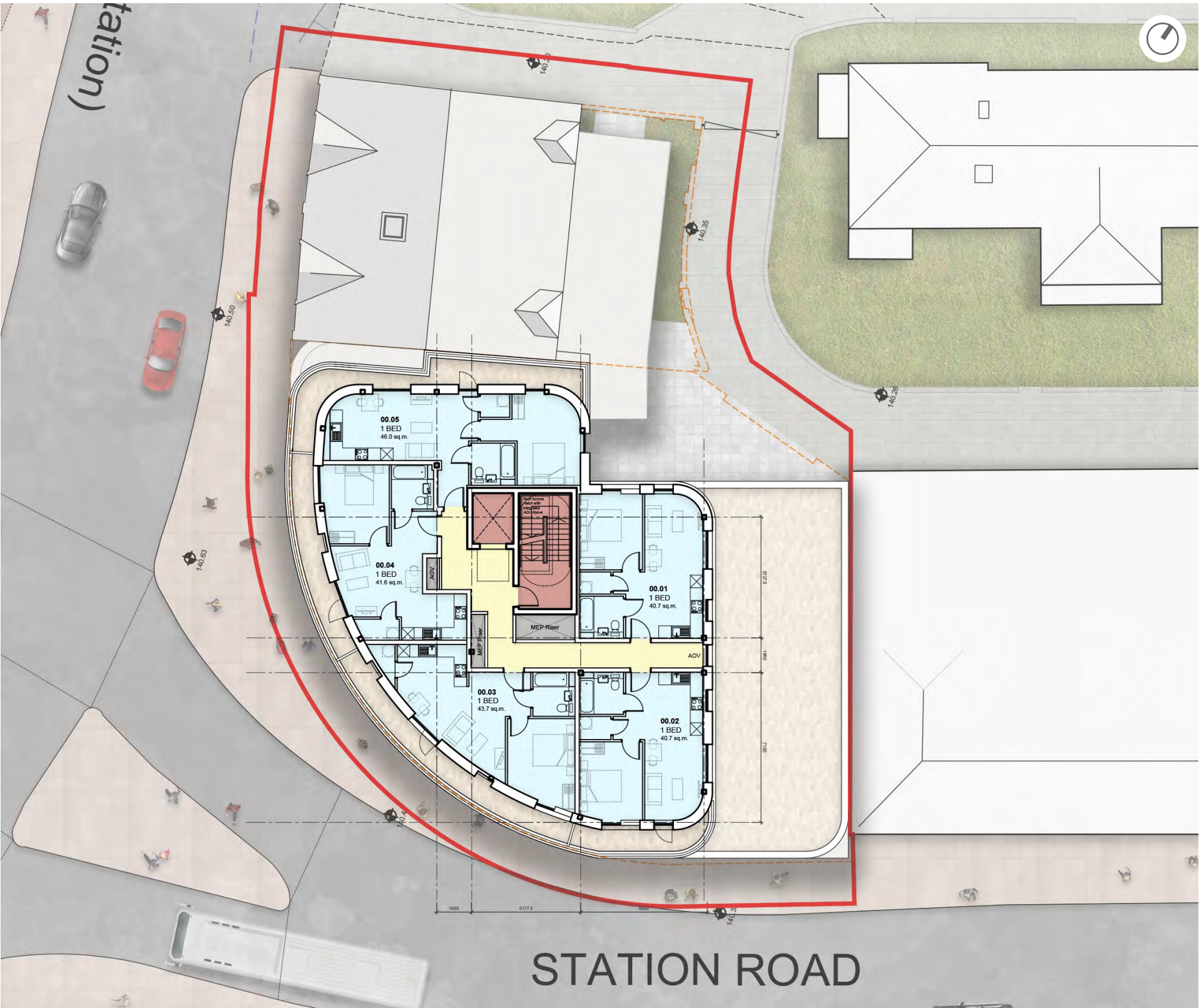
The top floor of accommodation is fully recessed and stepped back from the main facade around the perimeter of the building, but retains the same sweeping curved facade frontage and curved corners as the floors below.

This allows the scale to be broken down visually but also allows for a provision of a small external terrace for each top floor apartment.

The 5th floor accommodation has also been reduced since the original submission in the same manner as the third and fourth floor below, and now comprises five 1 bed apartments, all located off a central corridor.

Key:

- 1B Apt.
- 2B Apt.

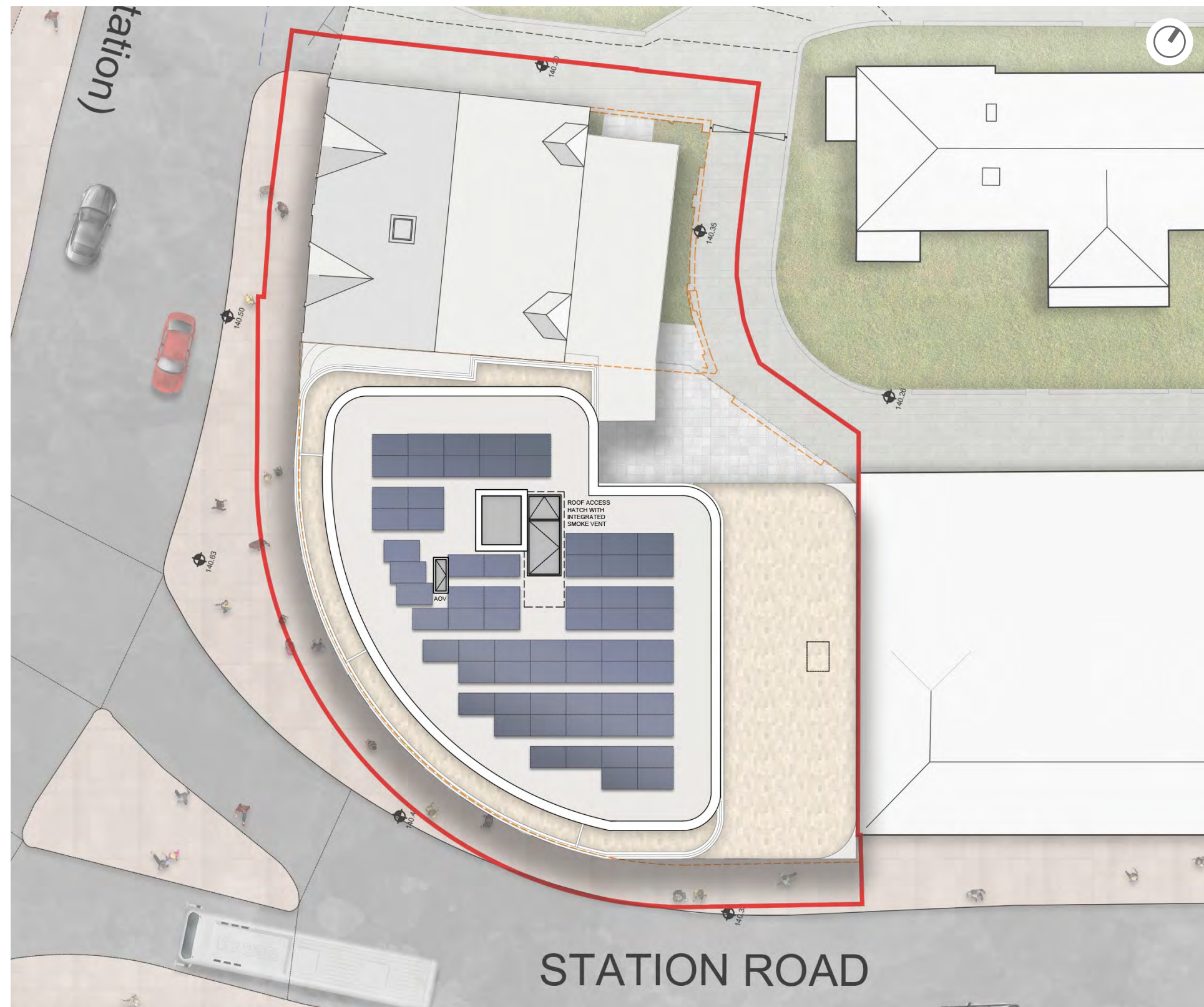


2.6 Proposed Amended Plans

Proposed Roof Plan

At this stage the potential provision of rooftop equipment for plant and possible PV is still under discussion. We have indicatively shown some PV provision on the roof along with access routes for maintenance and mansafe systems.

Any equipment located on the roof will need to co-ordinate with the rooftop AOVs for the smoke extract system, the access hatch from the stair core, and the lift overrun as illustrated on our roof plan opposite.



3.0 Proposed Amended Schedule

3.1 Proposed Amended Schedule

Summary of Residential Accommodation

Floor	1B Apt.	2B Apt.	3B Apt.
Ground	Commercial Units, Entrance & BoH		
1st	5	4	0
2nd	5	4	0
3rd	2	3	0
4th	2	3	0
5th	5	0	0
Subtotal	19	14	0
Mix (%)	58%	42%	0%
Total Units:	<u>33</u>		

3.2 Proposed Amended Schedule

Full Area Schedule

SUMMARY							
LEVEL	1 BED APT	2 BED APT	3 BED APT	RESIDENCES	NIA (sqm)	GIA (sqm)	Ancillary (sqm)
Ground to 5	19	14	0	33	1,730	2,809	566
TOTAL	19	14	0	33	1,730	2,809	566
SQFT					18,622	30,233	6,097
MIX / RATIO	58%	42%	0%				

APARTMENT SCHEDULE						
FLOOR LEVEL	1 BED APT	2 BED APT	3 BED APT	RESIDENCES	NIA (sqm)	GIA (sqm)
0	0	0	0	0	0	646
1	5	4	0	9	487	600
2	5	4	0	9	487	600
3	2	3	0	5	273	342
4	2	3	0	5	273	342
5	5	0	0	5	212	280
TOTAL	19	14	0	33	1,730	2,809
Efficiency	58%	42%				61.59%
Efficiency (Excl. Ancillary & Commercial)						79.98%

GROUND FLOOR	sqm	sqft
Commercial Unit 1	86.0	925.7
Commercial Unit 2	93.3	1004.3
Commercial Unit 3	95.7	1030.1
Commercial Unit 4	71.1	765.3
Entrance Lobby	43.2	465.0
Refuse	21.0	226.0
Cycle Store	37.5	403.6
M&E (Tank Room)	74.0	796.5
M&E (2)	31.7	341.2
Sub. Station	13.0	139.5
TOTAL	566.5	6097.3

Gross Internal Area	645.7	6950.3
---------------------	-------	--------

FIRST FLOOR	1 BED APT	2 BED APT	3 BED APT	RESIDENCES	sqm	sqft
Apartment 01	1				42.5	457.5
Apartment 02	1				42.1	453.2
Apartment 03	1				48.5	522.0
Apartment 04		1			63.2	680.3
Apartment 05		1			67.7	728.7
Apartment 06		1			72.8	783.6
Apartment 07	1				43.7	470.4
Apartment 08	1				44.0	473.6
Apartment 09		1			62.1	668.4
TOTAL	5	4	0	9		
Net Internal Area					486.6	5,237.7
Gross Internal Area					600.0	6,458.3
Efficiency					81.1%	

SECOND FLOOR	1 BED APT	2 BED APT	3 BED APT	RESIDENCES	sqm	sqft
Apartment 01	1				42.5	457.5
Apartment 02	1				42.0	452.1
Apartment 03	1				48.4	521.0
Apartment 04		1			63.3	681.4
Apartment 05		1			67.9	730.9
Apartment 06		1			72.8	783.6
Apartment 07	1				43.9	472.5
Apartment 08	1				43.9	472.5
Apartment 09		1			62.2	669.5
TOTAL	5	4	0	9		
Net Internal Area					486.9	5,240.9
Gross Internal Area					600.3	6,461.6
Efficiency					81.1%	

THIRD - FOURTH	1 BED APT	2 BED APT	3 BED APT	RESIDENCES	sqm	sqft
Apartment 01	1				41.6	447.8
Apartment 02		1			62.2	669.5
Apartment 03		1			66.0	710.4
Apartment 04	1				41.0	441.3
Apartment 05		1			61.8	665.2
TOTAL	2	3	0	5		
Net Internal Area					272.6	2,934.2
Gross Internal Area					341.7	3,678.0
Efficiency					79.8%	

FIFTH	1 BED APT	2 BED APT	3 BED APT	RESIDENCES	sqm	sqft
Apartment 01	1				39.7	427.3
Apartment 02	1				40.6	437.0
Apartment 03	1				43.7	470.8
Apartment 04	1				41.6	447.8
Apartment 05	1				46.0	494.7
TOTAL	5	0	0	5		
Net Internal Area					211.6	2,277.7
Gross Internal Area					279.6	3,009.6
Efficiency					75.7%	

4.0 Proposed Amended Elevations

4.1 Proposed Amended Elevations

Maclure Road Elevation



4.2 Proposed Amended Elevations

Station Road Elevation



4.3 Proposed Amended Elevations

Station Road Gable Elevation / Maclure Road Rear Elevation

