



DESIGN & ACCESS STATEMENT

CASTLE INN, ROCHDALE

Produced by Triangle Architects Ltd
On Behalf of Rochdale Borough Council
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1 INTRODUCTION

1.1 THE SITE

The site consists of an existing building (formerly the Castle Inn Pub) where Rochdale MBC have identified the building as a non-designated heritage asset, these are places Rochdale MBC have identified as having some significance to the local heritage. They make important contributions to the local distinctiveness, settlement formation, traditional character or history of the borough but don't meet the criteria for listed buildings. The site is located in Rochdale and is surrounded by Manchester Road to the east and the west, to the south there's an existing car park (partially owned by Rochdale MBC) and to the north is Co-op funeral care. The red line boundary includes the existing building we're proposing to refurbish and the existing garage to be retained and not disturbed. The land is owned by Rochdale MBC. The total area of the site is approximately 0.1 Ha.

1.2 THE PROPOSAL

The proposal is to refurbish the existing building providing 8 dwellings split across two levels with office space:

- Ground Floor: 4 Units
- First Floor: 4 Units
- Cellar: Office/ ancillary use

The existing boundary treatments and landscaping are to be retained to ensure the proposal remains integrated within its surroundings. The dwellings, which are use class C3, will provide much needed accommodation for the local community to assist with the housing crisis in Rochdale. The office space, which is use class E – commercial, business and service, will provide facilities to support the management function of the homes.

1.3 DESIGN OBJECTIVES

The primary objective of the development is to deliver much needed accommodation to help address the housing crisis. Supplementing this goal are several objectives:

- Incorporate the principles of psychologically informed environments to provide dwellings which offer comfort, safety, and enjoyment to future residents.
- Integrate the development within its context, to minimise potential friction within existing communities and provide a positive contribution to the neighbourhood.
- Ensure the proposal respects the building's heritage as it has been identified as a non-designated heritage asset.
- Balance the aspirations for quality with capital costs, recognising the need to spread funding and revenue streams across projects.

1.4 PURPOSE OF DOCUMENT

This document covers each design issue in turn. Under each issue an appraisal is carried out, current planning policy and best practice are considered and the reasons for the current proposals are put forward. A number of different sources have been used to compile this report including *Design and Assess Statements: How to write, read and use them* by CABE and the *National Design Guide: Planning Practice guidance for beautiful, enduring, and successful places* by MCHLG.

The role of this design and access statement is:

- To guide and shape the future use and redevelopment of this site on Manchester Road in Rochdale.
- To establish the parameters and principles for the new development.
- To act as a material consideration in the determinations of the reuse and redevelopment of the site.
- To create a sustainable and high-quality development that is appropriate to its context and that both preserves and enhances the character and appearance of the site.

SECTION A: THE PROCESS

2 ASSESSMENT

2.1 SITE CONTEXT

The site is situated approximately half a mile west of central Rochdale on Manchester Road, connecting to the A58 a major road running between Prescot, Merseyside and Yorkshire. St Albans Hotel (permanently closed) and the Co-op funeral care neighbour the property and Genesis Day Care Nursery and Beech House School are located within close proximity on Manchester Road. The immediate context is a mix of low-rise residential and commercial properties with a large four-storey apartment complex on the opposite side of Manchester Road.

2.2 SURROUNDING BUILDING TYPOLOGIES

As illustrated in Chapter 9 'Scale' by the site photographs, the surroundings are primarily two storey residential and commercial developments to the north, south and west along Manchester Road with a large four-storey apartment complex to the east on the opposite side of Manchester Road. Rochdale MBC have confirmed that the building is a non-designated heritage asset, please find further information regarding this in the Heritage Statement submitted.

2.3 PLANNING POLICY & GUIDANCE

Further to the NPPF, the development takes into consideration the following guidance:

- Rochdale Core Strategy (CS) (2016).
- Rochdale Borough Unitary Development Plan (UDP) (2006).
- Guidelines & Standards for Residential Development SPD
- Oldham and Rochdale Urban Design Guide

2.4 PREVIOUS PLANNING HISTORY

The building has been granted various planning approvals; this includes the following:

- The application site was successfully granted Change of Use from Public House Use Class A4 to Dwelling (Use Class C3) in May 2011, Planning application number: 11/D54447. The development was considered to comply with the relevant policies contained within the development plan.
- Change of Use to a restaurant/ take away (use Class A3) was granted in February 2013, Planning application number: 13/00206/FUL, with the condition that the proposal must be begun no later than the expiration of three years beginning with the date of this permission.
- The application site was successfully granted Change of Use A4 to dwelling (use class C3) in March 2019, Planning application number: 18/01232/FUL. The former public house was granted permission to be used as seven self-contained flats with office and alterations to elevations to include new windows and doors and roof repairs.
- The application site was successfully granted Change of Use from a Public house to a single dwelling in October 2020, planning application number: 20/00509/FUL, with the condition that the proposal must be begun not later than three years beginning with the date of this permission.



Figure 1: Site Location Plan



Figure 2: View of Existing Building from Castle Hill Crescent

2.5 SITE PHOTOGRAPHS

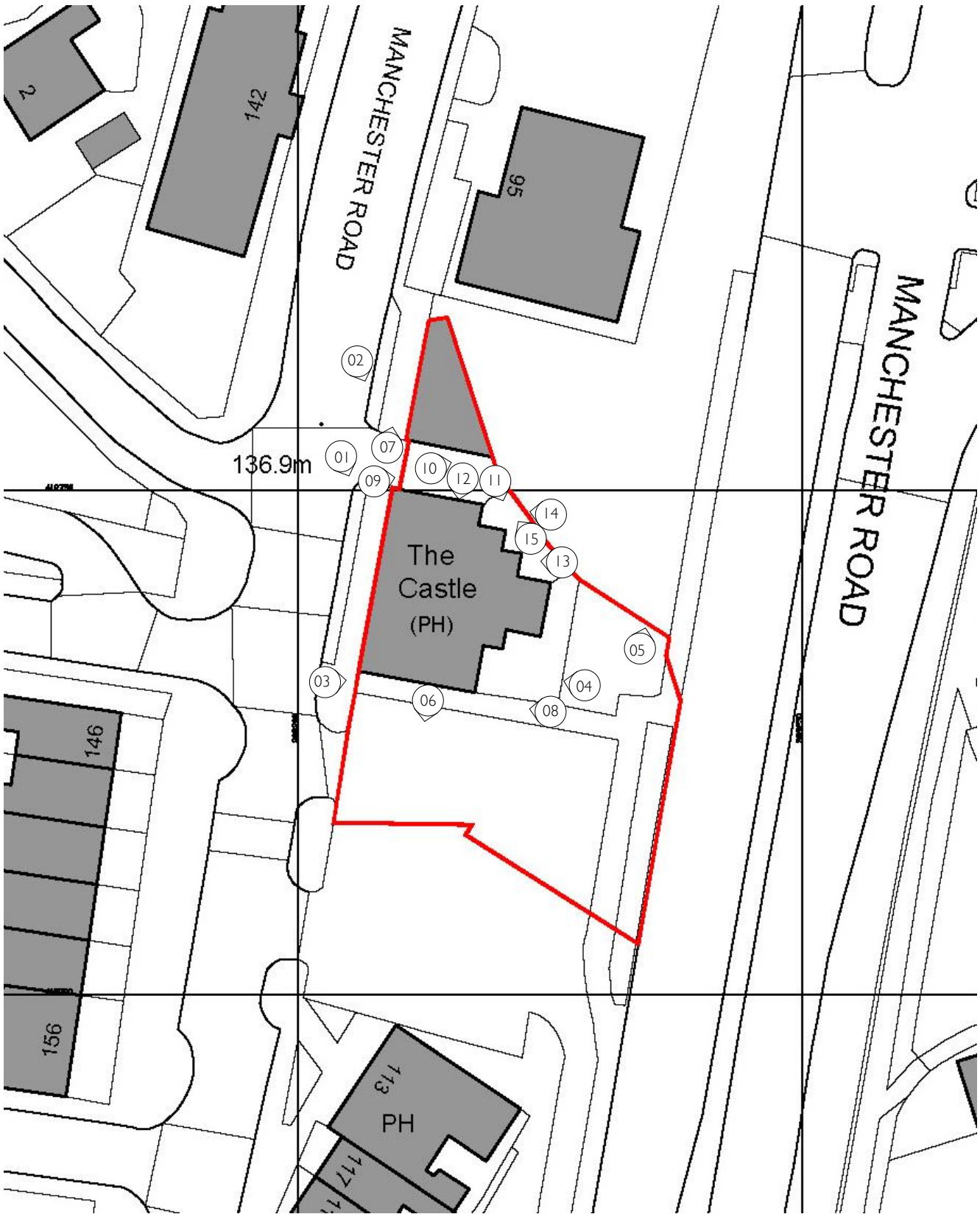


Figure 3: Site Photographs Key



View of existing building from Manchester Road



View of existing building and garage from Manchester Road



View of existing building from car park



View of existing building from grass verge to the east



View of existing trees located next to the site



View from existing building overlooking car park facing south

3

INVOLVEMENT

3.1 ROCHDALE BOROUGH COUNCIL

Rochdale MBC have identified the opportunities of the site and defined the design brief. The design underwent several iterations at the early concept stage, to refine the objectives of the scheme and how it could be accommodated within the existing building.

The scheme has been discussed in detail with the planning officer to conform to aspirations for the area and to ensure the proposal is in keeping with the unique characteristics of the non-designated heritage asset. The initial feasibility was submitted to Rochdale MBC for comment and as the design developed the team have worked closely with the Planning Officer to assess the suitability of the proposal on the site.

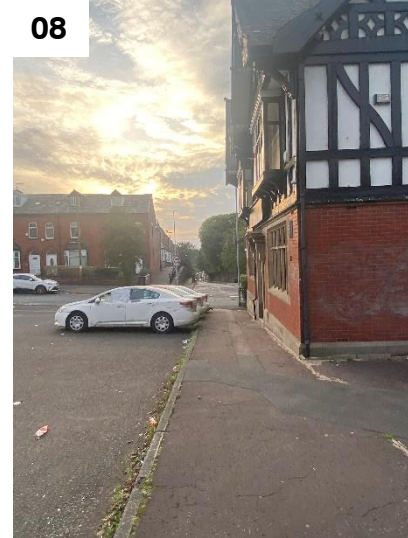
General scheme principles involving our duty to be sympathetic to the existing building's appearance were discussed, along with the intention to not include any development to the existing garage within this application. Advice and suggestions from the feedback given by Rochdale MBC have been incorporated into the final scheme proposals.

3.2 SPECIALISTS & CONSULTANTS

Site investigations of the existing buildings current condition have been carried out, this includes an asbestos survey, dry rot survey, daytime bird and bat survey and noise impact assessment. With the building being identified as a non-designated heritage asset we have worked closely with a planning consultant to ensure the proposal doesn't negatively impact the appearance, but instead improve the current condition and bring a historic building back to life. Full details of our strategy towards conserving the heritage of the building can be found in the submitted heritage statement, where the findings and recommendations have been used to inform the design.



View facing north overlooking garages



View towards Sparth Bottoms Road



View of existing gate securing the courtyard



View of garage from the courtyard



View of existing stairs to access the higher level



View of existing basement door



View of existing fire escape and extension



View of existing one-storey extension



View of existing garage from external stairs

4 EVALUATION

4.1 SITE CONSTRAINTS

By proposing to refurbish an existing building the boundaries were already set as our strategy for this development is to integrate as many of the existing windows and doors into the design as possible with the building being a non-designated heritage asset. We have appreciated the council's identification of the building being of local historical significance, and therefore the existing windows restricted the design of the flat layouts to ensure the proposal aligned with the existing window and door positions. Throughout the design development we have used guidance set out by Historic England on making improvements to listed buildings.

To ensure a sympathetic approach to the buildings appearance and characteristics we set boundaries early on to establish the features to be retained, this included the elevational treatments and materials as much as possible, existing external doors and windows and the internal staircase. Although, we are proposing to demolish the existing toilets in the one-storey extension as this doesn't contain any architectural significance and will help improve the aesthetic of the building. We were also conscious to not disturb the existing structural integrity of the building, therefore the existing columns and walls have been retained as much as possible.

4.2 SITE OPPORTUNITIES

Since the building is currently unused the primary opportunity for this development is to bring a historic building back into use by providing much needed accommodation for service users. This proposal is also an opportunity to provide purpose back to this striking building that can be seen prominently from Manchester Road and within the local neighbourhood.

The location of the existing building creates continuity in the urban fabric and would provide natural surveillance along Manchester Road. This will benefit the area by creating more activity and socio-spatial relationships, thereby encouraging positive social behaviour rather than antisocial behaviour.



View of external door with step up to floor level



View of existing columns supporting the existing structure



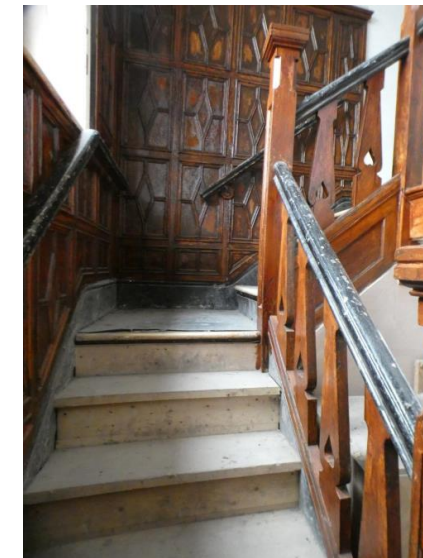
View of Internal door and porch area



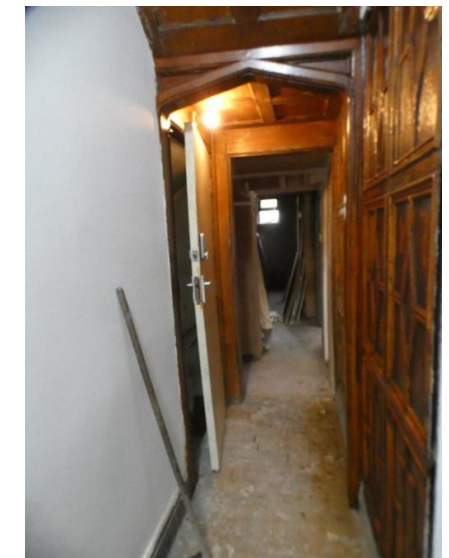
View of existing windows in main open space area



View of the bottom of existing staircase



View of halfway up the existing staircase



View at the top of existing staircase

4.3 INTERNAL PHOTOGRAPHS



View of toilets located in one-storey extension 1



View of toilets located in one-storey extension 2



View of fire escape door on the first floor



View of w/c partially refurbished on first floor



View of bathroom refurbishment on first floor



View of the existing kitchen renovation on the first floor



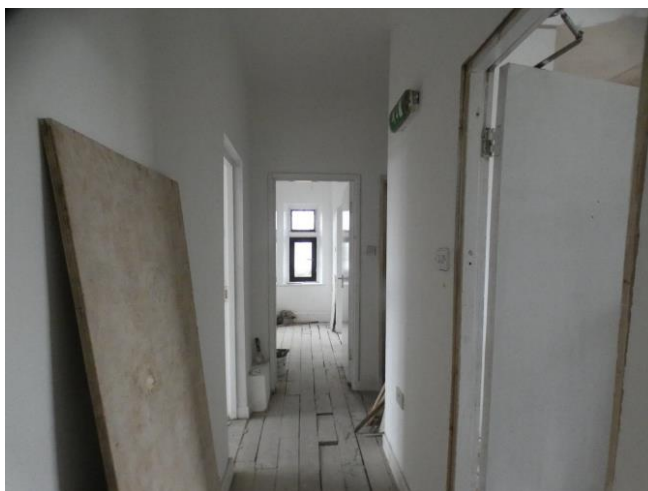
View of the existing living room on the first floor



View of basement store room 1



View of basement store room 2



View of hallway partially refurbished on the first floor



View of room on the first floor partially refurbished



View of basement store room 3



View of basement store room 4

5 DESIGN

5.1 INITIAL DESIGNS

From the early design stages the brief was to provide IBIP residential accommodation within the existing building, with additional space for office accommodation. During the initial feasibility stage, it was concluded that 4 units can be accommodated on the ground floor and 4 units on the first floor and we would retain the existing staircase. The office space location has changed throughout the initial design stage as the original intention was for the garages to facilitate this space. However, after further discussions and a site visit it was concluded that the cellar space would be best to accommodate the offices and the garages would be left as existing. This proposal was discussed with Rochdale MBC and it was agreed for the cellar to be used for the office space as there's an existing separate entrance to access the cellar and we have proposed to utilise all existing openings for windows into the cellar to allow daylight into this space.

The following briefs were discussed during the design development stage with the team:

- Iteration 1 – Ground floor and first floor residential, the cellar to remain as existing and the garage to be office space.
- Iteration 2 – Ground floor and first floor residential, the cellar to be office space and garage to be ancillary space.
- Iteration 3 – Ground floor and first floor residential, the cellar to be office space and garage to remain as existing and not included in this application.



Figure 4: Proposed Floor Plans - Iteration 1



Figure 5: Proposed Floor Plans - Iteration 2



Figure 6: Proposed Floor Plans – Iteration 3 (Preferred Option)

SECTION B: THE PROPOSAL

6 USE

6.1 THE PROPOSAL

The proposed use of the development is C3 Dwelling Houses and E Commercial, Business and Service. The Rochdale Borough Unitary Development Plan doesn't identify the site for any specific allocation for the land, and it is not recognised as protected open space.

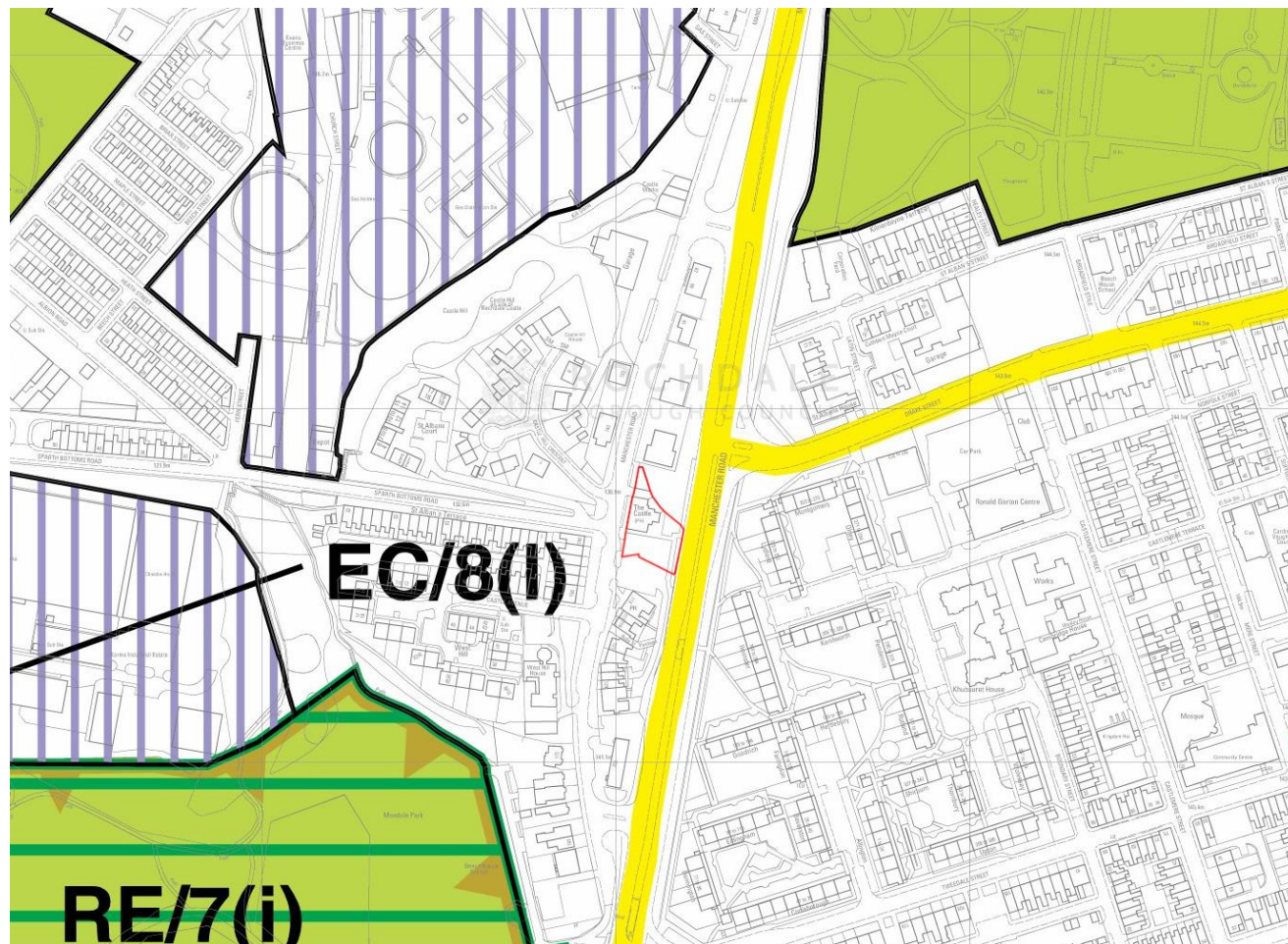


Figure 7: Excerpt from Rochdale Borough Unitary Development Plan online mapping, with site location outlined red.

7 AMOUNT

7.1 SCHEDULE OF ACCOMMODATION

The amount of units proposed within the development has been carefully considered, to strike a balance between providing new dwellings to support a critical area of housing need, whilst not exceeding an appropriate amount within the existing building. The resulting quantity of units emerged naturally from the design development process, taking into consideration the constraints of refurbishing the existing building.

Each dwelling is designed to meet Nationally Described Space Standards and follow the principles of Category I 'Visible Dwellings'.

Flat 1	1 bed flat	39.0m ²
Flat 2	1 bed flat	47.3m ²
Flat 3	1 bed flat	39.5m ²
Flat 4	1 bed flat	40.9m ²
Flat 5	1 bed flat	42.5m ²
Flat 6	1 bed flat	40.3m ²
Flat 7	1 bed flat	48.6m ²
Flat 8	1 bed flat	41.3m ²
Office Space	106.0m ²	

8 LAYOUT

8.1 SITE LAYOUT

The proposed site plan shows the existing building in its current orientation, the strategy for the site layout is the same as our approach to refurbishing the existing building, to sympathetically respect the existing condition whilst proposing some minor alterations to improve the building and site. We're proposing not to alter the urban fabric and to keep the building foot as existing, apart from demolishing the one-storey extension on the side. Currently, the courtyard is split across two levels, a difference of 2.2m, with external stairs linking the two areas together. The external works are to remain as existing with minor works to make good in areas where the existing treatments may be failing. The car park to the south, that is partially owned by Rochdale MBC, is to remain and the grassed verge area with existing trees and vegetation is to remain as existing.

8.2 VIEWS & VISTAS

The existing building can be seen clearly from Manchester Road to the east and west and is prominently seen from three sides, therefore careful consideration has been given to retaining the elevations as much as possible. Where changes have been proposed careful discussions with the planning consultant, who has experience of working with listed buildings, were undertaken to ensure a considered approach has been taken. The one-storey extension is only slightly visible from Manchester Road as the existing brick wall securing the courtyard blocks this view limiting the impact the demolition will cause to the appearance of the building.



Figure 8: Proposed Site Plan

9 SCALE

9.1 MASSING

The proposal will maintain the existing massing of the two storey building with access to the cellar. Currently there's a small one-storey extension located in the courtyard linking the external fire escape from the first floor to the ground floor. This extension previously facilitated the male and female toilets for the former Castle Inn pub and doesn't offer a high quality of architectural interest aesthetically. The proposal shows the extension demolished and for the brick infill materials to reflect the existing brick to ensure a consistent look along the elevations.



Figure 9: Google Earth 3D View Showing the Existing Building in its Surrounding Context 1.



Figure 10: Google Earth 3D View Showing the Existing Building in its Surrounding Context 2.

10 LANDSCAPE & ECOLOGY

10.1 LANDSCAPE & ECOLOGY STRATEGY

The landscaping strategy is to remain as existing with no impact to be made to the existing vegetation and trees surrounding the site.

As part of this application we have submitted a daytime bat & bird survey to ensure we're not disturbing any potential nests or roosting bats as the building has been left unused for some time. The report provides details of the external and internal survey carried out on the existing condition of the building. The survey has confirmed that the development has very minor potential to support roosting bats with few access points or roosting features recorded during the daytime survey. Therefore, it has been recommended that a pre-commencement check should be carried out by a suitably qualified Ecologist prior to works being carried out to prevent impacts to bats. It has been confirmed that if the demolition work is to be undertaken during the bird breeding season (April- August) checks immediately before demolition by a suitably qualified Ecologist will be required. For more details on the daytime bat & bird survey please refer to the submitted report.

11 APPEARANCE

11.1 VISUAL STRATEGY

The site consists of a detached two-storey building of stone and brick construction with mock Tudor style fronting on the upper level and the external brickwork and stonework is intact. The stonework features around the large windows and surrounds the doorways creating prominent stone features functioning as canopies. There are existing bay windows on the first floor standing proud of the mock Tudor style timber paneling. Whilst the original construction of the building remains intact there have been modern inventions carried out under a previous planning application (20/00509/FUL), including new windows and a modern black door to the front of the building. The roof consists of slate tiles and the original brick chimneys remain intact, although the original fireplaces have been removed internally. The visual strategy for this proposal is to achieve a sympathetic approach towards maintaining the existing character of the building, and any minor new works have been carefully considered.

11.2 ELEVATIONS & MATERIALS

Maintaining the existing elevations and original materials has been a key consideration when developing the proposal as the existing windows have been retained, subject to acoustic testing, and the proposal makes use of the existing opening as much as possible.

Elevation 1: This elevation proposes to retain the existing windows, subject to acoustic testing, and the existing door to the left hand side. Within this application a new door has been proposed for the 'main' communal entrance door as the existing double door doesn't comply with building regulations for entrance doors to dwellings and it provides accessibility issues. The existing elevation currently gives the impression that the door to the left is the main door when this is a private entrance for flat 2. Therefore, proposing a new door retaining the existing glazing above, family with the existing door to the left, will give the elevation continuity as well as providing a grander appearance to ensure clearer wayfinding for residents.



Figure 11: Proposed Elevation 1 (not to scale)

Elevation 2: This elevation proposes to retain the existing 'dummy' door and utilise the three existing glazing panels within the door to function as windows for the bedroom. This 'dummy' door is located on Manchester Road, a prominent elevation, therefore this door has been retained to maintain the existing character on the building. The proposal makes use of the existing cellar for office space where the window openings are currently bricked/ boarded up. Therefore, these existing openings will be used for new windows and the design will replicate the original appearance of the windows.



Figure 12: Proposed Elevation 2 (not to scale)

Elevation 3: This elevation is not a prominent elevation, but instead the windows overlook the courtyard hidden by the existing tall brick wall securing the site. This elevation proposes a new window on the ground utilising the existing internal door opening linking the main building to the one-storey extension. The new window design replicates the existing style of the windows along the elevation to ensure they're in keeping with the appearance of the building. New brick infills of the same red brick as the existing have been proposed along the elevation to infill where the one-storey extension was previously. On the first floor an infill panel for replacing the previous fire escape door has been proposed as this door is redundant and offers no architectural or historical value. Infilling these doors with timber paneling provides the opportunity to improve the building appearance by continuing the mock Tudor style along the elevations paying tribute to the building's heritage. The bricked up window openings for the cellar have been retained with new window frames and a new basement door for the office space has been proposed.

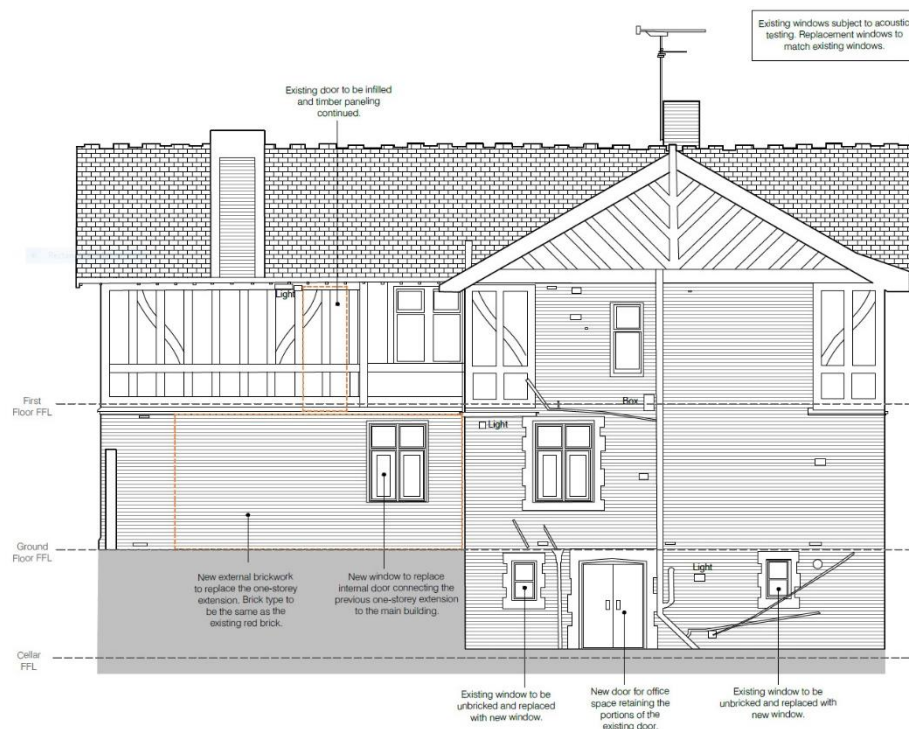


Figure 13: Proposed Elevation 3 (not to scale)

Elevation 4: This elevation is partially seen from the street and is partially hidden by the existing tall brick wall securing the site. Therefore, we have only proposed new inventions to the 'hidden' part of the elevation, this consists of a new secondary communal entrance door where the one-storey extension has been demolished and the rest of the external wall will be infilled with the same red brick as the existing. The new window utilises the existing door opening on the ground floor and the design replicates the existing style of the windows along the elevation to ensure they're in keeping with the appearance of the building. On the first floor an infill panel for replacing the previous fire escape door has been proposed as this door is redundant and offers no architectural or historical value. Infilling these doors with timber paneling gives the opportunity to improve the building's appearance by continuing the mock Tudor style along the elevations.



Figure 14: Proposed Elevation 4 (not to scale)

12.0 ACCESS

12.1 VEHICULAR & TRANSPORT LINKS

The site is within a highly sustainable location and meets the aspirations of the National Planning Policy Framework. It is well served by public transport, with the nearest bus stops to the site located on Manchester Road (90m away) and Drake Street (140m away) connecting the site to Middelton and Manchester. The stops have shelters, seating and boarding facilities.

The centre of Rochdale is within a 15-minute walk of the site, meaning that residents have access to food, retail, a library, dental care and medical services. Within a 5-minute walk of the site is Mandale Park and Brookfield Park.

The development will generate trips associated with visitors and therefore the level of parking demand is not significant and can be accommodated within the existing car parking identified within the red line boundary in Rochdale MBC's ownership.

The design proposes 1 cycle space per dwelling provided by Sheffield cycle stands located within the secure courtyard.

12.3 REFUSE & RECYCLING STRATEGY

Refuse storage is provided for each dwelling in a secure communal area located next to the existing gate on Manchester Road for easy access on bin collection day. Bins will be provided in accordance with the Rochdale Waste Management Strategy, for recycling, general waste, and compostable waste.