

Planning, Design and Access Statement

67 CLEMENT ROYDS STREET Rochdale

June 2025



WALKER ARCHITECTURAL
DESIGN

t: 07359 859824 e: ruth@walkerad.co.uk
WA78

Contents



- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Design Process
- 4.0 Conclusions

Contents

- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Design Process
- 4.0 Conclusions

Clement Royds Street
Rochdale

Design and
Access Statement
June 2025



WALKER ARCHITECTURAL
DESIGN

1.0 Introduction



Introduction

This design and access statement relates to the proposed Change of Use application of 67 Clement Royds Street, Rochdale, from Class C3 (dwelling) to Class C2 (residential institution).

The property is to be used for children's care, through Bellbrooke Care. The purpose of the home would be to support the children to build their confidence, help them in developing life skills and prepare them for life when they leave the home to fend for themselves.

Ofsted will require a local risk assessment before approving the property as a care home. Planning is therefore not the only form of regulation which controls the suitability of the location.

The following pages highlight the design rationale to suit the initial briefing provided by Bellbrooke Care.

Contents

- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Design Process
- 4.0 Conclusions

Clement Royds Street
Rochdale

Design and
Access Statement
June 2025



WALKER ARCHITECTURAL
DESIGN

2.0 Site Analysis



APPLICATION SITE

The aerial image above identifies the property at 67 Clement Royds Street, Rochdale. The property is the left hand of a pair of semi-detached houses in a primarily residential area.

Clement Royds Street is accessed from Spotlands Road which links onto the A58 dual carriageway. This links south to the M62 junction 20. Rochdale bus station is around a 15 minute walk from the application site, or the nearest bus stop is a 3 minute walk. Rochdale Town Centre is a 15 minute walk where a multitude of local amenities can be found including the main shopping centre and leisure centre.

The property is currently a 3 bedroomed semi-detached two storey house, with a small front walled garden with gated access to Clement Royds Street, a side walled garden area with raised beds and a gate onto Littledale Street, and a good sized rear yard with pedestrian access to the garage. Vehicle access to the garage is via Littledale Street. Additional on street car parking is available along Clement Royds Street.

Planning History

The site has former planning application Ref: 81/D12125. This was for the single storey side extension that has been added to the property. Also application Ref: 77/D04851 which is for approval of the detached garage,

Planning Policy

The National Planning Policy Framework (NPPF) has several paragraphs relevant to these proposals. Paragraph 60 makes clear that in order to ‘support the Government’s objective of significantly boosting the supply of homes.....the needs of groups with specific housing requirements are addressed’. Paragraph 61 makes clear how housing need in an area should be assessed and understood, and paragraph 62 advocates that planning policies should reflect the housing needs for different groups in the community. Section 8 – Promoting healthy and safe communities emphasises the need to make appropriate provision for the special needs of young people.

Contents

- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Design Process
- 4.0 Conclusions

Clement Royds Street
Rochdale

Design and
Access Statement
June 2025



WALKER ARCHITECTURAL
DESIGN

3.0 Design Process



Use
The scheme proposals comprise the change of use of a dwelling house to a children's care home. The home will provide space for 2 No. children and staff to live as a single household residence. The children will be living at the property long-term. Under the requirements of Ofsted, such care homes must be run as closely as possible to a typical family household, while accepting staff are employed on a rota basis to provide the parental support to the children so many have missed in their early years. The only physical requirements specified by Ofsted are security cameras (although not essential and not materially different from a system found in many households), emergency lighting (no external visual distinction from normal lighting) and locks on bedroom doors for the privacy of each child (not a material issue for planning).

The home will be operating with 2 staff during the day for 2 children (with Emotional and Behavioural Disorder) and 2 staff during the night. One will start their shift at night for a waking night at 10:00pm. And the other staff member will stay on a sleep overnight. The shift patterns are 10am - 10:15pm (15 minutes handover) but will not be noticed. Staff will be encouraged to use public transport.

The residential care will be provided by Bellbrooke Care who are an experienced care provider offering residential care activities for learning difficulties, mental health and substance abuse. There will be a small number of professionals visitors to the house. These will be: Ofsted (1) year. Social workers visit in line with the children's care planning needs no more than once a month and also a Regulation 44 visit once per month. Subject to a child's individual care plan these visits are no more frequent than those to a typical family household. (Friends or relatives).

Amount / Layout
The existing property currently has 3 bedrooms at first floor. One room will be used for the staff sleepover and an En-Suite will be added.

At ground floor, the existing front living room will be utilised as the staff office, situated so that the front entrance can be monitored. This will be partitioned off from the rear dining space which will be used as living/dining space alongside the separate large, well equipped kitchen. All proposed works are internal.

Bellbrooke Care will have an emergency evacuation plan. All gas and electric will be tested and certified.

Contents

- 1.0 Introduction
- 2.0 Site Analysis
- 3.0 Design Process
- 4.0 Conclusions

Clement Royds Street
Rochdale

Design and
Access Statement
June 2025



3.0 Design Process



Scale

The property is currently 2 storey, inkeeping with the remainder of Clement Royds Street.

Appearance

The existing property is red brickwork with grey roof slates. There is a bay window at ground floor to the front elevation. A very small extension has been added to the side elevation to extend the kitchen. To the rear there is a small attached outbuilding with a single pitched roof. In the rear garden is an old garage with metal profile roof. No works are proposed to the elevations.

The adjacent photographs show the front and rear elevation as existing, along with the existing outbuildings, and front and rear garden areas. The gardens will be tidied up as part of the proposals. The outbuildings will be made secure and used for storage.

Landscaping

The property benefits from a small enclosed garden to the front of the house, which wraps around the side with planting beds. There is a good sized rear paved garden. This will be tidied up to ensure a safe and secure external amenity space is provided for the children.

Access

There are two steps up to the front door, and a single step down out of the rear door currently. Should there be a need for wheelchair / assisted access for any residents, staff or visitors, this should be in line with the Company's Management Access Plan, that ALL staff are to be made aware of, and should be adhered to.

The nearest bus stops are a very short walk from the property on Spotlands Road, this offers good connections into Rochdale Town Centre. Many amenities are within walking distance, including shops, schools, Rochdale infirmary, and leisure facilities, making this a very accessible and sustainable location.



Contents

1.0 Introduction

2.0 Site Analysis

3.0 Design Process

4.0 Conclusions

Clement Royds Street
Rochdale

Design and
Access Statement
June 2025



WALKER ARCHITECTURAL
DESIGN

4.0 Conclusions



This planning application is for the Change of Use from Class C3 residential dwelling to Class C2 Residential Institution of number 67 Clement Royds Street, Rochdale. The property is to be used as a children’s care home, run by Bellbrooke Care.

The proposals are for 2 children or young people to live at the property, with 2 carer’s working at the property, with a minimum of 2 staff at night, with 1 sleeping. They will live as a single household within the property. The property is plenty large enough and each child will have a large bedroom.

67 Clement Royds Street is in a sustainable location, close to shops and schools and within an established residential area. Transport links are good and it is deemed to be ideally located for this proposed use. The demand for local placements to maintain local links with family, friends and school is very high.

Contents

1.0 Introduction

2.0 Site Analysis

3.0 Design Process

4.0 Conclusions

Clement Royds Street
Rochdale

Design and
Access Statement
June 2025



WALKER ARCHITECTURAL
DESIGN