



**Planning Statement for Proposed 4-Storey New Build
with Mixed-Use at:**

**Land Adjacent to
135-137 Whitworth Road
Rochdale
OL12 0RE**



Client: Mr Shafqat Siddiq.

Introduction

This Planning Statement has been prepared in support of a planning application for a proposed 4-storey new build at the land adjacent to 135-137 Whitworth Road, Rochdale, OL12 0RE. The site is situated within a predominantly urban area of Rochdale and offers an opportunity for redevelopment that will contribute positively to the local environment.

The purpose of the proposed development is to create a modern, high-quality building that will offer a mix of residential and/or commercial space (depending on final design considerations). The proposal seeks to enhance the surrounding area by offering an attractive and well-designed structure that complements the existing built environment, while also addressing local housing or business needs.

Site Context and Location

The site is located on Whitworth Road, Rochdale, a well-established mixed-use urban area characterized by a blend of residential and commercial properties. The land is situated within proximity to local amenities, public transport links, and key road networks. The location benefits from good access to local shops, schools, and services, making it a sustainable location for new development. The site is also well-served by public transport, with bus stops and Rochdale Train Station being a short distance away, providing easy access to the town centre and wider regional connections.



Development Proposal

The proposed building will consist of the following:

- **Ground Floor:** Retail/commercial space designed to accommodate a range of local businesses and services, contributing to the local economy and providing valuable amenities to the community.
- **Lower Ground Floor:** Storage facilities intended to support the retail operations, ensuring the smooth functioning of businesses on the ground floor.

- **First and Second Floors:** Two self-contained residential flats, aimed at meeting the growing demand for affordable housing within the area. The flats will offer modern, comfortable living spaces suitable for a variety of residents.

The building will be constructed using high-quality materials, including a combination of bricks and slate, designed to harmonize with the surrounding environment while offering a contemporary aesthetic.

Design and Appearance

The design of the building has been carefully considered to complement the existing architectural character of the surrounding area. The proposal incorporates both traditional and modern elements, ensuring the development integrates seamlessly into its context. Key design features include:

- **Roof Design:** The second floor will feature a dormer construction, with a front pitched roof dormer incorporating an EPDM rubber roof and a rear flat roof dormer also featuring an EPDM rubber roof. Both dormers will be clad in dark grey slate to match the main roof, ensuring a cohesive and integrated design.
- **Materials:** The building will be constructed using Marshalls Adwick Sunrise Red Facing brick, which complements the existing buildings in the area. The dark grey slate roof and dormer cladding will contribute to the overall aesthetic appeal and help blend the new development with the character of the street.
- **Shop Front:** The ground floor retail unit will feature an aluminium shop front, providing a modern and attractive facade that enhances the street frontage.
- **Windows and Doors:** The upper floors of the building will be fitted with aluminium-framed double-glazed windows and doors, ensuring energy efficiency and an attractive appearance.
- **Solar Panels:** The rear roof of the building will be equipped with solar panels, supporting the sustainability of the development by providing renewable energy.
- **Boundary Treatment:** The rear boundary wall will be constructed using the same Marshalls Adwick Sunrise Red Facing brick as the building, with a double swinging metal security gate and a single metal security gate providing access for the flats. This will enhance the security of the site while maintaining a high standard of visual appeal.

The building's scale, massing, and design have been sensitively considered to minimize any impact on neighbouring properties, particularly in terms of privacy and light.



PROPOSED FRONT ELEVATION AND STREET SCENE

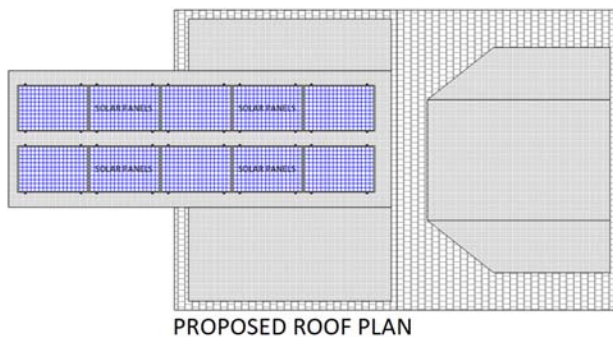


Sustainability

The proposed development includes several sustainable features, demonstrating a commitment to reducing environmental impact and promoting energy efficiency:

- Solar panels on the rear roof, contributing to renewable energy generation
- Energy-efficient windows to improve thermal performance and reduce energy consumption
- High-quality insulation throughout the building to minimize heat loss
- Use of renewable energy technologies where possible to reduce carbon emissions and support sustainable living

These measures reflect the intention to create a sustainable, environmentally conscious development that aligns with current sustainability objectives.



Impact on Neighbouring Properties

The scale and design of the proposed development have been carefully considered to minimize any adverse impact on the neighbouring properties. Efforts have been made to preserve the privacy of surrounding residents and ensure that light levels are not unduly affected by the new structure. The overall design and massing of the building have been shaped to respect the character of the local area and avoid overdevelopment of the site.

The adjacent building, also owned by the applicant, will undergo alterations, including the removal of the first-floor windows and modifications to the internal layout to optimize the space. Additionally, the SVP (Soil and Vent Pipe) system will be relocated. All proposed alterations will comply with relevant planning and building regulation requirements.



Community and Economic Benefits

The development will bring several benefits to the local community and economy:

- **Local Amenities:** The inclusion of retail space on the ground floor will provide essential services for the local population, enriching the neighbourhood and enhancing the vibrancy of the area.
- **Economic Stimulation:** The development will create local employment opportunities, both during construction and within the retail businesses that will occupy the ground-floor space. Additionally, it will generate increased foot traffic to the area, benefiting surrounding businesses.
- **Community Integration:** The mixed-use nature of the building will foster interaction between residents and visitors, creating a dynamic, integrated community. This blend of residential and commercial uses is designed to enhance the sense of place and community engagement.

Access and Parking

The site is well-served by public transportation, ensuring easy access to the wider area and reducing the need for private car usage. Given the excellent transport links, off-street parking is not considered necessary for the development. However, to support sustainable transportation

options, the development will include secure cycle storage facilities for residents and visitors, encouraging the use of environmentally friendly transport methods.

Affordable Housing Contribution

The inclusion of two self-contained residential flats addresses the local need for affordable housing. By providing residential units above commercial spaces, the development promotes sustainable living and supports the Council's objectives for affordable housing provision.

Planning Policy Context

The development proposal aligns with Rochdale Borough Council's Local Plan, which emphasizes the importance of mixed-use developments that combine residential, commercial, and community facilities. The Council's Core Strategy highlights the need to utilize previously developed land to meet development needs, promoting sustainable growth.

(https://www.hbf.co.uk/documents/13850/24-08-09_Rochdale_Local_Plan_Reg_18.pdf?utm)

Furthermore, the Oldham and Rochdale Urban Design Guide provides design principles for developments, ensuring that new constructions respect the character of the area and contribute positively to the urban environment. (https://www.hbf.co.uk/documents/13850/24-08-09_Rochdale_Local_Plan_Reg_18.pdf?utm)

Conclusion

The proposed development represents a positive opportunity for the regeneration of a vacant site on Whitworth Road. It will provide a much-needed mix of retail and residential accommodation, enhancing the local area and contributing to the economy and the housing stock. The building's design is sympathetic to its surroundings, and the materials chosen will ensure that it blends seamlessly with the existing properties in the area. The inclusion of sustainable features such as solar panels further demonstrates the commitment to creating an energy-efficient and environmentally responsible development.

We respectfully request that the planning application be approved.