

20th June 2025

Design and Access Statement V2

Re: Proposed Rear Roof Alteration and Bathroom Creation at: Northern Accident Repair Centre Rochdale, Oldham Road, Rochdale, OL16 5QN

Development Summary

This statement accompanies a Full Planning Application at the above property, for the sub division of an existing warehouse into 6 no units with associated parking areas.

1. Location & History

The site is located in the triangle of Oldham Road, Milnrow Road and Wood Street just outside the town centre of Rochdale.

Access to the site is on 3 sides, with vehicle entrances of each surrounding road through lockable gates.

The building is a single storey warehouse, which used to be a Saw Mill and was extended and changed into a Vehicle body shop, then showroom previously.

It is currently a Vehicle Repair Centre occupied by Northern Accident Repair, who are moving to new premises and the applicant is in the process of purchasing the land and buildings.

There is a separate 2 storey, flat roof office block to the rear of no's 16 to 28 Milnrow Road, tenanted by Acre Homecare, which is in part of the site ownership. No works are proposed to this building as part of this application.

There is also a sub station single storey flat roof building adjacent the access off Milnrow Road, with a freestanding cabin behind the roadside illuminated billboard.

The main warehouse has been extended previously around 1981, with the unit off Milnrow and Oldham Road being added to the existing unit off Wood Street at an oblique angle.

Infill sections were also added with a small toilet block to the rear corner against the boundary with the adjacent building behind no 48 to 54 Milnrow Road.

There has been various previous Planning Applications associated with the property. All of which are historic with no details available to review.

Building Related applications are as follow:

77/D05010 | Wood Street Saw Mill, Oldham Road, Rochdale - Change Of Use Of Saw Mill To Commercial Vehicle Body Builders
No details available due to the age

77/D05905 | 43 Oldham Road, Rochdale - New Gable-Wall of Factory
No details available due to the age

81/D13081 | Land At Rear Of Ship Inn Milnrow Road Rochdale - Workshop
No details available due to the age

83/D15879 | Oldham Road, Wood Street, Rochdale - Addition Of Mezzanine Floor To Storage Building
No details available due to the age

86/D19800 | Oldham Road / Milnrow Road, Rochdale - Car Showroom with Van Hire and Servicing Valet Facilities.
Approved 5th March 1987

90/D25045 | Wood Street, Rochdale - Workshop and Garage Extensions to Existing Premises
Withdrawn 30th November 1990

92/D28548 | Rochdale Body Repairs, Wood Street, Rochdale - Cladding and Provision of New Windows to South Elevation of Existing Building
Approved 14th October 1992

2. Amount

The proposal is to split the existing warehouse buildings into 6 smaller units. This will all be done within the existing building envelope and create units of varying sizes.
This will encourage more businesses to the area, and in turn create more jobs for the local community.

3. Scale

There are no new external areas to be created. Just the re-use of all areas with no extensions.

The overall site area is 3410m², or 0.341ha.

The building internal footprint is 1260m², with the smaller units to be created being between 167 and 254m².

This is a good use of the existing site and buildings without the site becoming over developed.

4. Layout

The existing buildings are of a portal frame nature with the older building off Wood Street being a concrete framed structure, and the other building off Milnrow Road being a steel portal frame with brickwork add on's.

The proposal is to split the existing buildings into 6 no smaller units using the existing frame sections as the dividing lines.

Each unit will have its own welfare unit, consisting of a Male and Female toilet, with one of them being an Ambulant Disabled unisex unit inline with current Building Regulations standards.

A small kitchen will also be formed in each unit with space for breakout and eating areas.

Each unit will have its own secure roller shutter entrance, for which the 4 no existing entrances will be maintained, with 2 no additional units added as noted on the submitted drawings.

Each unit will also have a dedicated pedestrian entrance door, again re-using the existing doors with 3 no new secure, steel faced doors being added.

The existing entrance and reception area will be retained by unit 1, as will the office and mezzanine space to unit 6.

5. Use

The current use class is B2 General Industrial as a range of processes occur at the site, for which there are also 4 no large stainless steel flues to the rear of the building attached to the internal paint booths and paint shop areas.

The application is to retain each unit as B2 General Industrial planning class as currently there are only 1 confirmed business for unit 6, which will be a Vehicle Repair garage.

The other units are to be commercially marketed shortly by the applicant as the purchase of the building moves through the stages.

6. Appearance

There are minimal changes proposed to the buildings. The older building off Wood Street has an asbestos type roof, which is to be removed and replaced with a profiled sheet roof and Thermoplastic obscure rooflights to match those on the existing adjoining building off Milnrow Road.

The proposed entrance shutters and pedestrian doors are proposed in matching grey colour, and will be of good quality and security.

Details are noted upon the submitted drawings indicating the areas and material types to be used.

6. Access and Linkages

The existing accesses to the building will remain the same, with the internal gates between unit 1 and the office block (43-45 Oldham Road) removed.

Currently traffic sometimes use this as a cut through to avoid the traffic lights on the main road junctions, as they have done previously off Wood Street.

Therefore gates were placed inside of the Wood Street entrance, which are shut most of the time to prevent cut through traffic.

There is ample parking on site, and for which dedicated parking spaces have been indicated upon the proposed site plan for each unit.

The site is also in a very sustainable location with good bus, tram and train routes nearby, making travel to and from the site very easy and accessible. This will allow staff to live within a close proximity to their workplace and therefore reduce travel times and distances.

The entrances to the units will be level with no steps and the units will have sufficient door widths to comply with building regulation standards. The proposed office & welfare elements of the scheme have also been designed in accordance with current Part M standards.

7. Conclusion

This design and access statement has been used to inform the design process and continues to develop with the scheme, and should be considered with all the supporting documents accompanying this planning application.

The proposal is to split an existing warehouse building into 6 smaller units of the same use class with dedicated parking areas in a secure, sustainable and accessible location.

The site is a relatively small development, and will have no significant impact on the street scene or surrounding buildings. Further, the location and proposed scheme fits in with the type of sustainable development as promoted in national, regional and local guidance.