

31 Bamford Way, Rochdale, OL11 5NA

31 Bamford Way is a single storey, 3 bedroom property in Rochdale. It is in need of significant modernisation to bring it in line with current standards. The owner is keen to create a contemporary home with an adaptable layout to suit their retirement and later life access needs.

The proposed works broadly comprise of:

- Internal works to improve accessibility and provide a modern interior.
- Replacement of all windows and doors with new, more efficient double-glazed units, with uPVC frames in Anthracite Grey.
- Replacement of the existing stone cladding and render with new K-Rend Scraped Texture Render in Champagne or similar.
- Alteration of the garage roof, width, and location to allow for parking for two cars.
- Alteration of the driveway to allow level access to the front door, space for manoeuvring within the site, and replacement of the existing block paving with permeable resin bound gravel.

The property is not within any conservation areas, greenbelt, and does not have any allocations. It is not listed.

There is no requirement for BNG, as the scale of any development is too small. It is understood that there are no bats or relevant wildlife on the site.

The proposed works will create a modern and accessible home, whilst retaining as much of the existing structure as possible. This sustainable approach supports Rochdale's goals to reduce waste, carbon emissions, and energy use through construction.

Equilibrium Architects Ltd

Date: 24.11.2025