



Calliards Mill | Design & Access Statement

New residential development of 8 bungalows

February 2026



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1.0 INTRODUCTION

1.1 PURPOSE OF DOCUMENT

The following document has been prepared by GA Studio on behalf of our client in support of a Planning Application for the development of land adjacent to Calliards Mill ('the Site').

This document describes the design development and final illustrative design proposal, through an assessment of the existing conditions, site constraints and opportunities for the renovation and upgrade of the existing properties, and should be read in conjunction with the drawings and other supporting documentation.

THE PROJECT

This document, together with the supporting drawings, illustrates the scheme proposal, which includes the development of 8 bungalows and a new road to provide access to them.

THE PROCESS

The scheme has been developed in close discussion with the applicant and other specialist consultants, who have provided the necessary information to support the design.

The following sections will explain how the design concept for the proposal has developed, and how it promotes the application of appropriate design to compliment its context.

1.2 DOCUMENT STRUCTURE

This document has been structured in line with: 'Design & Access Statements: How to write, read and use them' [2006], prepared by CABE. This document identifies the four key stages of the design process to be described in the planning submission. Following these steps helps demonstrate how the proposal promotes the application of appropriate design to engage with its context. These four stages are; Assessment, Involvement, Evaluation and Design.

ASSESSMENT

The physical, social and economic characteristics of the site and surroundings have been examined and assessed in context of all current planning policy relevant to the subject site.

EVALUATION

Development options have been appraised against the assessment of the site and surroundings, planning context, consultation process, and constraints and opportunities inherent to the site.

DESIGN

The knowledge gathered in the stages above has informed the approach and design rationale in developing the final proposal.

2.0 CONTEXT ASSESSMENT

2.1 LOCATION

Land adjacent to Calliards Mill (the 'Site') is approximately 8,184m² in area and is located on the south side of Stubley Mill Road, in Littleborough. Littleborough is a town approximately 14.5 miles north-east of Manchester.

The land was part of the curtilage of Calliards Mill, which was a former woollen mill.



Calliards Mill location within Greater Manchester



Site Location

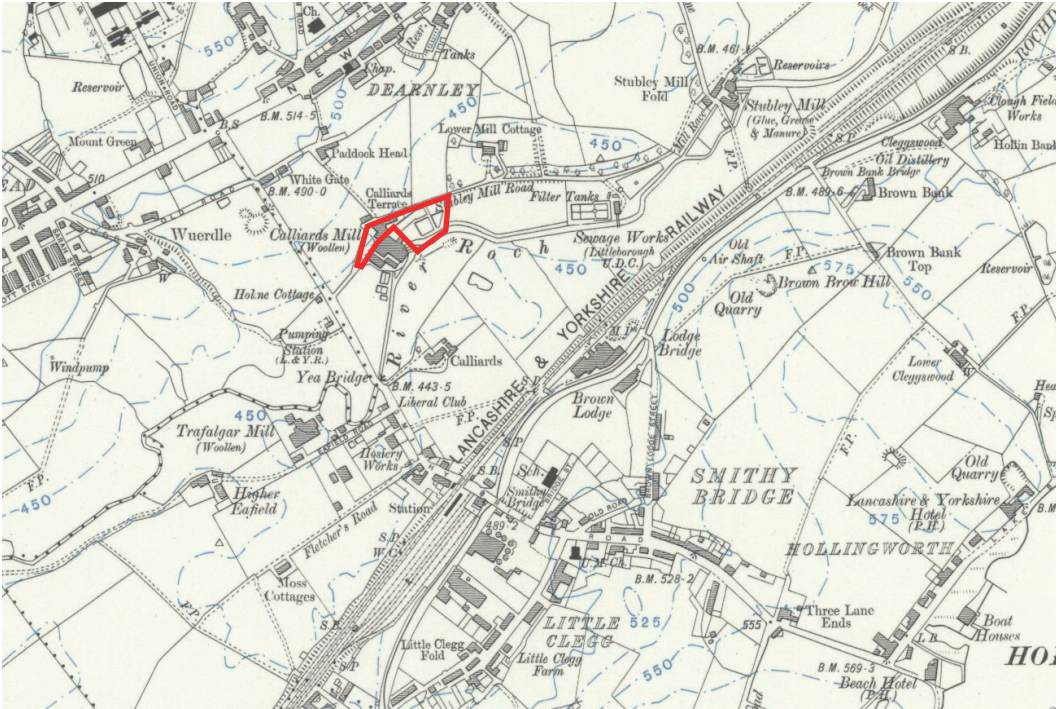
2.0 CONTEXT ASSESSMENT

2.2 SITE HISTORY

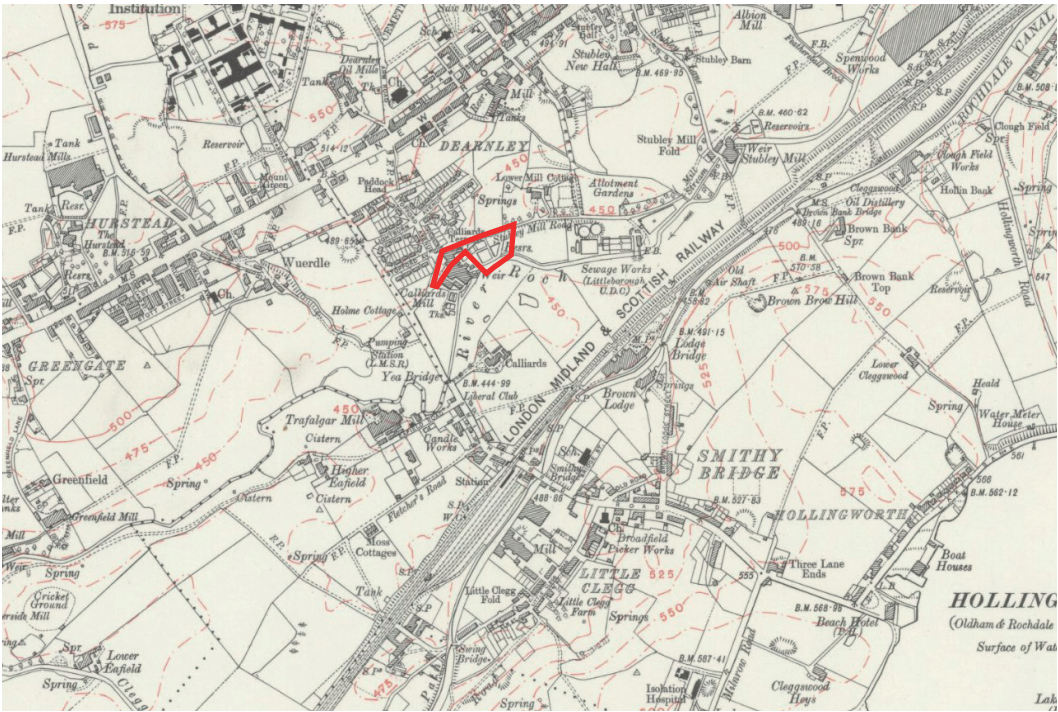
Calliards Mill appears on the 1851 OS map which is the oldest OS map we had access to. The site appears to have had some built development to the western side of the site since 1851, some of which is still present today. The central and eastern side of the site appears undeveloped in 1851 but from the 1911 OS map onwards a number of reservoirs are shown, assumed to support the mills function. These reservoirs no longer exist today.



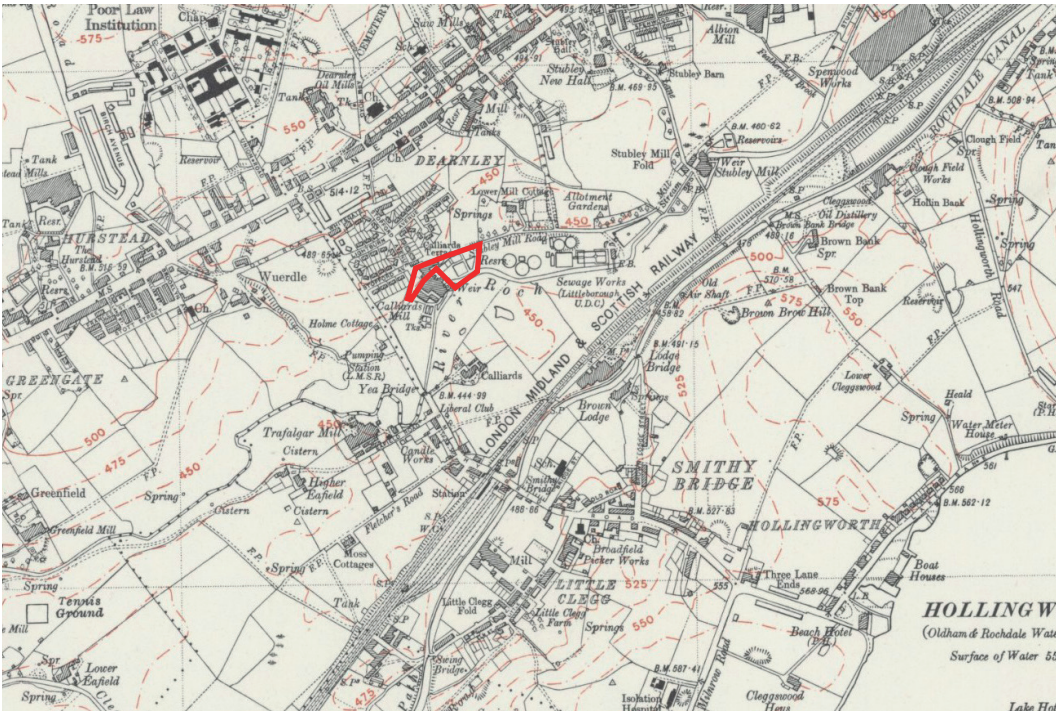
LANCASHIRE SHEET LXXXI - 1851



LANCASHIRE SHEET LXXXI.SW - 1911



LANCASHIRE SHEET LXXXI.SW - 1932



LANCASHIRE SHEET LXXXI.SW - 1947

2.0 CONTEXT ASSESSMENT

2.3 SURROUNDING CHARACTER

In the immediate context of the site there are examples of a number of house types, sizes and styles. The remaining structure of Calliards Mill now has a flat roof and stands at 2 storeys tall. The mill building has stone facades, featuring stone lintels and sills, and has windows and doors in both white and green colours.

Stubley Manor to the north of the site is a post-war building standing at 2 storeys tall with both an attached garage and a detached garage. The buildings have brick facades with stone surrounds to the windows and clay roof tiles.

Halliday Court is a 3 storey apartment building with brick, render and siding facades.



Entrance to site and Calliards Mill



Stubley Manor



Halliday Court



The site - Google Earth aerial view 2024

2.0 CONTEXT ASSESSMENT

2.4 EXISTING CONDITION

The site is currently vacant and somewhat overgrown with vegetation.

The northern boundary along Stubley Mill Road has a number of mature trees along it, the southern boundary of the site is the River Roch.

The entrance to site is a gravel track that currently provides access to the driveway of Calliards Mill.



Rear Elevation of the Existing Calliards Mill



Front Elevation of the Existing Calliards Mill



View from site down Stubley Mill Road



View from site south, over the River Roch



Existing Site Plan

3.0 DESIGN DEVELOPMENT

3.1 SITE ANALYSIS

With the River Roch running along the southern boundary of the applicants ownership, there are areas of flood zone 2 and flood zone 3 land within the ownership. There is also a section of land within the applicant ownership which is listed as protected green space / green corridor by Rochdale Council. These areas are areas that cannot be developed.

Stubley Mill Road runs along the northern boundary of the site and is either fully or partially with the applicants ownership. This area cannot be developed either.



The site and client ownership with green space corridor and flood zones shown



Developable area outside of flood zones and green space corridor

3.0 DESIGN DEVELOPMENT

3.1 SITE ANALYSIS

The ecology consultant advised that a 10m buffer zone from the River Roch should be maintained to protect the river. We also needed, where possible, to avoid development in the root protection areas of the trees that run along the boundary with Stubley Mill Road to protect them.

There is also a sewer running through site that we have to avoid placing any buildings on top of, roads running over the sewer is acceptable.

This leaves two main pockets for development, one against the boundary with the mill site and one opposite with the road running in between.



10m offset from the River Roch, root protection area of trees within developable area, and existing sewers with easement zones



Route for entrance road and pockets of development

3.0 DESIGN DEVELOPMENT

3.1 SITE ANALYSIS

The zone of development that shares a boundary with the mill will have to ensure the full 21m offset distances between windows to habitable rooms. This means that logically the rear gardens for these properties will face the mill and they will need to be 10.5m deep. These gardens will be south-west facing and therefore will get direct sunlight through most of the day, depending on the time of year.



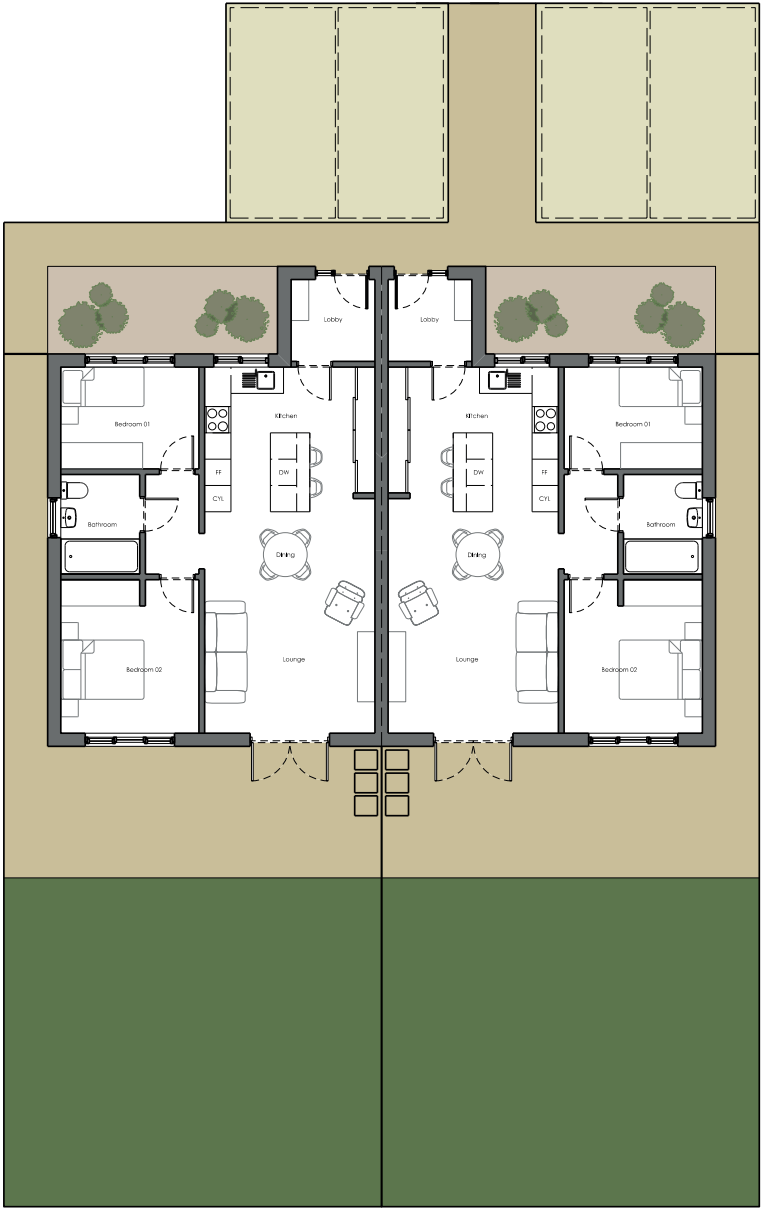
Sun path showing summer solstice, equinox and winter solstice

3.0 DESIGN DEVELOPMENT

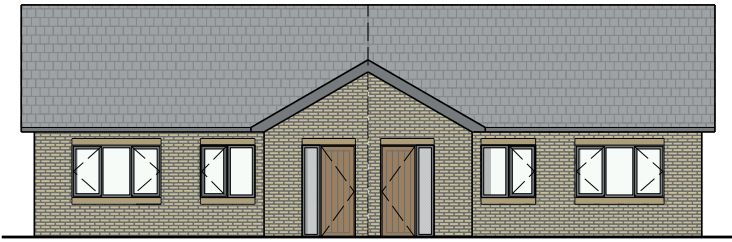
3.1 DWELLING TYPOLOGY 01

Dwelling Typology 01 is the smaller of the two semi-detached typologies providing 63.7m² of living space, under the nationally described space standards making the dwelling a 2 bed 3 person dwelling.

- Each dwelling is semi-detached
- Each dwelling is allocated a 2 car driveway
- Each dwelling has side access to the rear garden
- Each dwelling has a small front garden to soften the appearance from the street
- The principal bedroom looks over the rear garden while the smaller secondary bedroom looks over the front garden
- The open plan living space runs the full length of the property with the lounge at the front and kitchen at the rear
- Fenestration to the bedrooms and living spaces are only to the front and rear of the property to avoid overlooking. The bathroom window is the only fenestration to the side elevations, and this will be privacy glass



Dwelling Typology 01 - Proposed Ground Floor Plan



Dwelling Typology 01 - Proposed Front Elevation



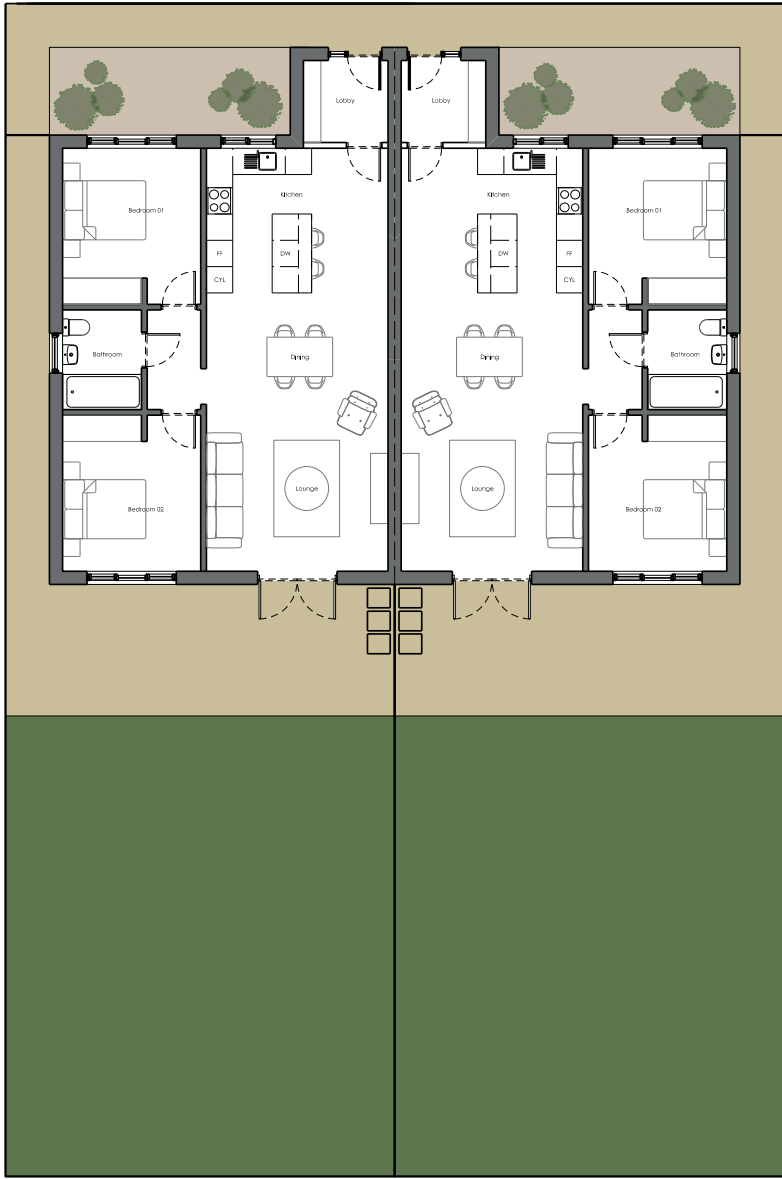
Dwelling Typology 01 - Proposed Rear Elevation

3.0 DESIGN DEVELOPMENT

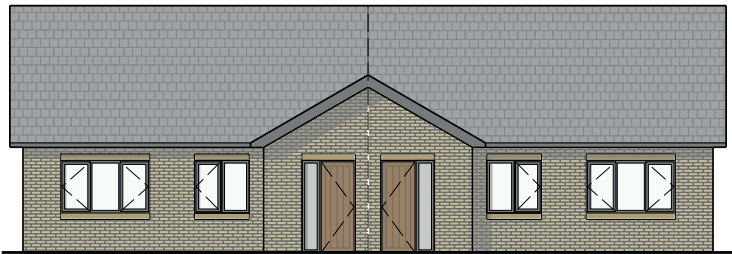
3.1 DWELLING TYPOLOGY 02

Dwelling Typology 02 is the larger of the two semi-detached typologies providing 75.5m² of living space, under the nationally described space standards making the dwelling a 2 bed 4 person dwelling.

- Each dwelling is semi-detached
- Each dwelling is allocated a 2 car parking spaces that are separate from the dwelling
- Each dwelling has side access to the rear garden
- Each dwelling has a small front garden to soften the appearance from the street
- The principal bedroom look over the rear garden while the secondary bedroom looks over the front garden
- The open plan living space runs the full length of the property with the lounge at the front and kitchen at the rear
- Fenestration to the bedrooms and living spaces are only to the front and rear of the property to avoid overlooking. The bathroom window is the only fenestration to the side elevations, and this will be privacy glass



Dwelling Typology 02 - Proposed Ground Floor Plan



Dwelling Typology 02 - Proposed Front Elevation



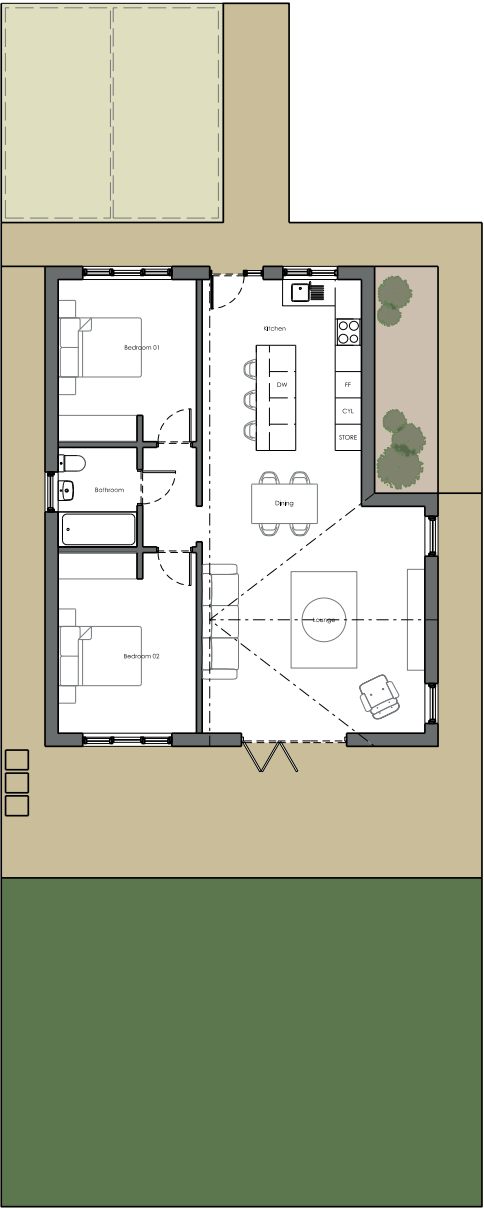
Dwelling Typology 02 - Proposed Rear Elevation

3.0 DESIGN DEVELOPMENT

3.3 DWELLING TYPOLOGY 03

Dwelling Typology 03 is the larger of the two detached typologies providing 79.1m² of living space, under the nationally described space standards making the dwelling a 2 bed 4 person dwelling.

- Each dwelling is detached
- Each dwelling is allocated a 2 car driveway
- Each dwelling has side access to the rear garden
- Each dwelling has a small front garden to soften the appearance from the street
- The principal bedroom looks over the rear garden while the smaller secondary bedroom looks over the driveway
- The open plan living space runs the full length of the property with the lounge at the front and kitchen at the rear
- Fenestration to the bedrooms and living spaces are arranged to avoid overlooking. The bathroom window is the only fenestration facing the neighbouring property, and this will be privacy glass



Dwelling Typology 03 - Proposed Ground Floor Plan



Dwelling Typology 03 - Proposed Front Elevation



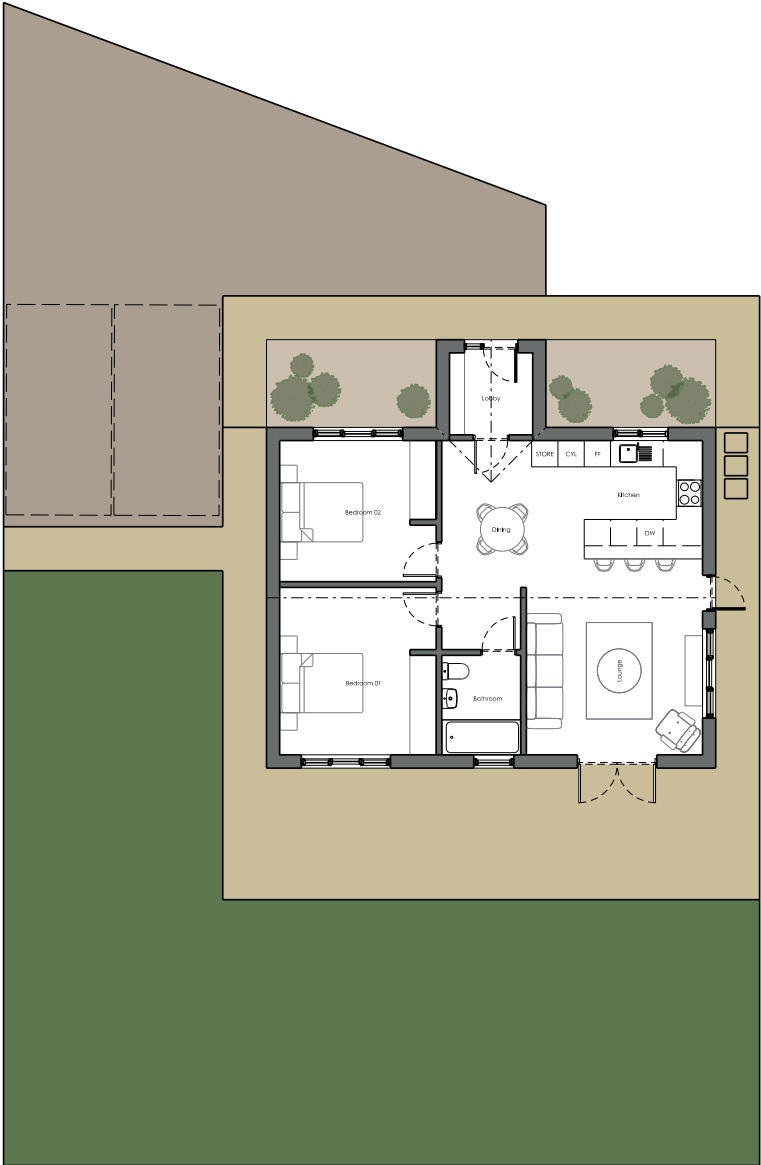
Dwelling Typology 03 - Proposed Rear Elevation

3.0 DESIGN DEVELOPMENT

3.4 DWELLING TYPOLOGY 04

Dwelling Typology 04 is the smaller of the two detached typologies providing 73m² of living space, under the nationally described space standards making the dwelling a 2 bed 4 person dwelling.

- Each dwelling is detached
- Each dwelling is allocated a driveway with 2 dedicated car parking spaces
- Each dwelling has side access to the rear garden
- Each dwelling has two small front gardens to soften the appearance from the street
- The two bedrooms look over the rear garden while the living space looks over the front gardens
- The open plan living space runs the full length of the property with the lounge having direct access to the garden and kitchen overlooking one of the front gardens
- Fenestration to the bedrooms and living spaces are arranged to avoid overlooking.



Dwelling Typology 04 - Proposed Ground Floor Plan



Dwelling Typology 04 - Proposed Front Elevation



Dwelling Typology 04 - Proposed Rear Elevation

3.0 DESIGN DEVELOPMENT

3.4 MATERIALS

The proposed materiality for the new dwellings is responsive and complementary to the existing Calliards Mill on the adjacent land. The existing mill has buff stone facades with stone surrounds to the windows. The windows in the mill building appear to be a mix of white uPVC and green entrance / garage doors. The mill building also has flat roofs but retains the gable forms of the original pitched roofs. The majority of the buildings in the immediate vicinity have brick facades and tiled pitched rooves. However, the adjacent apartment building Halliday Court has brick and render facades with flat roofs.

To compliment the immediate context of the site and the existing mill building we have proposed new buff/cream brickwork with stone window sills and heads. The roofs will be pitched, with side gables and utilise a grey roof tile.

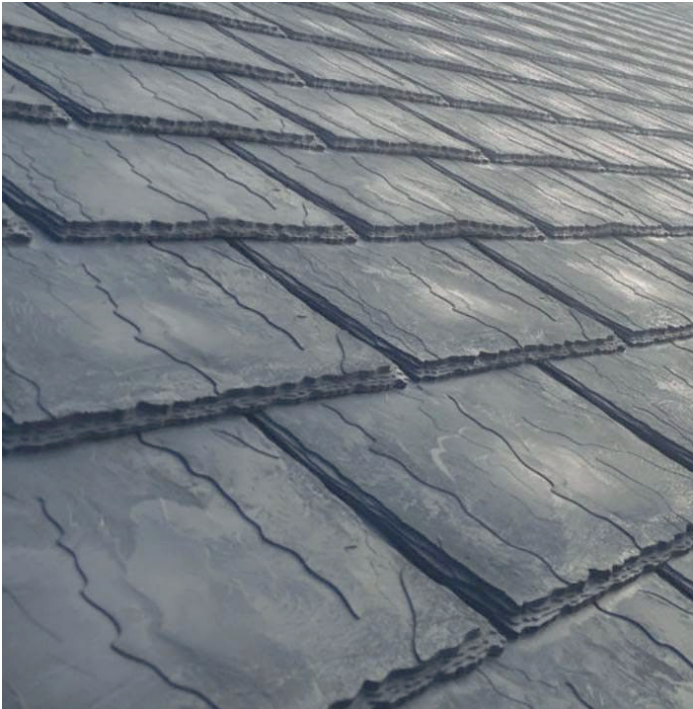
The new external windows and doors are to be uPVC in grey colour to compliment the proposed buff/cream brickwork and grey roof tiles.



Front Elevation of the Existing Calliards Mill



Grey PPC Aluminium Windows



Grey Roof Tiles



Cream / Buff Bricks



Timber Fencing

PROPOSED MATERIALS

3.0 DESIGN DEVELOPMENT

3.5 LANDSCAPING, ACCESS AND SECURITY

- (1) The existing road connection into site will be retained as part of the works
- (2) The new adopted road with footpath will run into site with pedestrian crossing
- (3) New turning head provided on adopted road
- (4) New shared surface for resident parking and road
- (5) All new dwellings have side access to rear gardens



Proposed Site Plan

4.0 RENDERED ELEVATIONS



View from new adopted road

4.0 RENDERED ELEVATIONS



View from new adopted footpath looking at plots 01, 02 and 03

4.0 RENDERED ELEVATIONS



View at junction between adopted road and shared surface

4.0 RENDERED ELEVATIONS



View of development looking south-east at plots 05, 06, 07 and 08

4.0 RENDERED ELEVATIONS



View of development looking east at plot 08

4.0 RENDERED ELEVATIONS



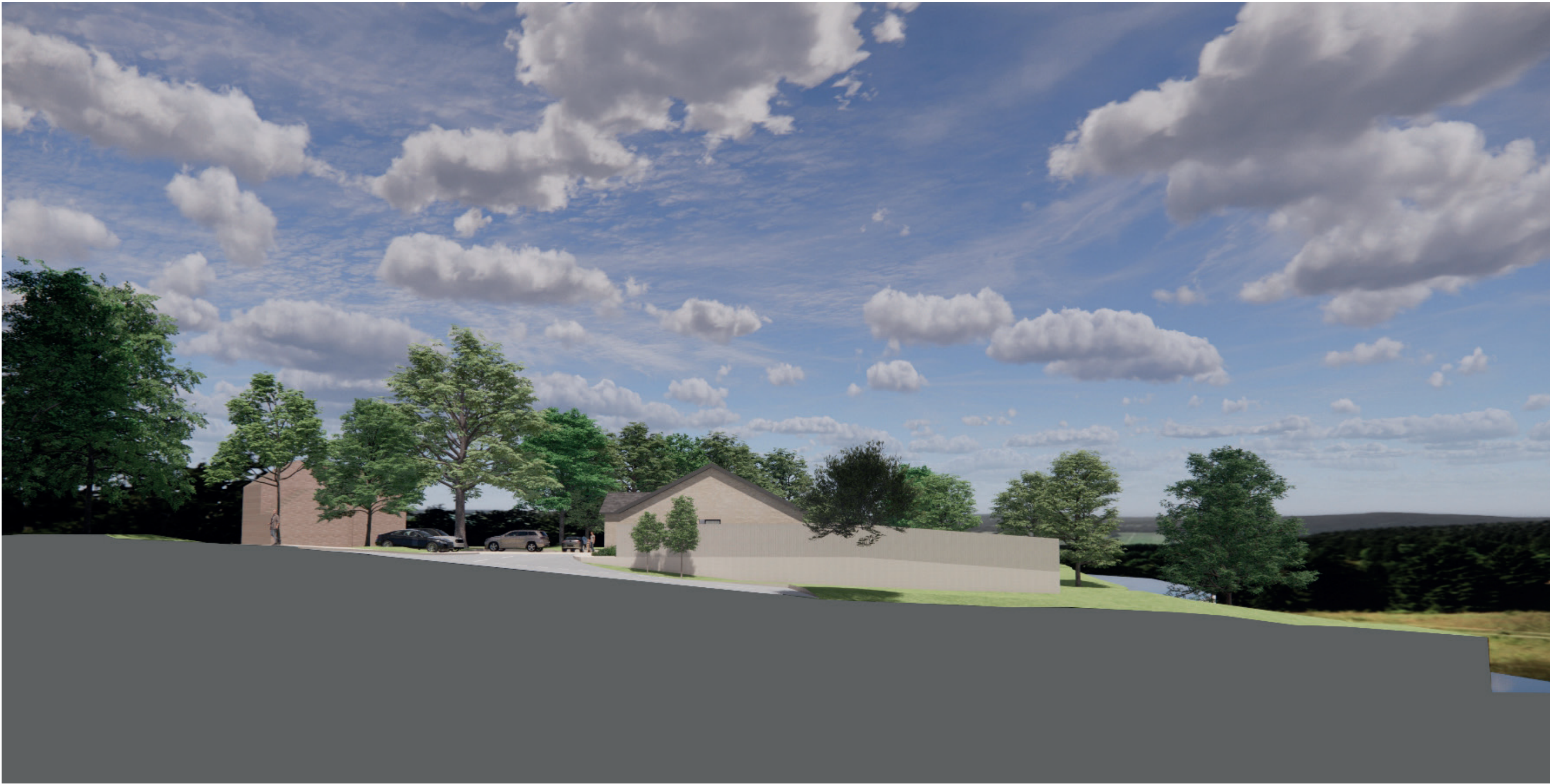
View of development looking south west at plots 01, 02, 04, 05, 06 and 07

4.0 RENDERED ELEVATIONS



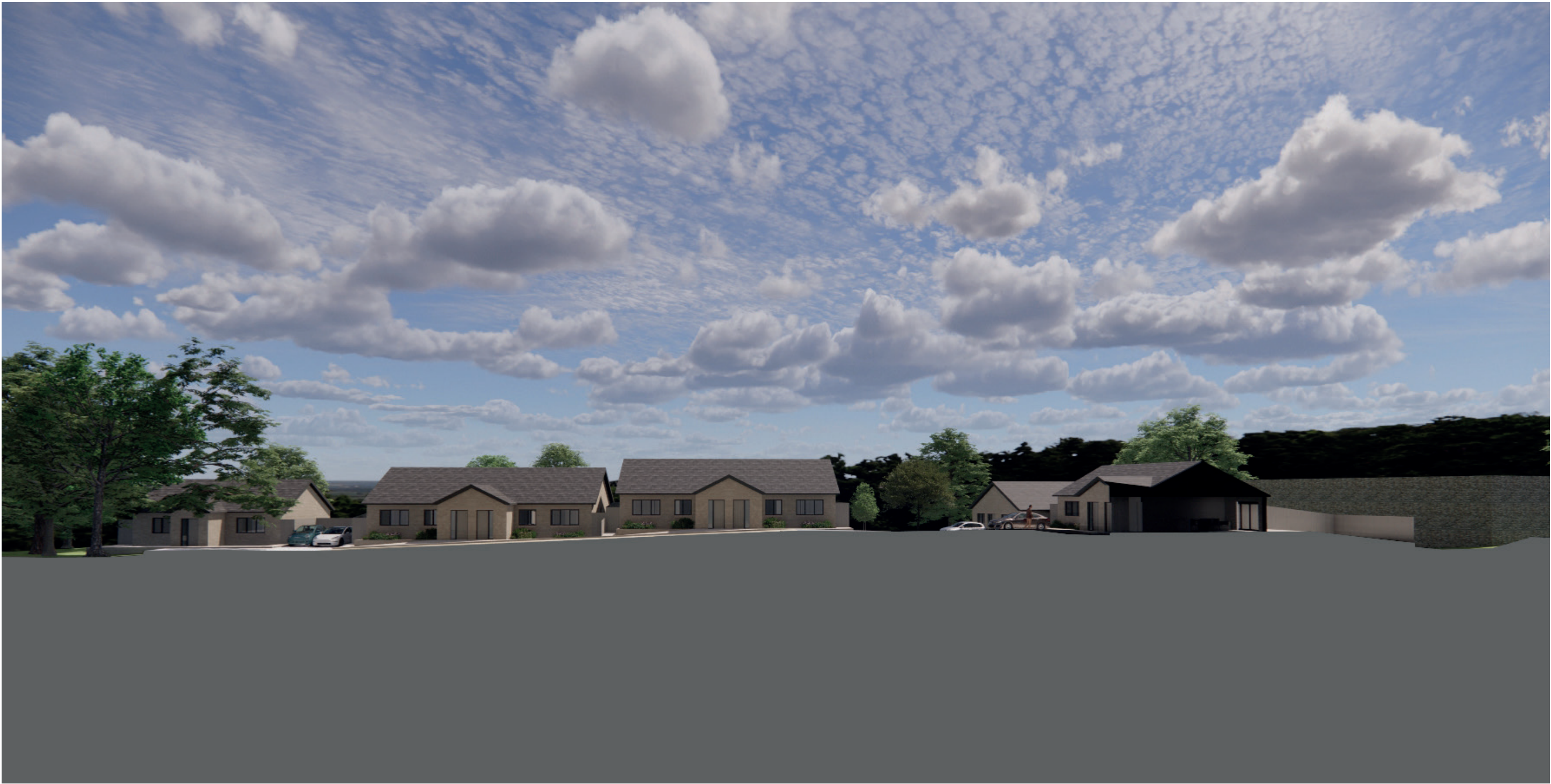
Elevated view of development

4.0 RENDERED SECTION



Section through adopted road

4.0 RENDERED SECTION



Section through shared surface



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