

DESIGN AND ACCESS STATEMENT

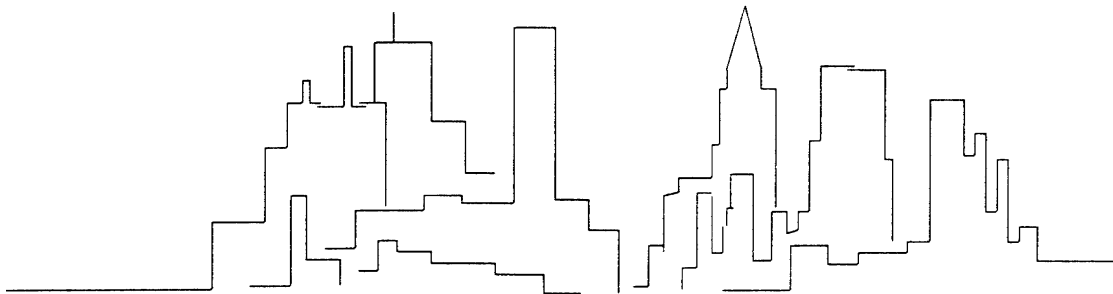
FOR

1 SUMMER STREET

ROCHDALE

for

Mrs S. Hasan



*The Institution
of Structural
Engineers*



November 2025

Our Ref: PSS / 24010

Issue and Revision Record

Rev	Date	Originated	Checked	Approved	Description
	25.11.2025	PB	PSS	PSS	

This document is to be read in conjunction with the following drawings:

- 24010/10- Existing site plan and site sections
- 24010/11- Existing plan & elevations
- 24010/12- Proposed elevations
- 24010/13- Proposed ground floor plan
- 24010/14- Proposed mezzanine and roof plan & 3D images
- 24010/15- Proposed site plan & sections
- 24010/16- 3D images
- 24010/17- Proposed bin store.

Introduction

This Planning Statement is submitted in support of a full planning application for the redevelopment of land at 1 Summer Street, Rochdale OL16 1SY. The proposal seeks permission for the construction of a new industrial building subdivided into five light industrial units (Use Class E(g)(iii)), together with car parking and associated access improvements. It is intended that this report be read in conjunction with the accompanying drawings and other documents as part of the application.

Site

The existing streetscape is characterised predominantly by commercial buildings, which exhibit a consistent architectural style and building typology. The structures are primarily constructed of brick and feature either slate tile or metal roof cladding. The surrounding area is defined by its distinctly industrial character

The existing building was a single-storey structure occupying the full extent of the site on Summer Street, Rochdale. The building was spilt into three units. It was constructed of red brick and featured a corrugated metal roof. Loading bays were situated along Hill Street, while the primary pedestrian access was provided from Summer Street into the larger unit. Refer to images 1 & 2 of the existing building that were on site pre fire and demolition.



Fig 1. Image showing existing industrial building from Hill Street



Fig 2. Image showing existing industrial building from Summer Street

The former building was previously occupied by 'High Standard Ltd', a company specialising in the manufacture of clothing and accessories in the larger unit and the other two smaller units were sublet to other companies.

On 22nd June 2024, the building was severely damaged by fire and was subsequently deemed structurally unsafe, by the Dangerous Structures team within the local authority Building Control. As a result, the building was demolished on 23rd June 2024 for health and safety.

The site now consists primarily of rubble, with sections of the original boundary walls remaining. Refer to Figures 3, 4, and 5 for images illustrating the current condition of the site.



Fig 3. Image showing extent of existing site from corner of Hill Steet and Summer Street



Fig 4. Image showing view of existing site from Summer Street



Fig 5. Image showing existing/ remaining boundary wall of the site

Proposal

The proposed development is for a new industrial building, subdivided into five individual units, each incorporating a mezzanine floor. Each unit will have an approximate floor area of 210m², providing a suitable and flexible space for new and growing businesses.

Primary access to the units will be via a shared car park, which will be accessed from Hill Street.

The proposed building will be constructed using red brick and a metal insulated roof panels incorporating roof lights, reflecting the materials of the former structure on site and maintaining consistency with the surrounding industrial character of the area.

The proposed windows feature multiple small panes set within traditional looking uPVC frames, reflecting a heritage character consistent with the local architectural style. Each window is finished with a brick head above, providing structural definition and visual interest, and a projecting stone cill below, which offers both a practical weathering detail and a subtle contrast in material and colour.

Together, these elements create a balanced and well-proportioned appearance, complementing the surrounding brickwork and contributing positively to the overall

character and visual coherence of the elevation. The design is in keeping with traditional detailing commonly found within the local context and supports the preservation and enhancement of the area's architectural quality.

The elevations also include recessed windows with brickwork to create the illusion of windows to balance the elevations, these help create a well-proportioned elevations but also allow for security considering the levels on site.

Access

Vehicular access to the site will be provided via Hill Street, with a proposed total of 15 car parking spaces including two disabled spaces. Each of the five industrial units will be accessed directly from the adjoining car park area, ensuring safe convenient and functional entry for both staff, visitors and deliveries.

Scale

The site measures approximately 1,434.5m² (0.14 hectares) in area. The scale of the proposed new building is smaller than that of the original structure previously occupying the site. The proposed scale is considered appropriate and sympathetic to the surrounding context, providing well-proportioned industrial units while avoiding overdevelopment of the site.

Landscaping

The proposal integrates a modest landscaping scheme to uplift the site's appearance and soften the industrial setting, incorporating planting that enhances visual amenity, introduces interest, and promotes well-being through added greenery. The inclusion of new planting areas will help define boundaries and contribute positively to the environmental quality of the development.

Conclusion

The proposed redevelopment of 1 Summer Street presents an opportunity to regenerate a derelict and currently underutilized site, replacing it with a high-quality industrial development that is appropriate to its context. The design responds positively to the established industrial character of the area using complementary materials, well-proportioned elevations, and considered detailing.

Overall, the proposal brings the site back into productive use, enhances the local streetscape, and delivers clear social, environmental, and economic benefits. It is therefore considered that the application should be supported.