

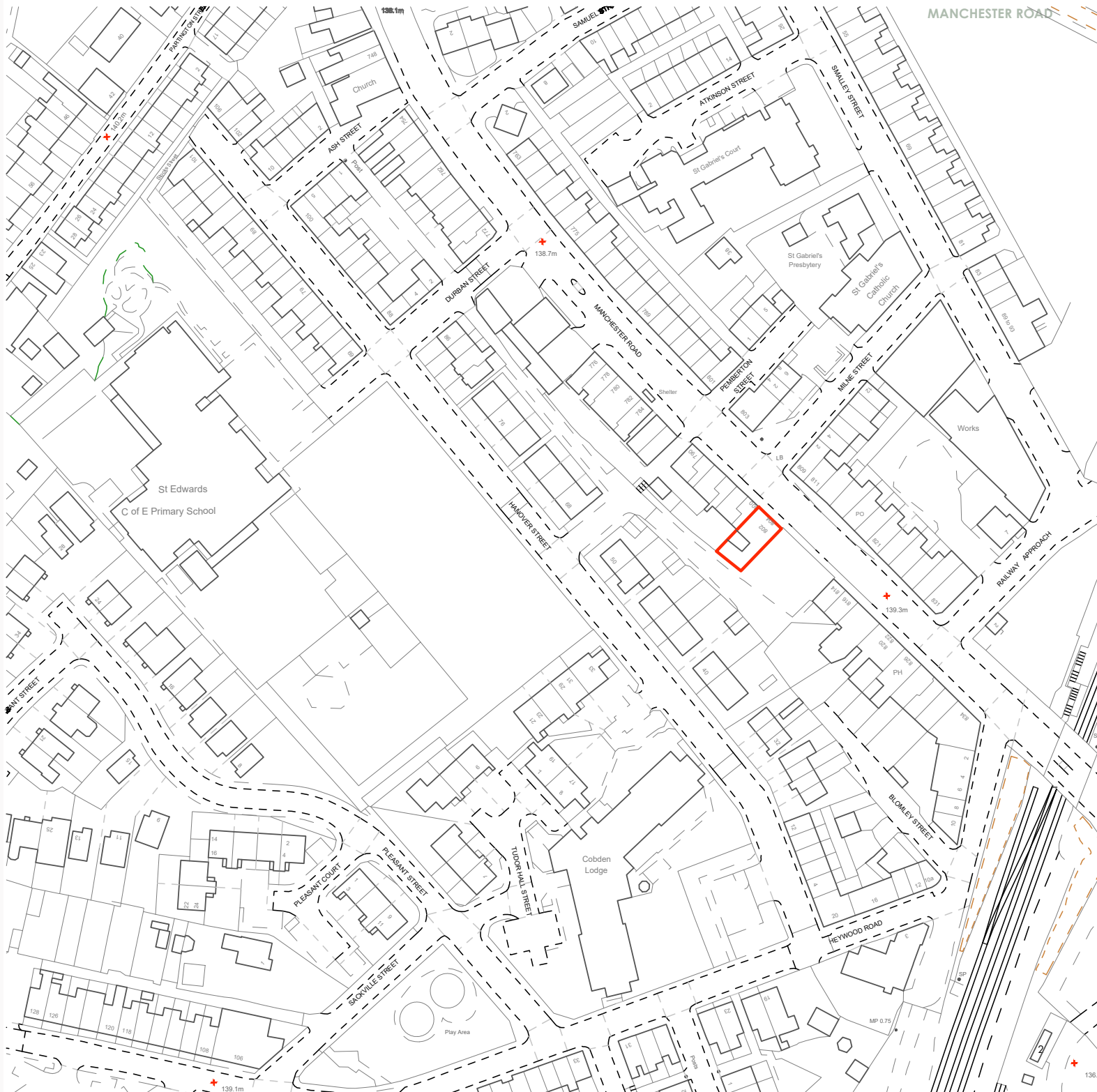


DESIGN AND ACCESS STATEMENT -

802 MANCHESTER ROAD, ROCHDALE, OL11 3AW

Revision : P01
Date: APR 2026
Issued For: Planning

Rev	Date	Description
P01	07/04/26	Issued for Planning



THE SITE / MANCHESTER ROAD

This Design and Access Statement accompanies a full planning application for the redevelopment and reconfiguration of an existing property on Manchester Road. The proposal seeks to provide a mixed-use scheme comprising:

- Ground floor Class E commercial unit
- 3 no. self-contained residential flats
- Associated bin and cycle storage

The site is located within the Castleton South Conservation Area, and therefore careful consideration has been given to design quality, scale, and heritage impact.

The site occupies a prominent position along Manchester Road, a key arterial route characterised by:

- Mixed-use frontage (retail, commercial, residential)
- Predominantly 2–3 storey traditional brick buildings
- Strong linear street pattern with active ground floors

The surrounding conservation area is defined by:

- Modest Victorian/Edwardian buildings
- Consistent building lines
- Traditional materials (brick, render, slate roofs)

The existing building appears to have been altered internally and includes a workshop use to the rear.



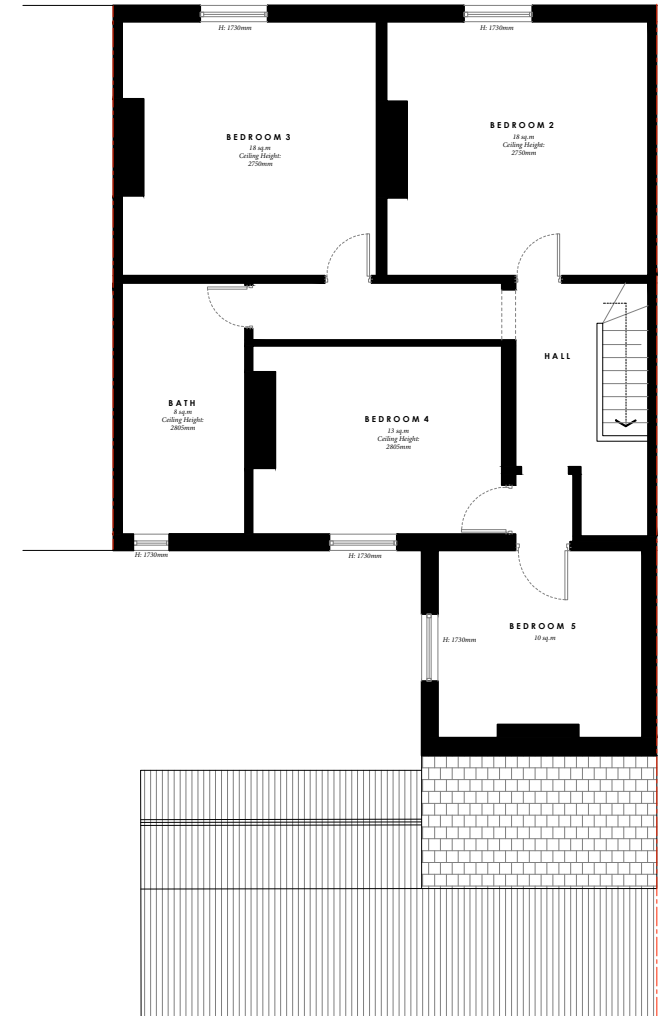
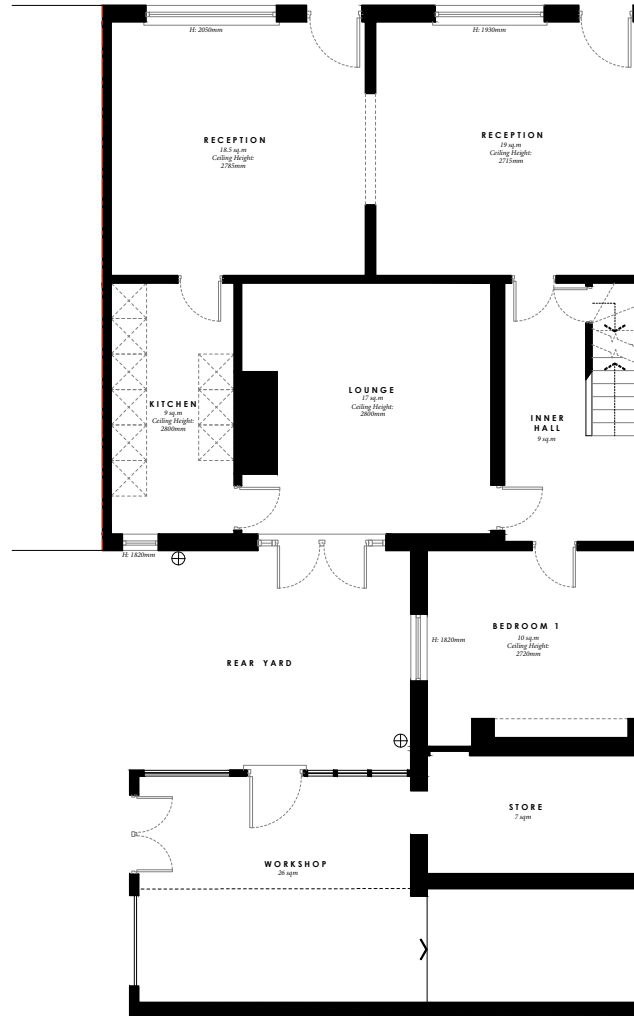
EXISTING USE /

The property currently comprises:

- Multiple internal rooms (previously residential use)
- Workshop space to rear
- Limited functional layout and poor legibility

The building does not currently optimise its prominent location or contribute positively to active frontage.

the property was previously a commercial on ground floor with some sort of accomodation above which was changed somewhere through the years when the commercial property went vacant.



PROPOSED DEVELOPMENT /

The proposal includes:

Ground Floor

- Commercial Class E unit fronting Manchester Road
- Separate residential entrance
- Communal circulation space
- Cycle and bin storage
- Staff/break facilities for commercial use

Upper Floors

- 3 no. flats (1-bedroom units)
- Open-plan kitchen/living areas
- Separate access via communal hallway

Design Principles

The proposal retains the existing building footprint and massing, ensuring:

- No overdevelopment
- Compatibility with surrounding plot rhythm

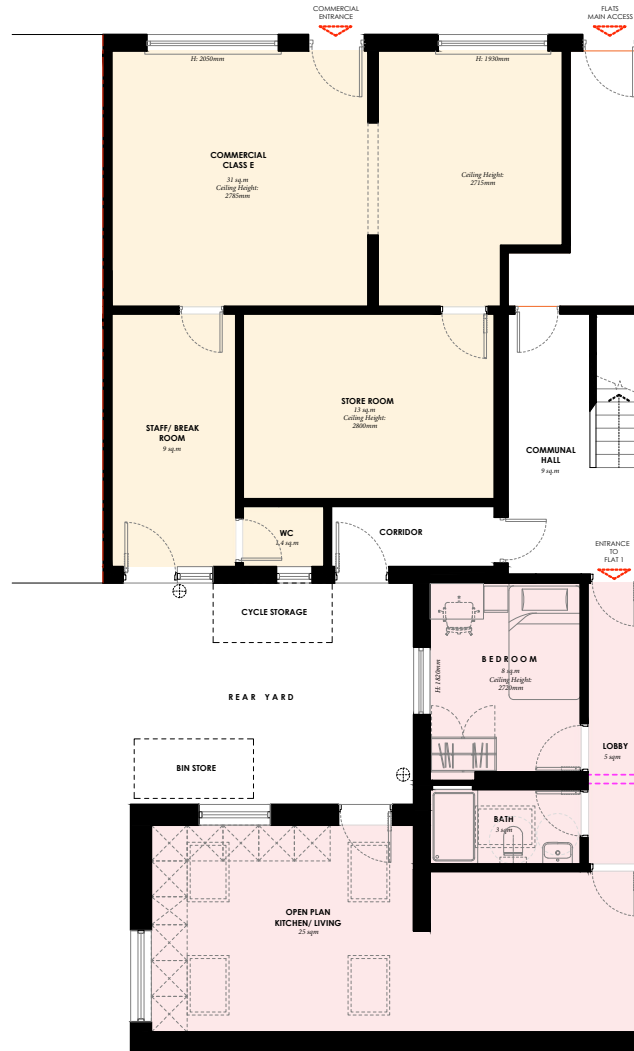
Layout

- Clear separation between commercial and residential
- Efficient internal arrangement
- Active street frontage retained
- Existing height and form maintained
- Subservient interventions (e.g. rooflights)
- No harmful increase in bulk

Appearance

The design approach is context-led, including:

- Render to match existing
- Roof tiles to match existing
- Replacement PVC windows in keeping with existing
- Minimal external alteration to preserve character
- Rear yard retained for servicing and amenity
- Functional external space for bins and cycles



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

Vehicular Access

- No change to existing access arrangements
- Site remains accessible from Manchester Road

Pedestrian Access

- Separate entrances for:
 - Commercial unit
 - Residential units

Inclusive Access

- Level access at ground floor where feasible
- Logical internal circulation
- Compliance with Building Regulations Part M (to be confirmed at technical stage)

7. Sustainability

The scheme promotes sustainable development through:

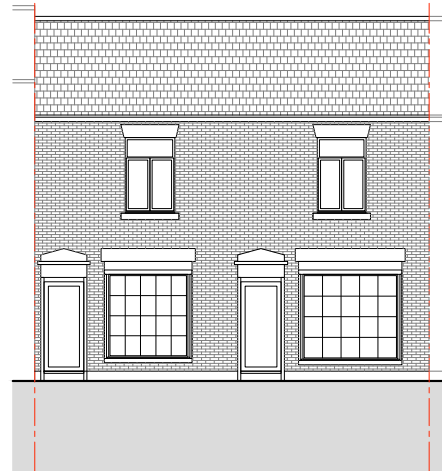
- Reuse of existing building (low embodied carbon)
- Sustainable location with strong transport links
- Provision of cycle storage
- Efficient unit sizes reducing energy demand

8. Planning Policy Context

The proposal aligns with:

- National Planning Policy Framework (NPPF)
- Rochdale Local Plan policies on:
 - Town centre vitality
 - Housing delivery
 - Conservation areas

The mixed-use approach supports local economic activity while increasing residential provision.



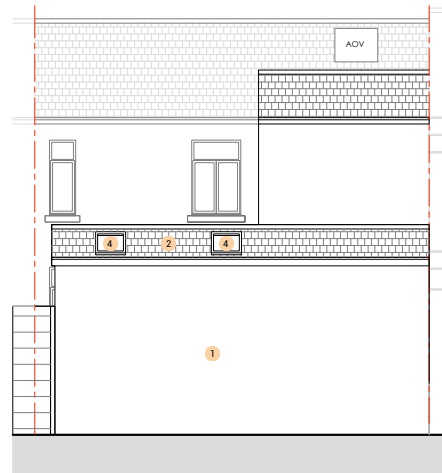
PROPOSED FRONT ELEVATION

1:100 @ A3



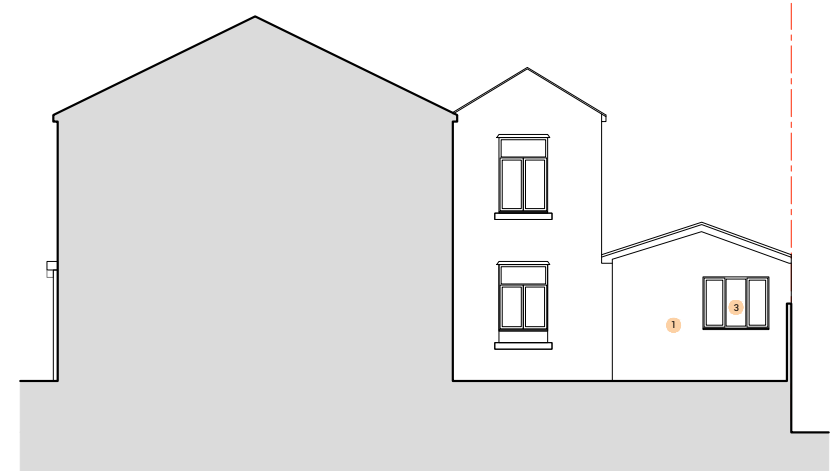
Key

- 1 Render to match existing
- 2 Roof Tiles to match existing
- 3 PVC Window to match existing
- 4 Roadlight



PROPOSED REAR ELEVATION

1:100 @ A3



PROPOSED SIDE ELEVATION

1:100 @ A3



PROPOSED SIDE ELEVATION

1:100 @ A3