

Design and Access Statement

Proposed detached dwelling at land adjacent to
no. 8 Top Schwabe Street, Rhodes, Middleton
M24 4TQ



March 2026



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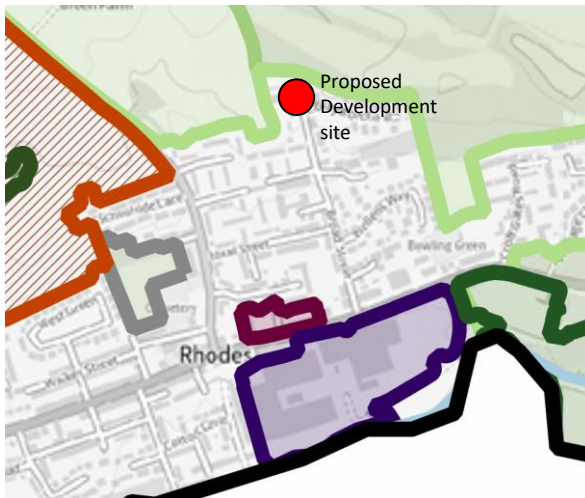
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1.0 Introduction



Rochdale MBC Policy map extract

Courtesy of Rochdale MBC



Equilibrium Architects are pleased to submit this Design Statement on behalf of the landowner for the proposed redevelopment of land adjacent to no 8 top Schwabe Street in Middleton.

The purpose of this document is to outline the understanding and significance of the proposed development in both design and site usage and the impact that this will have on the immediate environment and wider community.

The document provides design justification for the proposed development in terms of the options available to the land-owner which will provide a realistic development potential in Planning terms.

The site is located on the edge of an existing residential settlement therefore this project has no intrusion into the Green belt or change of Policy as highlighted on the adjacent Policy map

The following pages outlines our understanding of the site and how the residential proposals will sit in the context of surrounding properties in respect of location, scale and massing of a new dwelling on this infill site.

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2.0 The Site and Context

The site is located between no's 6 and 8 Top Schwabe Street in Rhodes, Middleton postcode: M24 4TQ Top Schwabe Street is accessed off Schwabe Street which turns into Broad Street which connects to the main commuter road of Manchester Old Road. This connects to Middleton town centre in an easterly direction and junction 19 of M66 to the west. There are a number of shops, restaurants, and facilities along Manchester Old Road which is walking distance from the site.

The existing site is an irregular shaped piece of land with a topography which falls from the north of the site, a woodland area, to the south. The site is former garden area therefore is generally a mix of hard and soft landscaping.

Top Schwabe Street falls towards Schwabe Street, west to east. To the west of the site is no. 8 which is a 1980's Designed 2 storey houses with brick facing and a long sloping roof which follows the gradient of the access road to the east is more traditional, small terraced block which has been subject to modification from the original brick facing to a mix of new brickwork and render finish. There is a varied mix of properties surrounding the site from similar pre-war terraced properties to modern 21st century detached dwelling. Schwabe Street and Broad Street are both adopted roads however Top Swabe Street is unadopted.

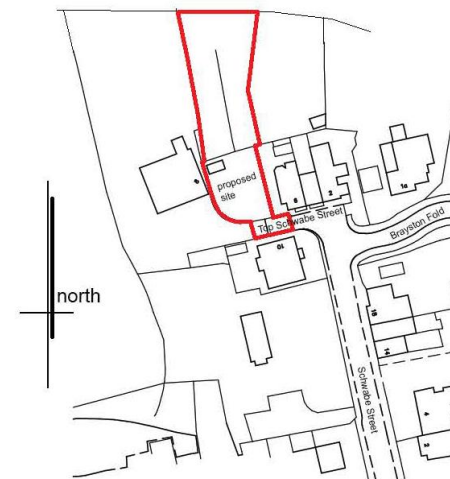


Planning

The site was subject to a recent Planning submission ref:23/00618/OUT for 'Outline application (including details of access, appearance, layout and scale) for the erection of one dwelling. The application was withdrawn in December 2024 due to an objection from Highways in respect of the access. To review and address the concerns, a report and justification is provided with the application provided by Astute Transport Planning.



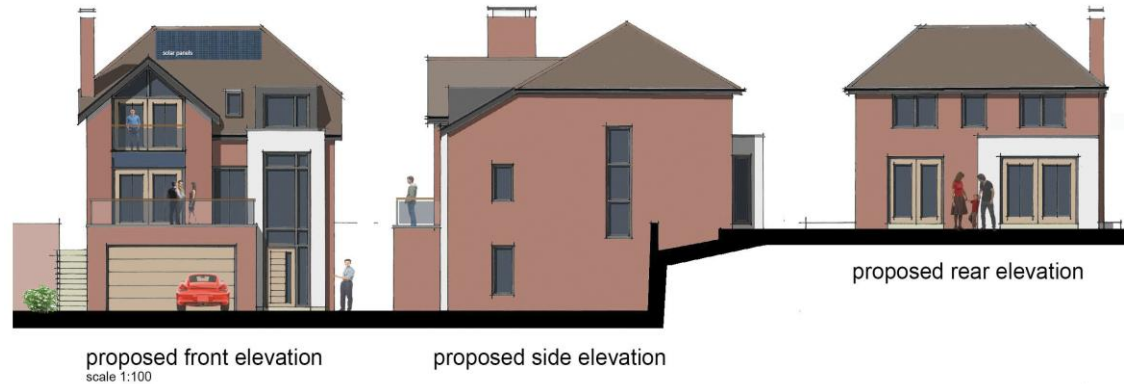
Location of site relative to Rhodes centre



Location Plan



3.0 Design



The design brief was to design a new detached house on the infill site between no's 6 and 8 Top Schwabe Street which would 'fit' between the two styles and make the use of the topography rather than designing as a 'flat site'.

A lower ground floor of garage and utility space has been designed to be accessed from existing ground level with a car parking/turning area in front to allow for up to four vehicles. The upper ground floor is generally common areas such as living room, dining and kitchen whereas the first floor accommodates bedrooms and bathrooms. The building is set-out to respect the building line of no 8. The depth of the proposed building also matches that of no. 8

Elevationally, the dwelling is of modern aesthetic, with the primary facing being brickwork with a pitched roof and the introduction of balconies at upper ground and first floor levels to embrace the southerly aspect and views from this vantage point. Due to the topography, the building is split level with level access to the rear from upper ground level.





The design of the houses has been considered in relation to the existing street scene as indicated above.

The scale of the building is 3 storey however the split-level nature of the site means that the rear elevation is 2 storey. The front elevation's massing is reduced with lowered eaves to relate to no 8 and 'step-down' to no 6.

Materials in the area are predominantly brick facing with slate/plain tiled roof. We are proposing the same with the exception of a rendered bay to the front elevation which forms and highlights the main entrance door. The roof is formed in a traditional manner with plain brown tiles on a dual pitched roof.

Balconies are included to the front, south facing elevation to maximise the potential for long distant views from this elevated site. The large, upper level rear garden provides a secure, private area of amenity for our client to enjoy.

material specification

walls	red multi facing brickwork. White Sto render system to bay
roof:	plain profile, brown roofing tile with matching ridge and hips
windows	anthracite upvc double glazing sealed units
doors	composite entrance and patio doorsetts
garage	aluminium, insulated sectional double garage door
dormer	aluminium formed and insulated projection
eaves	sw painted fascia and bargeboards colour: anthracite
rainwater	black half round gutters with round rwp's
balcony	toughened glass balustrade fixed to steel posts
driveway	red block paved, permeable surface
paths	concrete paving. colour: buff

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6.0 Conclusion



This document considers this infill residential opportunity of the currently vacant site on the outskirts of Rhodes.

Guidance within Rochdale Council's Development Plan and Planning Policy Guidance has been reviewed with regard to these proposals to create the opportunity for a single dwelling without the need for using Green belt of change of policy sites.

This document highlights how the site has been reviewed in terms of design development and accommodation proposals to meet the needs of the applicant with good access to local bus routes and vehicular access to local town and city centres plus the nearby motorway junction.

The design has been subject to internal reviews to ensure that the proposals have minimal impact on the setting and take account all the site constraints, levels, prevailing winds, impact on the surrounding properties and to ensure that the proposed development provides a pleasant and sustainable place to live without causing harm to the immediate environment

The development team look to Rochdale Council for support in realising the need for new, bespoke housing within the Borough.

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