



Norman Road Design & Access Statement

Proposed Industrial Units

Prepared For:
Mr Shehzad
Revision B

07/05/2026

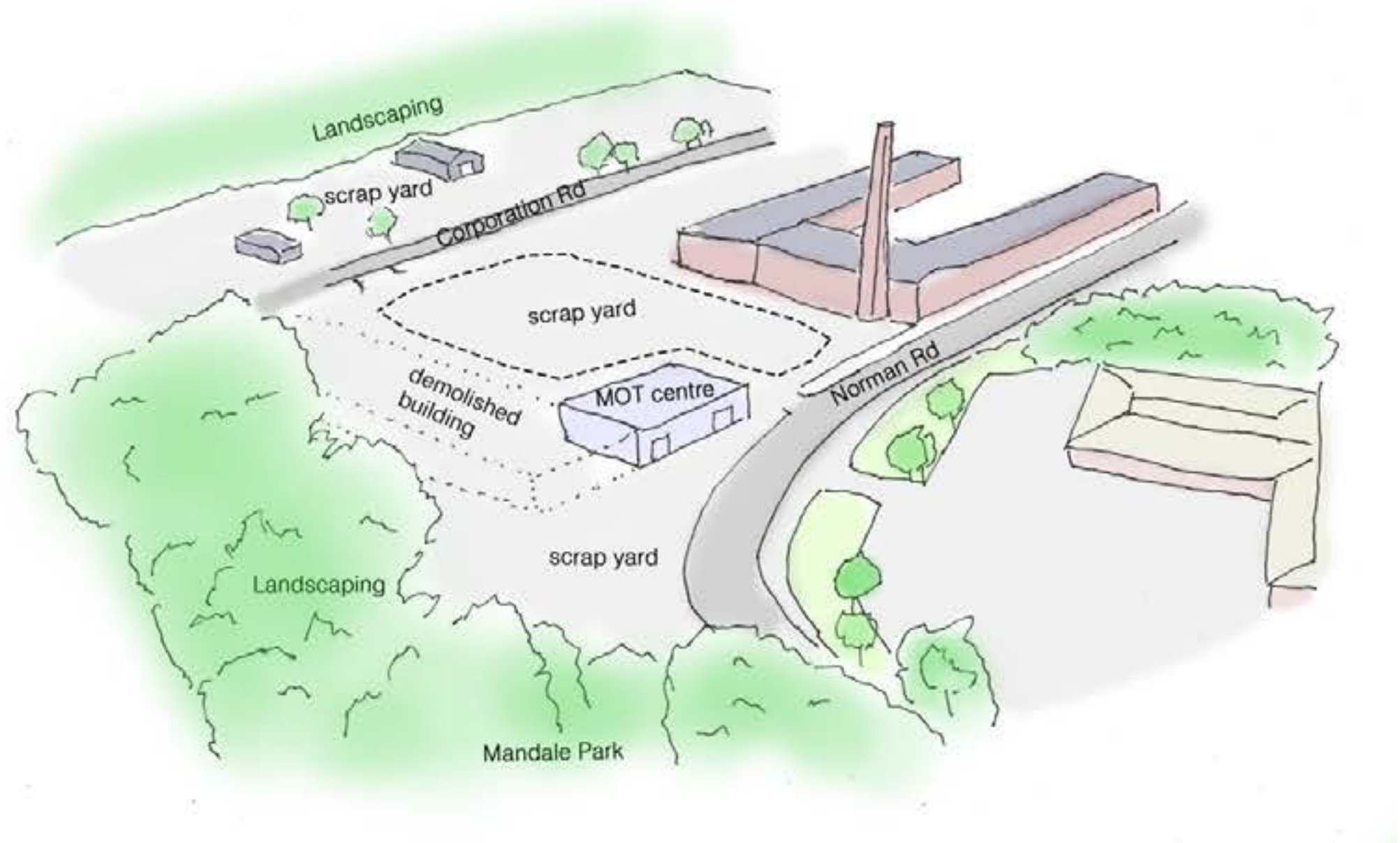
Norman Road - Industrial Units

Introduction

This Design & Access Statement has been prepared in support of the full application for the Industrial Units development on Norman Road in Rochdale. The site is currently a car scrap yard with a building which serves as an MOT centre.

The proposed scheme looks to utilise the area by demolishing the existing MOT Centre and build 7 no. of Industrial Units.

This application provides details of siting, design, relationship with the neighbouring buildings, external appearance and access.



Norman Road - Industrial Untis

Wider Context

Looking at the wider context of the proposed site, there are fairly mixed use buildings surrounding the area. The residential dwellings are situated away from the site mainly towards the North East and West. River Roch which leads all the way towards the town centre is in close proximity of the site.

There are public realm situated to the South of the application site such as Mandale Park, in fact the outskirts of this area is surrounded with greenery.

Rochdale Town Centre is within a couple of mile directly to the North of the site, Norman Road is linked to Dane st which leads towards the town centre. Other facilities are close by such as hospitals, schools and commercial buildings.



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Movement and Access

There are transports available in close proximity, few bus stops are located on Mellor St and Dane St which Norman Road directly links to. The Rochdale train station is located towards the East of the site, approx. 1 mile and can be accessible through Manchester Rd via Dane St. These transports leads towards teh Town centre and main hub of the town such as Supermarkets, Retails, Town Hall and Library.



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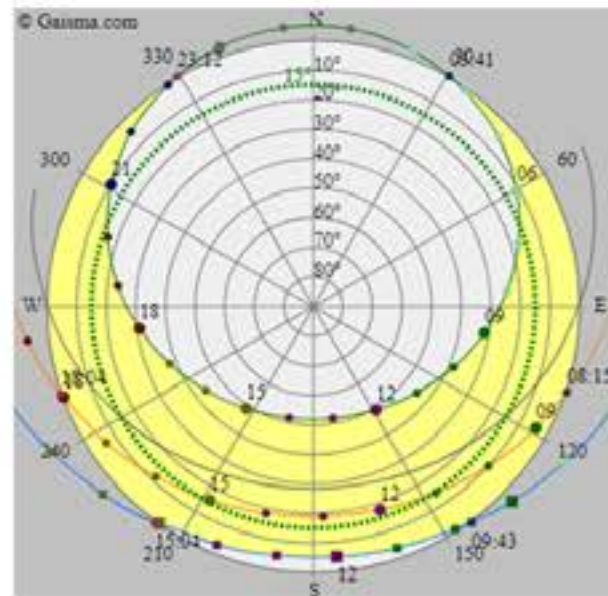
Site Analysis

 Summer Sun Path

 Winter Sun Path

 Site Boundary

 Access



The site comprises an area of 4,349 m² (1.07 acre) located in Rochdale.

The site currently comprises of a scrap yard with an MOT centre. The area is quite open and has ample of natural daylight since the neighbouring building is relatively distant from the MOT centre.



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Existing Site



1. Main Entrance to Site



2. (South) Path around site



3. Existing Substation



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Precedent Study

Precedents study highlight important aspects of design ideas, research and inspiration from existing architecture. These precedents study have been looked at to incorporate ideas into the proposal in terms of style, character and materiality.

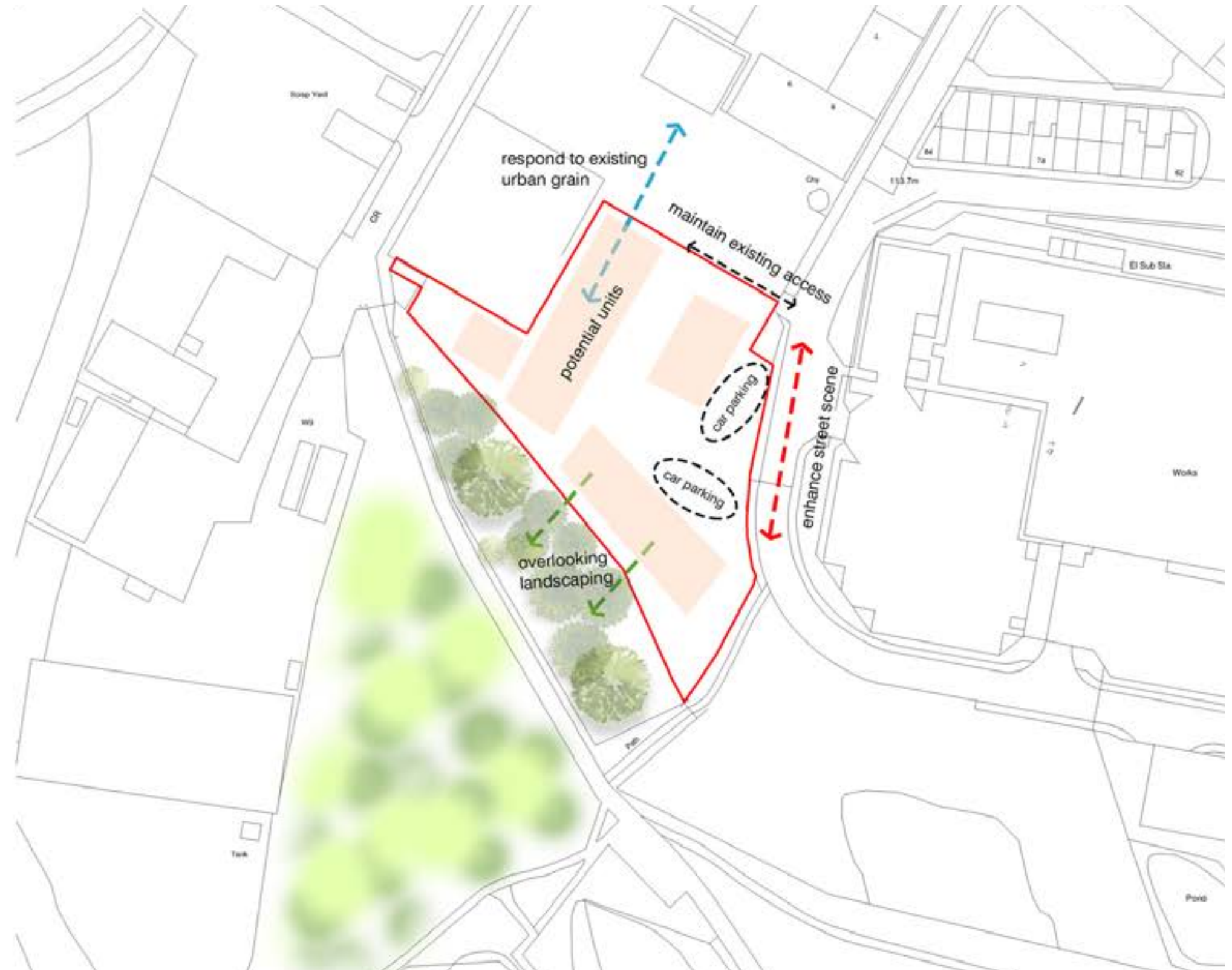


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Design Analysis

The key opportunities to the development of this application are;

- The site is located near Industrial units/ mix-use building
- Views towards the Greenery, Landscape
- Existing access to site available
- Two way access to Site
- Potential to develop more on nearby green land



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Design Proposals - Site Plan

The proposal seeks full planning permission for the redevelopment of the site to provide a high-quality industrial and commercial scheme comprising 7 light industrial/business units within a landscaped and well-considered site layout. The development has been designed to optimise the use of the irregularly shaped site whilst maintaining safe vehicular circulation, servicing arrangements, pedestrian accessibility, and appropriate separation distances between units.

The proposed units vary in size and are intended to provide flexible accommodation suitable for small and medium-sized businesses operating within Use Class E(g), B2 and/or B8 (subject to final planning approval). The layout has been carefully arranged around a central access and servicing route, allowing for dedicated parking, loading, turning and servicing areas throughout the site. The scheme also incorporates soft landscaping, retained trees where possible, and ecological enhancements to improve the overall visual appearance and environmental quality of the site.

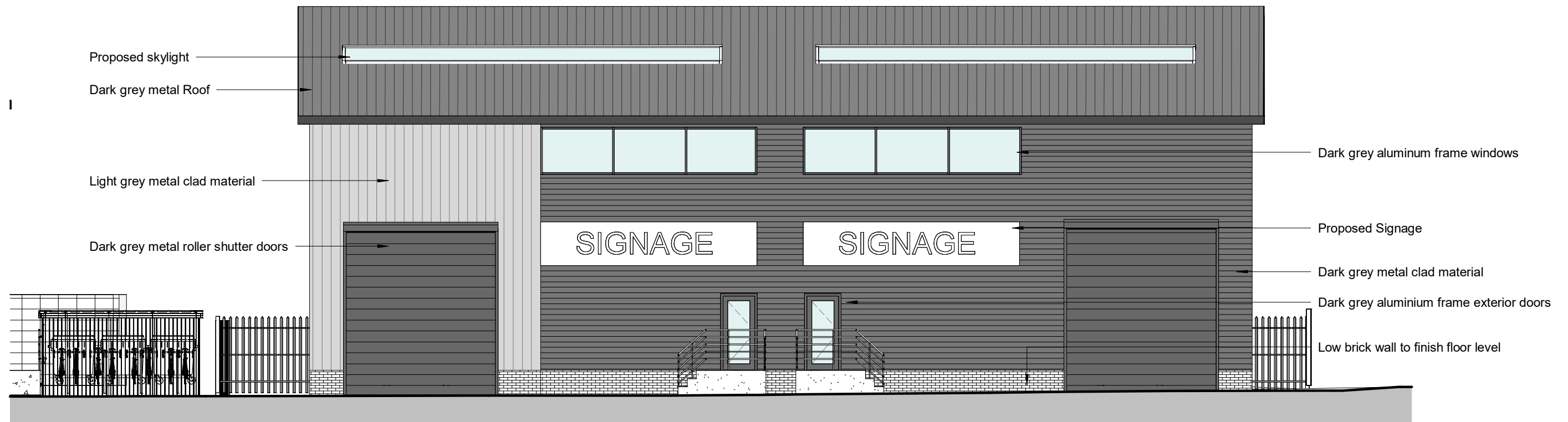
Particular consideration has been given to drainage and flood mitigation measures, with a designated floodplain compensation area incorporated into the western portion of the site alongside associated drainage infrastructure and culvert diversion works where required.

Overall, the proposal aims to deliver a functional and visually cohesive employment development that would support local economic growth, provide modern business accommodation, and make efficient use of a currently underutilised parcel of land.



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Design Proposals - Elevations



Front Elevation - Unit 2, 3

1 : 100

The proposed elevation has been designed to provide a contemporary and functional industrial frontage appropriate to the commercial character of the area.

The building incorporates a modern palette of durable, low-maintenance materials including dark grey profiled metal roofing, light grey vertical metal cladding, dark grey aluminium framed glazing, and matching roller shutter doors to create a cohesive appearance. The contrast in materials helps break up the building mass and adds visual interest to the frontage.

The central glazed entrance provides a clear point of access, whilst the upper glazing and rooflights introduce natural daylight into the internal workspace. Low-level brickwork is proposed to provide durability at ground floor level, and designated signage zones have been incorporated to allow for coordinated tenant branding.

Overall, the proposal delivers a modern and visually cohesive industrial unit suitable for the surrounding employment setting.

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Design Proposal - 3D View - 5 & 6



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Design Proposal - 3D View - Unit 2 & 3



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Conclusion

The proposed development seeks to deliver a high-quality and well-considered industrial scheme comprising 7 modern commercial units within a functional and landscaped site layout. The design has been carefully developed to respond positively to the site constraints, surrounding industrial context, and operational requirements of future occupiers.

The scheme incorporates contemporary architectural detailing and a cohesive material palette including profiled metal cladding, aluminium framed glazing, brick plinths, and coordinated security features to create a modern employment development appropriate to its setting. The layout has been designed to provide safe vehicular circulation, parking, servicing arrangements, pedestrian accessibility, and integrated landscaping throughout the site.

In addition, consideration has been given to drainage infrastructure, flood mitigation measures, ecological enhancement, and overall site functionality to ensure the development integrates appropriately within the wider area whilst making efficient use of the land.

Overall, the proposal represents a sustainable and visually cohesive form of commercial development that would contribute positively to local employment provision and the ongoing regeneration and investment within the area.



End.