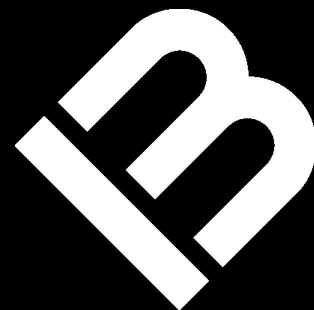




Design and Access Statement

Planning Application for the Proposed
Erection of a single detached residential
dwelling on land at Standrings House -
Bagslate Moor Road, Rochdale.

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Overview

Applicant: Jonathan Mulroy, Standrings, Bagslate Moor Road, Rochdale, Greater Manchester, OL11 5XT

Application Site: Land at Standrings, Bagslate Moor Road, Rochdale OL115YQ

Architect/ Agent: Mark Bell Architects, Bloxham Mill, Barford Road, Bloxham, Oxfordshire, OX15 4FF.

Introduction

This Design and Access Statement is submitted on behalf of 'the Applicant' to Rochdale Borough Council, 'the Council', in relation to the proposed single residential dwelling on land at The Standrings, Bagslate Moor Road, Rochdale OL115YQ 'the Application Site' to create 1no. dwelling, with vehicular garaging, parking, new access off Greenview Drive OL115YQ and associated landscaping.

The proposal comprises the subdivision of an existing residential curtilage to provide 1 no. four-bedroom dwelling, including associated access, parking, and landscaping.

This statement explains the site context, design rationale, and how the proposal responds to planning policy and pre-application advice.



Figure 1: Aerial View of Site in Context, Google Earth

Scope of Supporting Information

This application is accompanied by the following drawings and supporting documents:

Drawings:

01-04-01_RevA Site Plan – Proposed
02-04-01_RevA Floor Plans and Section
02-04-02_RevA Propsed Elevations
03-04-01_RevA Plan Proposed Garage

Supporting Documents:

Biodiversity Net Gain Assessment by Arbtech, 14 November 2025
Preliminary Ecological Appraisal and Roost Assessment by Arbtech, 14 November 2025
Heritage Statement by Paul Butler Associates, 5 November 2025

1. The Applicant

The Applicant seeks to obtain Planning Consent for the development of a single detached dwelling on land to the rear of Standrings House, Bagslate Moor Road, Rochdale OL11 5YQ.

The proposal comprises the subdivision of an existing residential curtilage to provide 1 no. four-bedroom dwelling, including associated access, parking, and landscaping.

2. Site and Surroundings

The application site forms part of the rear garden of Standrings House, a Grade II listed building located within the defined urban area of Rochdale.

The wider area is characterised by a mix of traditional and modern residential development, including detached and semi-detached dwellings set within relatively generous plots. Development along Greenview Drive reflects a more contemporary suburban pattern.

The site itself occupies the south-eastern portion of the garden and is visually contained, with a degree of separation from the main house provided by existing vegetation. A stone boundary wall defines the edge of the site, with access proposed from Greenview Drive.

Existing outbuildings are located within the site and are retained as part of the proposal.

The site represents a transitional area between the historic curtilage of the listed building and the surrounding modern residential development. This relationship has informed the siting and design approach.





Figure 2: North elevation of Standrings House (front), image courtesy of Heritage Statement document



Figure 3: South Elevation of Standrings House (rear), image courtesy of Heritage Statement document



Figure 4: Existing stone Outbuilding and boundary wall

3. Planning Context

The proposal has been developed in accordance with national and local planning policy, including:

- The National Planning Policy Framework (NPPF)
- Rochdale Core Strategy (2016), particularly Policy P2
- Places for Everyone Joint Development Plan (Policy JP-P2)

The site lies within the defined urban area where residential development is acceptable in principle, subject to detailed design, heritage, and environmental considerations.

The application is supported by a suite of technical reports, including a Heritage Statement and ecological assessments, which have informed the design development.

Particular regard has been given to heritage policy requirements, reflecting the site's location within the curtilage of a Grade II listed building.

4. Proposal Overview

The proposal seeks to deliver a high-quality single detached dwelling within a subdivided garden plot.

The scheme has evolved following pre-application discussions and technical input. Notably, the existing outbuildings are now retained, responding positively to heritage and ecological considerations.

Vehicular access is provided from Greenview Drive via a new opening within the existing boundary wall, designed to be proportionate and sensitive to its context.

The design has been informed by supporting technical work, including heritage and ecological assessments, ensuring a coordinated and policy-compliant approach.

The proposal also includes a detached ancillary structure providing covered parking in the form of a lightweight, open-sided timber-framed structure. This is designed as a lightweight, open-sided timber-framed structure, positioned to remain subservient to the main dwelling and minimise visual impact.

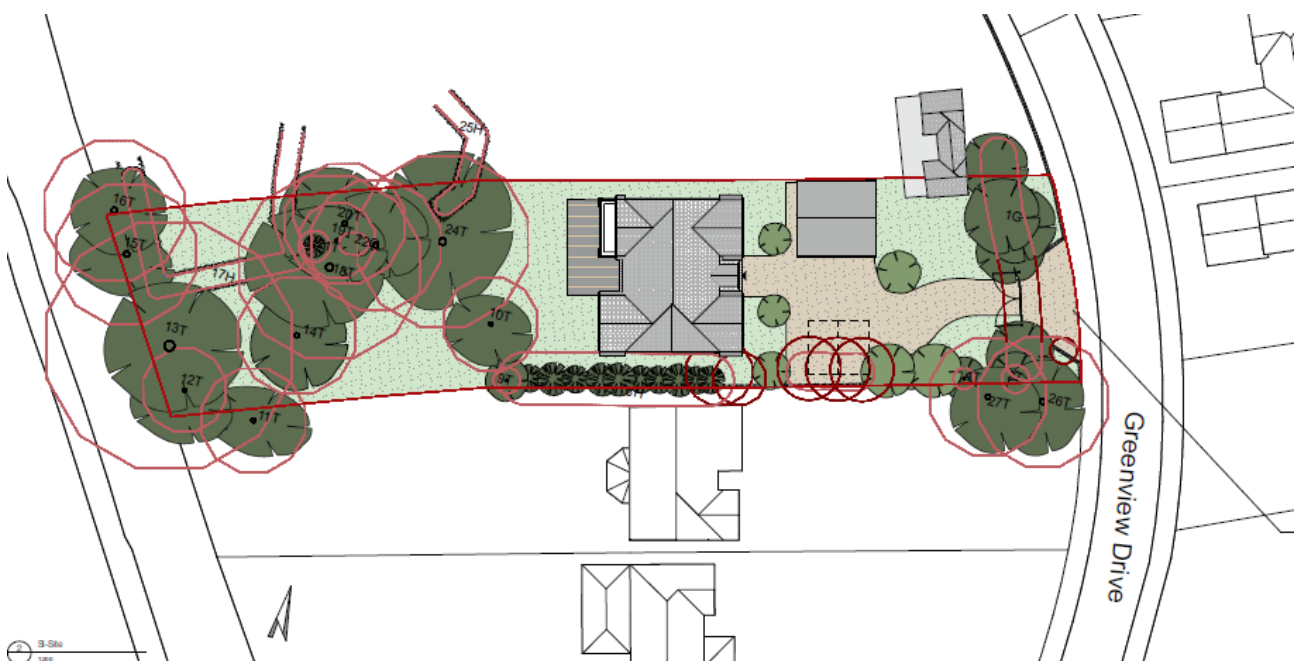


Figure 5: Proposed site plan showing layout, access, and plot subdivision.

5. Response to Pre-Application Advice

Principle of Development

The site is located within the defined urban area where residential development is acceptable in principle. The proposal represents an efficient use of land within an established residential context.

Heritage

The site lies within the curtilage of a Grade II listed building, and heritage considerations have been central to the design process.

A Heritage Statement accompanies the application and concludes that the application site forms part of a visually contained and historically altered area of the garden, making a limited contribution to the overall significance of the heritage asset.

In response to pre-application advice:

- The existing outbuildings are retained, avoiding the previously identified minor level of harm associated with their demolition
- Development is confined to the least sensitive part of the site, with limited intervisibility with the main house
- Intervention to the boundary wall is minimised and proportionate, noting its limited significance

The proposal therefore preserves the significance of the listed building and accords with relevant heritage policy.

This approach aligns with the findings of the submitted Heritage Statement and ensures compliance with Paragraphs 212–215 of the NPPF.

Design and Residential Amenity

The design has been developed to respond to the character of the surrounding area and the requirements identified at pre-application stage.

The proposed dwelling adopts a simple and legible built form, reflecting the scale and proportions of surrounding residential properties. The use of a pitched roof form and restrained massing ensures the building integrates comfortably within the local context.

The elevational treatment is intentionally subordinate and domestic in character, avoiding overly complex or dominant features. Openings are arranged to provide a balanced composition and appropriate levels of natural light.

Materials are proposed to be high quality and appropriate to the local context, with a palette that will complement both traditional and more contemporary elements within the surrounding area. Final material selections will be secured by condition if required.

In terms of residential amenity:

- The proposal does not result in unacceptable overlooking
- The scale and siting avoid overshadowing or loss of light
- Appropriate separation distances are maintained

Biodiversity and Ecology

The application is supported by a Preliminary Ecological Appraisal and Roost Assessment and a Biodiversity Net Gain Assessment, both prepared by Arbtech (November 2025).

These assessments have informed the design of the scheme and confirm that ecological considerations have been appropriately addressed.

The proposal retains existing features where possible, including the on-site outbuilding, and incorporates opportunities for biodiversity enhancement through landscaping and integrated features such as bird and bat boxes.

The development is designed to comply with national and local policy requirements for biodiversity protection and enhancement, including the delivery of measurable biodiversity net gain where applicable.

The assessments confirm that the development can be delivered in accordance with Biodiversity Net Gain requirements.

Trees and Landscaping

The proposal has been informed by the need to retain and protect existing landscape features.

A comprehensive landscaping scheme will be provided, incorporating both hard and soft landscaping to ensure the development integrates successfully into its setting and enhances biodiversity. This will include both structural and ornamental planting to reinforce site boundaries and enhance visual amenity.

Where tree removal is necessary, replacement planting will be provided in accordance with policy requirements.

The ecological assessments have also informed the approach to landscape retention and enhancement across the site.

Highways

Access is taken from Greenview Drive and has been designed to operate safely and efficiently.

Parking provision is in accordance with the Council's adopted standards, and no objections were raised at pre-application stage.

Coal Authority

The site lies within a Coal Mining High Risk Area. This has been identified and will be addressed in accordance with Coal Authority requirements as part of the planning process.

6. Design Principles

Amount

The proposal comprises a single dwelling, representing a modest and appropriate level of development within the context of the site.

Layout

The layout has been carefully arranged to:

- Respond to site constraints and existing features
- Maintain appropriate relationships with neighbouring properties
- Ensure efficient use of the site while retaining a sense of openness

The siting of the dwelling within the south-eastern portion of the plot minimises its visibility from the main house and wider surroundings.

The positioning of the ancillary parking structure has been carefully considered to ensure it integrates with the overall site layout while maintaining appropriate spacing from the main dwelling and site boundaries (see Figure 5). Its siting allows for convenient access while avoiding visual dominance within the plot.

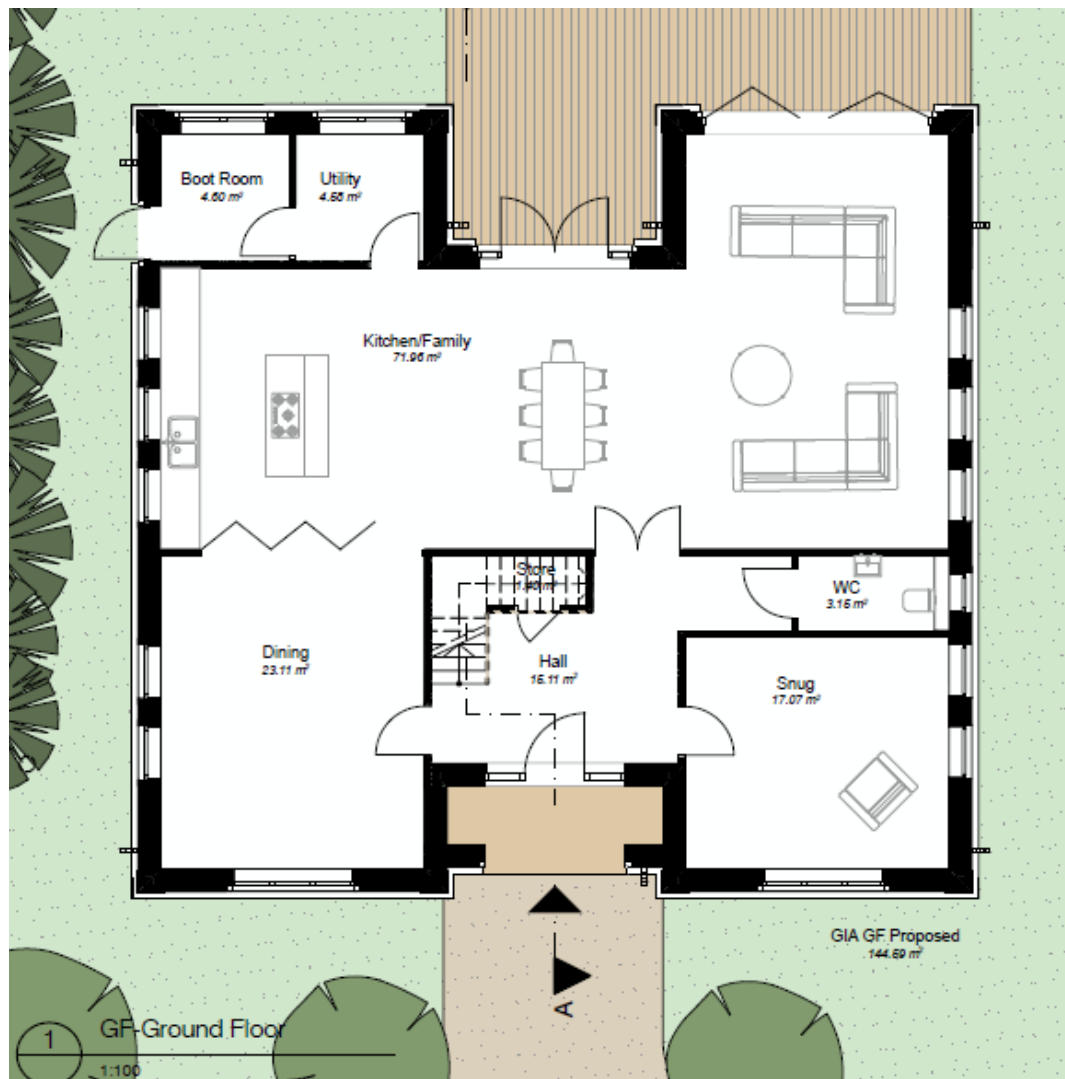


Figure 6: Proposed Ground Floor Plan

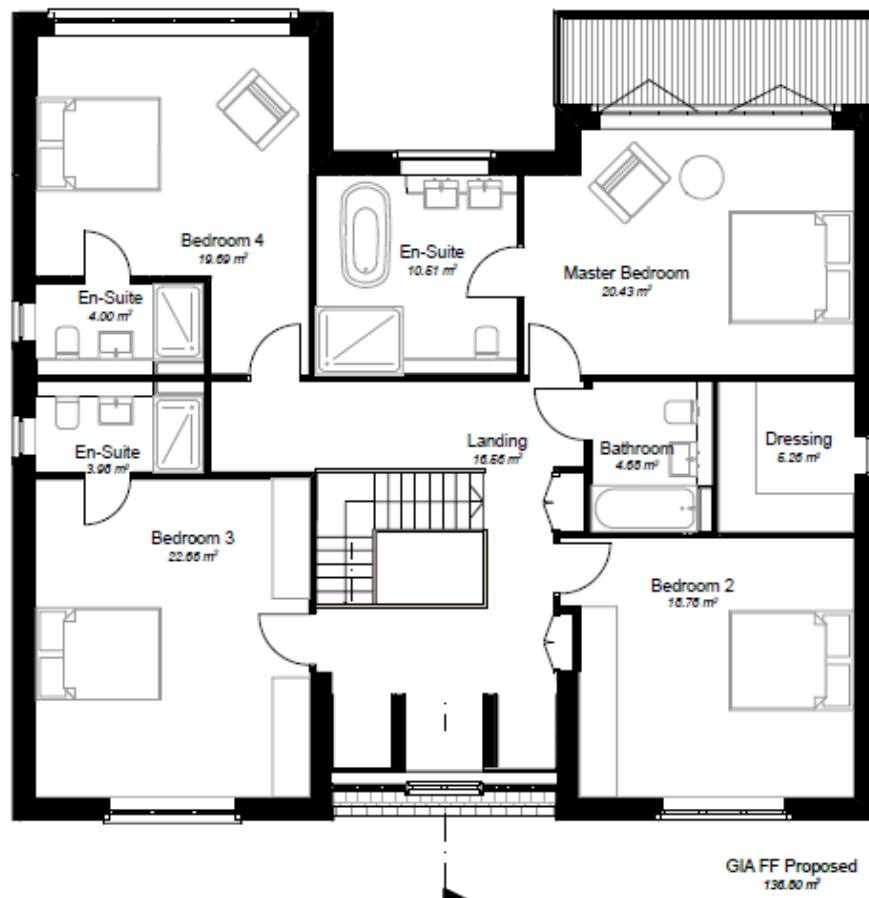


Figure 7: Proposed First Floor Plan

Scale

The dwelling adopts a scale consistent with surrounding residential development.

The two-storey form reflects the prevailing character of the area, while careful consideration of land levels ensures the building sits comfortably within the site.

The ancillary structure adopts a modest scale and open form, ensuring it remains clearly secondary to the main dwelling and does not compete with the primary built form.



Figure 8: Street Elevation in Context

Appearance

The architectural approach is deliberately restrained and contextual, drawing on the established character of the surrounding area.

The elevational design reflects a simple and coherent composition, with a clear hierarchy of elements and a balanced arrangement of openings. The design avoids overly ornate detailing, instead favouring a restrained approach that ensures longevity and visual compatibility with its surroundings.

The use of a pitched roof form reinforces the domestic character of the building, while the overall massing is broken down to avoid visual dominance.

Materials will be selected to complement the local vernacular, with an emphasis on durability, quality, and visual integration.

The ancillary parking structure adopts a simple, traditional form with a pitched roof and expressed timber frame. Its open-sided nature reduces its visual mass and allows views through the structure, ensuring it reads as a lightweight addition within the site.

The use of natural materials and a restrained palette ensures the structure complements both the proposed dwelling and the wider character of the area, while remaining clearly subservient in architectural hierarchy.



Figure 9: Proposed Front Elevation



Figure 10: Proposed Side Elevation



Figure 11: Proposed Side Elevation



Figure 12: Proposed Rear Elevation



Figure 13: Proposed 3D View of the parking structure

Landscaping

Landscaping is an integral component of the proposal.

The scheme will:

- Retain existing vegetation where possible
- Introduce new planting to soften the development
- Enhance biodiversity through a mix of planting and ecological features

The landscaping strategy will ensure the development integrates seamlessly into its setting.

Landscaping will play a key role in assimilating the development into its setting, particularly in filtering views from surrounding properties and reinforcing the sense of enclosure.

7. Access

Vehicular Access

Vehicular access is provided from Greenview Drive via a new opening within the existing boundary wall.

The access has been designed to be safe, functional, and proportionate to the scale of development.

Pedestrian Access

Pedestrian access follows the same route as vehicular access, providing clear and convenient entry to the site.

8. Heritage Considerations

The proposal has been carefully developed to respect the significance of Standrings House and its setting.

A Heritage Statement prepared by Paul Butler Associates (November 2025) accompanies the application and assesses the significance of the site and the impact of the proposals.

The retention of existing outbuildings and the focus of development within a visually contained and less sensitive part of the site ensures that the proposal preserves the character and setting of the listed building.

The findings of the Heritage Statement have directly informed the evolution of the scheme, including the retention of existing outbuildings and the careful siting of development.

The evolution of the scheme demonstrates a positive response to heritage considerations and pre-application advice.

9. Ecology

The proposal is supported by detailed ecological assessments, including a Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment. These confirm that the development can proceed without unacceptable ecological impact and will incorporate appropriate mitigation and enhancement measures.

10. Conclusion

The proposed development represents a well-considered and policy-compliant scheme that responds positively to its context and to pre-application advice.

The design approach ensures that the development integrates successfully within the site while preserving the significance of the listed building and enhancing the overall quality of the environment.

The proposal is supported by a comprehensive suite of technical reports, including heritage and ecological assessments, which demonstrate that the development can be delivered without unacceptable impacts and in accordance with planning policy.

The proposal delivers a high-quality dwelling within a sustainable location and is considered to be acceptable in planning terms.

End.