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## DESIGN AND ACCESS STATEMENT

### EXEMPLAR | CHURCH WALK CARE HOME

Cavendish Road, Kirkholt, Rochdale, OL11 2QX



Design & Access Statement

Document ref: 3038\_ChurchWalk\_DAS

Prepared on behalf of: Exemplar

Date: 03.10.2025

  
**NORTHMILL**  
associates

  
ARB  
Architects Registration Board

  
RIBA  
Chartered Practice

Project Description

Project Reference

Client

Church Walk Care Home

3038

Exemplar

| Description | Date       | By | Reviewed |
|-------------|------------|----|----------|
| V1          | 03.10.2025 | DA | GTC      |
| V2          | 31/10/2025 | DA | MM       |
|             |            |    |          |

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## 2 Introduction

### 2.1 Purpose of this document

This Design and Access Statement has been written to accompany a full planning application, for internal alterations and a new extension to an existing care home in Rochdale. It provides a qualitative analysis and justification of the proposals and considers their impact on the surrounding area.

This application seeks approval for the following works:

- Internal alterations to the existing staff room and kitchen.
- Two storey, pitched roof extension to the side of the building to relocate a bedroom and provide extra storage.
- Alteration to the existing car parking and the addition of 3 parking spaces.
- Relocation of the existing storage contained on site and new fencing to surround it.
- Installation of PV panels to roof.

This Design and Access Statement will identify the constraints and opportunities presented by the site and will present the core principles and design objectives which form this application. This statement is intended to offer justification in relation to Design and Access only and should be read in conjunction with all associated Planning Application drawings, supporting statements and reports.

### 2.2 Planning Context

The proposals seek full Planning Permission from Rochdale Borough Council and has been considered in the light of local planning policies. This report describes the proposals in terms of their architectural quality and impact, providing relevant details relating to use, scale, appearance, and access arrangements. The application site is not located in a conservation area.

A search of the Council's online planning records indicates the following relevant planning applications:

| Planning Reference Number | Description                                                                                               | Decision                                   | Decision Date |
|---------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------|
| Ref. No:<br>16/00473/FUL  | Two storey extension to North / West facing elevation of nursing home to provide additional accommodation | <b>Granted</b><br>subject to<br>conditions | 21/09/2016    |
| Ref. No:<br>08/D51483     | Retention of existing of 2m high boundary fence and gates.                                                | <b>Refused</b>                             | 23/12/2008    |

### 2.3 Supporting Documentation

The design and access statement should be read in conjunction with the following documents and drawings:

#### 2.3.1 Site Plans

- 3038 PL(00)000\_ Location Plan
- 3038 PL(00)001\_ Existing Site Plan
- 3038 PL(00)100\_ Proposed Site Plan

#### 2.3.2 General Arrangement

- 3038 PL(01)000\_ Existing Floor Plans
- 3038 PL(01)100\_ Proposed Floor Plans

#### 2.3.3 Elevations

- 3038 PL(02)000\_ Existing Elevations
- 3038 PL(02)100\_ Proposed Elevations and Sections

#### 2.3.4 Other

- 4111-IVG-ZZ-RF-DR-Y-1002-P01\_Typical Mounting Section Detail

### 3 Site Context

#### 3.1 Location

Church Walk care home is an existing care home located on Cavendish Road in Rochdale. The site is located to the South of Rochdale Town Centre in a residential area. The Application Site measures approximately 0.14 hectares.

The existing care home is located centrally to the east of the site. There is parking provisions provided to the north and south sides of the site, and landscaping to the west of the building.



Figure 1 Aerial view of Application Site in red.



Figure 2 View of site from Cavendish Road.

## 4 Design

### 4.1 Concept

The proposed works are limited in scope to support the additional two storey extension and additional car park.

The existing building is unable to provide adequate storage for the latest care equipment, leading to inconvenient storage of equipment in spaces such as corridors. This obstructs escape routes, compromises the fire strategy, and increases the risk of trips and falls. The proposed Care home extension is designed to provide more storage, by relocating the bedrooms, to support the needs of the existing building users. It is located to the northwest of the building and has been carefully designed to integrate seamlessly with the existing structure, matching the roof pitch and using materials consistent with the original building. The proposed extension is clear of the window in accordance with *Guidelines & Standards for Residential Development (SPD)*. If the requirement is read to the elevation, the proposed extension has a minimal overlap, as shown on the proposed elevations. However as part of the proposal, we have ensured that there is no proposed windows to that elevation to prevent overlooking.

Existing on-site storage will be repositioned to accommodate the extension. The container will be enclosed with a secure fence designed to match the existing boundary treatment.

Internal alterations will improve the functionality of key areas. At ground floor level, the kitchen will be reconfigured to provide a larger and more efficient workspace, better suited to the operational needs of the buildings users. On the first floor, improvements to the staff area will deliver a more usable space, incorporating a kitchenette and staff lockers. These internal changes are intended to create flexible, adaptable spaces that can respond to the changing needs of the building and its users over time.

The existing site does not have enough parking for the staff and visitors, resulting in increased demand for street parking in the local area, leading to congestion of the residential roads. The application intends to increase the parking capacity for the staff and visitors. The proposal seeks to address this by creating three additional parking spaces and a turning place, with a net gain of 2 space, on the unused land adjacent to the site. There will be no intended increase in vehicular activity to the site. The proposed car park will be finished with tarmac to match the existing and will be accessed through the existing car park. As part of the proposal, a low level fencing will be installed to the perimeter of the car park, to match the neighbouring properties' boundary treatment and prevent access to the proposed car park from the road.

### 4.2 Photovoltaic Panels

The proposed installation of photovoltaic (PV) panels on the existing building will provide a source of renewable on-site electricity, supporting Rochdale Borough Council's sustainability and carbon reduction objectives.

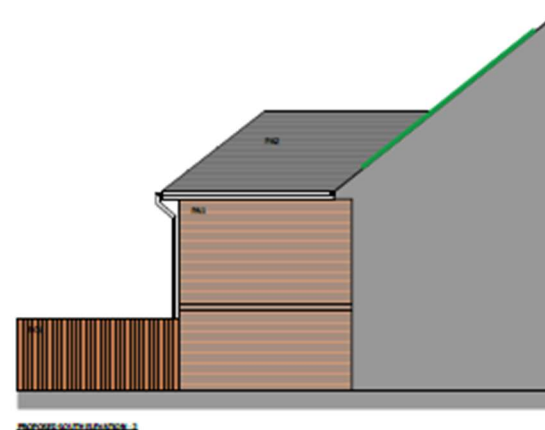
The panels are to be located on the roof in a manner that maximises solar efficiency while minimising visual impact on the surrounding area. They will sit flush with the roof slope, with a black finish to minimise the visual impact on the elevations.

### 4.3 Proposed Elevations



#### KEY TO MATERIALS - PROPOSED

- PA - Walls & Masonry
- PA1: Facing Brickwork  
Colour: To match existing
- PA2: Roof tiles to match existing
- PB - Windows & Doors
- PB1: uPVC Windows  
Colour: White, to match existing
- PC - Accessories
- PC3: New timber Fencing  
to match existing



## 5 Access

### 5.1 Transport & Access

The site is located between the M62, A627 and A664, which provide good access by vehicle. The main entrance to the site is located on Cavendish Road, however it can also be accessed from the north, from Gainsborough Drive.

#### 5.1.1 Car Parking

The current car parking provisions are not satisfactory. As part of the proposal the car parking capacity will be increased, improving the accessibility to the site and in turn reducing potential nuisance parking elsewhere.

### 5.2 Inclusive Access

The proposed works are intended as fully accessible, with level access across the ground floor. The proposed works will not affect the existing accessible design of the building. In addition to this, the development proposes the following:

- The existing automated entrance doors to the building will be retained.
- Colour contrast will be applied where necessary (such as to doorways, important interfaces, and accessible WC provision) to allow for easy navigation of the premises.
- The existing accessible WC facilities will be retained.
- The staff accommodation provides a modern, flexible layout which can be adapted to suit the needs of the user.

### 5.3 Waste

Waste storage and collection, including the separation of recyclable waste, will remain as per the existing site operations, with no increase in the amount of waste produced on site.

## 6 Conclusion

In conclusion, the proposal has been carefully designed to minimise visual impact, with the extension designed to be in keeping with the character of the existing building. The scheme enhances staff facilities and ensures inclusive design through the provision of level access. Overall, the development improves the quality and usability of the building for its occupants while maintaining a minimal impact on its aesthetic. It therefore represents a suitable and sustainable form of development that is appropriate for planning approval.