

BLACK BARN ARCHITECTURE

Planning | Architecture | Design

Chapter 5 | Design and Access | July 2026



23 RAMSDEN ROAD

DESIGN AND ACCESS

This design and access statement has been produced by Black Barn Architecture for the rear extension and internal reconfiguration of the dwelling at 23 Ramsden Road, Wardle, Rochdale.



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1. INTRODUCTION

1.1 – BRIEF

The proposed works seek to transform the existing property into a contemporary, highly functional family home while preserving its character and architectural heritage. The design will focus on creating generous, light-filled spaces that enhance everyday living and make the most of the property's unique setting and views.

At ground floor level, the existing conservatory will be removed and replaced with a carefully designed single-storey extension. This new addition will provide a spacious open-plan kitchen, living, and dining area that becomes the heart of the home. The design will prioritise natural light and connectivity to the garden, with large glazed openings leading to an elevated terrace and steps down to the lower garden, creating a seamless indoor-outdoor experience. Structural stability will be a key consideration, particularly in relation to the existing rear wall and basement. Wherever possible, original decorative features such as intricate ceiling coving and mouldings will be retained to maintain the property's period charm.

On the first floor, the layout will be adapted to accommodate a new staircase providing access to a loft conversion with a dormer extension. This upper level will form a luxurious main bedroom suite, complete with dressing room and ensuite bathroom. Positioned to take advantage of the spectacular rear views, this space will offer a private retreat with a sense of openness and connection to the surrounding landscape.

The basement will be reconfigured to maximise its potential. Existing areas will be upgraded to provide practical utility and storage spaces, while the underutilised and unexcavated section will be converted into a playroom or lounge. Large doors will open directly onto the garden, creating a bright and inviting space for family use. The current boiler room will be modernised and expanded into a dedicated plant and drying room, supporting the home's functionality and energy efficiency.

Throughout the design process, careful consideration will be given to structural integrity, building performance, and the integration of modern amenities. The overall vision is to create a home that combines contemporary living with respect for original features, delivering a space that is elegant, practical, and tailored to the client's lifestyle. This project will not only enhance the property's usability but also elevate its architectural quality and long-term value.

To ensure a cohesive and efficient approach, we propose designing all three phases together and submitting a single planning application for the entire scope of works. This strategy means the planning process only needs to be undertaken once, reducing time and cost. Once approval is granted, the individual phases can be delivered in any order and at a pace that suits available finances. This approach also avoids the need to undo completed work to accommodate future phases, ensuring a smooth and logical progression throughout the project.



2. CONTEXT

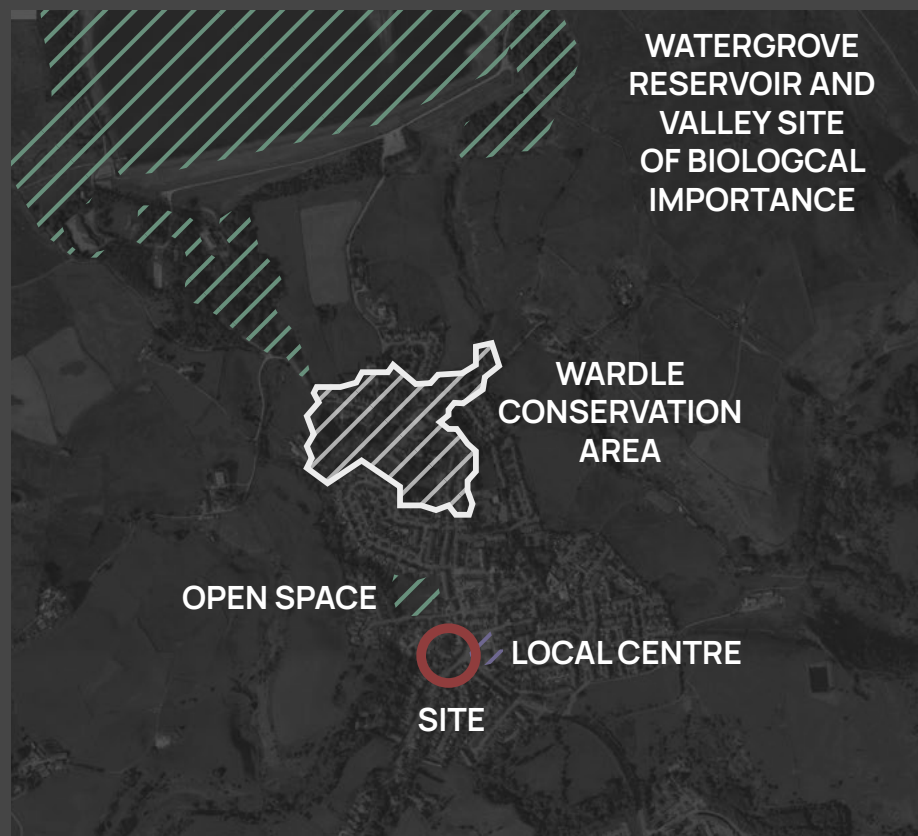
2.1 – SITE

23 Ramsden Road, Wardle, Rochdale
OL12 9LB

The site is on Ramsden Road, which runs through Wardle up to Watergrove Reservoir. It is located opposite the turn-in to Elm Grove.

There is a steep gradient, dropping away towards the rear of the dwelling by approximately 1.75m.

The site is located about 80 metres west of the local centre identified in the Rochdale Policy Map. Wardle Recreation Ground is a short distance to the north, and further north is the Wardle Conservation Area.



2. CONTEXT

2.2 – EXISTING SITE



View from front entrance



Interior view of kitchen and dining areas



This 3 bedroom detached dwelling is accessed via a path and a driveway from the northern side of Ramsden Road. The front elevation features a bay window and a decorative entrance that leads into the hall. The ground falls away sharply towards the rear of the site, creating an elevated terrace with steps leading down to the garden. The majority of this terrace is taken up by a conservatory, with a metre-wide walkway around. At the base of these steps is a patio area, which a door from the basement level opens onto.

The ground floor consists of an enclosed living room and a fairly open kitchen / dining space that can open into the conservatory. The first floor is composed of three bedrooms and a bathroom centred around a landing. The loft space is not presently habitable, with around 1.8m of headroom at the ridge (which is reduced due to the dutch gable form).

View from rear, showing side



Aerial view from rear



2. CONTEXT

2.3 – PLANNING APPLICATIONS



There is precedent on Ramsden Road and the surrounding areas for extensions of a scale and scope comparable to this proposal.

- 01/D38471**

3 Heath Road

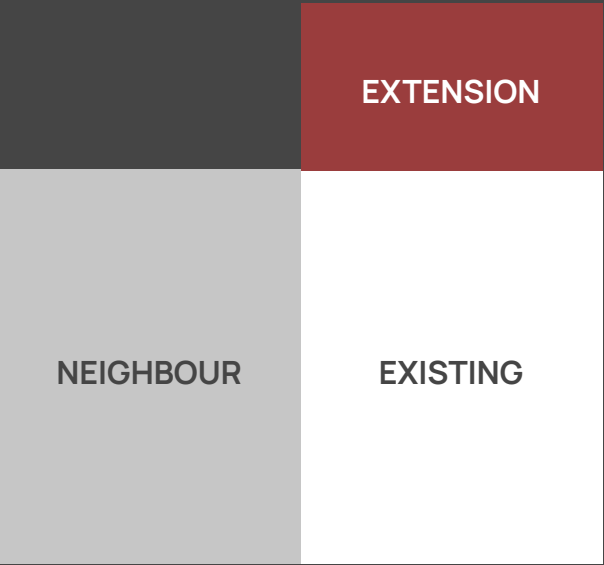
Application Approved 08/03/2001

Two storey side extension
(no documents available)
- 02/D39663**

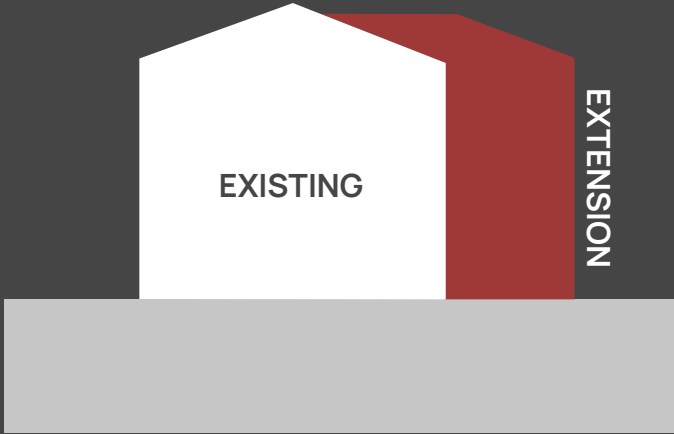
3 Elm Grove

Application Approved 14/02/2002

Single storey rear extension
(no documents available)



PLAN



SIDE ELEVATION

17/00322/HOUS

34 Elm Grove

Application Approved 16/06/2017

Two storey rear extension

The proposal extends 2.4m from the rear of the dwelling (reduced from 3m at the planning officer's request). Overlooking of neighbouring plots is also a key consideration, leading to the removal of two windows from the scheme.

The visual subordination of the extension is addressed, with the scale and placement ensuring minimal impact on the street scene. The architectural language (the roof form and material palette are specifically named) is in-keeping with the existing dwelling. Impact on parking is also considered, and it is determined that there will be no adverse effect.

The following policies are listed as relevant to this application:

- Adopted Rochdale Core Strategy (CS) 2016:
- P3 - Improving Design of New Development
 - DM1 - General Development Requirements
 - T2 - Improving Accessibility
 - Appendix 5 - Schedule of Parking Standards

- Saved Rochdale Unitary Development Plan (UDP) 2006:
- G/D/1 - Defined Urban Area

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

2.3 – PLANNING APPLICATIONS

22/01290/HOUS

5 Heath Road

Application Approved 11/01/2023

Single storey rear extension

The proposal extends 3.5m from the rear wall of the existing dwelling. It features a flat roof, differing from the pitched roof of the existing dwelling. This is considered acceptable due to the fact that the original dwelling shields the extension from view from the road. As the proposal is single-storey with a maximum height of 2.98m, it's visual impact is lessened and this further encourages the roof form to be accepted.

The decision is made to allow the extension even though it exceeds the maximum extension for an adjoined dwelling along a common boundary (3m). The justification is given that the low roof height and chamfered corner have a sufficiently low impact on amenity, and that the placement of the extension to the north reduce the risk of overshadowing.

The following policies are listed as relevant to this application:

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- P3 - Improving Design of New Development
 - DM1 - General Development Requirements
 - T2 - Improving Acessibility
 - Appendix5 - Schedule of Parking Standards

Supplementary Planning Document 'Guidelines and Standards for Residential Development'(2016)



PLAN



SIDE ELEVATION

24/01141/HOUS

21A Ramsden Road

Application Approved 28/03/2025

Single storey front extension

This extension replaces an existing conservatory, and it is determined that this results in a more “consolidated built form”, whilst remaining visually subservient to the original dwelling. The soft landscaping is also determined to be a factor, reducing the impact of the proposal on the street scene. As a conservatory is being replaced, it is determined that the use of large areas of glazing is not unsuitable.

The following policies are listed as relevant to this application:

- Adopted Rochdale Core Strategy (CS) 2016:
- P3 - Improving Design of New Development
 - DM1 - General Development Requirements
 - T2 - Improving Accessibility
 - Appendix5 - Schedule of Parking Standards

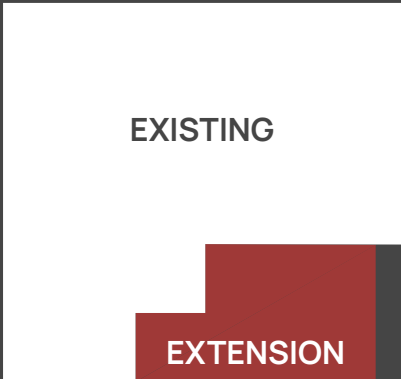
Saved Rochdale Unitary Development Plan (UDP) 2006:

- G/D/1 - Defined Urban Area

Places for Everyone Joint Development Plan (PfE)

- JP-P1 - Sustainable Places

Supplementary Planning Document 'Guidelines and Standards for Residential Development'(2016)



PLAN



FRONT ELEVATION

2. CONTEXT

2.4 – POLICY CONTEXT

ROCHDALE ADOPTED CORE STRATEGY 2016

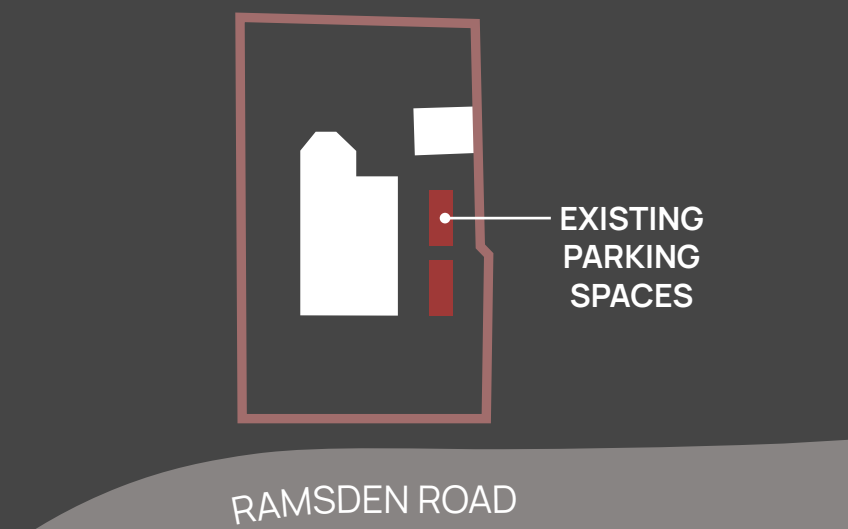
P3 - Improving Design of New Development

This policy establishes design standards for new developments within the borough:

- The proposal draws on the architectural language of the context, remaining respectful with regards to the scale and design of the dwelling and ensuring that it does not negatively impact local amenity.
- The placement of the extension to the rear of the dwelling means that the impact on the townscape will be minimal.
- The design is produced with consideration of the Secured by Design principles.
- Ease of movement and circulation is integral to the success of the brief, but as the proposal is small in scale and on private land much of the listed access considerations would not apply.
- As many structural and decorative elements as possible are to be retained; reducing costs, preserving character and reducing the environmental cost of introducing new elements.
- There are no proposed changes to the parking situation.

T2 - Improving Accessibility

The majority of this policy applies to developments of a greater scale and with more impact on the public realm than this one, and for similar reasons does not qualify to need a Transport Assessment / Statement. The policy directs to Appendix 5 for smaller schemes.



DM1 - General Development Requirements

This policy states that all proposal, including extensions, will be required to demonstrate a set of listed requirements.

- The proposal aims to meet high standards of design, though its subservient scale and placement limit the potential for enhancing the quality of the area.
- The impact on neighbour amenity is a key driver in the design of this proposal, particularly the extension, with measures taken to prevent overshadowing or overlooking of either the neighbours or the residents.
- It is not expected that this proposal will have any impacts in the listed areas requiring mitigation.
- The existing parking and site access performs well, and there is no intention of altering it.
- The site is a very short distance from the Wardle Local Centre, ensuring resident access to community infrastructure.
- In replacing the conservatory with an extension, the security of the site is improved.
- The stability and structural condition is identified as a key consideration in the brief and all appropriate surveys and measures will be taken.
- Landscaping similarly forms part of the brief, and the integration of the extension into the garden through the use of a terrace will provide pleasant and well designed outdoor spaces.
- Ground instability should be encompassed within the surveys taken to ensure structural performance.
- It is not expected that the proposal will significantly increase demand on water infrastructure.

Appendix 5

The proposal is considered a 2+ bedroomed house outside a town centre, and so is required to have 2 parking spaces. This is achieved by the existing dwelling, and no changes are proposed to the parking.

PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN

JP-P1 - Sustainable Places

This policy establishes the eventual goal of making Greater Manchester “one of the most liveable city regions in the world”.

- The proposal will be sympathetic to the local identity in terms of the design, siting, size, scale and materiality.
- The design creates positive and visually stimulating environments for the residents.
- The design will be responsible in terms of sustainable design, and material and energy consumption.
- The proposal replaces a conservatory with a more durable structure.
- The replacement structure will also have an improved resource efficiency and security in comparison with the conservatory.
- The proposal does not expect to significantly increase demand on infrastructure, but upgrades to these systems will be undertaken if found to be necessary.
- The proposal will rationalise the plan and increase the usability of the spaces.
- The proposal makes use of indoor, outdoor and transitory spaces to provide a high level of amenity.
- The location of the site means that it is well served by the local centre.



2. CONTEXT

2.4 – POLICY CONTEXT

Guidelines and Standards for Residential Development SPD

5. Building Design

Responding Positively to Context

The area surrounding the site has a good range of architectural variety, with some consistent or recurring features. Buildings are primarily red or neutral brick, transitioning more to stone block as one moves towards the conservation area. There is a mixture of white and darker coloured window frames, and stone lintels and sills are frequent features of the vernacular. The windows themselves tend to be vertically oriented. Houses are most frequently detached or semi-detached, with some terraces and apartments surrounding the local centre. A side extension is thus avoided, to ensure the relative openness of the plots is not compromised.

Creating Interesting Building Forms

The existing rear of the dwelling already has an interesting form, with a staggered elevation and a raised terrace. Consequently, the consideration may be more so to ensure that the building form can retain this interest without becoming overly complicated or crowded.

Liveability

The proposal will aim to maximise the outlook to the rear, where the site looks out over Wardle to the green hills beyond. The glazed elements framing these views will also introduce sunlight into the plan in a more measured fashion than the conservatory. By utilising the existing terraced area, loss of rear garden space can be minimised.

Integrating Sustainable Design

Large areas of glazing, much of which will be openable in the form of glazed doors, both facilitate passive heating through solar gain and cooling through cross-ventilation. This will reduce lighting demand, with natural light penetrating deep into the plan due to the use of open-plan spaces. The replacement of the conservatory with an extension allows for an improvement to building fabric and insulation of the property. The sustainability and longevity of the specified materials is an important consideration, aiming to reduce the embodied carbon of the proposal.



Ramsden Road



Elm Grove



Wardle Library



East Street, looking to Ramsden Road



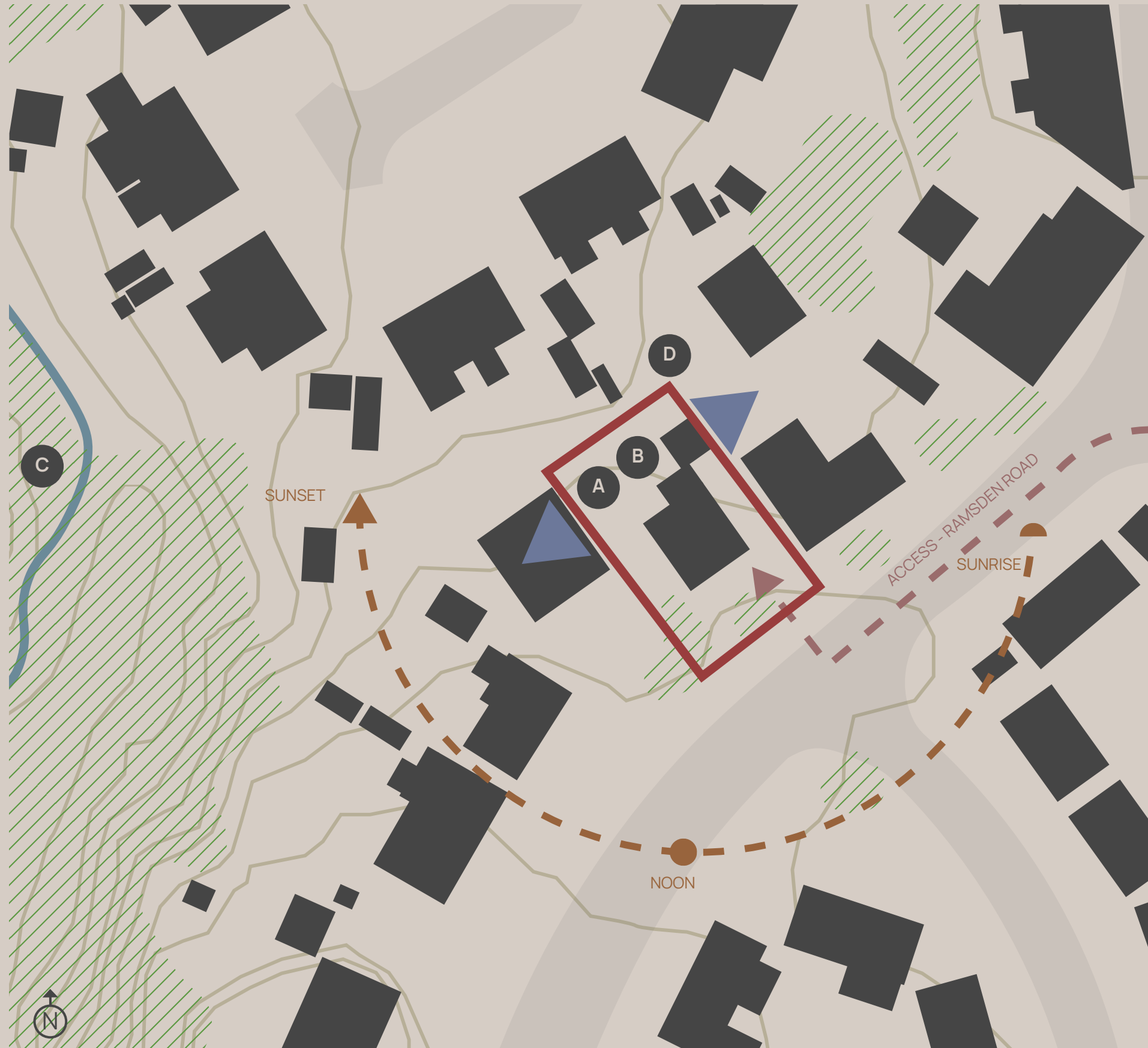
Heath Road



Ramsden Road looking westwards

2. CONTEXT

2.5 - CONSTRAINTS AND OPPORTUNITIES



A. The ground drops away quite substantially, with an approximately 1.75m difference between the front and rear of the dwelling. Consequently, there is the opportunity for indoor-outdoor connection at a basement level to the rear.

B. The orientation of the site means that there is relatively low risk of the ground floor extension creating overshadowing of any neighbouring sites.

C. The site is in flood zone 1, the low risk likely due to the steep terrain draining any surface water down towards Syke Brook.

D. The elevated nature of the ground floor to the rear means that overlooking neighbouring properties is a risk that needs to be carefully considered

Document

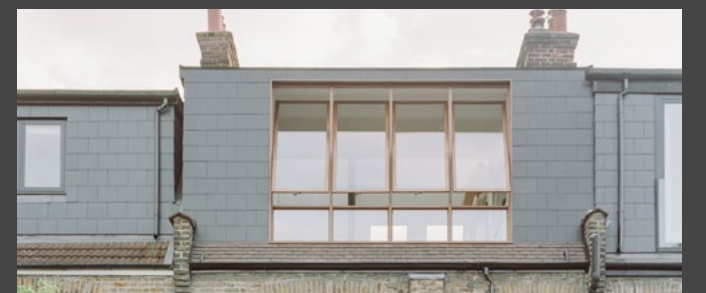
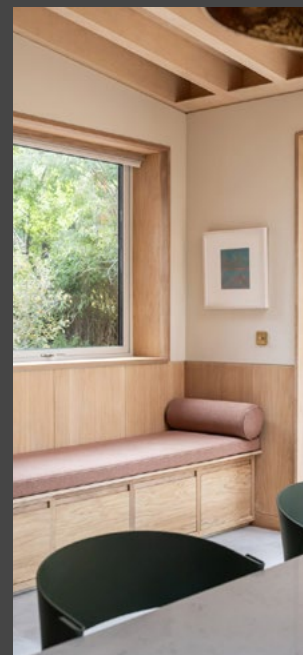
Policy DM1 – General Development Requirements

All development proposals, including changes of use of land and buildings, extensions and alterations, will be expected to demonstrate that they:

- *Are of high quality design and take the opportunity to enhance the quality of the area.*
- *Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users.*
- *Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*
- *Mitigate against any impacts due to noise, air, dust, light and odour pollution, traffic generation or inadequate access, where such mitigation is identified as being necessary.*
- *Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.*
- *Do not have an adverse impact on health, through its impact or the effect of existing problems e.g. land contamination, or poor air quality.*
- *Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities and provision of open space.*
- *Minimise opportunities for crime against people or property.*
- *Take account of ground conditions including unstable or contaminated land - where a potential risk exists, a survey should be carried out and any necessary remedial measures identified and carried out.*
- *Incorporate, where appropriate, high quality landscape schemes.*
- *Have assessed whether the development may be affected by ground instability.*
- *Have considered the availability of water and wastewater infrastructure, and any need for additional capacity.*
- *Do not lead to impacts detrimental to the conservation interests of European Protected Sites.*

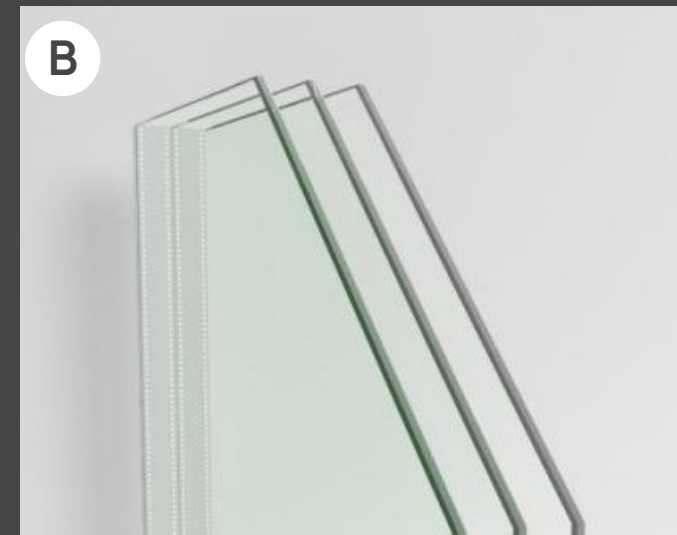
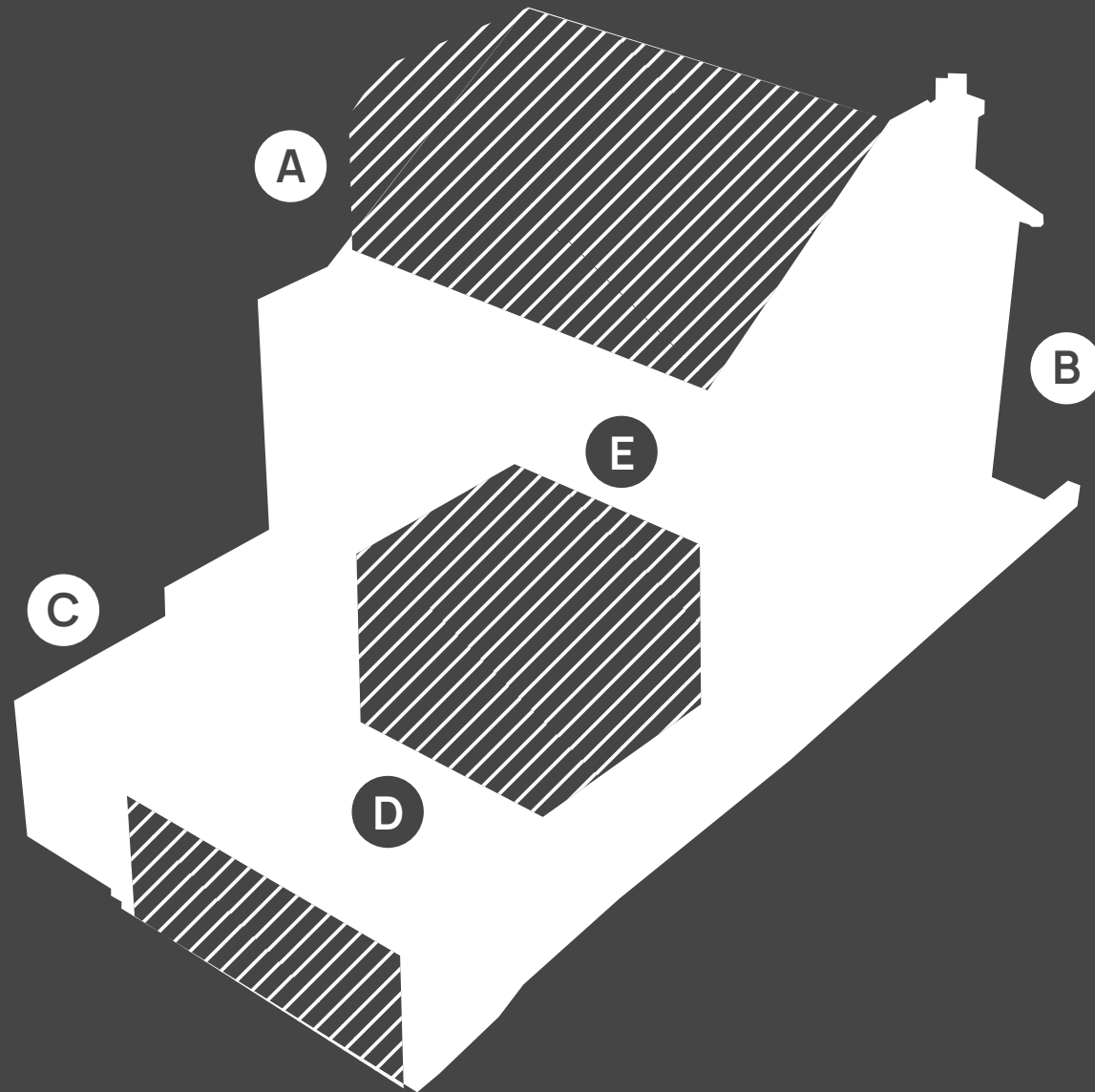
3. THE STRATEGY

3.2 - PRECEDENTS



3. THE STRATEGY

3.3 - SUSTAINABILITY



A. The extensions will be constructed with a high standard of building fabric, providing good quality insulation and airtightness and restricting heat loss.

B. Where the project allows, the existing building fabric will be upgraded to the same standard. This will further improve the passive performance of the building.

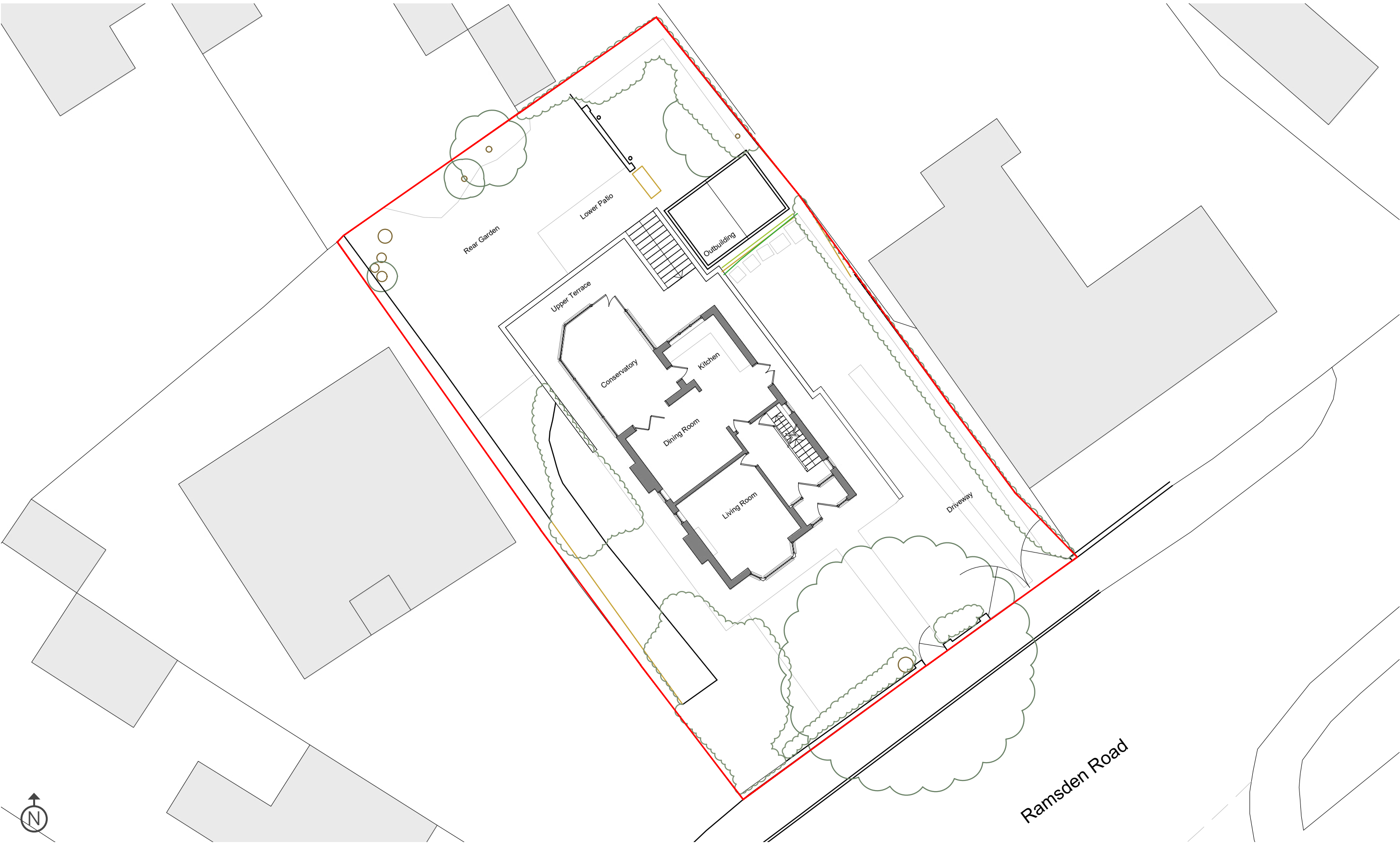
C. The mechanical performance is also considered, with an expanded and upgraded plant room.

D. A green roof over what was previously the conservatory increases the biodiversity on site and provides additional insulation to the ground floor rear extension.

E. The conservatory - which had previously been a weak point in the building fabric and consequently a source of energy loss - is removed and replaced with a more substantial structure.

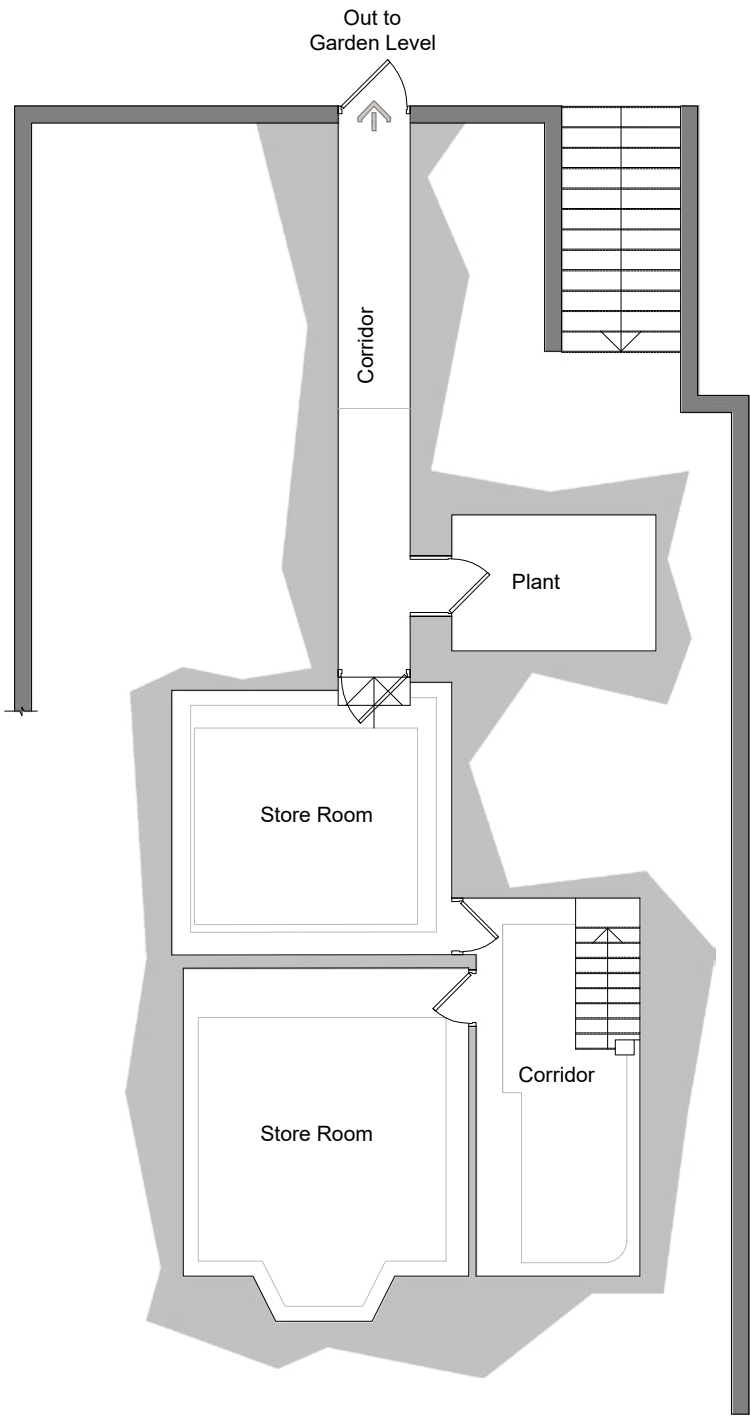


3.5 - EXISTING SITE PLAN

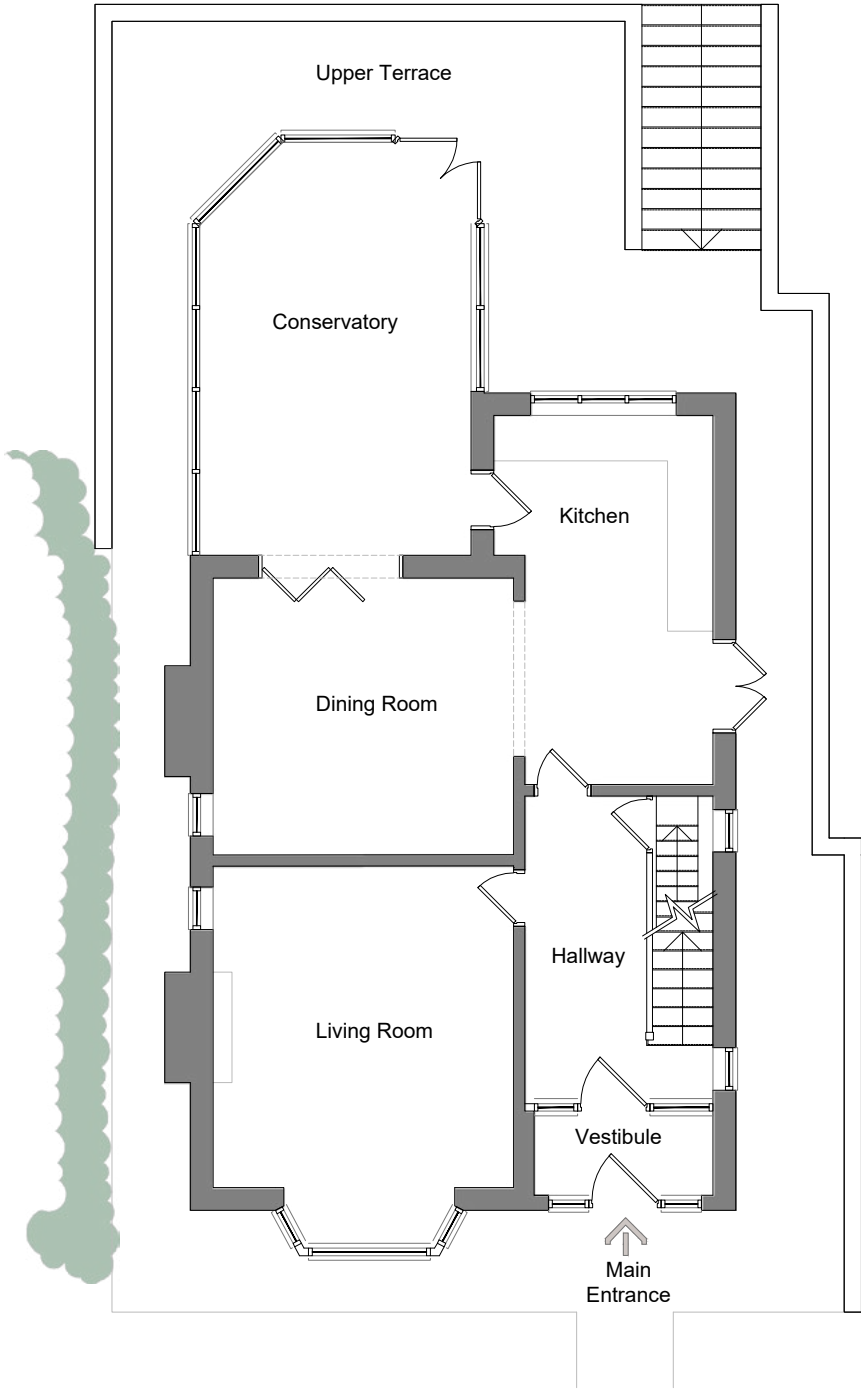


3. THE STRATEGY

3.6 - EXISTING FLOOR PLANS

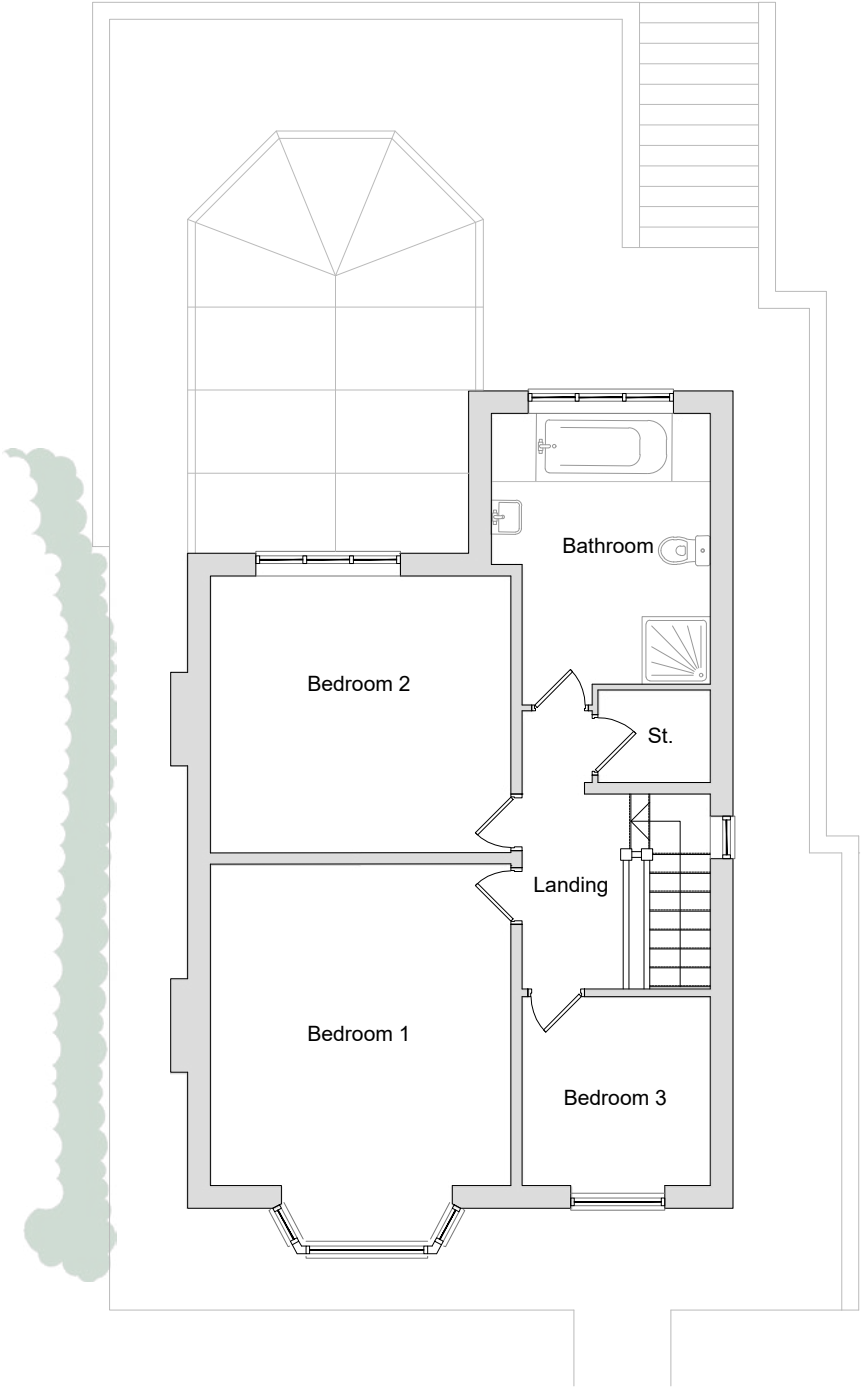


Basement



Ground Floor

3.6 - EXISTING FLOOR PLANS

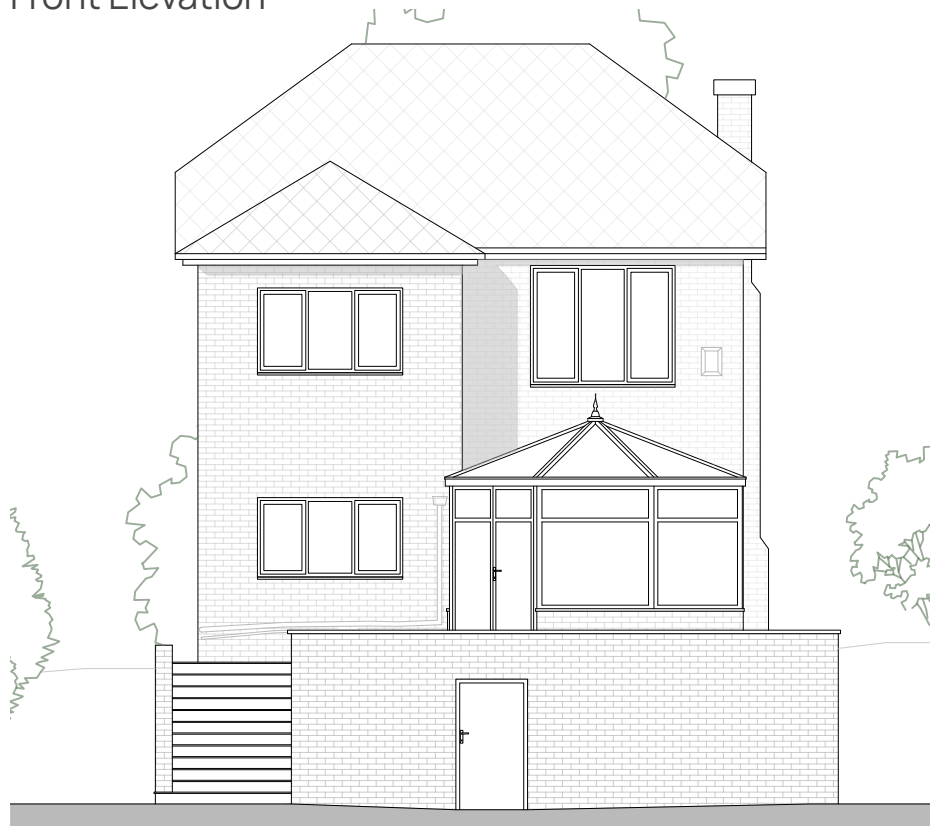


First Floor

3.7 - EXISTING ELEVATIONS



Front Elevation



Rear Elevation



Side Elevation - North East
Scale 1:100



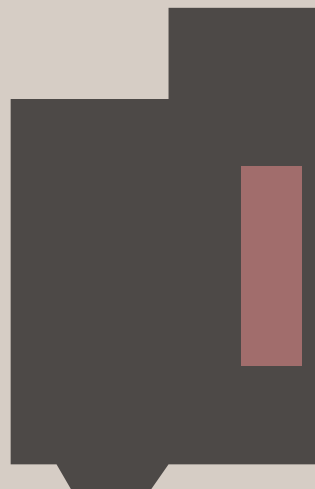
Side Elevation

4 - THE PROPOSAL



4. THE PROPOSAL

4.1 - DESIGN DEVELOPMENT



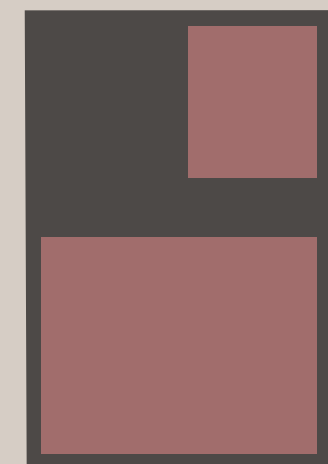
1. CIRCULATION

New access is provided up to the loft, and the circulation down to the basement is relocated and upgraded. This opens up the loft to additional works, and rationalises the flow between the ground and basement levels.



2. EXTENSION - GROUND FLOOR

The conservatory is removed, and a small extension replaces it. The footprint is smaller, giving more space back to the terrace. This creates more of link between the outdoor and indoor spaces, with a large glazed door framing the view and opening up the living space to the outdoors.

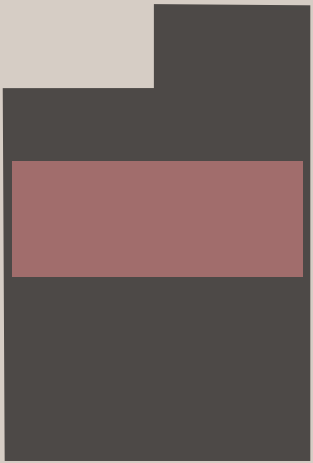
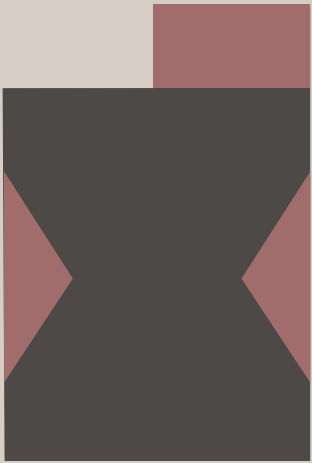
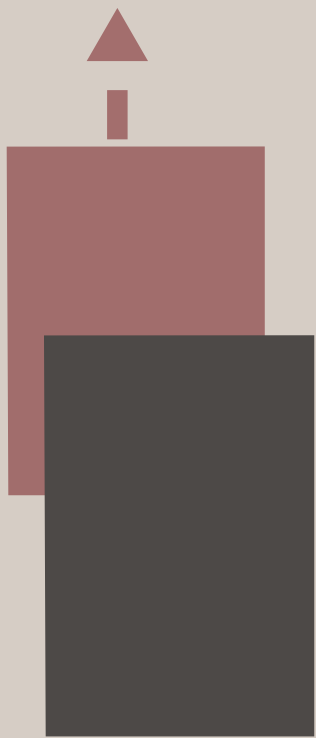
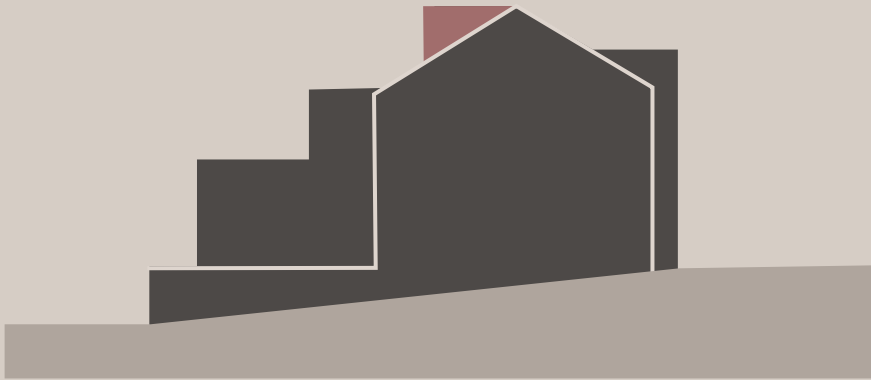
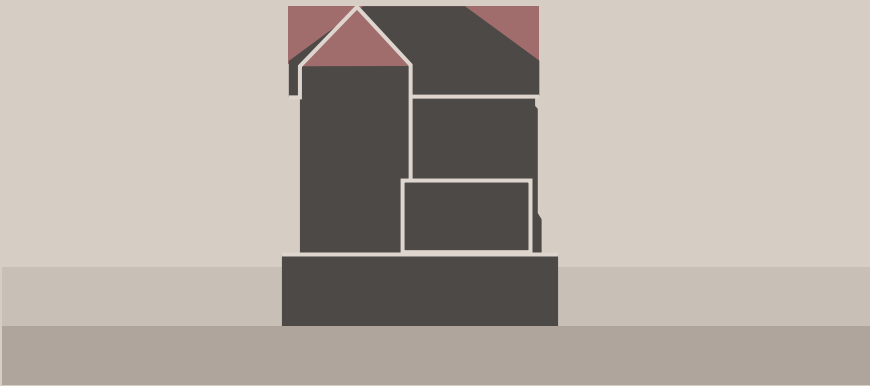
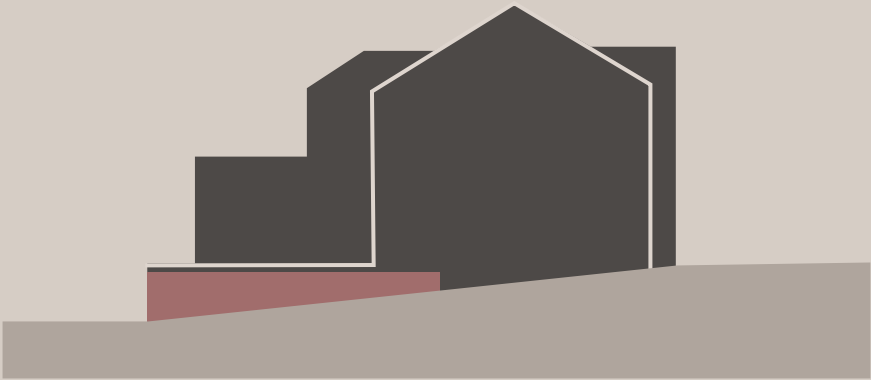


3. UTILITIES AND SERVICES

The plant, utility and storage spaces are upgraded, all located in the basement. Structural works are undertaken where necessary, and the floor level is lowered to give a more comfortable amount of headroom.

4. THE PROPOSAL

4.1 - DESIGN DEVELOPMENT



4. EXTENSION - BASEMENT

The basement is extended within the limits of the existing retaining wall, creating a large games room and lounge that opens up into the rear garden.

5. RE-ROOFING

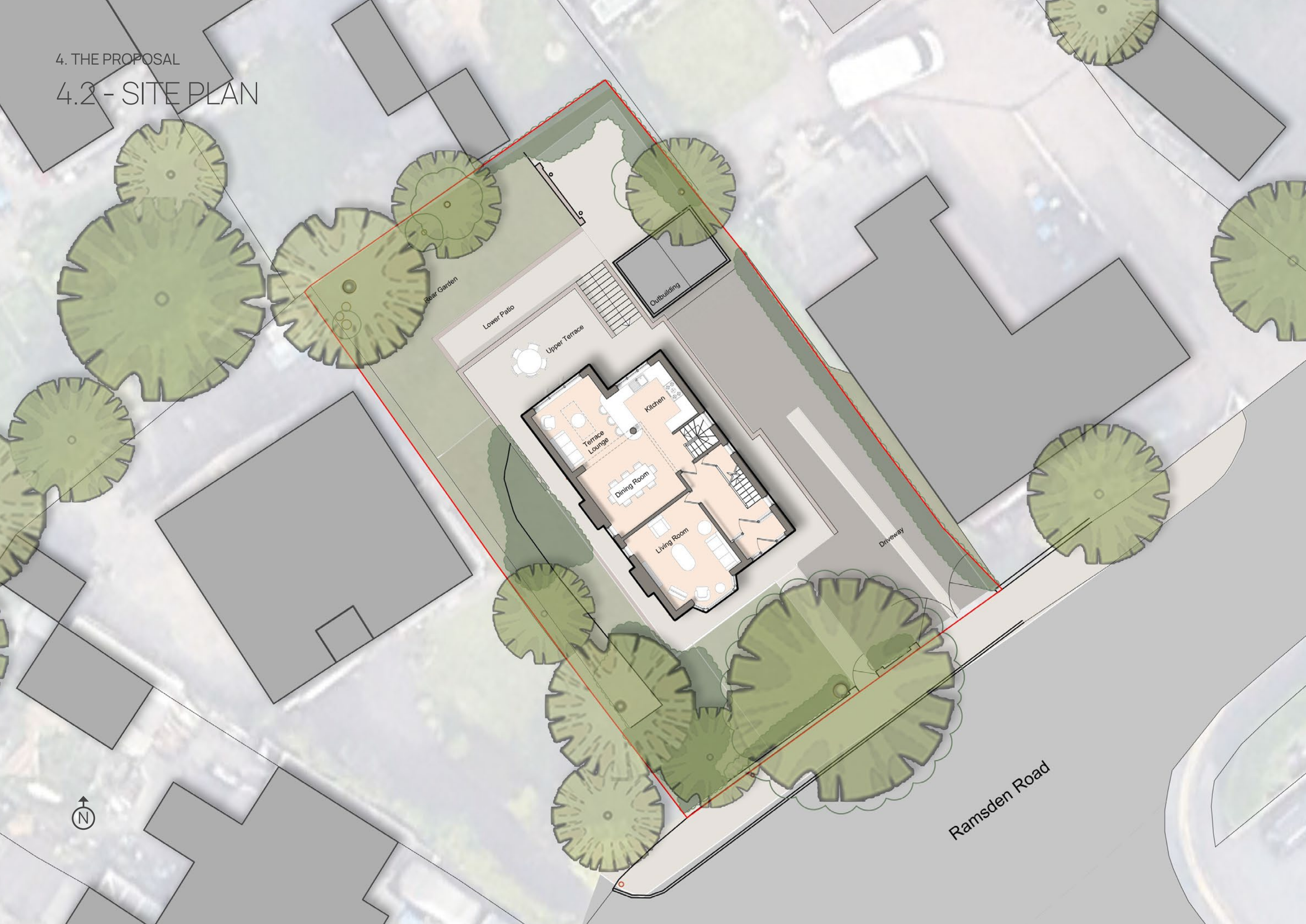
The hipped roof is gabled and the section above the bathroom flattened to provide additional usable space within the attic by increasing the headroom.

6. DORMER

A dormer extension along the rear pitch of the roof further increases the usable space on this floor, forming space for the principle suite.

4. THE PROPOSAL

4.2 - SITE PLAN



4. THE PROPOSAL

4.3 – FLOOR PLANS



Basement Floor



Ground Floor

4. THE PROPOSAL

4.3 – FLOOR PLANS



First Floor



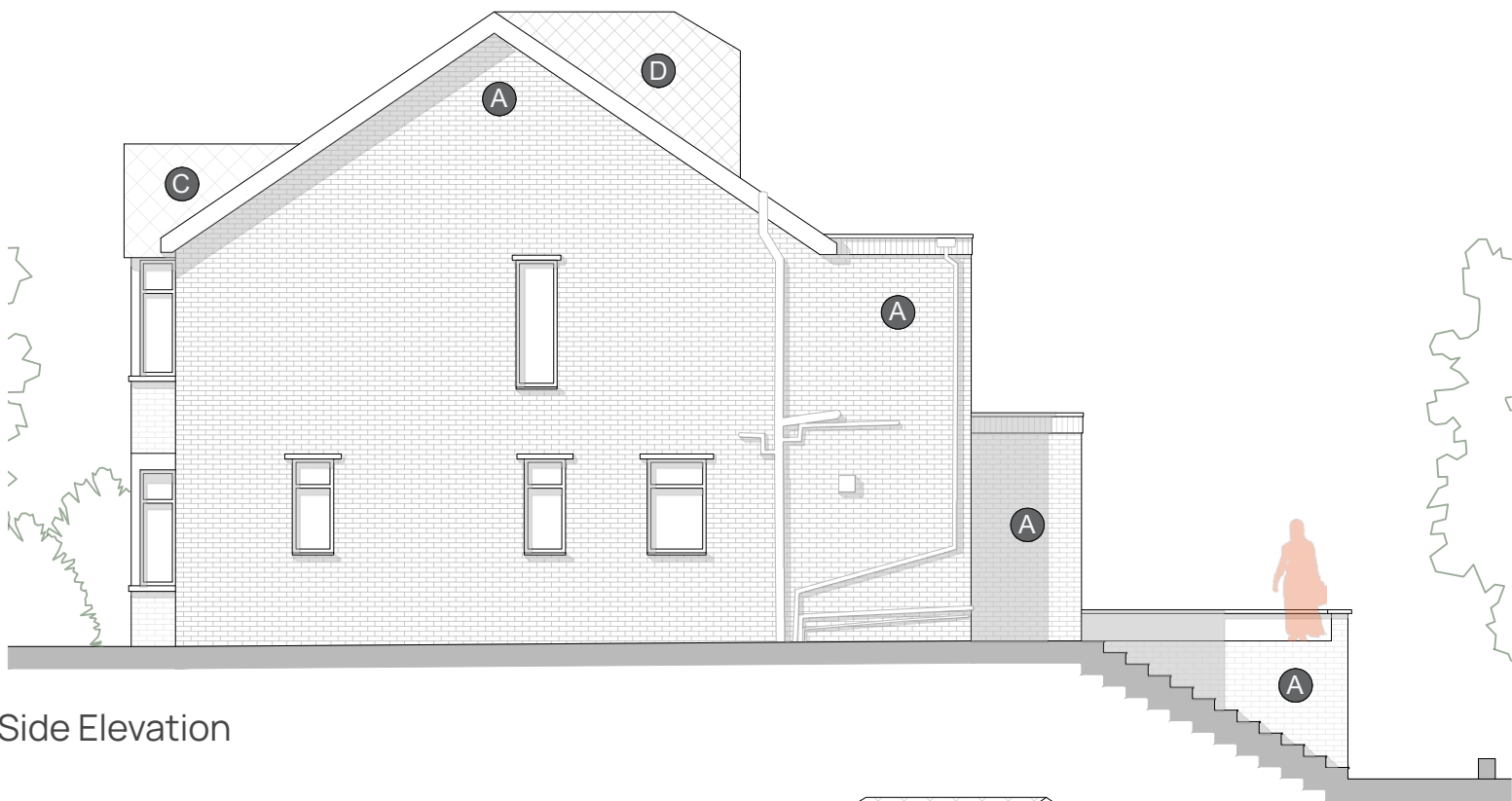
Second Floor

4. THE PROPOSAL

4.4 - ELEVATIONS



Front Elevation



Side Elevation



Rear Elevation



Side Elevation

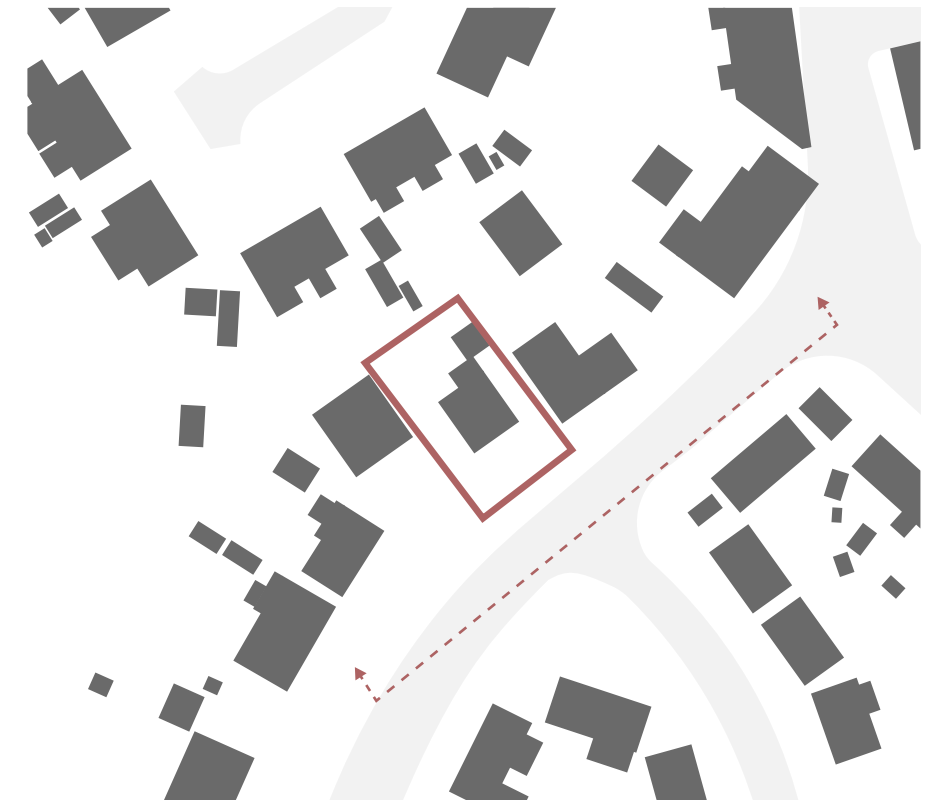
4. THE PROPOSAL

4.5 - STREET SCENE



Impact on Local Character

The only proposed change perceptible to a passer-by is the roof form; a conversion from hipped to gable. There is precedent on the street for side-gable roofs (Hawthorn House four plots to the left and the terraces two plots to the right being the nearest examples). A mature cherry tree in the front garden obscures much of 23 Ramsden Road from view, and a copse of trees would screen any works undertaken to the rear of the property from an observer to the west. The dwelling neighbouring to the east is set closer to the road than number 23, and so also acts to restrict view of the developments proposed to the rear.



4.6 - VISUALS



4.6 - VISUALS



4.6 - VISUALS



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4.6 - VISUALS



4.6 - VISUALS





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