

Manchester Old Road Middleton Design & Access Statement

September 2026

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Conclusion

Introduction.



▲ Birdseye view of the development site (image courtesy of Google)

Preface

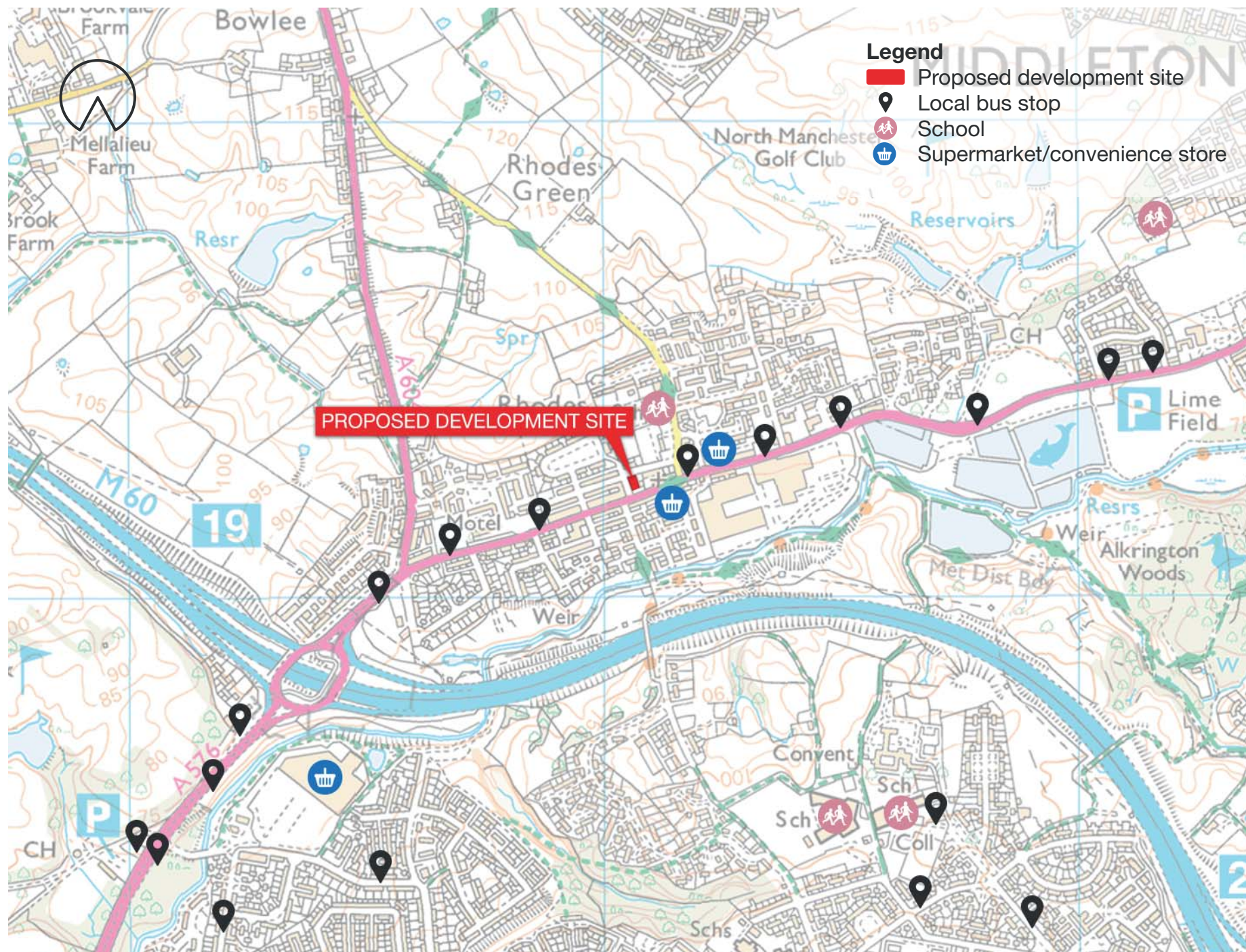
This revised Design & Access Statement has been prepared by Urban Edge Architecture Limited on behalf of Zest Eco Limited and is submitted to Rochdale Borough Council in support of an application for the proposed residential development.

Proposal overview

The proposals will provide for the development of seven town houses with off-road car parking and private amenity gardens to the rear. The units are arranged in two separate blocks and consist of three bedroom town houses over two and a half storeys.

Legend
— Application boundary

Site analysis.



▲ OS map showing the location of the development site and local amenities (image courtesy of Microsoft)

Site location

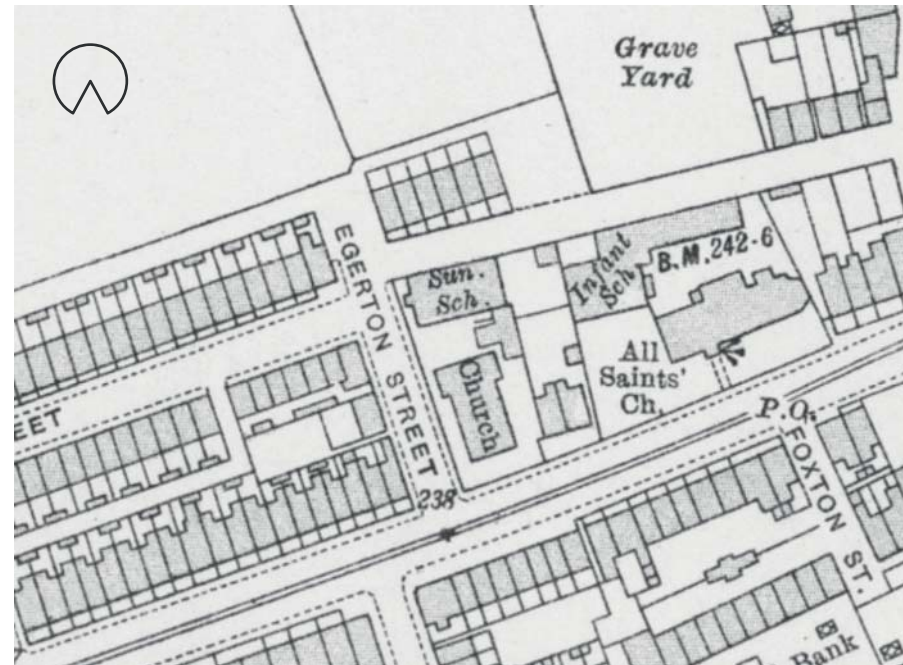
Latitude: 53° 32' 38.1" N Longitude: 2° 13' 37.9" W
 Middleton is an historic settlement located to the north west of Manchester City Centre. It is well connected by road, situated on the edge of the M60 outer ring road and with the M62 nearby connecting the town with Liverpool and Merseyside to the east with Leeds and Yorkshire to the west.

The M66 leads north into Lancashire. The A664 Manchester Road provides a direct connection with Manchester city centre to the south. The nearest railway station is Mills Hill, 1.3 miles from the town centre to the east and the town centre has a centrally located bus station, which has frequent services to nearby Manchester, Oldham, Rochdale and Bury.

Site analysis.



▲ New Jerusalem Church was closed in 2004 and demolished in 2012



▲ Map of Manchester Old Road (c1914)



▲ Map of Manchester Old Road (c1974)

Site history

“Middleton is a town of considerable individuality, historically important, and more distinguished than most in its architecture. Its medieval parish church is the most complex and complete of south east Lancashire, its remaining great houses are of exceptional interest, and it nurtured one of the most interesting architectural partnerships of the early 20th century, that of Edgar Wood and Henry Sellers” (Pevsner Architectural Guides, Clare Hartwell et al.)

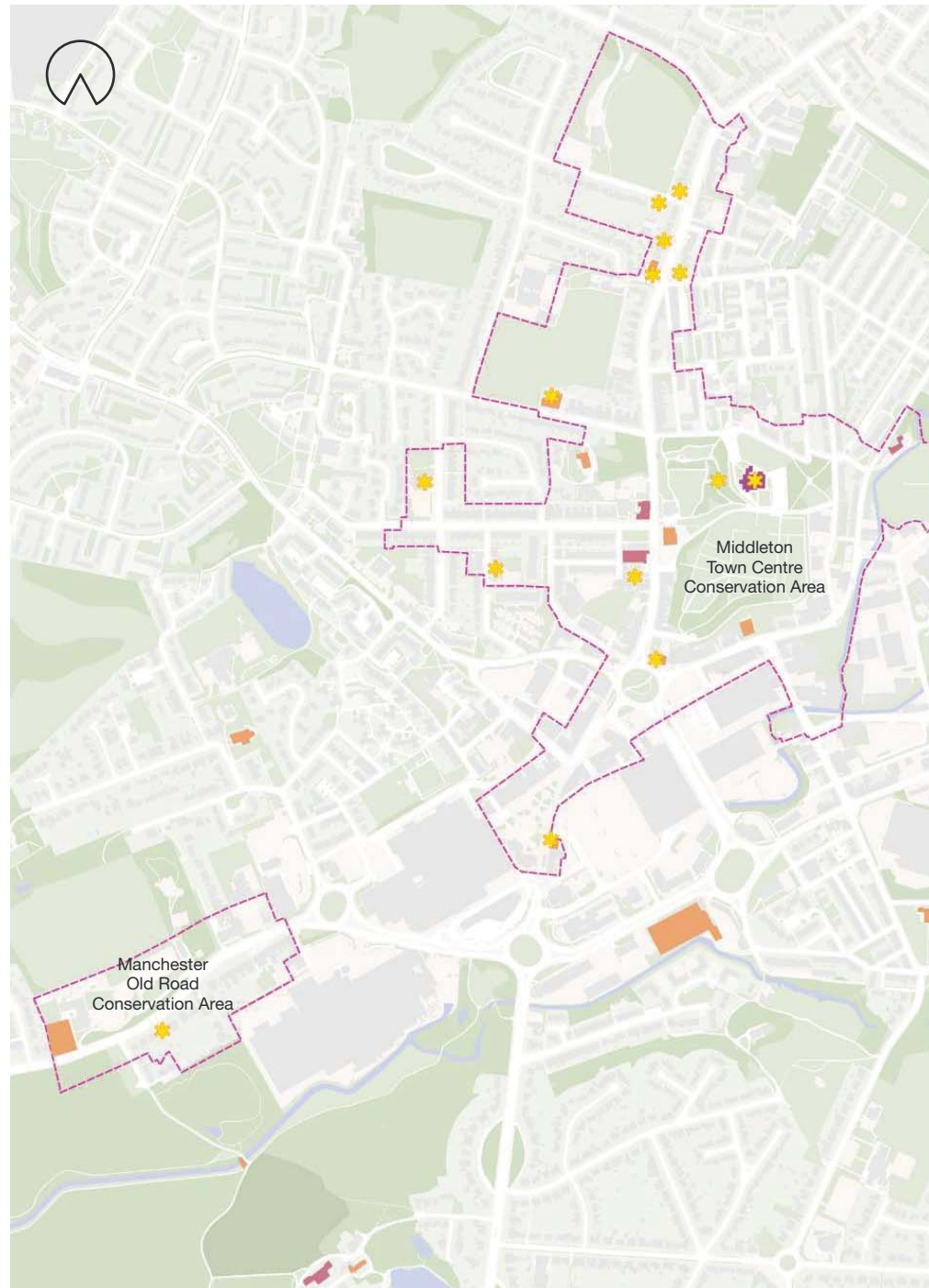
Historically part of Lancashire, Middleton’s name comes from it being the centre of several circumjacent settlements. It was an ecclesiastical parish of the hundred of Salford, ruled by aristocratic families.

Manchester Old Road in Middleton has historical ties to the town’s textile industry, with some of the oldest buildings on the street being former domestic loomshops from the 18th century.

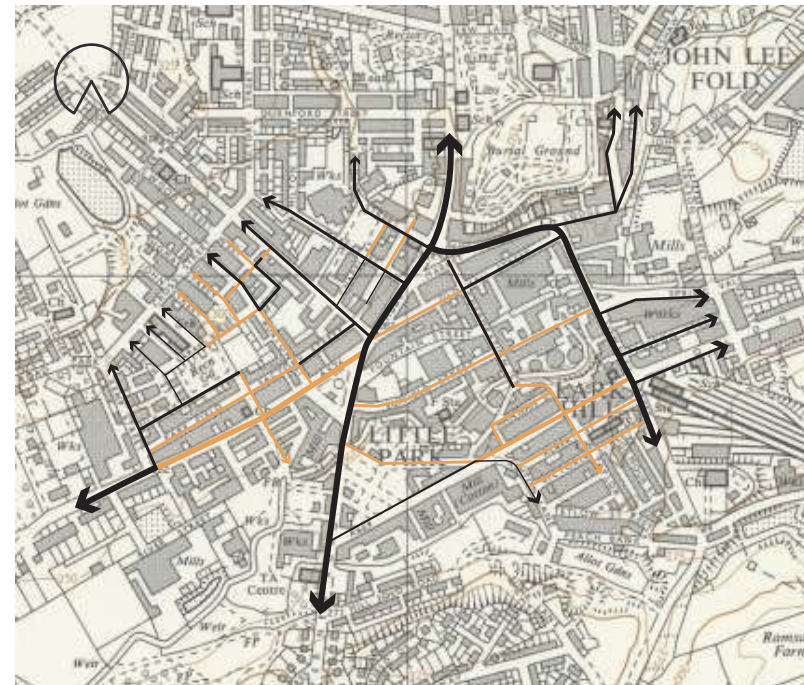
In the 18th-19th centuries, as Middleton developed, Manchester Old Road served as a major thoroughfare connecting Manchester with Middleton and onwards. The street is also known for its connection to the architect Edgar Wood who worked with J. Henry Sellers and together they pioneered buildings with reinforced concrete roofs and cubic forms.

The architect Edgar Wood, a local figure of the arts and crafts movement, designed several properties on Manchester Old Road. For example, numbers 161 and 163 Manchester Old Road are said to be his first houses (1887) and 165 and 167, built in 1912, his last pair of houses on this road.

Site analysis.



▲ Conservation Areas plan including listed and Edgar Wood's buildings



▲ Historic urban grain that has been lost to modern development

Legend

- Grade I Listed buildings
- Grade II* Listed buildings
- Grade II Listed buildings
- ★ Edgar Wood building
- Conservation Area

The architectural character along the road is varied: Georgian villas, Victorian/Edwardian terraces and villas, early 20th century houses (Edgar Wood), memorials, mid century civic building. Any new design should take cues from the setting in terms of scale, materials, roof lines, fenestration rhythms. Like many regional towns the main growth of the town occurred with the Industrial Revolution, when large scale textile manufacture was introduced to the town, taking advantage of its geography. In addition, the town was granted Royal Charter to hold a weekly market and three annual summer fairs in 1791, setting Middleton on course to become as a centre for commerce for the next 200 years.

Although booming, the growth of Middleton's industry was quite contained and subsequently, beyond the compact town centre its character is quite suburban. Alkington Garden Village was built in the early 1900's to the south and in the 20th century Langley was built as one of Manchester's overspill council estates in a typical suburban style. The result is a significant amount of green space around the town centre, including Jubilee Park and the cemetery to the north and Alkington Woods to the south.

Heritage and conservation

Middleton has two Conservation Areas: The Town Centre Conservation Area; and the smaller Manchester Old Road Conservation Area. The former was expanded in 2009 to include Middleton Gardens and it also contains the so-called 'Golden Cluster', which is an area of outstanding heritage importance heralding a particularly strong connection to Middleton's past. The Conservation Areas contain a concentration of Listed Buildings, and particularly a number of examples of work by Edgar Wood. Outside of the Conservation Areas, a notable building is the Grade II Listed Warwick Mill, which dominates the town's skyline to the south and serves as a reminder of Middleton's industrial past.

Site analysis.



▲ Aerial view of the development site (image courtesy of Microsoft)

Local context

The site extends to approximately 0.82 ha (8,243 m²) and is rectangular in shape. The site is bound by Walker Street to the north, Egerton Street to the west and Manchester Old Road to the south. The eastern boundary is shared by two residential properties fronting Manchester Old Road and Walker Street. The existing site is currently vacant but was historically occupied by a Sunday School and the New Jerusalem Church. These have since been demolished which has opened up the site for redevelopment.

The site has good pedestrian links to green open spaces to the south along the River Irk within Woodland Park, access to open fields to the north, towards the rear of West Green Road and access to Alkington Nature Reserve to the east.

There are a number Victorian and Georgian residential properties immediately surrounding the site with predominantly traditional Manchester red brick façades and slate tiled roofs, with timber windows and iron railing forming the front boundaries.

Legend

- Application boundary
-  Closest bus stop (50m)

Site analysis.

Existing site photographs



▲ Looking north from the corner of Manchester Old Road and Egerton Street



▲ Looking south from Walker Street



▲ Birdseye view of the site looking south west towards Manchester Old Road

Site analysis.

Existing detailing and materials



▲ Brick detailing (Manchester Old Road)



▲ Chimney rhythm (Manchester Old Road)



▲ Window proportions (Manchester Old Road)



▲ Front gardens (Manchester Old Road)

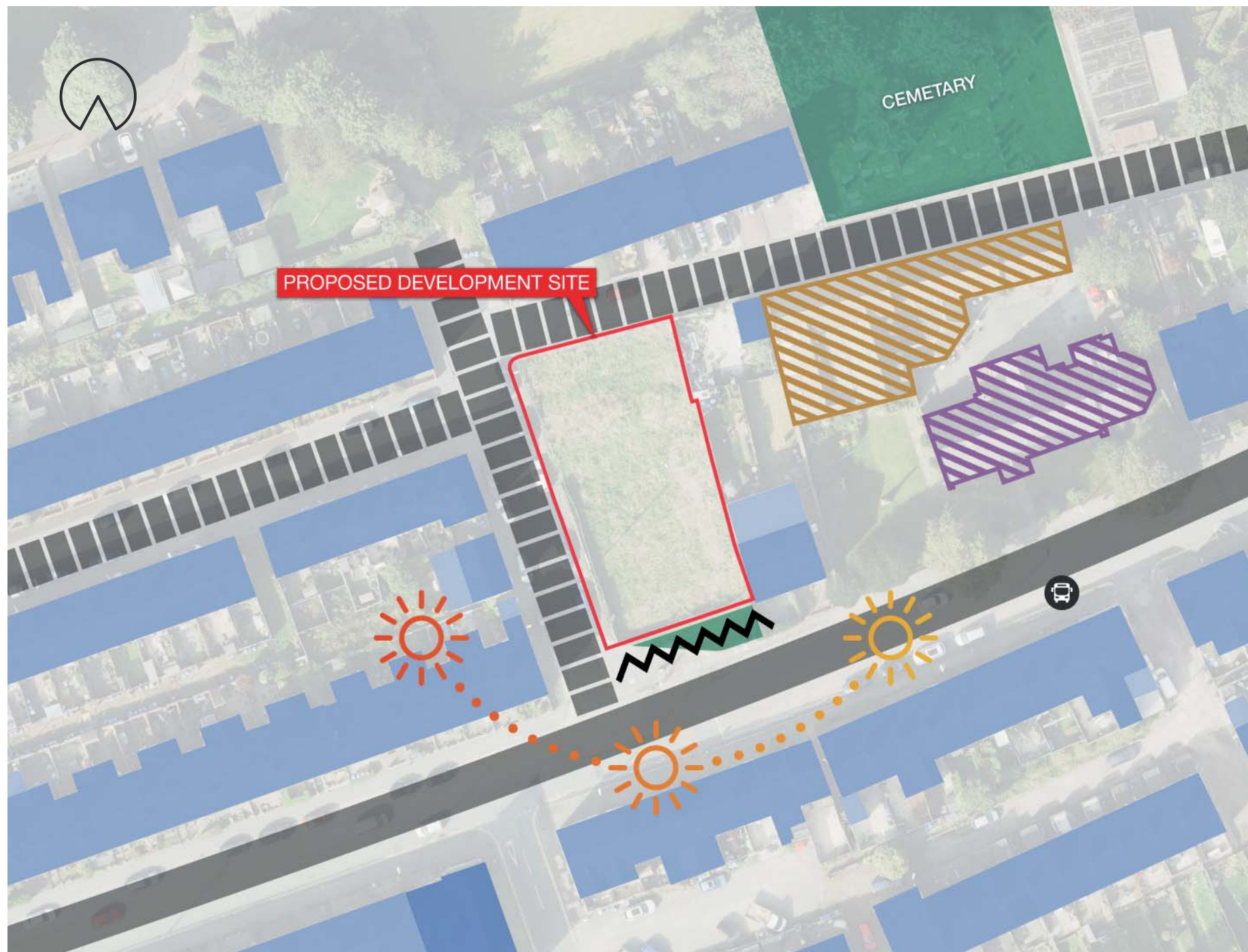


▲ Door detailing (Manchester Old Road)



▲ Window detailing - Stone cills and lintels (Manchester Old Road)

Site analysis.



▲ Constraints and opportunities diagram

Constraints and opportunities

Sun path

The scheme is orientated to allow for maximum access to sunlight along the front façades of the homes or rear gardens and amenity space of the proposed house.

Facing windows/privacy

Openings and distances from adjacent residential properties have been considered in order to minimise any adverse impact and eliminate any overlooking constraints.

Noise/privacy

Proximity to Manchester Old Road and the retail element directly opposite the development could potentially be a source of additional noise.

Pedestrian access to green open space

The site enjoys good pedestrian access routes both to the south and north to open green space areas.

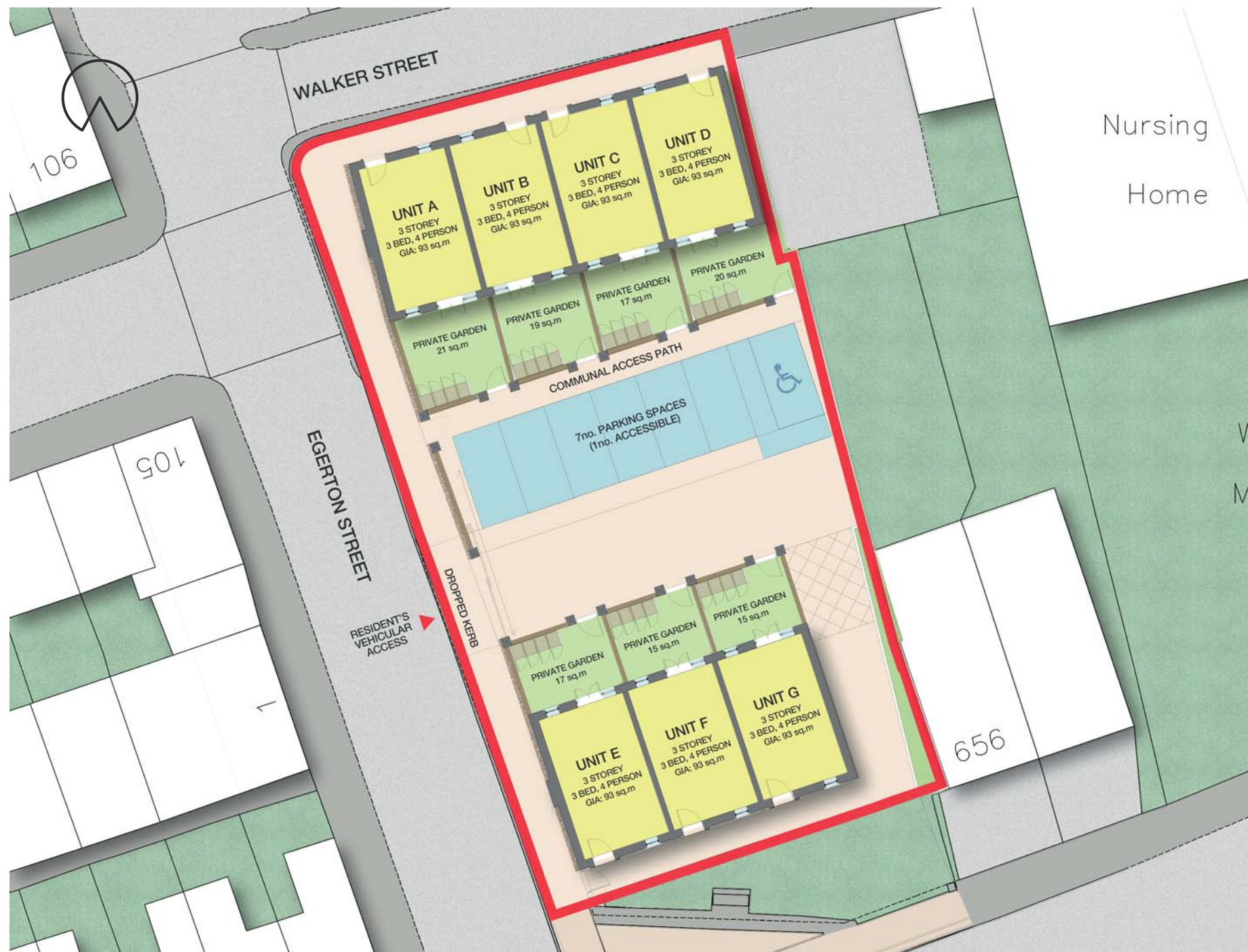
Access to public transport

Bus stops are located within 50m of the development site.

Legend

- Application boundary
- 🚌 Closest bus stop (50m)
- Primary road
- Tertiary road
- One storey residential properties
- Two storey residential properties
- Three storey residential properties
- Green spaces
- ▨ Little Heaton Residential Care home
- ▨ All Saints Rhodes Church
- ⚡ Potential noise

Proposals.



▲ Proposed site layout

Proposed site layout

Full planning permission is sought with respect to the following proposal: Erection of 7no three bedroom houses with associated communal garden space, parking, and bin stores.

Design objectives

The following were considered to be the main drivers behind the design and development of the residential development:

- Provide well proportioned homes by adopting the Prescribed National Space Standards
- Create high quality housing that meets the needs of the local community which will help to create an economically active, sustainable community which will assist in the regeneration of the neighbourhood and wider area
- Achieve required sustainability targets
- Provide adequate parking spaces for residents
- Provide a high quality development that respects and takes reference from the site's historical context and surrounding buildings in terms of built form and landscape
- Meet the needs of Secured by Design (New Homes) 2016, creating secure homes and within an existing street network which benefits from natural surveillance
- Transform the area into a unique, aspirational and attractive neighbourhood where people choose to move to and then stay

The proposed scheme aims to create a strong sense of place, with distinct character areas and diversity through careful consideration of all aspects of the neighbourhood's environment.

Proposals.



Key principles and concepts

The proposal looks to maintain and enhance the characteristics of the local area with a new residential development. The surrounding built environment is mainly characterised by residential use and therefore the proposed development would improve and enhance the street scene of both Manchester Old Road and Walker Street.

The scheme provides terraced style houses with active frontages onto the existing streets. The proposal will make efficient use of the site and takes into consideration the existing architectural language and rhythm of the current streetscape.

The houses are split into two different blocks which have been positioned to repair the streetscape of Manchester Old Road, Egerton Street and Walker Street. The new scheme will provide homes with private outdoor space, car parking and bin storage. The mass has been broken up into two separate elements to reduce bulk and enable glimpsed views between the houses as well as repair the streetscape on Manchester Old Road, Egerton Street and Walker Street.

The townhouses are designed to be two-and-a-half storeys high with second floor accommodation within the partial roof dormer space to the rear. The roof forms replicate the language of the adjacent residential dwellings in both scale and materials. The blocks have been located away from the neighbouring eastern residential flank wall to provide private amenity space behind the dwellings with adequate separation distances from the side of the properties on Manchester Old Road.

The ground levels contain the main living/kitchen accommodation with the upper levels containing the bedrooms. Gardens to the rear provide private amenity space and a central private courtyard offers secure car parking for residents. The scheme consists of 7no. three bedroom houses.

All units contain private gardens to the rear and separate car parking spaces. Each unit has an approximate gross internal area of 93m². Bin stores to the dwellings are located within the garden area and are suitably sized to local refuse provision. The application proposals are for a total of seven town houses (2.5 storeys high).

Accommodation schedule

Block 1 (GIA)				371.80m ²
Unit A	GF: 35.01m ²	1F: 35.01m ²	2F: 22.93m ²	
Unit B	GF: 35.01m ²	1F: 35.01m ²	2F: 22.93m ²	
Unit C	GF: 35.01m ²	1F: 35.01m ²	2F: 22.93m ²	
Unit D	GF: 35.01m ²	1F: 35.01m ²	2F: 22.93m ²	
Block 2 (GIA)				278.85m ²
Unit E	GF: 35.01m ²	1F: 35.01m ²	2F: 22.93m ²	
Unit F	GF: 35.01m ²	1F: 35.01m ²	2F: 22.93m ²	
Unit G	GF: 35.01m ²	1F: 35.01m ²	2F: 22.93m ²	
Total (GIA)				650.65m ²

Parking
A total of 7no. car parking spaces are proposed including 1no. accessible parking bay.

Proposals.



Scale and massing

The two blocks maintain the scale and massing of the surrounding residential units; a dormer window is located to the rear of each of the townhouses. All the dwellings have been designed to avoid direct overlooking onto surrounding buildings. The height of the proposal is within keeping to the surrounding buildings and the surrounding 2-2.5 storey terraces inform the scale of the proposed scheme.

Access

Access will be achieved directly from Egerton street and Walker Street with pedestrian access to the rear gardens of units gained via a gate on to a footpath which runs along the rear of each property. In terms of level access into individual units, building regulations part M4(2) have been adopted.

Boundary treatments

There is a mix of boundary treatments which have been utilised across the development, taking influence from the traditional vernacular and architectural character found within the site's local context.

Together with contemporary interpretations of the vernacular, this helps to create a strong sense of place and ensure that the proposed new development is distinct in character whilst still remaining locally referenced.

The southern and western boundaries utilise tall red brick walls and metal railings to improve security. Pedestrian and vehicular gates provide additional security along the western boundary.

A dropped kerb provides vehicular access from Egerton Street to the private courtyard parking with the individual parking spaces defined by the use of permeable block paving. Within the courtyard, brick walls with metal railings create a private enclosure for the residents' gardens.

To the east a tall close board fence follows the entire length of the boundary up to the No. 656 party wall. The gardens are divided using tall brick walls.

All boundary treatment heights are indicated on the associated drawings.

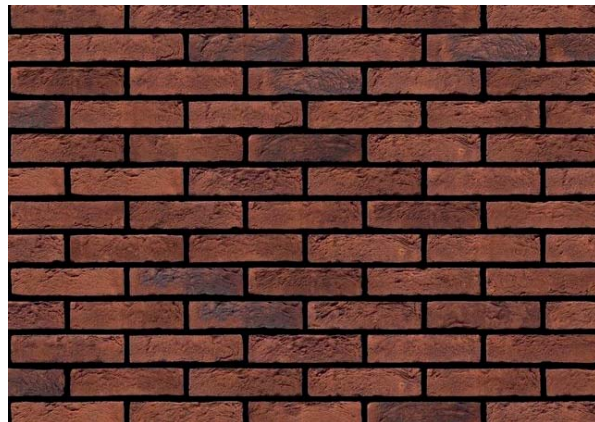
Refuse and recycling

All of the proposed properties have a dedicated bin store, sufficiently large to accommodate the range of waste and recycling bins required by the Council. (brown, blue and green for recycling and grey for waste). In addition, facilities for home composting are provided for all households.

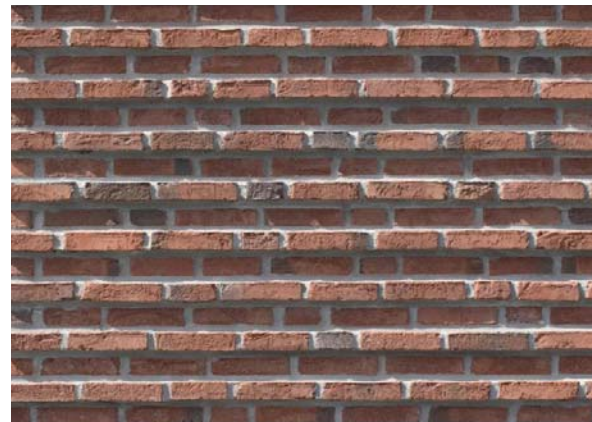
Every property has access from the street to the rear of the property allowing residents to present the appropriate bin for collection on the appropriate day and then return it thereafter. This will ensure that no bins are visible to view from public areas.

Refuse vehicles will collect bins from the kerbside as the existing street layout already able to accommodate an 11m refuse collection vehicle.

Proposals.



▲ Red brick



▲ Bond pattern brick detail



▲ Dogtooth brick detail



▲ Stone window cills and heads



▲ Slate effect roof tiles



▲ Slim profile dormer



▲ uPVC rainwater goods



▲ uPVC mechanical joint flush sash

Appearance and materiality

The proposed elevations are contemporary in their arrangement and proportion. The scheme has been designed to respond sympathetically to the site's surrounding context, scale, form and proportion. The proposed chimneys to each townhouse will also help break down the scale as well as provide a continuous rhythm, tying the development into the surrounding context. A simple contemporary approach is offered, which will improve the visual quality of the site and its relationship to the public realm.

The choice of materials reflect that of the local area and complement the general appearance and character of the street. The proposed elevational treatments take cues from the local historical red brick vernacular of the surrounding streets with red brick used throughout together with contemporary brick detailing to add visual variety and interest. Metal and timber composite framed windows tie the roof in with the rest of the façade and metal railings provide enclosure to the entrances of the townhouses.

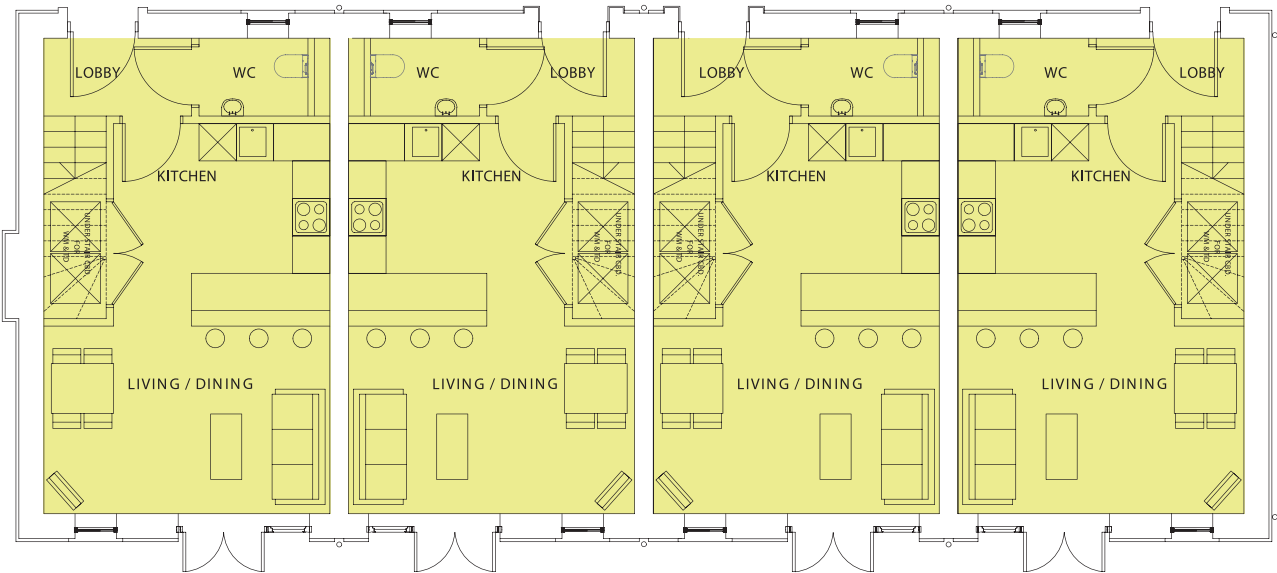
Landscaping

A total of 126m² private amenity space will be provided overall. Each of the townhouses will have their own private amenity space in the form of a rear private garden.

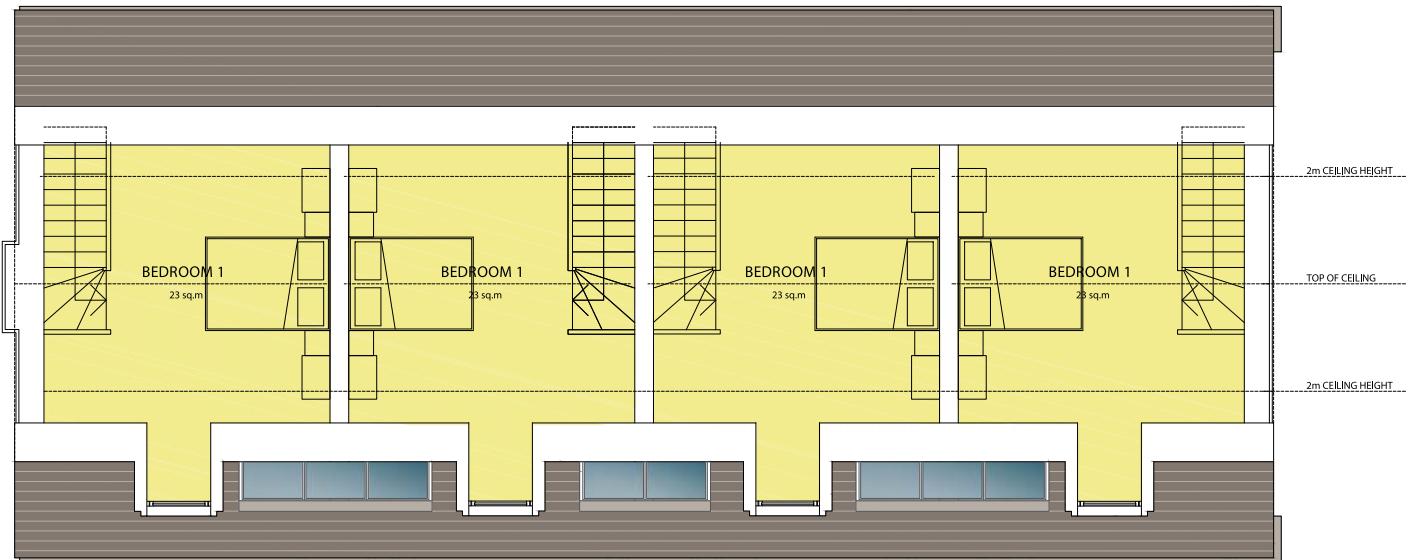
The size of each amenity space varies slightly between each dwelling and provides adequate separation distance between.

Proposals.

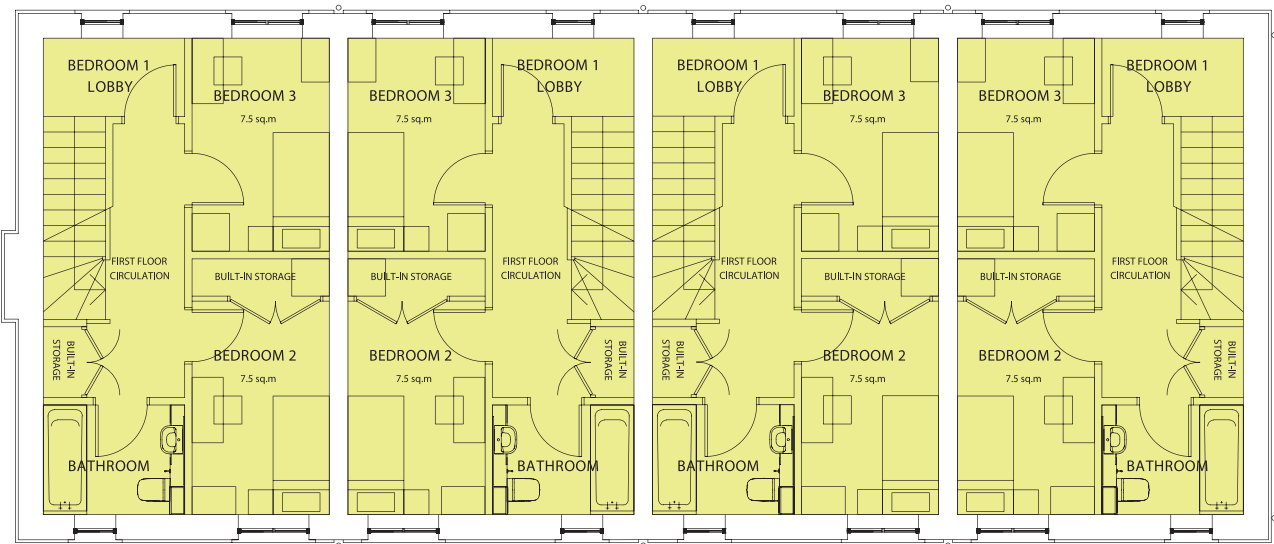
Block 1 - Floor plans



▲ Proposed ground floor plan



▲ Proposed second floor plan



▲ Proposed first floor plan



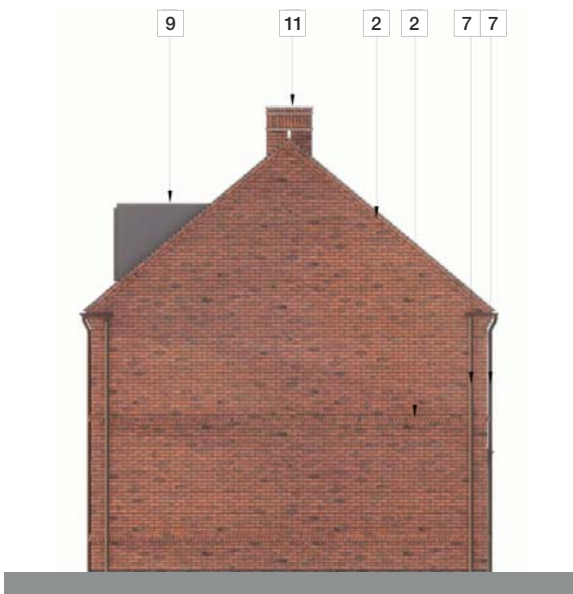
▲ Proposed roof plan

Proposals.

Block 1 - Elevations



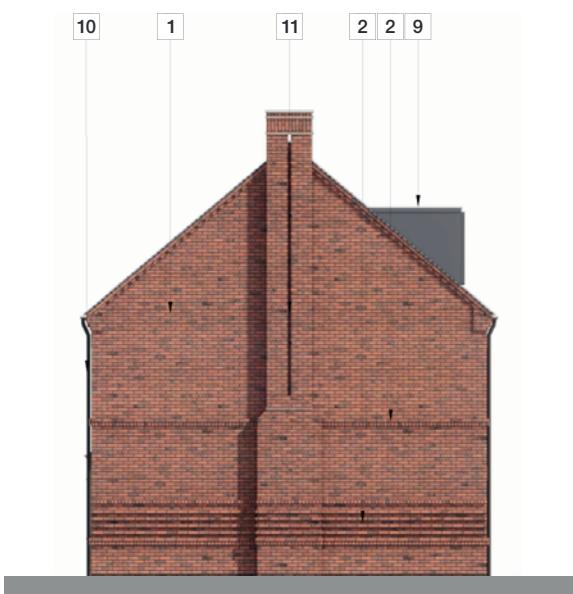
▲ Proposed north elevation



▲ Proposed east elevation



▲ Proposed south elevation

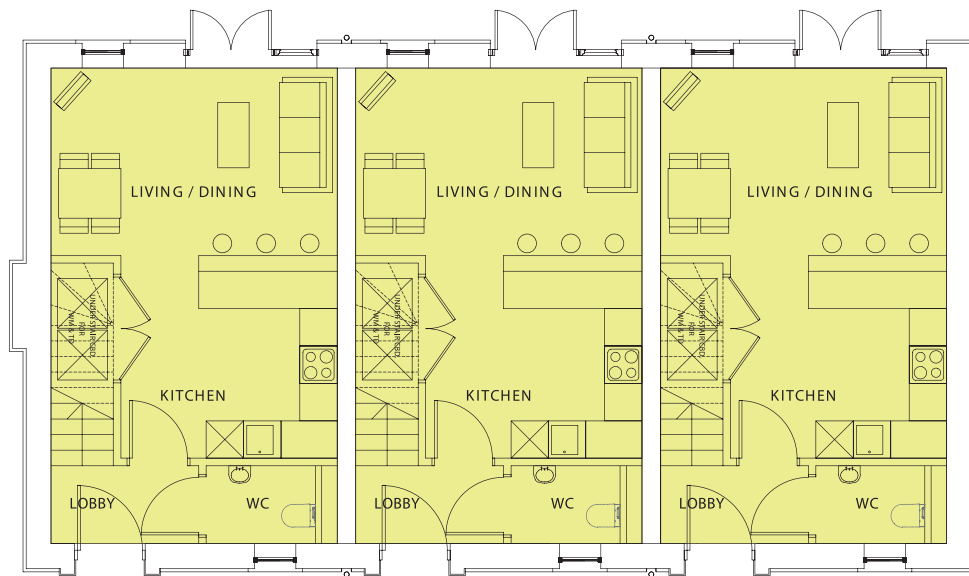


▲ Proposed west elevation

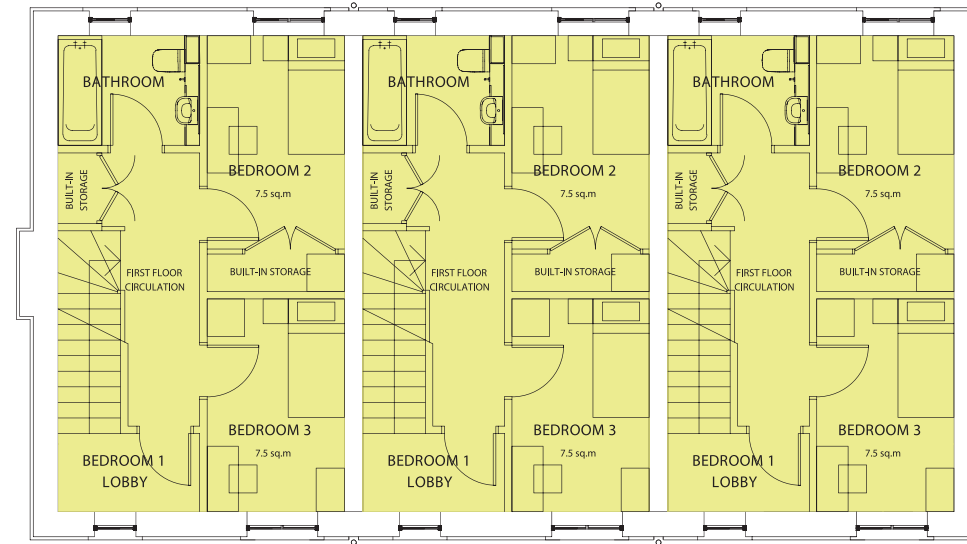
- Legend**
- 1 Brickwork - Red
 - 2 Pattern brick - Red
 - 3 Engineering brick
 - 4 uPVC entrance door
 - 5 Mechanical joint flush window with stone cill/lintel - Grey
 - 6 uPVC patio door with stone lintel - Grey
 - 7 Slate roof tile
 - 8 Integrated PV panels
 - 9 PPC aluminium clad lead dormer - Grey
 - 10 uPVC rainwater goods - Grey
 - 11 Brick chimney - Red

Proposals.

Block 2 - Floor plans



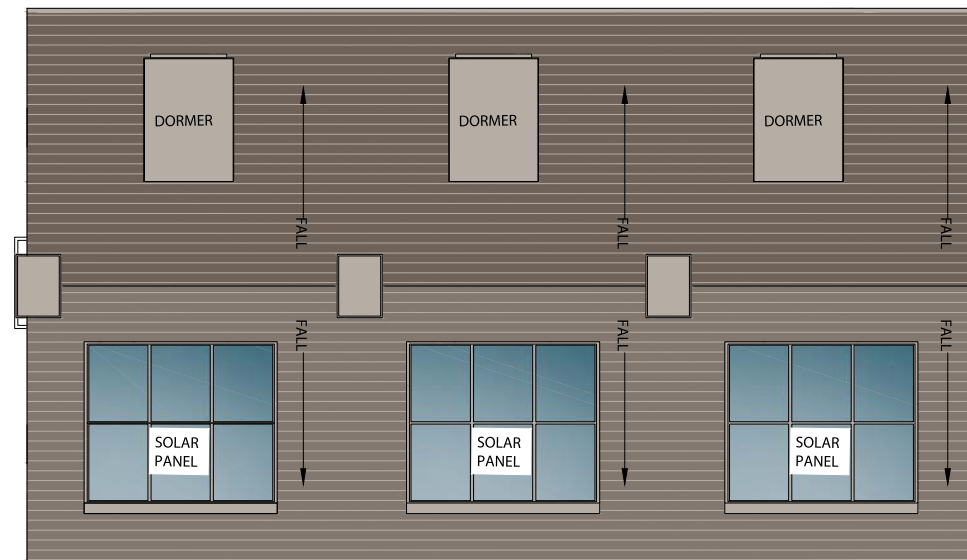
▲ Proposed ground floor plan



▲ Proposed first floor plan



▲ Proposed second floor plan



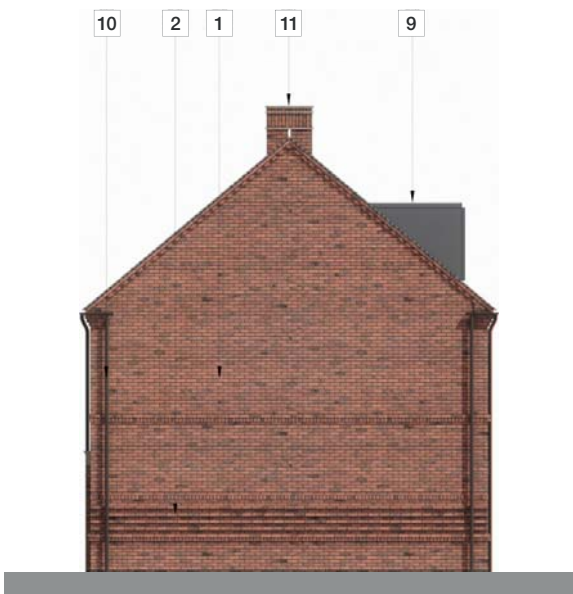
▲ Proposed roof plan

Proposals.

Block 2 - Elevations



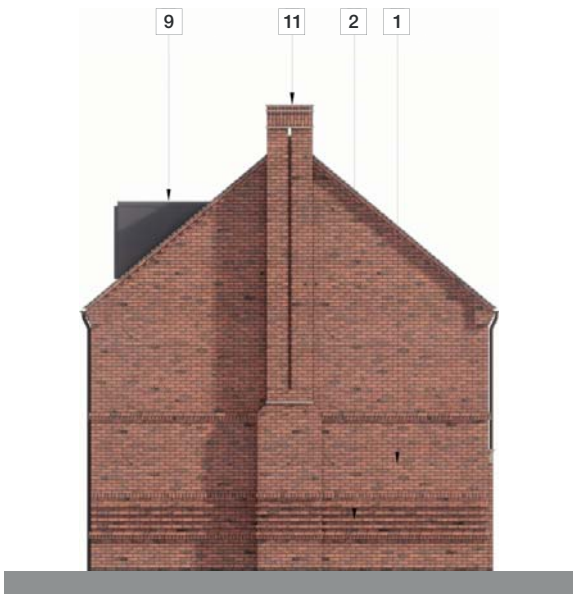
▲ Proposed south elevation



▲ Proposed east elevation



▲ Proposed north elevation



▲ Proposed west elevation

- Legend**
- 1 Brickwork - Red
 - 2 Pattern brick - Red
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 - 7 Slate roof tile
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Proposals.

Perspective views



Proposals.

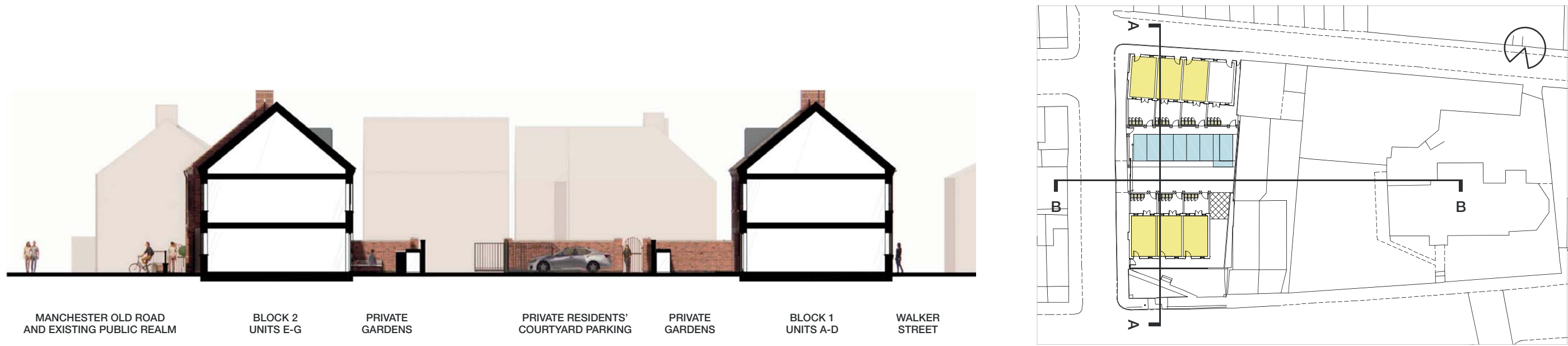


Proposals.



Proposals.

Site sections



Proposed section A-A



Proposed section B-B

Proposals.

Inspiration images



Secured by Design.



The proposed development has been designed in accordance with the principles of Secured by Design (SBD), the UK Police flagship initiative for designing out crime. These principles have been considered from the outset to create a safe, secure, and sustainable residential environment.

Site layout and natural surveillance

The layout promotes clear lines of sight and natural surveillance across the site, particularly towards entrances, shared spaces, footpaths, and parking areas. The orientation of dwellings and positioning of windows ensure passive observation of public and semi-public areas, deterring anti-social behaviour and opportunistic crime.

Boundary treatments

There is a clear distinction between public and private space throughout the scheme. Private front gardens are demarcated using appropriate low-level boundary treatments (railings), and rear gardens are enclosed with secure fencing of at least 1.8m in height, in line with SBD guidance. Gated access to rear gardens is lockable and positioned to prevent unauthorised entry.

Physical security standards

All external doors and accessible windows will be specified to meet PAS 24:2016 security standards or equivalent, as required under Building Regulations Part Q. Security-rated doorsets and windows from Secured by Design accredited manufacturers will be used where applicable. Glazing will be laminated in vulnerable locations.



Lighting and access control

Appropriate external lighting will be provided at entrances and key circulation routes, designed to BS 5489-1 standards. Where applicable (e.g. apartment blocks), communal entrances will have controlled access systems and secure entry points. Mail delivery will be designed to prevent unauthorised access or removal of post (e.g. secure external post boxes or internal delivery systems).

Bin storage

Bin stores are positioned in well-overlooked locations, close to dwellings or within secure communal areas, and are designed to prevent concealment or unauthorised access.

Compliance and certification

The development will seek to meet the requirements of Secured by Design - Homes 2023 guidance. Consultation with a local Designing Out Crime Officer (DOCO) will be undertaken at the appropriate stage to ensure compliance. Where applicable, the development will pursue Secured by Design certification.

Sustainability.

We aim to deliver a development that is in accordance with the best practice principles of sustainable development. The scheme will be designed to positively contribute to the long-term objectives of environmental protection and resource management.

Considerate construction

The scheme will follow the principles of environmental best practice and during the construction stage care will be taken to minimise traffic, noise and dust. Several sustainable practices are to be incorporated during construction:

- All materials will where possible be obtained from sustainable sources and contain no CFC, HCFC and HFCs
- The main contractor and site are to be registered with CCS and achieve a Considerate Constructors Scheme rating of over 30 'a very good site'
- The main contractor is to run the CSCS scheme on-site to ensure all personnel are adequately trained in the relevant health and safety requirements
- We will target a minimum of 20% recycled materials during construction of the scheme
- In decoration, water based/low VOC paints will be used in lieu of oil based paints where possible

Sustainable design

PV panels are proposed on the west-facing roof, using low-profile conservation style units to maintain a clean roofline. The scheme embeds sustainable design throughout, using locally sourced materials where practical. A site waste-management plan will operate during construction, with existing hardstanding reclaimed and reused wherever possible. Any future development would continue to prioritise sustainability principles.



Conclusion.

This Design and Access Statement represents a comprehensive approach to support the proposals for Manchester Old Road. The final proposed scheme delivers the following outcomes:

- Proposals based on best practice design principles to ensure an environmentally sensitive and high quality built environment
- Rejuvenating an area which is in need of re-development
- Delivering much needed family houses, providing a home for life.
- New dwellings which respect the scale and massing of the existing houses
- An architectural response which respects the old vernaculars around the site, whilst creating its own character
- Maximising passive surveillance from the dwellings over to the surrounding public realm
- Dwellings and parking areas are well related to each other and provide a safe and attractive environment



Get in touch.

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