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 OL115YQ.

Rev B

Mark Bell Architect Ltd, Bloxham Mill, Barford Road, Bloxham, Oxfordshire, OX15 4FF.

REVISION	DESCRIPTION	DATE
A	House Design updated following comments received from Conservation Officer	02.09.2026
B	House Design updated following comments received from Conservation Officer	13.10.2026

Company Registered Number - 10361036

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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_ Site Plan – Proposed_E
02-04-01_ Floor Plans and Section_E
02-04-02_ Proposed Elevations_F

Supporting Documents:

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 outside of the site boundary and are to be retained.

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.



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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.

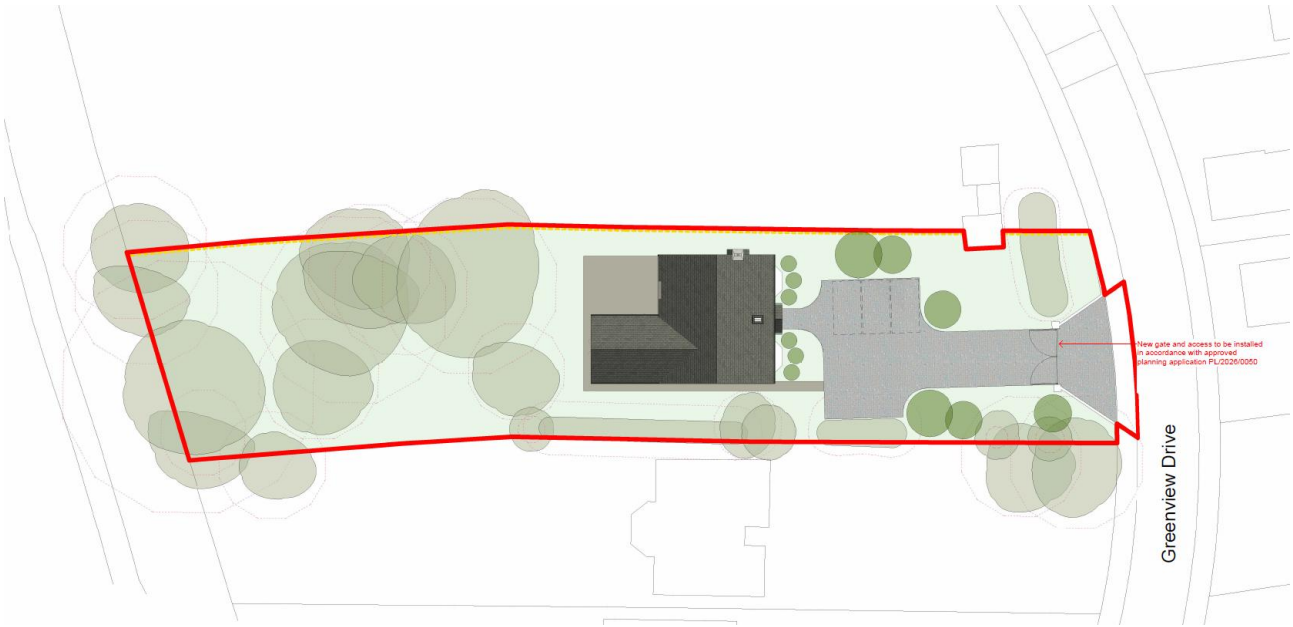


Figure 5: Proposed site plan showing layout, access, and plot subdivision.

5. Response to Design and Heritage Advice

Principle of Development

The proposal seeks permission for a single dwelling on land forming part of the wider grounds of Standrings, a Grade II listed manor house. The site is situated within an established residential area, and the development represents the residential use of a discrete portion of the existing plot.

The design has evolved through the planning process, with particular consideration given to the site's relationship with the listed building, the surrounding residential context and the character of the wider area.

Heritage

The application site lies within the curtilage of a Grade II listed building, and the potential impact of the proposed development on the significance and setting of this heritage asset has been a central consideration throughout the design process.

The submitted Heritage Statement identifies the application site as forming part of a visually contained and historically altered area of the garden, making a limited contribution to the overall significance of the heritage asset. The manor house is not visible from the proposed dwelling, and the site's position within the wider grounds has informed the approach to its siting and architectural treatment.

Following heritage advice received during the planning process, the design approach has been revised to establish a stronger architectural relationship with Standrings itself, rather than relying primarily on the character of the more recent neighbouring residential properties.

The revised proposals incorporate a traditional material palette and architectural details informed by the character of the original manor house. These include natural stone walling, pronounced stone quoins, stone detailing around the window openings and a pitched, gabled entrance canopy. The revised two-storey form also provides an opportunity to establish a more traditional domestic composition.

These revisions are intended to ensure that the proposed dwelling responds appropriately to its historic context and is informed by the architectural character of the heritage asset, while remaining legible as a separate residential building.

The development has been designed with the objective of preserving the significance of the listed building and its setting. The final assessment of heritage impact should be read alongside the submitted Heritage Statement and the revised application drawings.

Design and Residential Amenity

The proposed dwelling has been developed to respond to the site's historic context, its established residential surroundings and the design considerations raised during the planning process.

The revised design adopts a traditional two-storey form beneath a pitched roof, with a balanced arrangement of openings and a clearly defined entrance. The composition draws upon the architectural character of the original manor house, using natural stonework and traditional detailing to establish a coherent and contextually appropriate appearance.

The external elevations incorporate stone facing, quoins and stone window surrounds, while the

entrance is emphasised by a timber-framed gabled canopy. These features provide architectural definition and reinforce the traditional character of the proposed dwelling without relying on excessive ornamentation.

The material palette has been reconsidered to establish a stronger relationship with Standrings and its historic character. Natural stone is the principal external facing material, replacing the earlier approach that drew more heavily on the materials and architectural features of the newer neighbouring properties.

The revised design seeks to achieve an appropriate balance between architectural character, domestic scale and the requirements of a contemporary dwelling. The two-storey form, roof profile and arrangement of openings have been considered together to provide a coherent elevation and a clear architectural hierarchy.

In terms of residential amenity, the siting and design of the dwelling have been considered in relation to neighbouring properties. The proposal is intended to maintain appropriate relationships with surrounding dwellings and avoid unacceptable impacts on privacy, daylight and outlook. These matters should be assessed in conjunction with the submitted site layout, elevations and relevant separation dimensions.

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

Design Approach and Response to Heritage Advice

The design has undergone a series of revisions during the planning process. While the earlier proposals drew inspiration from the more recent neighbouring residential properties, further consideration of the site's relationship with the Grade II listed Standrings has informed a revised architectural approach.

The revised proposals place greater emphasis on the character and architectural language of the original manor house. The intention is to establish a more appropriate relationship with the historic context through the use of traditional materials, detailing and built form, while retaining a clear distinction between the existing heritage asset and the proposed new dwelling.

The principal design considerations informing the revised scheme are as follows:

Architectural character and form

The dwelling adopts a traditional two-storey form with a pitched roof. This replaces the earlier 1.5-storey approach and establishes a more conventional domestic composition, informed by the architectural character of the original manor house.

The elevation is arranged around a clearly defined central entrance, with balanced window groupings and a consistent approach to proportions and detailing. The gabled entrance canopy provides a focal point to the principal elevation and reinforces the traditional character of the dwelling.



Figure 6: Proposed Front Elevation

Materials and architectural detailing

Natural stone is proposed as the principal external facing material, establishing a stronger visual relationship with the historic fabric of Standrings.

Stone quoins provide definition to the corners of the building, while stone surrounds to the

window openings introduce a traditional level of architectural detail. The timber-framed entrance canopy adds warmth and visual interest, complementing the stonework without competing with the overall composition.

The revised material palette represents a deliberate departure from the earlier proposals, which drew more heavily on the red brick and architectural features of the newer neighbouring properties. The current approach instead prioritises materials and details associated with the original manor house.



Figure 7: Proposed Side Elevation



Figure 8: Proposed Side Elevation



Figure 9: Proposed Rear Elevation

Relationship with the listed building

The location of the proposed dwelling within the south-eastern portion of the wider plot has been considered in relation to the listed building and the surrounding residential context.

The revised architectural treatment seeks to ensure that the proposed dwelling is appropriate to its historic setting, without attempting to replicate the original manor house or introduce an overly elaborate interpretation of its architectural features.

Scale and massing

The revised two-storey form provides a clear and coherent architectural composition beneath a pitched roof. The proportions of the principal elevation, the arrangement of the window

openings and the central entrance canopy work together to establish a traditional domestic character.

The scale and massing have been considered in relation to the plot and surrounding development, with the intention of achieving a dwelling that sits comfortably within its setting while providing an appropriate architectural response to the heritage context.

Amount

The proposal comprises a single dwelling on a defined portion of the existing grounds. The amount of development has been considered in relation to the site's physical constraints, its established residential surroundings and its relationship with the listed building.

Layout

The layout has been developed to respond to the site's constraints and to establish an appropriate relationship between the proposed dwelling, the retained grounds of Standrings and neighbouring properties.

The position of the dwelling within the plot takes account of its relationship with the listed building and the surrounding residential context. The arrangement seeks to make efficient use of the site while maintaining an appropriate separation between the proposed development and the existing built form.

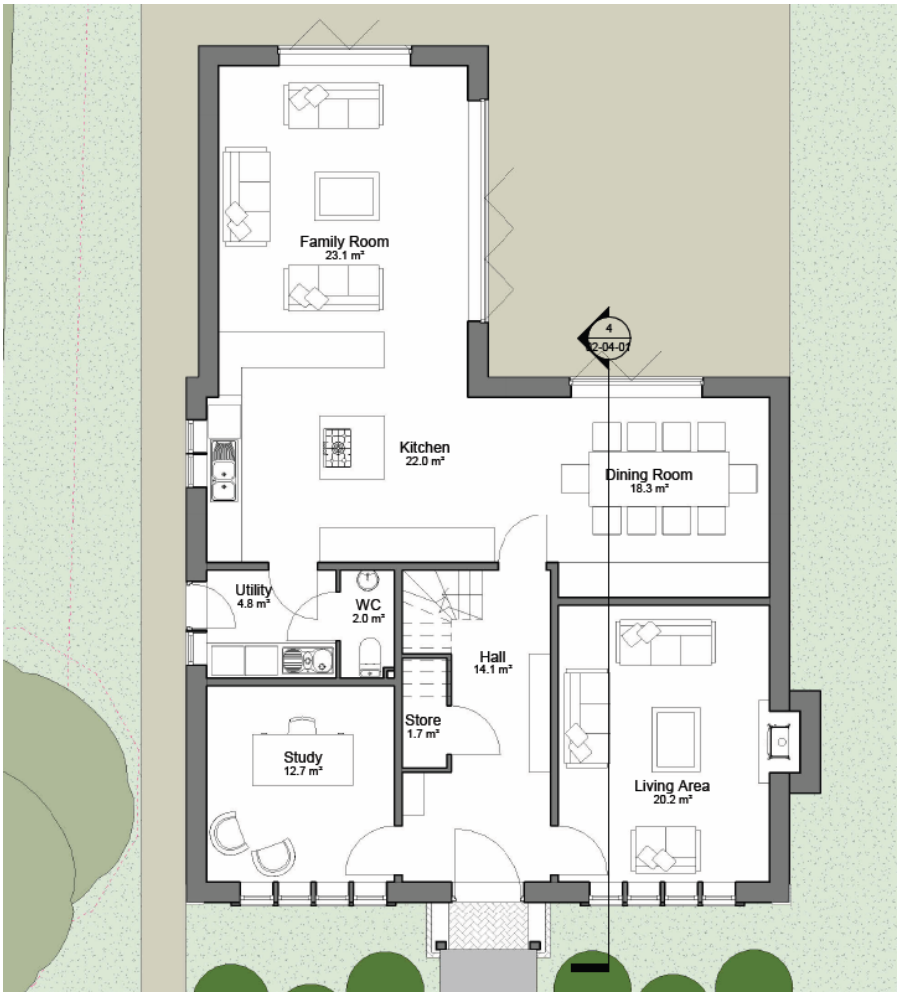


Figure 10: Proposed Ground Floor Plan

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The new proposal is significantly reduced in footprint, scale and massing



Figure 11: Proposed First Floor Plan

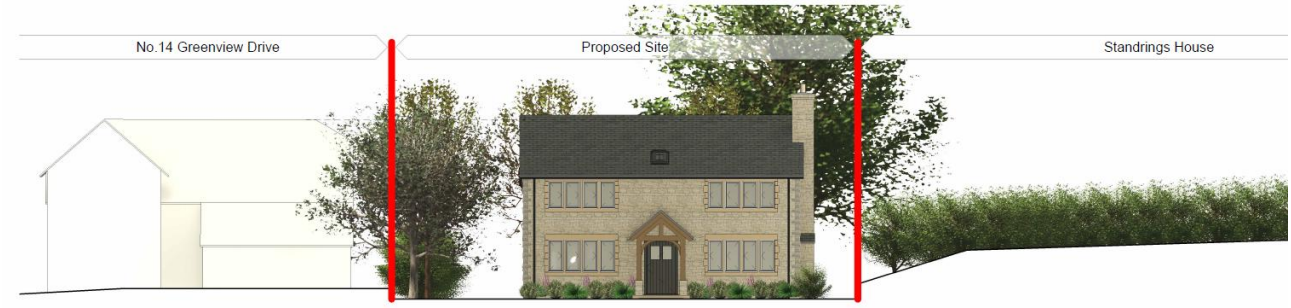


Figure 12: Street Elevation in Context

Residential amenity

The siting, scale and arrangement of the proposed dwelling have been considered in relation to neighbouring residential properties. The design seeks to maintain appropriate levels of privacy and to avoid unacceptable effects on daylight, outlook and the general amenity of neighbouring occupiers.

The relevant relationships are illustrated on the submitted site layout and elevation drawings and should be considered alongside the associated dimensions and separation distances.

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. Conclusion

The proposed development represents a considered approach to the provision of a new dwelling within the grounds of Standrings, a Grade II listed manor house. The design has evolved through the planning process, with particular attention given to the relationship between the proposed development, the historic character of the site and the surrounding residential context.

In response to heritage advice received during the design process, the architectural approach has been revised to draw more directly upon the character of the original manor house. The use of natural stone, pronounced quoins, stone window surrounds and a gabled entrance canopy establishes a traditional architectural language, while the revised two-storey form provides a coherent domestic composition.

The proposed dwelling has been sited with consideration for the relationship between the application site and the listed building, as well as the character and amenity of neighbouring residential properties. The revised proposals seek to achieve an appropriate balance between the provision of a new home, a sensitive response to the historic context and the creation of a high-quality residential environment.

Overall, the scheme has been developed to respond positively to the heritage considerations identified during the planning process and to provide a dwelling whose architectural character, materials and detailing are appropriate to its setting. The proposal is therefore presented for consideration on the basis of its revised design, siting and supporting technical information.

End.

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