

Broadfield Park Slopes ('The Slopes'), Rochdale

Design & Access Statement: Volume I

For Rochdale Development Agency

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Local child participating in The Slopes’ Community Dig (July-August 2023)

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Crowds gathering for a royal visit (1901)

1.0 Introduction

1.1 Introduction

The Broadfield Park Slopes Design Team are delighted to lodge this application following the successful outcome of the Heritage Fund stage 1 bid in November 2022.

Our designs are presented in this Design and Access Statement for Planning Permission and Listed Building Consent consideration. During our process, proposals have been refined and further specialist surveys commissioned to broaden our understanding of this important site. We have been working closely through iterative design process and with flexibility to respond to ongoing discovery of the site’s needs, particularly with regard to community engagement and archaeological discoveries.

The Broadfield Park Slopes core team consists of:

- Rochdale Development Agency – Project and Bid Managers
- Donald Insall Associates – Conservation Architects and Lead Consultant
- Gillespies – Landscape Architects
- Minerva Consulting – Engagement Consultant
- Price & Myers – Civil and Structural Engineers
- Max Fordham – MEP Engineers & Lighting Consultants
- Frank Whittle & Partners – Cost Managers

Summary of key submissions to-date:

NLHF Round One (R1) Submission: November 2022
Mid Point Review (MPR): July 2023
NLHF Round Two Submission: November 2023
Planning Permission & Listed Building Consent: December 2023

1.2 Executive Summary

Our key goals for the project are outlined below:

1.0 Tackling Anti-Social Behaviour

It has been clear from the outset of this project that the public currently view The Slopes as a **dangerous place** that is a hive of **anti-social behaviour**. These fears have been further expressed through ongoing public consultations and the most associated word emerging for this area is **'unsafe'**. We have taken these concerns on board and have been working with Rochdale Borough Council's Environmental Management and Local Community Safety Team to understand what needs to be improved for local residents to once again love visiting The Slopes.

Designs have focused on **improving visibility** through planting schemes, reforming topography, lighting and CCTV. These have been developed with input from the full Design Team, ranging from M&E assessments of power supply viability to agreeing seating locations in newly lit areas.

Requirements have been agreed with key stakeholders, to include Environmental Management, the Local Police Unit and our Ecology specialist.

We have peppered historic images through this report that show the popularity of The Slopes and joyous memories that the community made here. This project aims in bringing The Slopes back as a key part of the town centre.

2.0 Physical Accessibility

Another concern raised through public consultation is based around **accessibility** of this steep landscape. It has been raised that those less ambulant abled have difficulties circulating the site which means that they lose access to this important route from the Town Hall up to St. Chad's Church.

As such, we have worked together to balance intervention to improve physical accessibility and aesthetic impact to historic fabric. We believe that we have reached a happy balance between **improving the site whilst maintaining its special character**. Proposed interventions include new handrails, tactile paving and new pathways installed to carefully calculated gradients.

3.0 Reversing Years of Neglect

It must be reiterated that the Broadfield Park Slopes are situated on Historic England's **Heritage at Risk Register, 2022 & 2023**, this has played a key role in how we looked

at designing for the area. The identified zone of Rochdale Town Centre's Conservation Area is entered as 'very bad' condition, but with a trend for improving and we eager to contribute to this positive trajectory.

Since the Round One submission we have further researched the site's history to understand what **key assets have been lost through time** and what can be recovered by the opportunity provided by this project. A key example includes discovery of the **beautiful historic lighting** that has been lost in recent years.

Our NLHF Round One submission noted the following areas as 'at risk' and these have been reviewed in our ongoing design: loss of stories/ oral histories, disrepair of historic structures, damage of historic drainage, loss of sense of place within the wider landscape. As such, we have also undertaken further site investigations to better understand the extent of these existing elements in precarious condition and how we can **focus our design to reinstate lost assets**. For example, the archaeology and civils team have been investigating historic drainage and how the importance of water on this site can be explained to the community through careful interpretation.

Furthermore, this project looks at how the site's heritage can be interpreted to **ensure relevance to the diverse Rochdale population**. Our Community Engagement Consultant has been reviewing how areas of neglect can gain a new lease of life through positive local ownership. In doing so, we have identified areas on the Masterplan where we will develop interpretation alongside the community.

4.0 Nature and Wildlife Recovery

Work since the NLHF R1 submission has focused on tailoring designs to **encourage planting and wildlife** that has been identified as important to this site. This aspect has been led by the Landscape Architects and input has also been sought from Ecologist, Anthony Nickson. In addition to creating a range of planted and water habitats, the design team has been considering how to incorporate scenic places to allow the public to rest in this peaceful new environment.

6.0 Archaeology Opportunity

Archaeology is an integral part of these works on a multitude of levels. It presents **real**

opportunity for discovery, programmes for new trainees, involving the community, and, interpreting finds on the site. As such, it is recognised by the full team that we need to keep a degree of flexibility in our design process to allow **room to assess and incorporate** new elements found during these important digs. We will then bear careful attention to this information for integration into the construction phase, for example there will be a watching brief during construction period and works will be diverted as required around archaeological zones. Similarly, hand excavations will take place locally if important artefacts appear during works.

7.0 Better Site Understanding

Since last November, we have undertaken **further investigation** of this complex site to manage risk. This exercise has been undertaken by the full Design Team and detail can be found in the Risk Register accompanying this submission. Additionally, risk mitigation has been taken into account during our design process as we work together to identify problem areas and design-out where practicable.

It must also be noted that we are **fortunate to have familiarity** with both the Design Team and adjacent sites, such as Rochdale Town Hall. We have been working together for some time now in this vicinity and this gives strength to our understanding of the project requirements both on a personal and logistical level. This ability for **good teamwork** was noted in the Mid Point Review Feedback in July and we have only grown stronger as a team since.

8.0 Stabilising the Slopes

Destabilisation of this site is of great concern, alongside persistent issues of flooding. This last year has seen focus on collecting real data from the site to inform how we design to mitigate these issues.

In summation, we are proud of the work that we have achieved to date and we believe that in the last year we have gained much further understanding of how to approach works to this complex site and achieve a successful outcome. We trust that this Design & Access Statment demonstrates same.

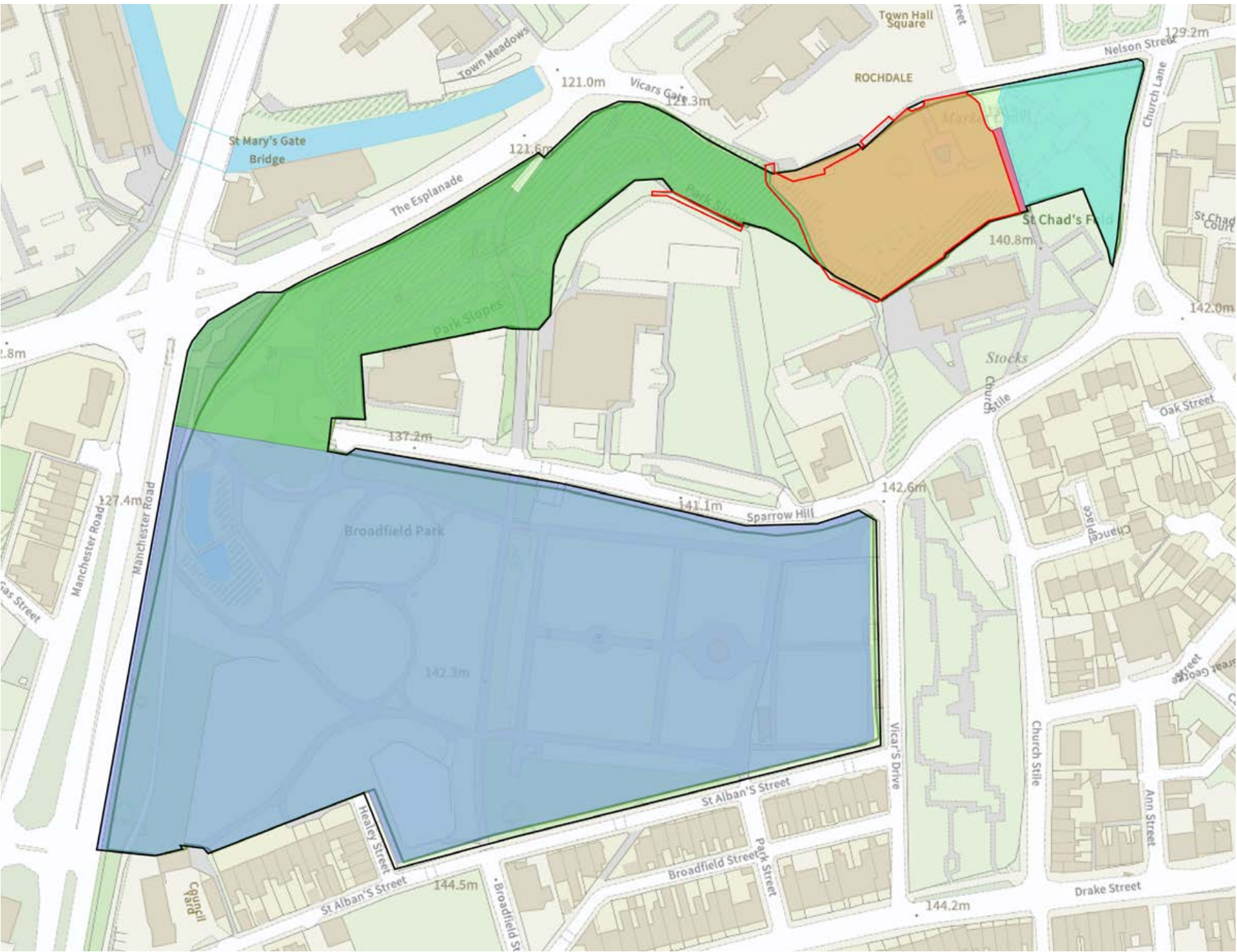
1.3 Context

‘The Slopes’ is an area of sloped land situated between the Town Hall, Church Steps and the Church of St Chad, historically known as Church Slopes It forms part of an extensive area of sloped land stretching from Nelson Street to Manchester Road that was historically divided into different areas, known (from west to east) as Sparrow Hill Slopes, Broadfield Slopes, Church Slopes and Nelson Slopes). These now collectively form Broadfield Park Slopes, part of Broadfield Park (Grade II).

‘The Slopes’ historically extended much further north than it does today, with land being lost in the construction of The Esplanade and the Town Hall.

This application, uses ‘Broadfield Park Slopes’ and ‘The Slopes’ to interchangeably to refer to the designated boundary for the works proposed.

Information on the site heritage can be found in the **Heritage Assessment** associated with this application



The site and the wider Broadfield Park

Key:

Site Boundary for 'Broadfield Park Slopes'

Outline of full Broadfield Park, Grade II

The Slopes

Church steps

St Chad's Gardens

Formal Broadfield Park

Broadfield Slopes and Sparrow Hill Slopes



Original (pre1760) Packer Spout water trough which received spring water culverted from slopes c.1926-27 (Rochdale Local Studies)

2.0 Specialist Surveys

2.0 Specialist Surveys of the Existing Conditions

To understand the appropriate level of intervention, the existing fabric condition must be assessed. This will inform the scope of intervention required to The Slopes, particularly highlighting areas at greatest risk.

Existing Condition

Due to the complexities of this steep site, which includes landscaping, civil engineering, structural engineering, architectural, mechanical, electrical, geotechnical and hydrological considerations, a range of surveys and investigations have been undertaken to ascertain the condition of the South Slopes .

A list of key surveys over the last five years are outlined in the RIBA 1 + Feasibility Study document submitted for the NLHF R1 application, an excerpt of which is shown below. This list of surveys has been expanded-upon since this submission and new findings are outlined in the following sections.

Key Surveys

- Packer Spout Architectural Condition Survey (October 2022)
- Hydrology Report (2022)
- Topographical (2022)
- Geotechnical Survey (2022 & 2023)
- Drainage Surveys (ongoing)
- Archaeology (2023, ongoing)
- Ecology (ongoing)



Example of areas identified for improvement



Sample of historic drainage identified alongside rill reinstatement



Sample of historic drainage found and assessed during archaeology digs



Area assessed in the DIA Packer Spout Condition Survey (2022)

2.1 Archaeologist Opening-Up and Report on Findings

As noted in the Executive Summary, the archaeological aspect of this project forms a **key role** in this project’s journey. As such, we have been working closely with Salford University’s Archaeology department to understand the **treasures that we hold on this site**. The great success of the Community Dig that was held onsite earlier this year is documented in the **Community Led Excavation Report, issued October 2023 and appended to this Application**. In addition to items found by public participants, the archaeology team also **undertook trial pits** at locations agreed with the Design Team, to understand items such as foundations of the Packer Spout, stability of the Church boundary wall and condition of the historic drainage system. Locations for interpretation of found items are indicated on the Landscape Masterplan drawings.

Excerpts from this report are included below:

The project offers considerable potential to investigate the archaeology of Broadfield Park Slopes through a programme of **meaningful public engagement**. In order to capitalise on this unique opportunity, the Rochdale Development Agency offered an **archaeological training programme to volunteers from the local community**, coupled with the delivery of a large community-led excavation focused on the Broadfield Park Slopes in summer 2023.

Broadfield Park Slopes incorporates Packer Spout and the Church Steps, which form a southerly continuation of the historic thoroughfare of Packer Street and provides a direct link up the steep slope to the medieval parish church of St Chad. There are tantalising documentary indications that this part of Rochdale was occupied during the 7th and 8th centuries with the present St Chad occupying the site of an earlier church, but the presence and extent of an associated Anglo-Saxon settlement **awaits confirmation**. Packer Street was certainly an important thoroughfare from at least the later medieval period, providing a direct route between the church and the original bridge across the River Roch, and likely represented the core of the later medieval settlement and lay at the heart of post-medieval development of the town. It was hoped that the archaeological investigation might shed fresh light on this key period in the town’s early development, or at least help to characterise the nature of the archaeological remains across the Broadfield Park Slopes and the potential for the area to yield remains of a medieval or even early medieval date.

The three-week excavation, supported by the National Lottery Heritage Fund and supervised by GMAAS and the Slopes Dig Team, **uncovered the substantial foundations of Charles Kershaw’s 19th-century Central Corn Mill**, which was demolished in 1934. Earlier remains included **historic surfaces associated with the former Leyland House** that were discovered in a narrow trench placed slightly higher up the steep slope to the parish church. This trench lay adjacent to the ancient thoroughfare of the church steps and whilst medieval remains proved to be elusive, the excavation yielded fragments of **17th- and early 18th-century pottery** and demonstrated a **tantalising potential for earlier material to survive at a lower depth**.

Nearly **1,000 people** from local communities and schools engaged with the excavation, either through direct participation or by taking advantage of the daily tours and open days that were offered. The majority of the participants had not taken part in an archaeological excavation previously and it was especially encouraging to see a large number of younger participants becoming inspired by the quest to explore Rochdale’s past. It is hoped that this **groundswell of local appetite to engage with Rochdale’s rich heritage and archaeology can gain momentum and continue to encourage the next generation of local archaeologists**.

Significance

The community led archaeological investigation of the Broadfield Park Slopes in 2023 has provided a **valuable opportunity** to assess the archaeological potential of a key area of historic Rochdale. The most prominent remains uncovered in the excavated trenches dated to the later 19th century and may be regarded as being of **local importance**. However, the excavation also indicated that archaeological remains pre-dating the 18th century are likely to survive relatively undisturbed across the site, especially in the area between Packer Spout and the Church Steps. Any physical evidence for human activity on the Slopes during the later medieval and post-medieval periods would potentially be of **regional importance**, given the paucity of archaeological evidence for these periods in urban centres across the county.

Further Work

The Broadfield Park Slopes **certainly warrants further archaeological investigation**. This should aim in particular to furnish evidence for human activity in the locale from the **medieval and post-medieval periods**. Further excavation could be usefully targeted, for instance, on the areas beneath the stone surfaces exposed in Areas 2 and 3, as these surfaces may well have been laid across earlier layers of archaeological interest. Similarly, the existing Packer Spout and the Church Steps may also overlie earlier remains, whilst the boundary wall between the top of the Slopes and the parish church of St Chad warrants further investigation to elucidate its original construction date.

An important feature of the Broadfield Park Slopes that also warrants some further archaeological investigation is the **Georgian water-management system**, the details of which are incompletely understood.

Conclusion

The direct relationship between the past Corn Mill and Packer Spout Fountain was made evident by these investigations and this is something that the Design Team has found both informative and **profoundly tangible**.

There is opportunity to increase site findings through strategic digs.



Plate 38: Area of highest archaeological potential donated by green shading superimposed on an aerial photograph of the excavation area



Plate 19: The remains of the Central Corn Mill exposed in Area 1



Images from The Slopes’ Community Dig (July-August 2023), by David Griffith



Plate 18: Test Pit 13 excavated fully, showing the sequence of wall foundations excavated

2.2 Drainage Survey

As part of ongoing site investigations, a CCTV Drainage Survey was undertaken by Survey Solutions in July of this year. This was overseen by the Design Team Civil Engineer, Price & Myers.

Summary

Following investigations, it is clear the aged surface water drainage system on Broadfield Park Slopes, has had little to no maintenance, which has contributed to the drainage system failing.

There are a series of failed land drainage systems including unlined ponds, broken catch-pit manholes and leaking pipework. This results in overland flows and spring water lines dispersing into the slopes, causing this area to be continually saturated.

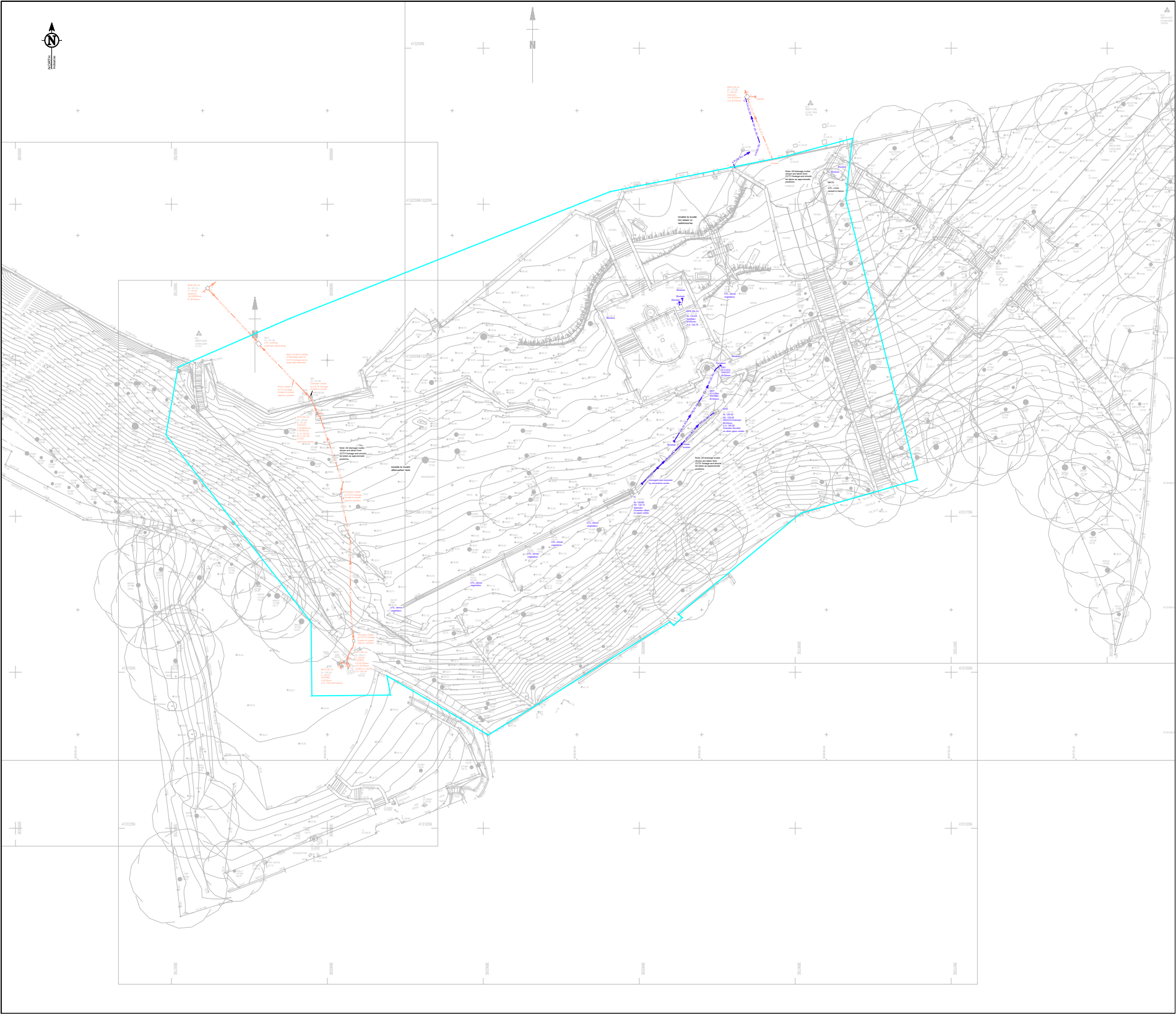
Additionally, there is a separate piped drainage system that conveys combined water flows from Partnership House and Broadfield Community School. This routes through the slopes and ultimately drains into the Rochdale Town Hall car park sewer system. According to the CCTV survey information produced for the site, this pipework appears to be in satisfactory condition, however, a section of this pipe may need to be rebuilt to coordinate with the proposed slopes profile, this will be discerned in the next stage of design.

Opportunities

Drainage investigations were particularly focused around the historic ‘rill’ drain and associated inlets and outlets to the South of the site. These surveys confirmed the viability of keeping this section exposed on the top lawn, for public enjoyment and understanding of these past large scale drainage projects that were integral to The Slopes. However, it would be appropriate to repoint the channel pieces so that this drain can convey flows as originally intended.

Looking forward

Further historic drainage systems uncovered during the works will be assessed for suitability for integration into our progressing designs. Flexibility will be given within our design process to allow for careful consideration of how found elements may be incorporated into this project. Ongoing archaeological attendance onsite will be more than a ‘watching brief’, it is intended that the archaeologist allocated to this site will take a real hand on approach to include local hand digs as needed during works.



Plan of the CCTV Drainage Survey, Survey Solutions

2.3 Geotechnical Investigation

As part of ongoing site investigations, RSK Geosciences were commissioned for the following:

- Ground Investigation Report
- Surface Water Sampling
- Geotechnical Design Report

It was imperative that these surveys were undertaken as destabilisation of this steep site is **of utmost concern**. Additionally, persistent flooding has been further researched onsite to understand causes of same. This data has helped us to reach a design that will mitigate these issues.

Summaries:

Ground Investigation Report

RSK produced a Ground Investigation Report (GIR) following intrusive investigation, monitoring and laboratory testing of soil samples. The GIR summarised the ground and groundwater conditions across the site and derived ground models and design parameters for use in the Geotechnical Design Report. The GIR confirmed the presence of Glaciofluvial Deposits within the slopes with Glacial Till and Pennine Coal Measures at depth beneath the slopes. Groundwater is present as spring lines at ~120mAOD and ~132mAOD within the slopes. Potential ground movements in the Glaciofluvial Deposits were recorded during the monitoring period near the top of the slope in Zones A and C.

The GIR also included a preliminary geo-environmental assessment of potentially complete contaminant linkages; relevant contaminant linkages were not present.

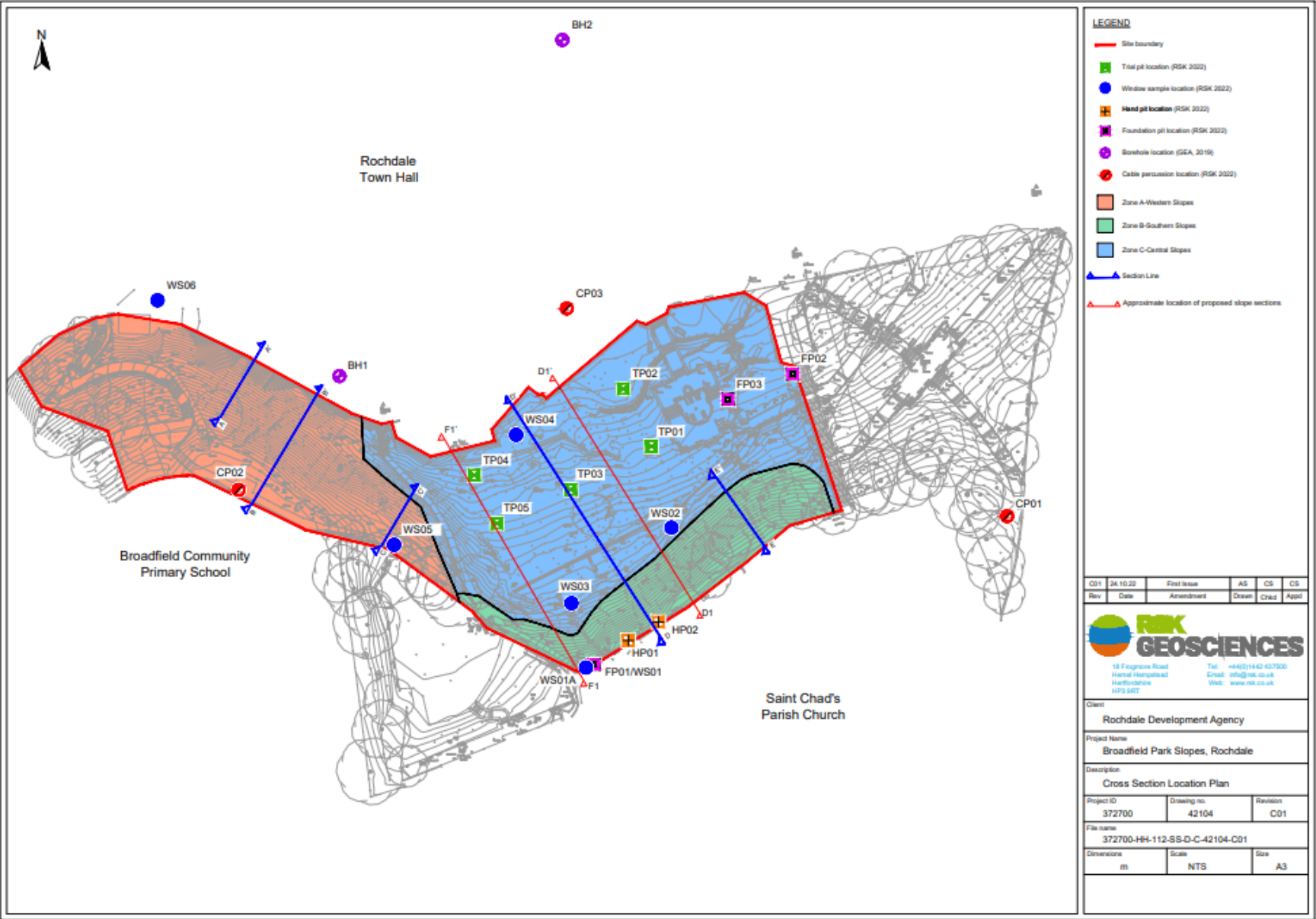
Surface Water Sampling

RSK undertook surface water sampling at two locations identified by Ambellia and submitted the samples for a range of generic contaminants in order to assess the suitability of the water as a potential water supply to the public amenity. The test results were directly assessed against Drinking Water Standards (DWS) due to the potential for water ingestion from public use of the amenities. Total Coliforms and E.Coli were detected in the samples, along with elevated metal concentrations (iron and lead) in excess of the DWS concentrations. Based on the results, the waters do not comprise a suitable drinking water source without prior treatment.

Geotechnical Design Report

Using the ground model and design parameters derived in the GIR, RSK produced a Geotechnical Design Report (GDR) to assess the stability of the slopes and provide design recommendations based on the latest proposed contour mapping and groundwater management strategy. The assessment found that the upper slope has a factor of safety lower than what is generally required for design, this may be acceptable as the profile is not proposed to be changed and there is little evidence of failures. However, the slope will be very sensitive to any changes in ground/ surface water conditions. The analysis found that the lower section of the proposed slope does achieve satisfactory results for stability.

RSK have advised that slopes with a gradient shallower than 1:3 will not require structural support and the design of the slopes will need to be progressed within this in mind. Retaining walls, if used, will need to take into account the low bearing capacity of the soils.



Opportunities

Working as a cohesive design team with RSK, we have been able to consider careful cut-and-fill approaches to minimise soil taken from site. This has also benefitted our feasibility costing exercises.

2.4 Ecology

An initial ecological assessment has been undertaken to inform the restoration of The Slopes to ensure the wider regeneration of Rochdale Town Hall and its surrounds provides an overall **benefit for biodiversity**.

Rochdale's Core strategy supports opportunities for enhancing biodiversity and improving opportunities for public enjoyment.

Background

In 2019 as part of the Rochdale Town Hall Restoration and Transformation project an ecological assessment of the town hall identified The Slopes as an area of parkland comprising shrub beds, managed amenity grassland, mature scattered trees, a belt of mature unmanaged broad-leaved plantation as well as unlined ponds, a drainage ditch and a fountain.

In 2022 following ground level inspections and under the supervision of a suitably qualified ecologist the slopes were cleared of all necessary trees and vegetation. The work was necessary to carry out a details ground and drainage survey as the poor state of the drainage was impacting on ground works being carried out at the town hall. The slopes were fenced off as part of the works and following the clearance of the trees and vegetation have become unmanaged.

Current Baseline

The desktop study did not identify any protected species records from the slopes although bats had been recorded foraging close by and pipistrelle bats were observed foraging along the slopes during bats surveys of the town hall.

Following the removal of management of the site and the clearance of the trees resulting in the loss of the closed canopy the following habitats are now present within the site: introduced shrub, rank amenity grassland, scattered mature trees, scrub and (inundated) semi-improved grassland. The habitats provide food sources and cover for local fauna.

The habitats present within the site are common throughout the UK. No Priority Habitats were identified during the survey and no nationally or locally rare plant species were identified during the site survey. Himalayan balsam, an invasive non-native species (INNS) listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) was recorded across the site.

Constraints

Himalayan balsam is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to plant Himalayan balsam or cause the plant to grow in the wild. Therefore prior to commencement of works the plant will need to be eradicated from the site.

Opportunities

The proposed planting schedule for the restoration of The Slopes focuses on native species which will benefit local fauna.

New meadow and woodland edge habitats as well and tree planting will deliver a diverse mix of native plant species to provide a nectar source for the local invertebrates and refuge for small mammals and birds.

The existing choked pond to the south-east of the site will be restored, currently dominated by brooklime the pond will be managed so that it supports a broader mix of native aquatic plants which will encourage amphibians and aquatic invertebrate to inhabit the site.

Further biodiversity enhancements will be provided through artificial interventions. Bird and bat boxes will be mounted on the existing mature trees to provide cavity nesting and roosting opportunities. A hibernacula will be created in the woodland edge habitat and insect boxes located around the site to offer additional habitat to a variety of amphibians, small mammals and invertebrates.

The proposals will result in an increase in biodiversity at a local level whilst also delivering a high-quality public space for the local community.



The existing pond (October 2023), image by Ecologist



View East to West across The Slopes (October 2023), image by Ecologist



Existing rank amenity grassland (October 2023), image by Ecologist



Existing scrub (October 2023), image by Ecologist



Crowds gathering at Packer Spout for a religious ceremony (presumed mid 1900s), Memory Lane Rochdale, Observer 2

3.0 Landscape Architects

3.1 Landscape Architect Summary

The Broadfield Slopes RIBA Stage III landscape design is presented on the accompanying proposed site masterplan and computer generated images. The design includes new access points, new and refurbished paths, landscape furniture, proposed artistic features and interpretation, a new pond and refurbished rill leading to Packer Spout. New tree, herbaceous and wildflower planting and managed existing vegetation will compliment the proposed lawns that will provide a flexible and usable space for the local community.

Design Intent

Consideration has been given to how this forgotten space can be rejuvenated and brought back into public use. Based on community research the design intends to open up the space for community use and reduce the potential for anti-social behaviour. Clearance of vegetation has exposed the possibilities of the site and provided space for number of key interventions:

- Construct a new path that provides a accessible and safe route to Packer Spout so all can enjoy this historic feature.
- Provide an event space by levelling the lower lawn and constructing terraced seating.
- Enhance biodiversity and natural habitat by planting new wildlife friendly trees and wildflower meadows.
- The existing pool at the top will be cleaned up and expanded to create a ecological pond which can be used by the local school and community for education.
- The existing drainage channel will be cleaned up and restored with stone edging to visually demonstrates the water link between the pond and Packer Spout.
- Create safer paths and steps throughout including new handrails and lighting.
- Include art and interpretation that celebrates local history and importance of water to the site.

Design Progress

Over the past year the design has developed and responded to **archaeological investigations and consultation events**. The fundamentals have remained intact however planting choices have altered to be **more wildlife friendly**. There has been a keenness for local people to be involved in the upkeep and so areas of existing vegetation have been identified which can be **managed by the local community** and developed into a coppiced woodland. The feature curved wall in Packer Spout has been retained. A new feature tree will be planted to recreate this focal point from Town Hall Square, as local people had strong memories of taking photos by the tree that was once located here. Concerns were raised regarding anti-social behaviour and the design has reacted to that by including **more robust** design choices. Light columns instead of illuminated bollards will be more resistant to vandalism, sight lines have been kept clear to enhance natural surveillance and artwork and interpretation will be built into furniture and surfaces. The existing CCTV network will be extended to cover the main area of Broadfield Slopes to provide further deterrent. Multiple Stakeholders have been consulted in this design process, to include the Design Team, Environmental Management and the local school to name a few.

The **art and interpretation** included in the scheme will be built into features such as seating and crafted artworks set within the paving relaying the important theme of water source, clean drinking water movement and the medieval origins of Rochdale. Working with the Design Team and community engagement consultant, these designs remain flexible, to allow further development to reflect community voices.

The proposed pond will provide an **educational resource** to the local school and the **refurbished rill** will visually express the movement of water as it flows towards Packer Spout emerging through a restored waterspout. It has been made even clearer through further historic research and public consultation that water source is an integral feature to this site.

Opportunities

Over this design process, a number of opportunities have emerged. These have been carefully considered, particularly by way of archaeology.

Archaeological investigations have revealed the bases of previous buildings, such as the Corn Mill, and their importance to Packer Spout’s own foundations. The central stone basin appears unchanged throughout the centuries and is recorded on layers of historical mapping. These investigations have also identified that the northeast area of the scheme is where future archaeology should be focused to reveal medieval remains and the design of this area this area will remain flexible to respond to future discoveries.

Looking forward

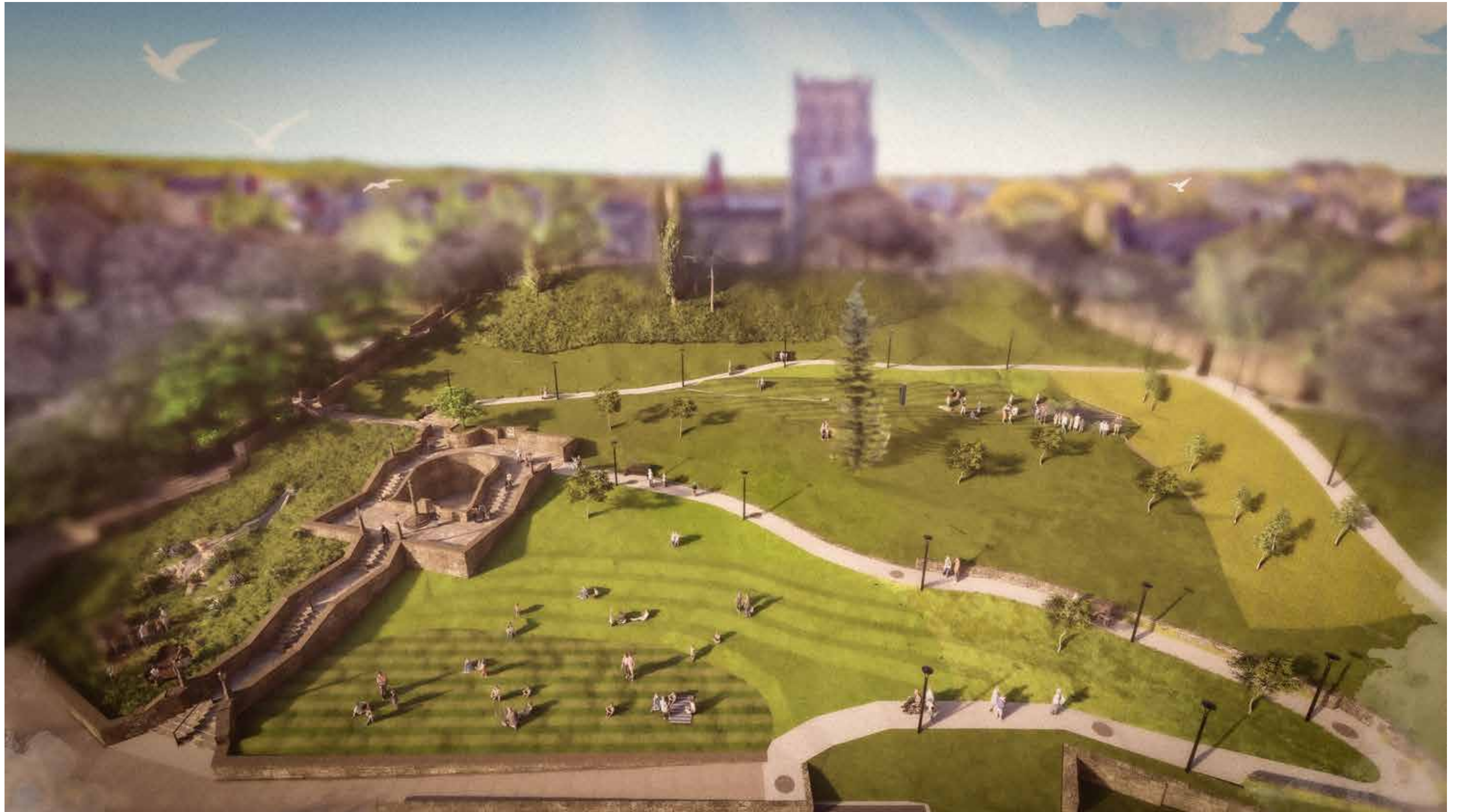
Historic drainage systems uncovered during the works will be assessed for suitability for integration into our progressing designs. Flexibility will be given within our design process to allow for careful consideration of how found elements may be incorporated into this project.

3.2 Proposed Site Masterplan



3.3 View of The Slopes

An aerial view of the whole scheme, to include improved circulation on the site, visibility of routes and design interventions to enhance public interaction with this significant local feature.



3.4 View from the new pond looking towards the newly completed Rochdale Town Hall

A view east from the proposed pond showing the upper lawn and refurbished historic rill, offering opportunity for community engagement with local ecology and reminding us of the importance of natural water on this site.



3.5 View of the Slopes at Night

A view showing the opportunity that the new Slopes project will provide for holding night events, with the Rochdale Town Hall car park transformed into a stage facing onto the natural terrace amphitheatre. Bringing welcoming and safe nightlife to this area, in response to local concern to anti-social behaviour that inhabits the Slopes at present.

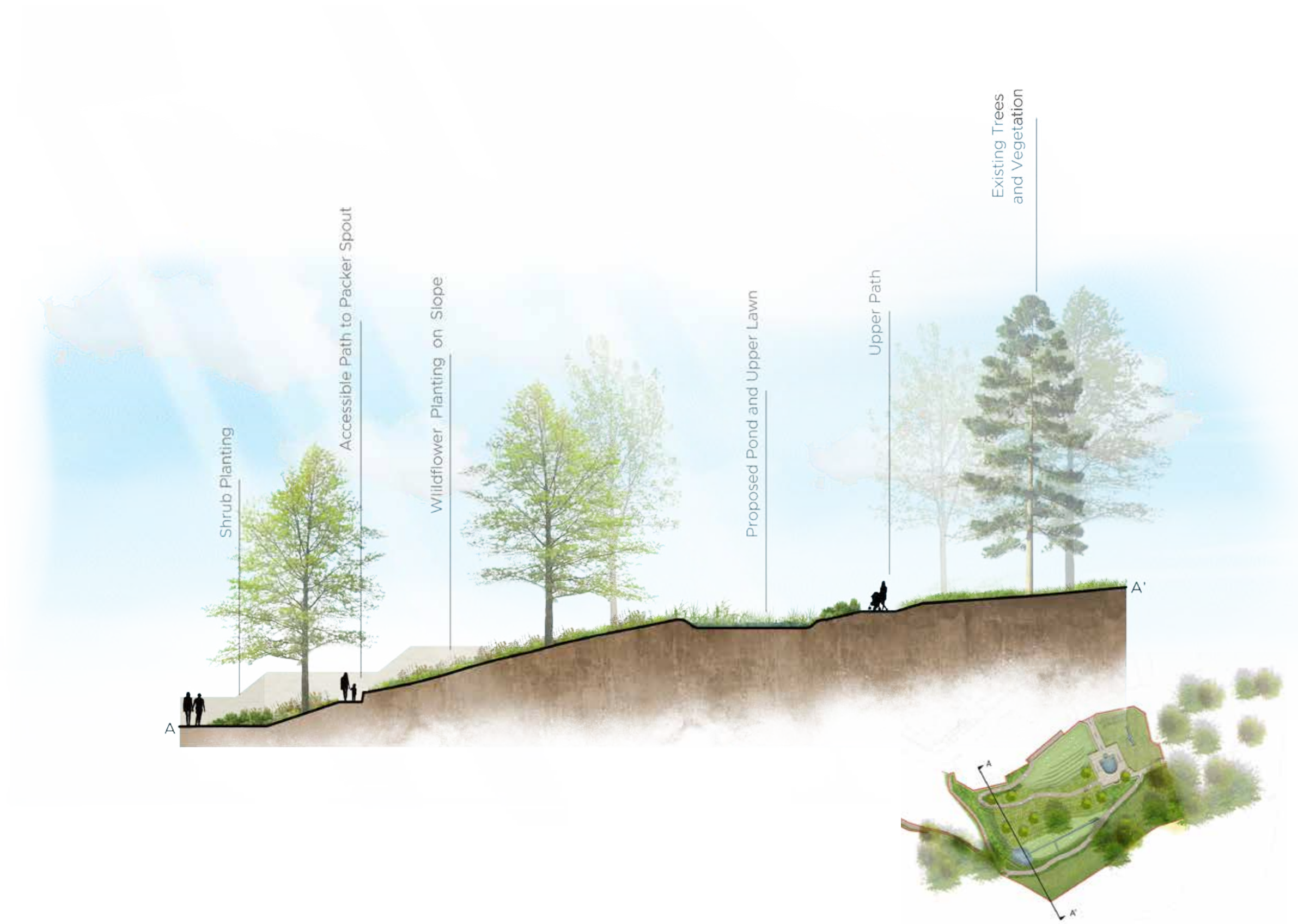


3.6 View of Archaeological Dig Zones

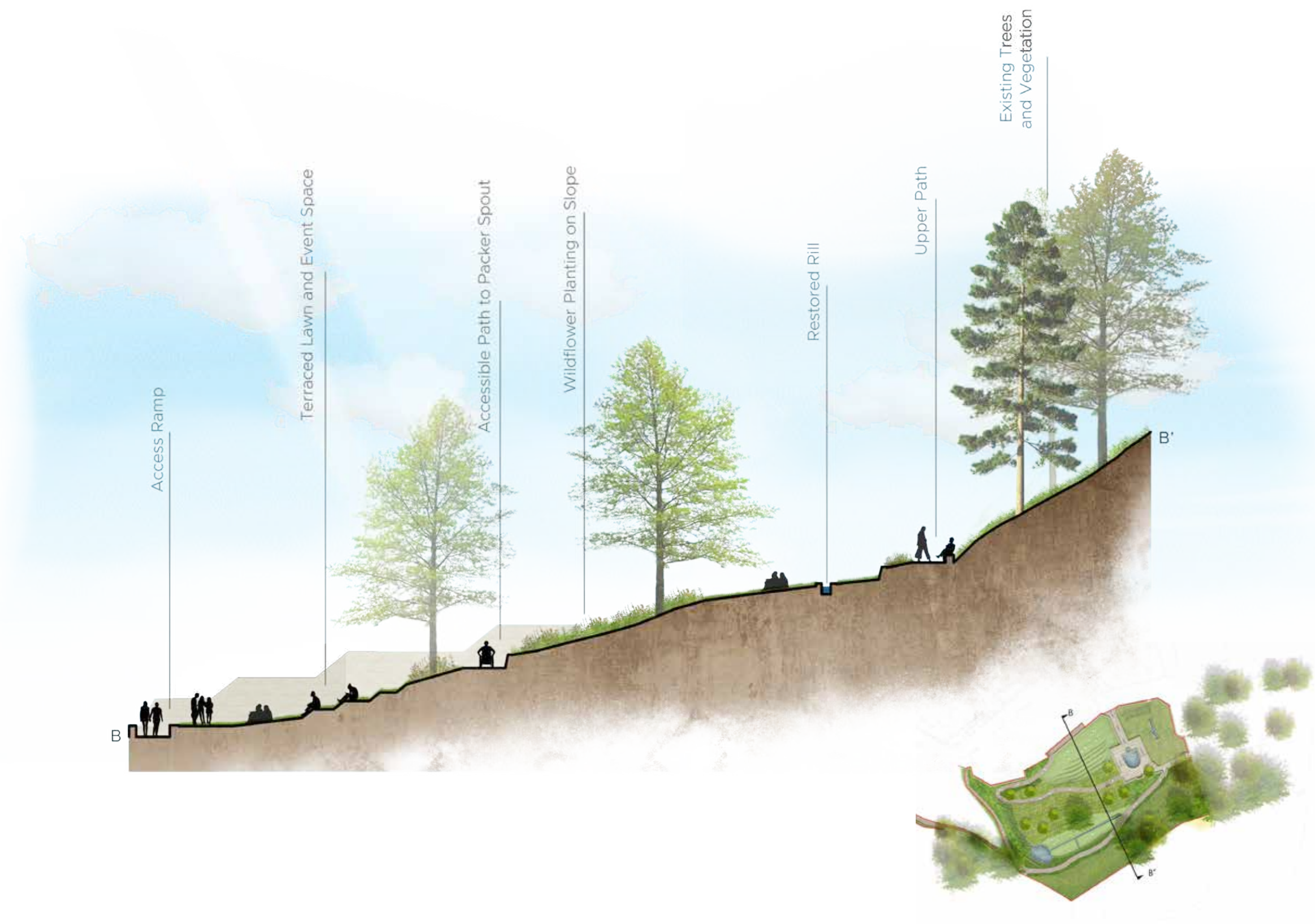
Image showing how space identified by the Archaeologists for further tangible exploration can expand on the highly successful community digs that were undertaken earlier this year. Furthermore, exciting discoveries will lead to opportunities for interpreting the rich history of this multi-layered site. A key aspect of this project is working actively with the Archaeology team to ensure that found items are considered by the Design Team and schemes adjusted as needed. Further information on local engagement with archaeology can be found in the accompanying Activity and Action Plan.



3.7 New Proposed Section A_A

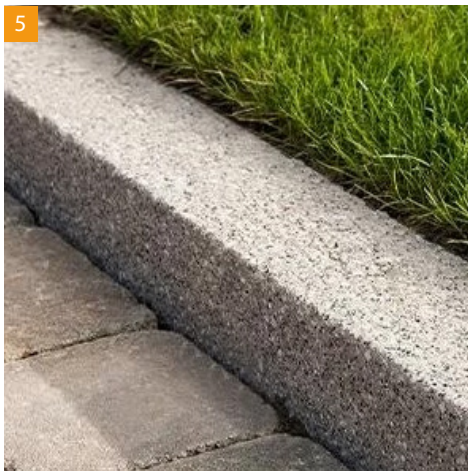
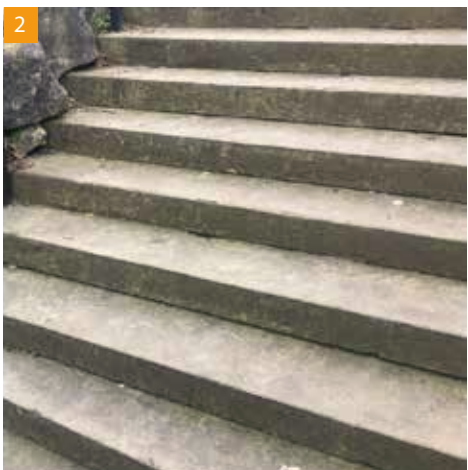
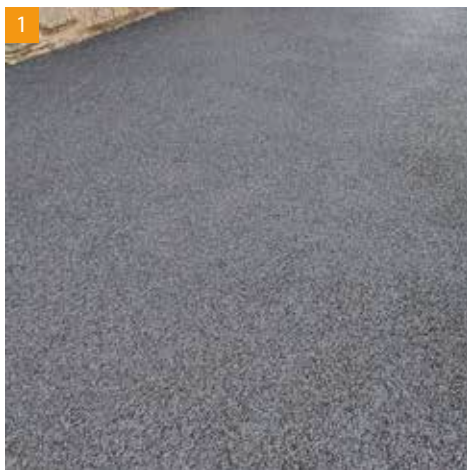


3.8 New Proposed Section B_B



3.9 Proposed Landscaping Visual Specification

Materials Specification



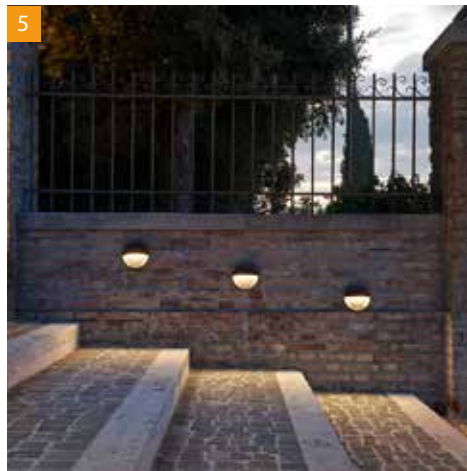
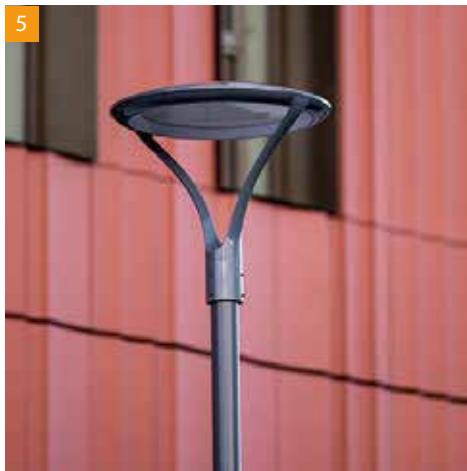
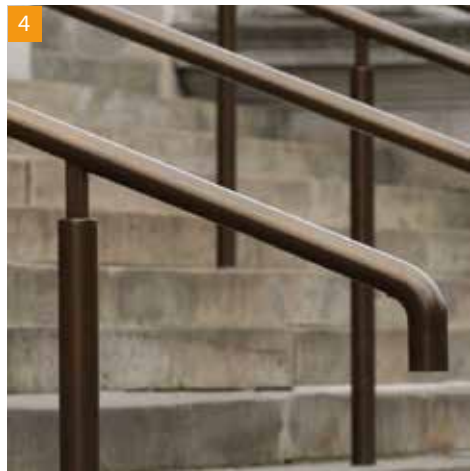
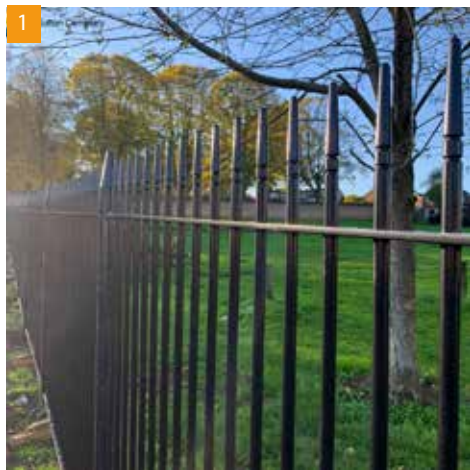
Surface Materials

- 1. SUDSTECH Resin Bound Gravel**
Colour: Grey
- 2. Refurbished Steps**
- 3. Tactile Paving**
Size: 400 x 400 x 50mm
Finish: Natural Stone
- 4. Art Slabs**
TBC

- 5. Retaining Kerb Edge**
Upstand Conservation Kerb
- 6. Geo Retaining Element**

All visuals are indicative only

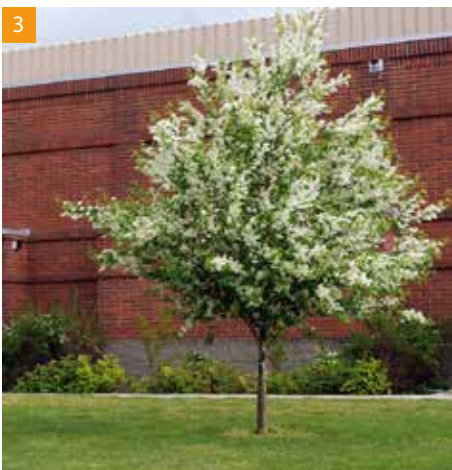
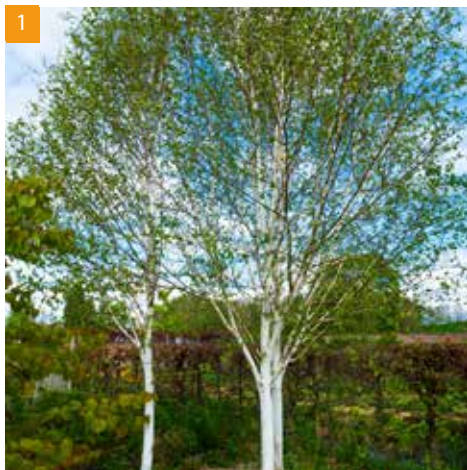
Furniture Specification



- Furniture**
- 1. Proposed New Railings**
Size: 1.1m High
 - 2. Timber Post and Fence Rail**
Size: 1.5m High
 - 3. Benches**
Size: 1600 length x 640 width x 970mm height
 - 4. Handrails**
Colour: Bronze
Finish: Applied Bronze Finish A.M. metal range
 - 5. Lighting Column**
Holophane Signature Post Top
Colour: RAL 7011 TBC
 - 6. Wall Mounted Lighting**
Iguzzini Walky LED Wall Mounted Light
Colour: 15 Grey TBC

All visuals are indicative only

Planting Palette: Trees



- Trees**
- 1. Betula utilis var. jaquemontii**
Multi-stem, RB, 3x Transplanted, Bushy, 3 Stems minimum
Min. Height: 250-300cm
- 2. Betula pendula**
Multi-stem, RB, 3x Transplanted, Bushy, 3 Stems minimum
Min. Height: 250-300cm
- 3. Prunus padus**
Extra Heavy Standard, RB, 3x Transplanted, Clear Stem min. 200cm, 5 Breaks
Min. Height: 450-500cm
Min. Girth: 16-18cm

Planting Palette: Amenity Lawn



Amenity Lawn

1. Amenity Lawn
FINE ORNAMENTAL GRASS SEED MIX
(Phoemix Amenity)

Planting Palette: Wildflower Meadow



Wildflower Meadow

1. Species Rich Wildflower Meadow Mix
BFS10(F) – SPECIES RICH 100%
WILDFLOWER MEADOW MIX
(Phoemix Amenity)

Planting Palette: Woodland Edge Planting



Woodland Edge Planting

1. *Geranium maculatum*
2. *Luzula sylvatica*
3. *Vinca major*
4. *Leucanthemum vulgare*
5. *Deschampsia cespitosa*
6. *Liriope muscari*
7. *Silene dioica*
8. *Primula vulgaris*
9. *Festuca rubra*
10. *Hypericum perforatum*

Planting Palette: Groundcover Shrub Planting



Groundcover Shrub Planting

- 1. *Lonicera pileata* 'Moss Green'
- 2. *Symphoricarpos chenaultii* 'Hancock'
- 3. *Yakushimanum-rhododendron* 'Percy Wiseman'
- 4. *Skimmia japonica* 'Rubella'
- 5. *Sarcococca hookeriana* 'Winter Gem'
- 6. *Jasminum* 'Nudiflorum'
- 7. *Ceanothus thyrsiflorus* var. *repens*
- 8. *Rosa paulii*

Planting Palette: Marginal Aquatic Planting



Marginal Aquatic Planting

- 1. Caltha palustris
- 2. Mentha aquatica
- 3. Schoenoplectus lacustris
- 4. Lythrum salicaria
- 5. Stachys palustris
- 6. Carex acutiformis
- 7. Iris pseudacorus 'Variegata'
- 8. Typha minima



View looking up to Packer Spout Steps and Fountains on a snowy winter day, Rochdale Living Memories (date unknown)

4.1 Conservation Architect Summary

Donald Insall Associates are the Conservation Architect and Lead Consultant for this work stage. Their work has primarily focused on the conservation of the existing built heritage of Packer Spout Fountain and Steps, with additional consulting as required within the Design Team on elements such as historic boundary walls and railings. After completing the Packer Spout and Steps condition survey in October 2022, they have since focused on working up a sensitive and appropriate design for this key feature and how it will sit within Gillespies' masterplan.

Proposed Works Strategy

For this project, Donald Insall Associates propose that a **spectrum of conservation approaches** are employed to this structure.

It is important that each of these approaches supports the site's significance and its legibility of historic layers. Clarity of the Slopes will bring public recognition for its prominence, supporting it for the enjoyment of current and future generations.

- Save : Conserve & Repair Existing Material

This primary approach will focus on conservation of existing fabric.

Damaged material will be assessed onsite and repairs devised accordingly, to include; removal of vegetation that is causing ongoing damage, removal of ferrous fixings and replace with new to a suitable material, masonry repairs, reset stones moved by ground settlement, repair and clean the existing fountain walls, in tandem with new fountain design considerations

This approach seeks to keep as much existing material as possible, ensuring that the patina of time is legible for future generations.

- Recover : Reinstating Lost Features

It is proposed that significant features that have been lost will be reinstated. This will allow the public to recognise and enjoy beautiful elements that are not presently onsite. For example, **wonderful historic lighting** that has been lost from the site has been identified for reinstatement - further detail on this can be found in section **6.5 Lighting** and the **Appendix**. Reinstatement of the Packer Spout water feature is also under consideration but requires further specialist input. Information on this can be found in the **3.1 Landscaping Summary**.

- Enhance : Assist Existing Fabric Through New Design Interventions

New design will be used to improve the existing design. These interventions will be visually contrasting from the existing fabric, to allow legibility of the palimpsest that is this site whilst improving accessibility within this sensitive context. This has culminated in the attached proposed drawings, to include lighting, handrails and fountain railings.

Design development

Iterative design development of new proposed interventions has ensued since last November. This has focused on maximum impact with minimum intervention to include handrail locations, tactile paving and lighting. This design development was presented in July at the Mid Point Review at RIBA Stage II and it has since progressed to RIBA Stage III as we gather further information about the site and Design Team peer requirements.

Opportunities

As DIA work through this project, **further opportunities are emerging**. Namely

a chance to reinstate lost historic lighting to the striking stone obelisks along the Packer Spout Steps. Alongside the functionality of achieving required lighting levels, new lighting presents an exciting opportunity for positive visual impact to the Steps.

Another opportunity that has arisen is the **potential for incorporating interpretation** within the new fountain railing design. This would be developed alongside the community and would tell a story of the site's significant history.

Furthermore, we also look to the **ongoing archaeology** to provide further opportunity to emerge from this project. For example, the recent investigations show the direct relationship between the Packer Spout Fountain and the old Corn Mill. DIA will continue to work with the Design Team to allow flexibility for new discoveries to come to light.

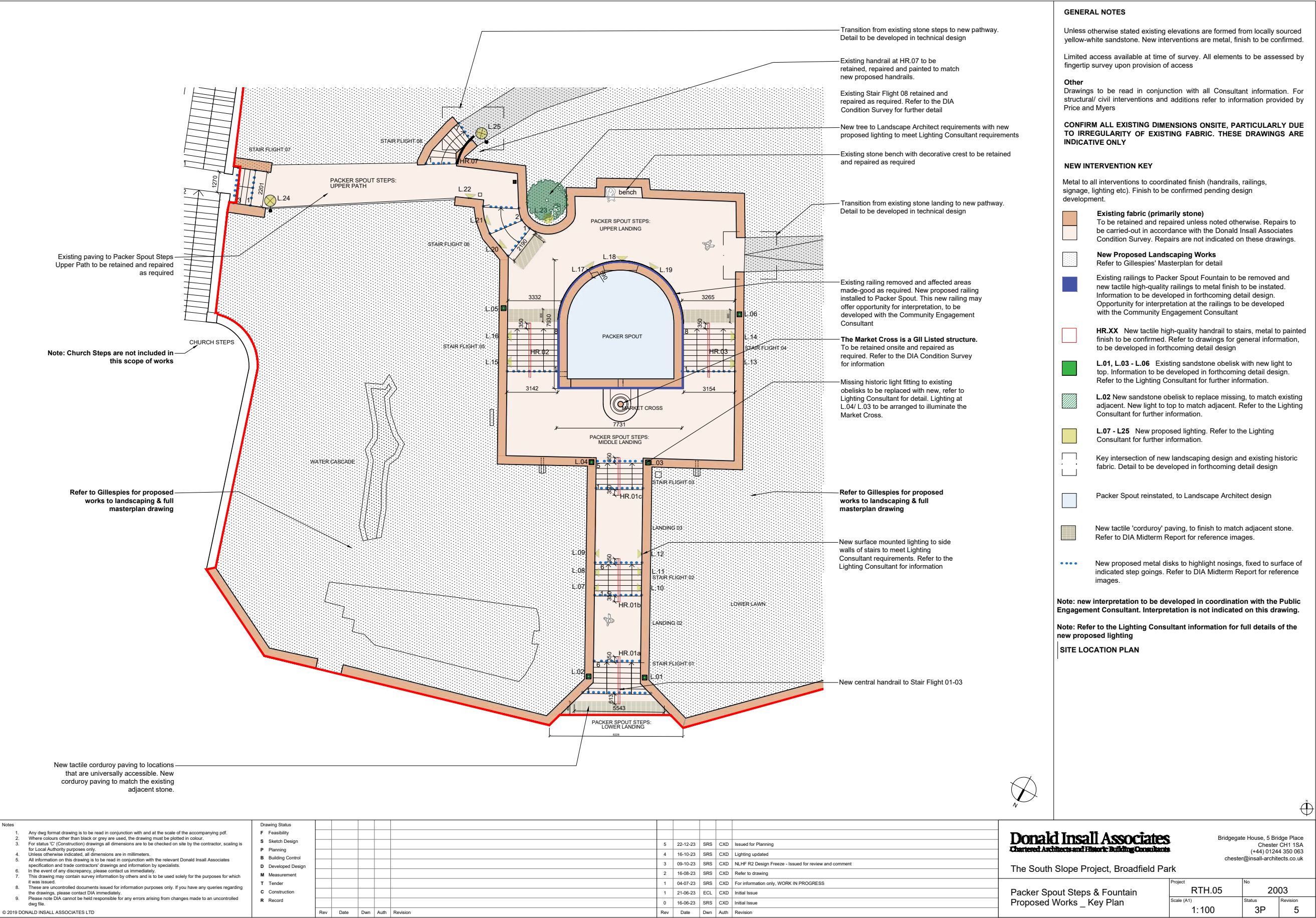


Image showing locations for missing obelisk lighting reinstatement

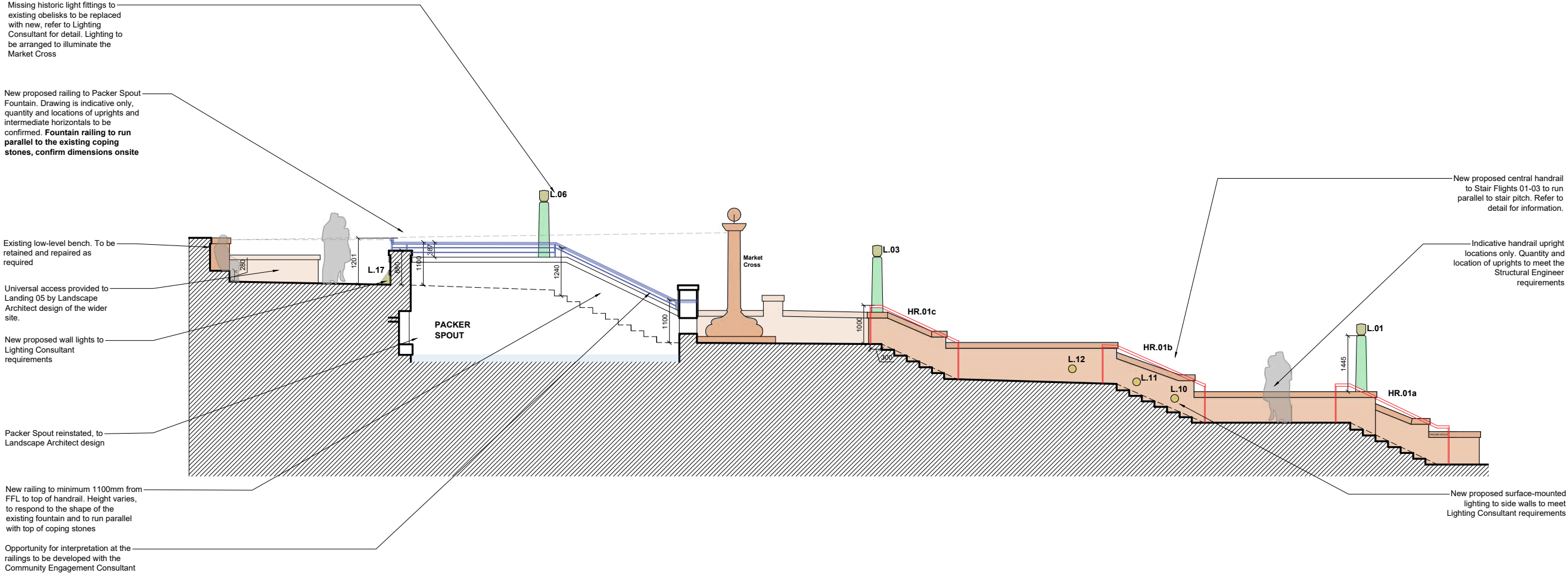


Example of the importance of Packer Spout Steps for the local community, Howard Wilkinson Photography

4.2 Proposed Plan of Packer Spout Steps



4.3 Proposed Long Section G



GENERAL NOTES

Unless otherwise stated existing elevations are formed from locally sourced yellow-white sandstone. New interventions are metal, finish to be confirmed.

Repairs
Repairs to be carried-out in accordance with the Donald Insall Associates Condition Survey. Repairs are not indicated on these drawings. **All existing fabric to be retained and protected unless indicated otherwise.**

Limited access available at time of survey. All elements to be assessed by fingertip survey upon provision of access

Other
Drawings to be read in conjunction with Landscape Architect, Engineers, Archaeologist & Consultant information. For all structural/ civil interventions and additions refer to information provided by Price and Myers

CONFIRM ALL EXISTING DIMENSIONS ONSITE, PARTICULARLY DUE TO IRREGULARITY OF EXISTING FABRIC. THESE DRAWINGS ARE INDICATIVE ONLY

NEW INTERVENTION KEY

Metal to all interventions to coordinated finish (handrails, railings, signage, lighting etc). Finish to be confirmed pending design development.

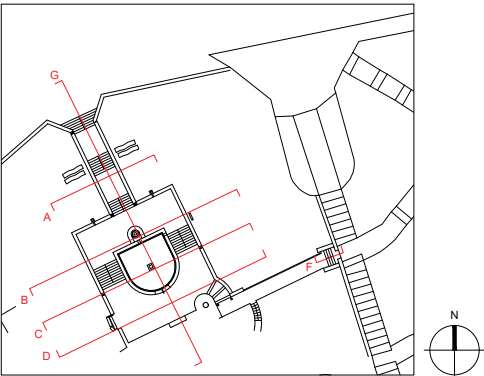
Refer to Plan drawings for information on new proposed tactile paving, to include raised nosings and corduroy paving.

Existing fabric (primarily stone)
To be retained and repaired unless noted otherwise. Repairs to be carried-out in accordance with the Donald Insall Associates Condition Survey. Repairs are not indicated on these drawings.

Existing railings to Packer Spout Fountain to be removed and new tactile high-quality railings to metal finish to be instated. Refer to the sketch details for general information, to be developed in forthcoming detail design. Opportunity for interpretation at the railings to be developed with the Community Engagement Consultant

- HR.XX** New tactile high-quality handrail to stairs, metal finish to be confirmed. Refer to sketch details for general information, to be developed in forthcoming detail design
- L.01, L.03 - L.06** Existing sandstone obelisk with new light to top. Information to be developed in forthcoming detail design. Refer to the Lighting Consultant for further information.
- L.02** New sandstone obelisk to replace missing, to match existing adjacent. New light to top to match adjacent. Refer to the Lighting Consultant for further information.
- L.07 - L.25** New proposed lighting. Refer to the Lighting Consultant for further information.
- Note: new interpretation to be developed in coordination with the Public Engagement Consultant. Interpretation is not indicated on this drawing**
- Packer Spout reinstated to Landscape Architect design

KEY PLAN

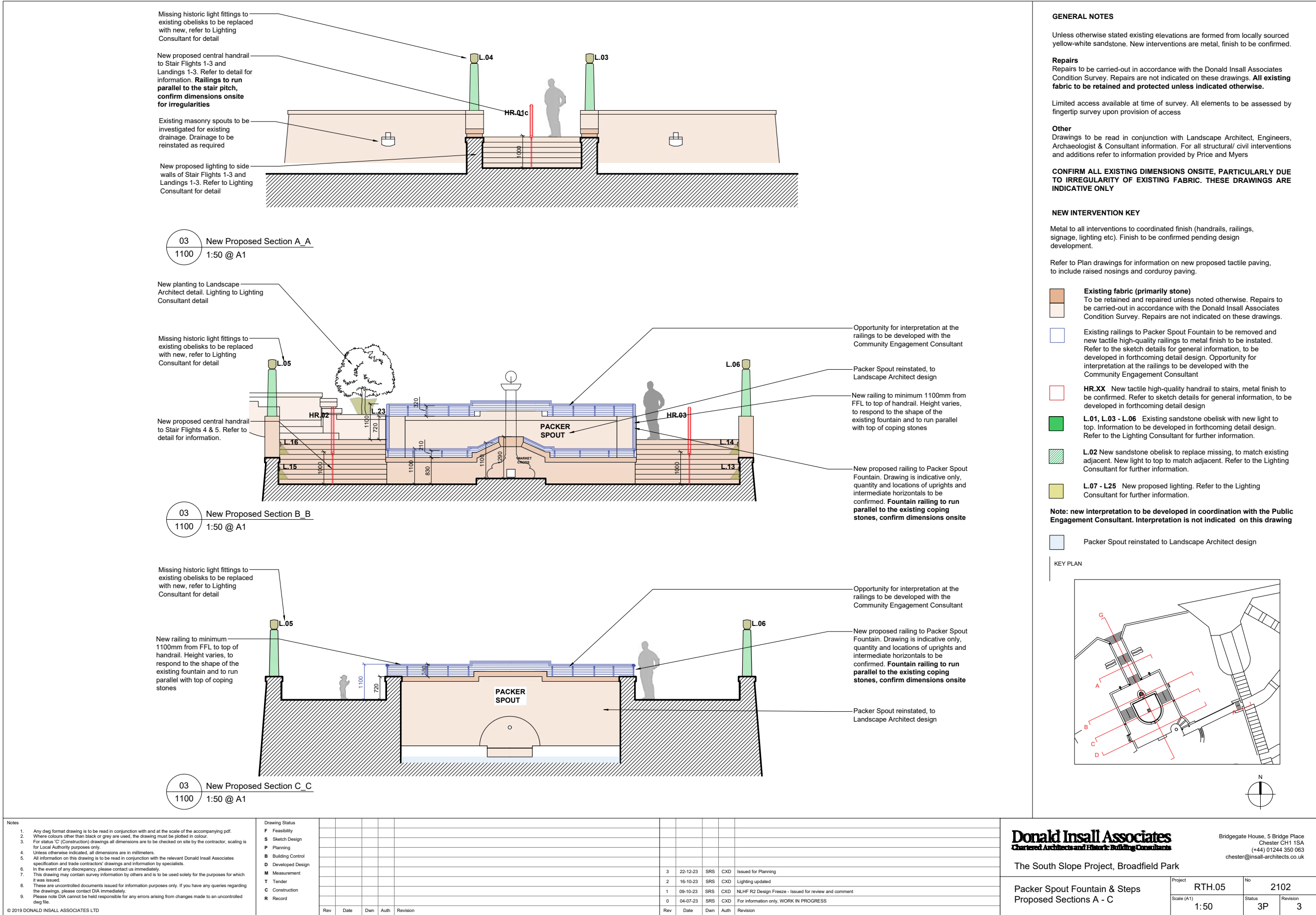


Notes	
1.	Any dwg format drawing is to be read in conjunction with and at the scale of the accompanying pdf.
2.	Where colours other than black or grey are used, the drawing must be plotted in colour.
3.	For status 'C' (Construction) drawings all dimensions are to be checked on site by the contractor, scaling is for Local Authority purposes only.
4.	Unless otherwise indicated, all dimensions are in millimeters.
5.	All information on this drawing is to be read in conjunction with the relevant Donald Insall Associates specification and trade contractors' drawings and information by specialists.
6.	In the event of any discrepancy, please contact us immediately.
7.	This drawing may contain survey information by others and is to be used solely for the purposes for which it was issued.
8.	These are uncontrolled documents issued for information purposes only. If you have any queries regarding the drawings, please contact DIA immediately.
9.	Please note DIA cannot be held responsible for any errors arising from changes made to an uncontrolled dwg file.
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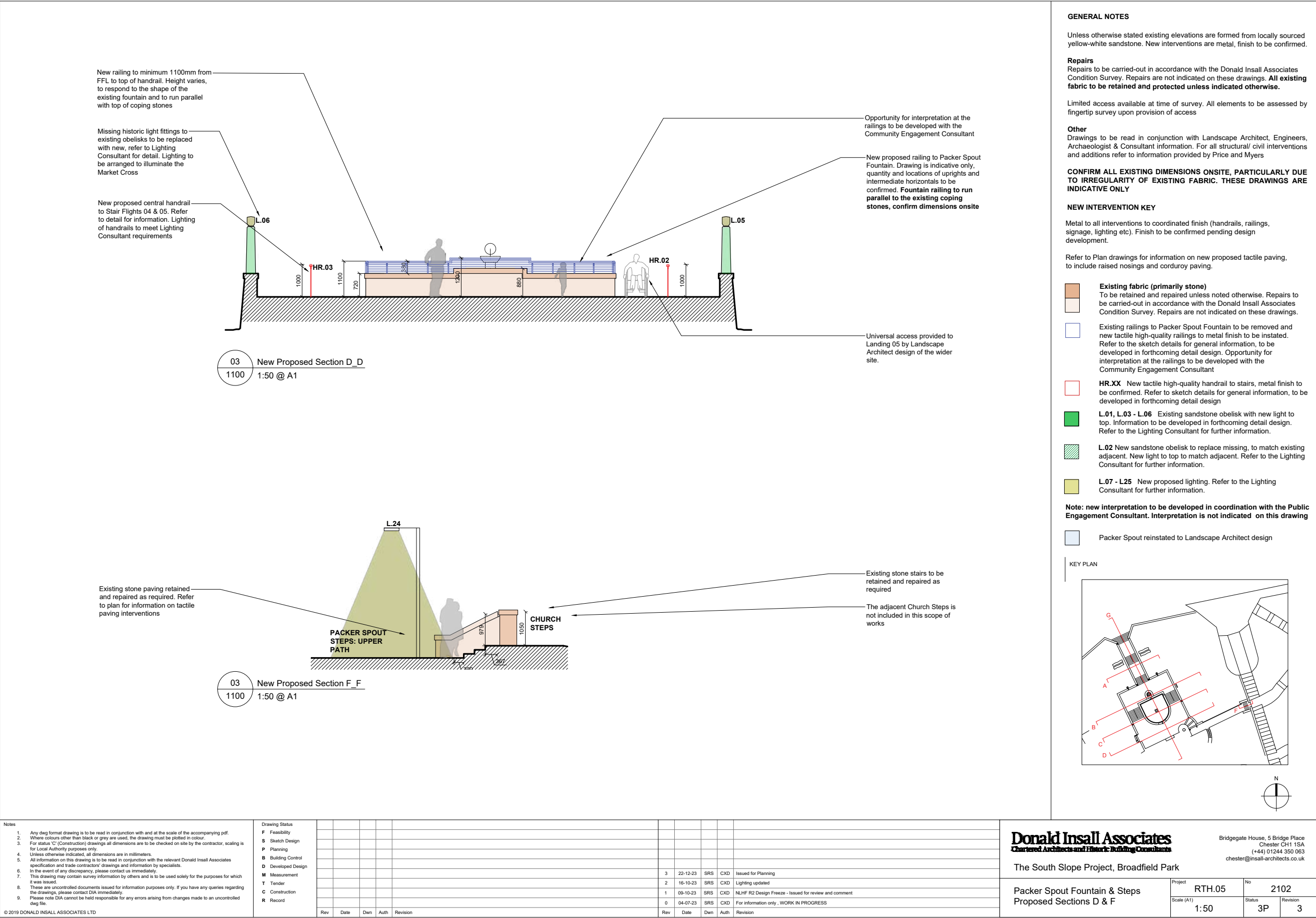
Drawing Status									
F	Feasibility								
S	Sketch Design								
P	Planning								
B	Building Control								
D	Developed Design								
M	Measurement								
T	Tender								
C	Construction								
R	Record								
Rev	Date	Dwn	Auth	Revision	Rev	Date	Dwn	Auth	Revision

Donald Insall Associates Chartered Architects and Historic Building Consultants		Bridgegate House, 5 Bridge Place Chester CH1 1SA (+44) 01244 350 063 chester@insall-architects.co.uk	
The South Slope Project, Broadfield Park			
Packer Spout Fountain & Steps Proposed Section G	Project	RTH.05	No 2103
	Scale (A1)	1:50	Status 3P Revision 4

4.4 Proposed Cross Sections (A-C)



4.5 Proposed Sections (D & F)





Aerial view of the Slopes (presumed late 1900s)

5.0 Civil & Structural Engineering

5.1 Civil and Structural Engineering Summary

Since last year, Price and Myers’ structural and civil teams have been focusing on the project through a list of complex headings, to include:

- Restoration of the historic stone drainage channel and pond as attractive visible features as well as functioning parts of the site drainage system
- Fabric repairs to the stone walls across the site, in collaboration with DIA recommendations
- Provision of a modern drainage system to replace the existing and failed land drain network
- Engineered build-ups and finishes to all new and existing footpaths within the site extents to maximise accessibility
- Stabilisation of the existing site landscaping and structures

Geotechnical Surveys - Existing Site Condition Investigations

The geotechnical surveys outlined in Section 2.0 were commissioned to help and inform P&M designs. RSK Geotechnical Engineers have produced a Geotechnical design report to detail the results of a **slope stability assessment** and provide design recommendations based on the latest proposed **contour mapping** and **groundwater management strategy**. The slope stability assessment found that whilst part of the upper area of the slope has a factor of safety lower than what is generally required for design, this may be acceptable as the profile is not proposed to be changed and there is little evidence of previous failures. The analysis found that the lower section of the proposed slope profile does achieve satisfactory results for stability.

RSK have advised that slopes with a gradient shallower than 1:3 will not require structural support. The proposed contours of the new slope have therefore been developed with this advice in mind to **minimise the requirement for new retaining structures**.

Civil Design Progress

Since the NLHF round 1 submission the below ground drainage has been rationalised, however, the proposals continue to focus on providing a modern drainage solution, which will replace the existing failed infrastructure. As outlined in Section 2.2, the existing drainage system has failed and is contributing to overland flows and spring lines dispersing into the slopes. Large quantities of water can reduce slope stability so the present undrained situation increases risk subsidence or landslip on steep slopes.

Providing **Sustainable Drainage Systems** (SuDS) and **remediating the existing** drainage infrastructure will help to improve the drainage condition. This is sensible to **future-proof against increasing rainfall intensities** and the impacts of climate change. This will also mitigate the risk of groundwater ingress into the Town Hall basement and reduce the risk of surface water flooding in the Town Hall’s car park.

Additionally, the levels of the proposed land drains have been further interrogated to **better coordinate** with both the existing topography and the reprofiled levels. This ensures that the size of excavations required to install a new land drain system are minimised, whilst still providing a resilient and maintainable drainage solution.

Mitigating Risk

The steep topography and hydrology of the slopes poses various challenges with regard to buildability. Wright Landscapes have assessed the proposals and confirmed the proposed drainage, profiling and retaining structures are buildable. Whilst reviewing, they also considered the construction logistics and associated dewatering.

Civil Opportunities

Previously, it was proposed to divert the historic stone drainage channel conveying spring flows into a water feature east of Packer Spout. However, it is now proposed to feed these flows, as well as a new water supply, directly into a restored Packer Spout. The initial stone reservoir for Packer Spout spring was constructed in the 1760s and a water supply provided in the 1930s. However, such systems have now failed, and it is proposed to upgrade the redundant fountain by relining the reservoir and upgrading the pumping systems. These proposals are subject to detailed design review at RIBA Stage 4, whilst seeking input from a suitable fountain/pond specialist.

P&M Civil Engineers are also aware of the **archaeology potential for this site**. As such, drainage routes will be adjusted as required as more archaeological information is unearthed at The Slopes.

Structural Design Progress

Stabilisation designs have undergone an iterative process to develop and rationalise the design proposals following the round 1 submission. We have worked with the design team to **adjust the slope contours** to minimise the requirement for retaining structures by aiming, as far as possible, to keep slopes within a 1:3 gradient.

Where changes in level require new retaining structures, a reinforced Geoweb retaining wall has been proposed. This is a lower cost option with low embodied carbon and creates a natural facing for the slope. A small area to the west of the site has a steeper slope and so a sheet piled retaining wall is proposed in this area for ease of safe construction and to preserve global slope stability in the temporary and permanent case.

The structural design has also developed in progressing the design for **new railings and their foundations**. Discussions have been held with safety advisors in the council’s environmental management department to confirm if the railings need to be designed for any balustrade loading. The design brief has therefore been defined that all railings will be designed to resist balustrade loading associated with walkways not subject to crowds. Options for the railing design have been sent to the conservation officer for approval. Once a railing design has been selected, P&M will assist in providing a suitable steel grade and element sizes for this loading. We will also develop the railing’s foundation design to suit.

Structural Opportunities

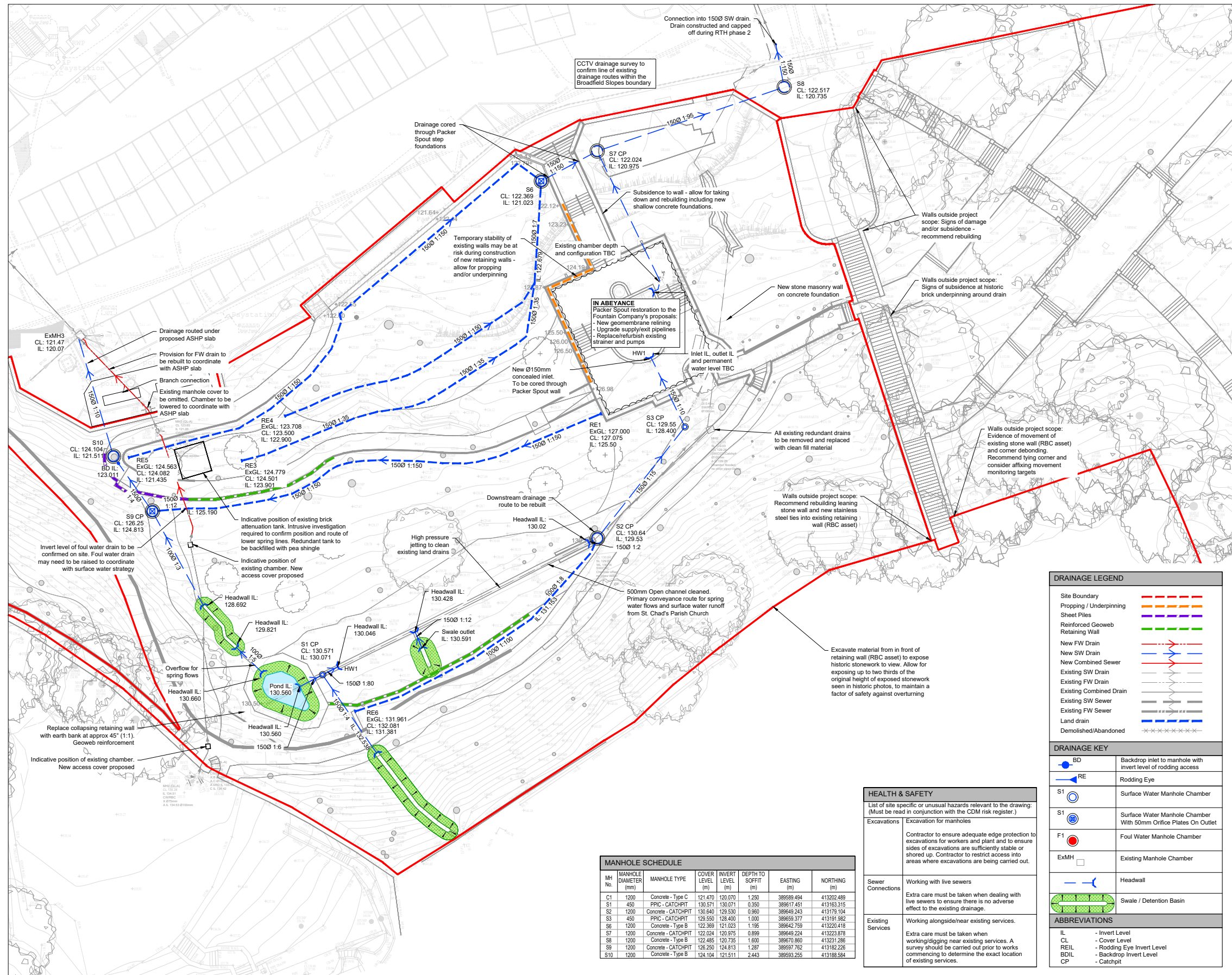
Archaeologists will be involved at all stages whilst the slope reprofiling and retaining wall construction is undertaken to inspect excavations for signs of archaeological discovery. Archaeological findings made in the summer have been mapped on plan and, insofar as practicable with regard to Health and Safety, the design will be flexible to suit ongoing archaeological discovery and findings of historic structures.

Looking Forward

Discussions have started on **how best to reveal parts of the historic retaining wall** on the boundary with St Chad’s Church whilst checking its condition and capacity to ensure that the wall remains stable. RSK have noted in their Geotechnical design report that removal of soil at the top of the slope to reveal this wall will not significantly destabilise the slope, but soil removal will need to be limited to maintain stability of the wall. Once more of the existing wall is exposed, further structural review of the walls form and condition would be prudent.

Trial excavations adjacent to the existing Packer Spout walls will also be undertaken to review the depth of the existing foundations and further define the extent of any underpinning required prior to re-profiling parts of the slope. Recent investigations undertaken by the Archaeologists found evidence that the Packer Spout structure may be supported on some of the foundations originally installed for the Corn Mill, constructed on the site in the 19th Century and demolished in 1934. If this is proven by further investigation, a variability in formation level of the Packer Spout walls could provide some explanation for historic movement and cracking.

5.2 Phase 3 Enabling Works - South Slopes Infrastructure



- NOTES :**
1. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and specialists' drawings and specifications.
 2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check that this drawing has been printed to the intended scale this bar should be 50mm long @ A1 or 25mm long @ A3.

 3. **Health & Safety :**
 All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".
 4. Existing drainage plotted indicatively according to Survey Solutions CCTV drainage survey. Drawing reference: 49962MCUG-01.

P08	13/12/23	SRe	SRe	Issued for Planning
P07	25/10/22	SRe	AC	CCTV drainage survey information added & FW drainage updated. L/A layout updated
P06	19/09/23	AC	SRe	VE updates and fountain drainage update
P05	23/06/23	DLa	SRe	Issued for Stage 2
P04	13/03/23	AC	SRe	Below Ground Drainage Updates
P03	27/10/22	WY	WY	Historic Channel Restoration = Ph3
P02	06/10/22	WY	WY	Structural Interventions
P01	23/09/22	AC	SRe	Issued for Information
Rev	Date	Drawn	Eng	Amendment

BROADFIELD SLOPES
ROCHDALE

PHASE 3 ENABLING WORKS
SOUTH SLOPES
INFRASTRUCTURE

Status

FOR PLANNING
NOT FOR CONSTRUCTION

Drawn	AC	Eng	SRe
Scales	1:200 at A1	1:400 at A3	
Drawing No		Rev	
30217 / 6002		P08	
Doc Ref.			
-			

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5.3 Phase 3 Enabling Works - Retaining Wall Plan



- NOTES :
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 2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check that this drawing has been printed to the intended scale this bar should be 50mm long @ A1 or 25mm long @ A3.
 3. Health & Safety : All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".

LEGEND	
Major Contour (0.5m)	
Minor Contour (0.1m)	
KEY	
A	Section Marker
Refer to 30217/7001 for sections	
125.0	Contour Level

P02	13.12.23	HS	HS	Issued for Planning
P01	23.06.23	HS	HS	Issued for Stage 2
Rev	Date	Drawn	Eng	Amendment

BROADFIELD SLOPES
ROCHDALE

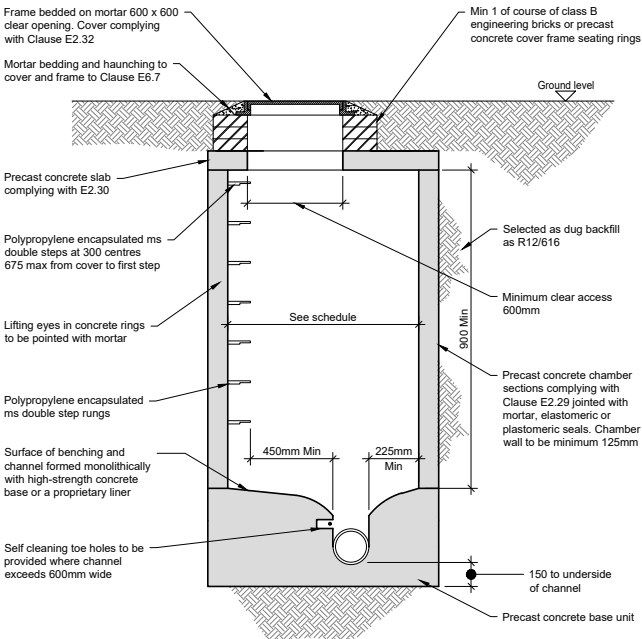
PHASE 3
ENABLING WORKS
RETAINING WALL PLAN

Status
FOR PLANNING
NOT FOR CONSTRUCTION

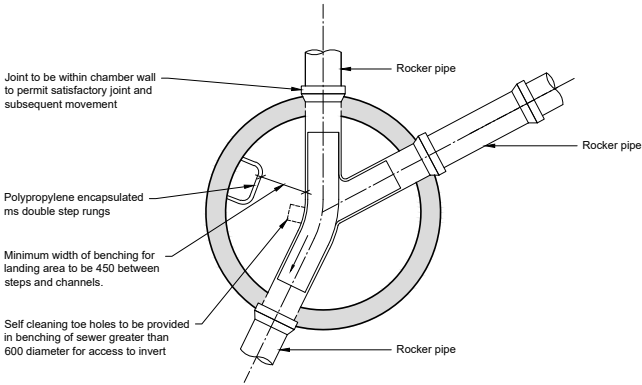
Drawn	HS	Eng	HS
Scales	1:200 at A1	1:400 at A3	
Drawing No	30217 / 9000	Rev	P02
Doc Ref.	-		

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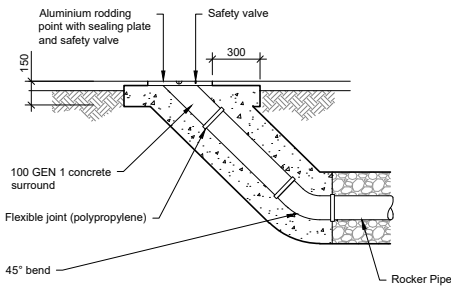
5.4 Below Ground Drainage Details



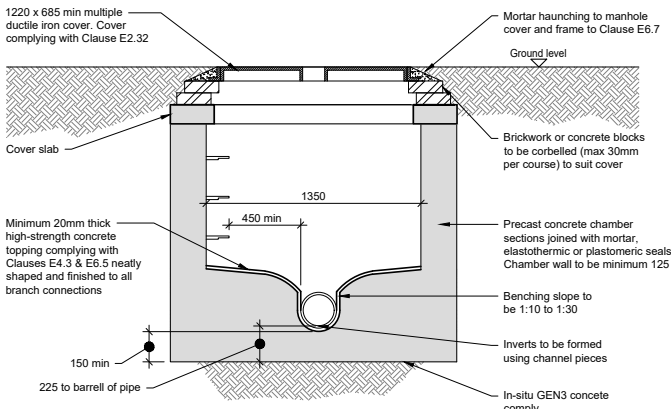
TYPE B MANHOLE - SECTION
RIGID CONSTRUCTION WITHOUT CONCRETE SURROUND
DEPTH TO SOFFIT: 1.5m to 3.0m
TYPICAL DETAIL. SEE SCHEDULE FOR DIMENSIONS AND
GA FOR NUMBER OF CONNECTING PIPES.



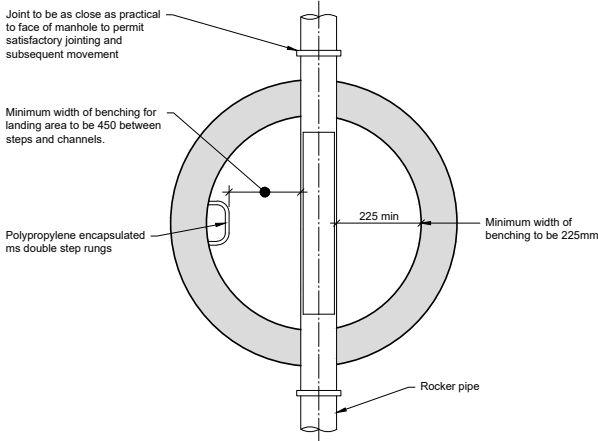
TYPE B MANHOLE - PLAN
RIGID CONSTRUCTION WITHOUT CONCRETE SURROUND
DEPTH TO SOFFIT: 1.5m to 3.0m
TYPICAL DETAIL. SEE SCHEDULE FOR DIMENSIONS AND
GA FOR NUMBER OF CONNECTING PIPES.



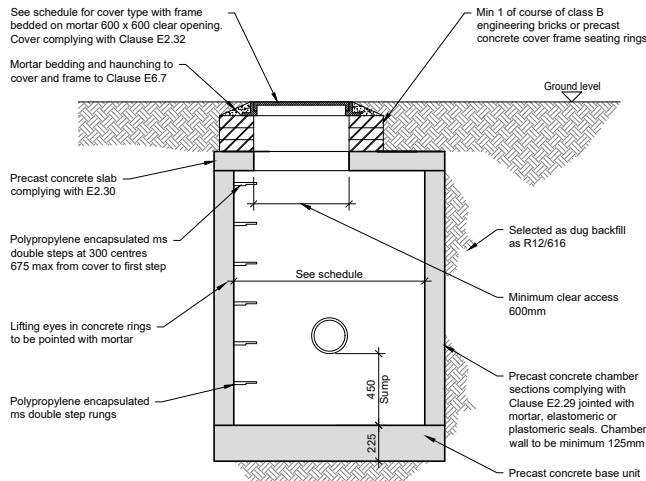
RODDING EYE



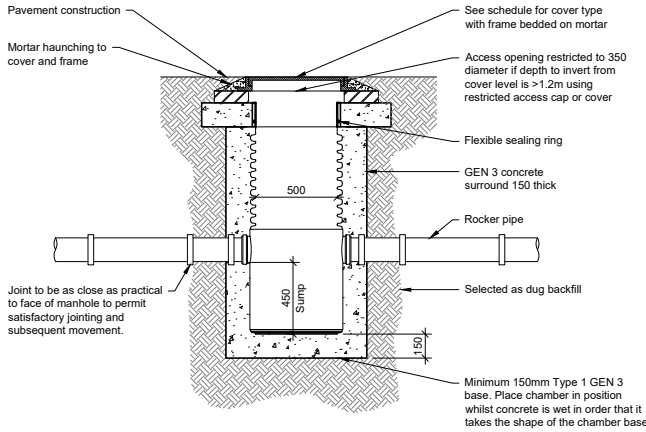
TYPE C1 MANHOLE DETAIL - SECTION
DEPTH TO SOFFIT LESS THAN 1.5m



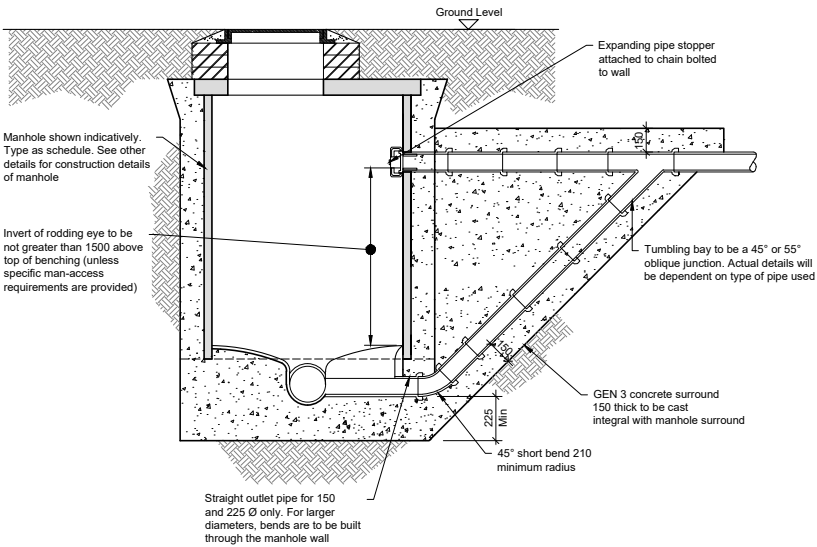
TYPE C1 MANHOLE DETAIL - PLAN
DEPTH TO SOFFIT LESS THAN 1.5m
MAX PIPE SIZE 450MM DIAMETER
RIGID MATERIAL CONSTRUCTION



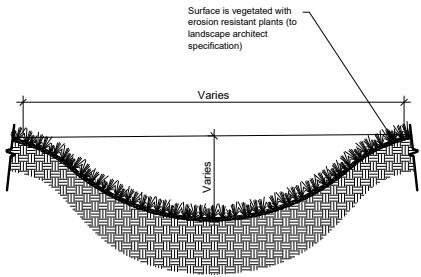
PRECAST CONCRETE
CATCHPIT DETAIL



PLASTIC INSPECTION CHAMBER - CATCHPIT
FOR CHAMBERS IN :-
• DOMESTIC DRIVEWAY (B125)
• NON-HEAVY TRAFFIC



EXTERNAL RAMPED BACKDROP
General construction similar to conventional manhole



TYPICAL SWALE DETAIL

- NOTES :
1. This drawing is to be read in conjunction with all relevant Architect's, Engineer's and specialists' drawings and specifications.
 2. Do not scale from this drawing in either paper or digital form. Use written dimensions only. To check that this drawing has been printed to the intended scale this bar should be 50mm long @ A1 or 25mm long @ A3.
 3. Health & Safety : All specific drawing notes are to be read in conjunction with the project "Information Pack" and "Site Rules".

P02	13.12.23	AC	SRe	Issued for Planning
P01	19.09.23	AC	SRe	Issued for Information
Rev	Date	Drawn	Eng	Amendment

BROADFIELD SLOPES
ROCHDALE

BELOW GROUND
DRAINAGE DETAILS

SHEET 1

Status
FOR PLANNING
NOT FOR CONSTRUCTION

Drawn	AC	Eng	SRe
Scales	1:20 at A1	1:40 at A3	
Drawing No	Rev		
30217 / 6101	P02		
Doc Ref.			
-			

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Coronation Christmas Tree and Surrounding Historic Obelisk Lighting [1950s suggested date], Rochdale Living Memories

6.0 Mechanical & Electrical Engineering

6.1 Mechanical & Electrical Engineering Summary

The following M&E focuses were outlined in the NLHF Round One submission:

- Support the landscaping scheme
- Assist in delivering pedestrian lighting
- Assist in delivering architectural lighting

Design Progress

M&E design by Max Fordham has focused on supporting the proposed lighting, which is paramount to **ensuring slope safety** and a key goal in this project. MF are also cogniscant of how levels affect natural habitat and that a balance is struck by designing to agreed guidelines/codes. They have also paid heed to sustainability by considering future use, upgrades, and low energy fittings.

The Broadfield Park Slopes scheme includes new external lighting as detailed on the accompanying documents and the appended **Stage 3 Lighting Report**. There has been a general reduction in the number of luminaires in the scheme to achieve a balance between a sufficiently lit space and cost efficiency. The external lighting covers the main pathways, ramp from the Town Hall car park and Packer Spout areas only. However, the M&E has been designed with a consideration for increased capacity to allow for future-proofing.

Photocell control is proposed for the external lighting and is to be located at the feeder pillar FP.02 to control groups of luminaires centrally. All external lighting apart from the Packer Spout wall lights and tree mounted flood light will be daylight linked dimmed using DALI control to minimise energy use. The Packer Spout wall lights and floodlight will be controlled by simple on/off control via a photocell. These lights will also be dimmable, so that lighting levels can be adjusted as needed.

Increased Scope of Works

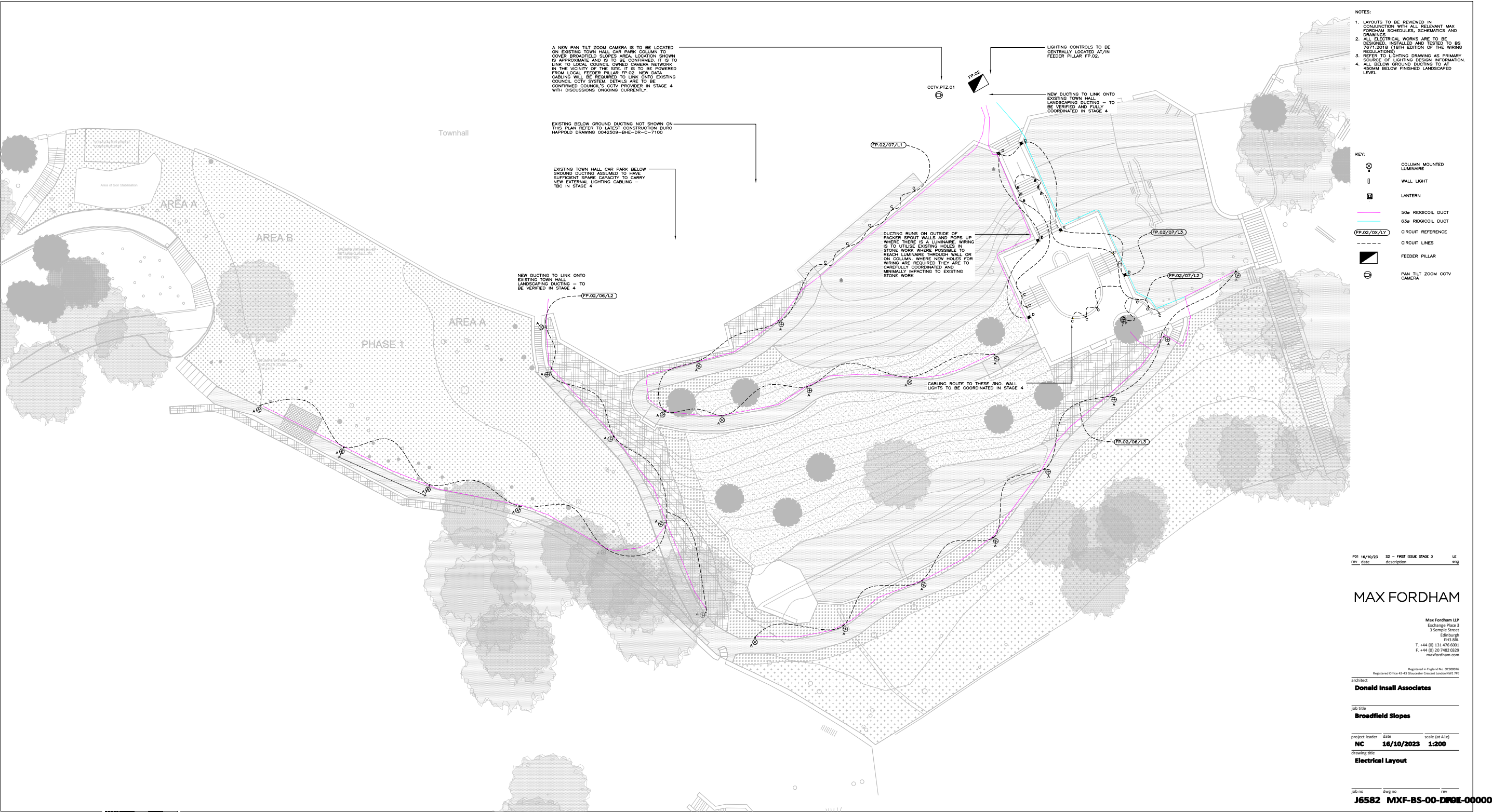
During the design process, a gap was identified with regard to **provision of CCTV** to ensure delivery of paramount user safety. As such, Max Fordham's scope was increased to include review of CCTV provision for the site. This design is being progressed by discussion with the **local Community Safety Team and the Police**. This has resulted in a new proposed to be a high level, pole mounted CCTV camera in the Town Hall car park that will cover the Broadfield Slopes area. This CCTV camera is to be pan-tilt-zoom type and will provide remote control to the council and police for general coverage but will also be able to zone in a specific area of the site when required. This is to act as a deterrent to anti-social behaviour on the site and to be used a tool for the police in effecting action on the site when required. The camera will link into the existing wider public CCTV system.

The exact location of the CCTV camera is yet to be confirmed and is to be coordinated with the THL project team in Stage 4. Discussions are ongoing with current public area CCTV provider to confirm on service requirements and routes to the new camera from outside the Car Park and Town Hall site. It is assumed that the ducting in the car parks works can be utilised where it runs in the Town Hall site but once again will need to be verified in Stage 4.

Looking forward

As highlighted in this summary there are several design assumptions that have been made that need to be verified at the next design stage. The CCTV system design will be progressed with the council provider in the meantime, with a firm proposal expected at the next design stage. Given extensive onsite and stakeholder research MF are satisfied that the M&E can be realistically achieved for this project.

6.2 Proposed Electrical Layout



6.4 Lighting Design

Summary

As part of this project, Max Fordham have also been advising on the architectural lighting strategy.

Full detail of this strategy can be found in the **Architectural Lighting Report**.

Design Progress

Target light levels are derived from various lighting guides and regulations unless otherwise stated, this has been approved with the Rochdale Borough Council's Environmental Agency. The exterior lighting proposals take careful consideration of the various standards, guidance, and stipulations with the aim to create a lit environment that follows and exceeds best practice. With regards, to future proofing, the lighting will have **dimnable features to allow for flexibility** in implementation. This is particularly important if the landscaping works result in changes to the site's ecology.

After liaison with Rochdale Borough Council's Environmental Management department, it was decided to **increase overall light levels** on the paths to 20 lux average from 5 lux average because of on-going concerns of anti-social behaviour in the area. This has resulted in the re-specification of the column fittings to a luminaire with a higher lumen output.

Opportunities

Working with DIA's historic research, the exciting opportunity has arisen to **reinstate historic light fittings** that have been identified on old photographs. Given that there is no physical evidence of these fittings onsite, MF have researched modern replicas that can be reinstated in their place. Further information on these new fittings can be found in the **luminaire schedule**.

Looking Forward

Confirmation of specialist requirements will be required from other parties including the project ecologist, Environmental Management, the CCTV consultant and client to steer the next stage of the design process.

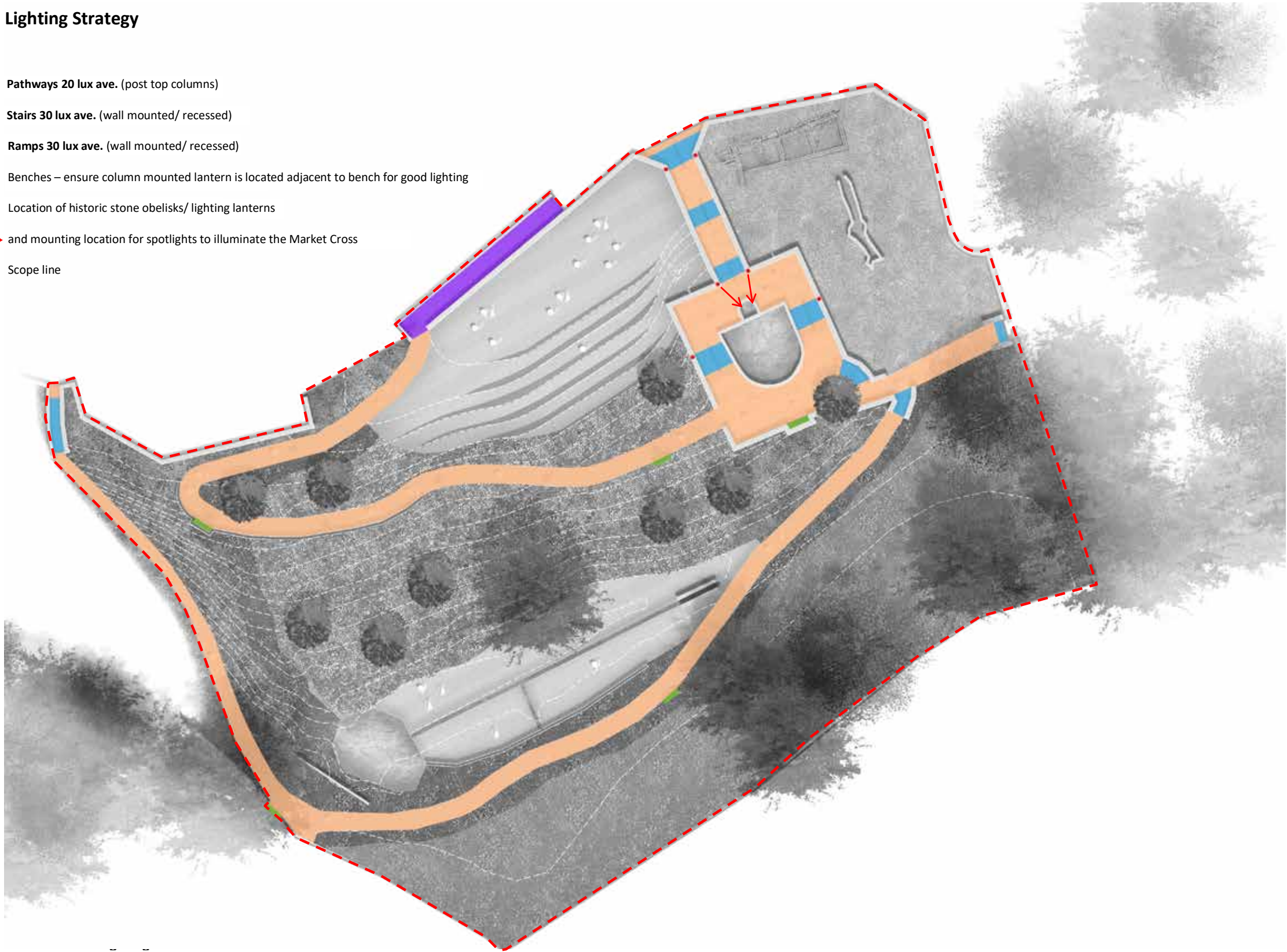
Image of Christmas Tree being installed into the Packer Spout Fountain (Date Unknown) Rochdale Living Memories

6.4 Lighting Proposed Design - Site Plan

MAX FORDHAM

3.2 Lighting Strategy

- Key:
- Pathways 20 lux ave. (post top columns)
 - Stairs 30 lux ave. (wall mounted/ recessed)
 - Ramps 30 lux ave. (wall mounted/ recessed)
 - Benches – ensure column mounted lantern is located adjacent to bench for good lighting
 - Location of historic stone obelisks/ lighting lanterns
 - and mounting location for spotlights to illuminate the Market Cross
 - Scope line

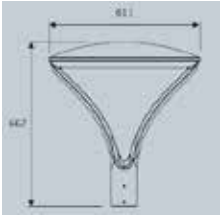
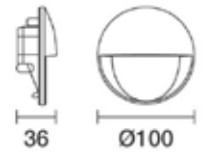
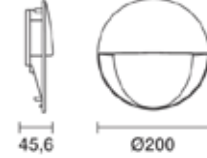


6.5 Proposed Lighting Schedule

Broadfield Slopes

Architect: Donald Insall Associates Ltd - Chester
Issue Status:

MAX FORDHAM

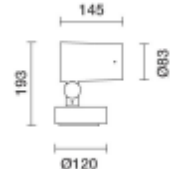
REF	DESCRIPTION	MANUFACTURER / MODEL / REF	LOAD	INITIAL LUMENS (LM)	COLOUR Ra/TEMP K	TRIM / FINISH / ACCESSORIES	IMAGE	DIMENSIONS (LxWxH OR dia.xH) mm	GEAR	NOTES
A	4m root mounted column with asymmetric distribution head	HOLOPHANE Signature Post Top 5000lm 3000K asymmetrical SIG.1.LA053.AY.VB1.C4	35W	5000	xx/3000	RAL 7011 – graphite finish TBC		4m column 	DALI (INTEGRAL)	To be supplied with root mounted conical 4m column with RAL 7011 finish
B	Surface mounted wall light	IGUZZINI Walky LED Round longitudinal asymmetric optic plus wall base - round EI26 + X337	4.6W	111	80/3000	15 grey TBC			PWM (REMOTE)	3no. Fittings to be supplied from one PWM – DALI Driver to be located in IP67 box located in accessible location
C	Surface mounted wall light	IGUZZINI Walky LED Round longitudinal asymmetric optic plus wall base - round EI23 + X336	11.5W	419	80/3000	15 grey TBC			SWITCHED (INTEGRAL)	
D	Reproduction lantern to sit on top of stone obelisks	DW Windsor Reproduction lantern	60W (TBC)	5500 (TBC)	80/3000	RAL 7011 – graphite finish TBC		TBC	DALI (INTEGRAL)	

Light Fitting Schedule
Dwg #: J6582/J6582-MXF-XX-XX-SH-E-30002 Rev *P01

Broadfield Slopes

Architect: Donald Insall Associates Ltd - Chester
Issue Status:

MAX FORDHAM

E	Reproduction lantern to sit on top of stone obelisks with additional spotlight concealed to rear of lantern to illuminate the Market Cross	DW Windsor Reproduction lantern & Spot light	60W + 15W (TBC)	5500 + 1500 (TBC)	80/3000	RAL 7011 – graphite finish TBC		TBC	DALI (INTEGRAL)	
F	Surface mounted uplight	iGuzzini Palco In-Out Spotlight with base and screen accessory EH94 + X535	9.1W	665	80/3000	15 grey TBC	 	SWITCHED (INTEGRAL)	To be surface mounted to concrete slab/ footing to provide stable and solid fixing	

Broadfield Slopes

Architect: Donald Insall Associates Ltd - Chester
Issue Status:

Notes

- 1. Contractor to ensure that the catalogue number is consistent with the description prior to order.
- 2. Contractor to ensure that quantities of equipment are consistent with Architects layout.
- 3. All items identified as ‘contractor to choose’ – contractor required to submit proposals to the Architect/Engineer a minimum of 2 weeks prior to placing an order.
- 4. All connected non-linear loads below 16A per phase (3.7kW single phase, 11kW three phase) must comply with the harmonic emission limits given in BSEN:61000-3-2.
- 5. All connected non-linear loads above 16A per phase (3.7kW single phase, 11kW three phase) must comply with the harmonic emission limits given in BSEN:61000-3-4.
- 6. Switching of emergency circuits is shown on schematic XXX.
- 7. Emergency conversion is to be carried out in accordance with ICEL 1004 by an approved supplier, to comply with BS EN 60598-2-22:1999.
- 8. All light fittings and gear must have a minimum power factor of 0.9.
- 9. Contractor to provide samples of all fittings [delete if samples already approved by Client & Architect].
- 10. All Lighting control gear / ballasts to operate safely on 230V +10%/-6% unless otherwise indicated. Contractor to verify & confirm compliance prior to ordering & installation on site.

Rev	Date	Status	Description	Designer	Project Leader
P01	09/10/2023	First Preliminary Issue	First Issue	GP	NC
P02	10/10/2023	Second Preliminary Issue	Updated Issue	GP	NC

MAX FORDHAM

Light Fitting Schedule
Dwg #: J6582/J6582-MXF-XX-XX-SH-E-30002 Rev *P01

On Kuchane.



Drawing by a local school child during public engagement (2023)

7.0 Interpretation & Community Engagement

7.1 Interpretation & Community Engagement Design Summary

Overview

The last year has focused on understanding what the local community values about The Slopes and what elements of significance they would like to see **physically interpreted within the site**. Minerva Heritage has acted as conduit between the local community and Design Team, helping us to understand what interventions will be successful in this space. Given that there are high levels of anti-social behaviour in this area, it is important that the interpretation **reflects values shared by the local community**. This will help those who feel isolated from The Slopes to reconnect and value the special qualities of this place.

Developing this plan

This plan has been developed through:

- Extensive consultation with the local community, including a workshop with 60 x pupils at Broadfield Community Primary School.
- Working with the Design Team to establish appropriate materials and locations for interpretive interventions.
- Research into media options to determine appropriate formats and related costings.
- Understanding of comparator interpretation schemes/projects that have been successful at engaging audiences with heritage themes and stories.

Principles for delivering this plan

That all interpretive solutions must be:

- Sensitive to the location and to a standard of design and quality worthy of its status as containing the listed market cross (Grade II), part of Broadfield Park, a Grade II Registered Park and Garden, and situated within the Rochdale Town Centre Conservation Area, in the immediate setting of the Town Hall (Grade I), the Church of St Chad (Grade II), other designated heritage assets and several non designated heritage assets.
- Manufactured from robust materials for longevity, to avoid impact from vandalism and for ongoing management and maintenance purposes.
- Deliver the messages and stories that are inherent in the heritage resource - in particular the heritage significance of Packer Spout and the results from the archaeological works.
- Deliver messages and stories that are of interest to people - in particular responding to the interest in water and natural heritage as demonstrated in consultation.
- Audience focused - responding to the need in consultation for 'trails'.
- That all media content must be created through co-creation with the local community in Delivery Phase.

Broadfield Park Slopes - Interpretation Plan



- 1 Tactile model
- 2 Stone floor discs
- 3 Interpretive railing
- 4 Interpretive bench

Broadfield Park Slopes - Interpretation Plan



Stone floor discs

To draw attention the water and natural heritage stories. Forming a trail along the pathways.



Interpretive benches

To highlight the trade and industry stories, as related to the supply of water to the town.



Tactile cast metal model

To highlight the archaeological heritage and to provide tactile accessible media.



Interpretive railing

To highlight the heritage significance of Packer Spout as well as the importance of water today.





Broadfield Park Slopes - Interpretation Plan

Interventions

1 x tactile cast metal model for:

- Archaeology excavation area - to explain layout of archaeological remains (no longer visible) and to explain the trade and industry of the town as related to water provision (linking with Packer Spout).
- Content and design to be determined through collaboration and co-creation during Delivery Phase.

Approach mood-board





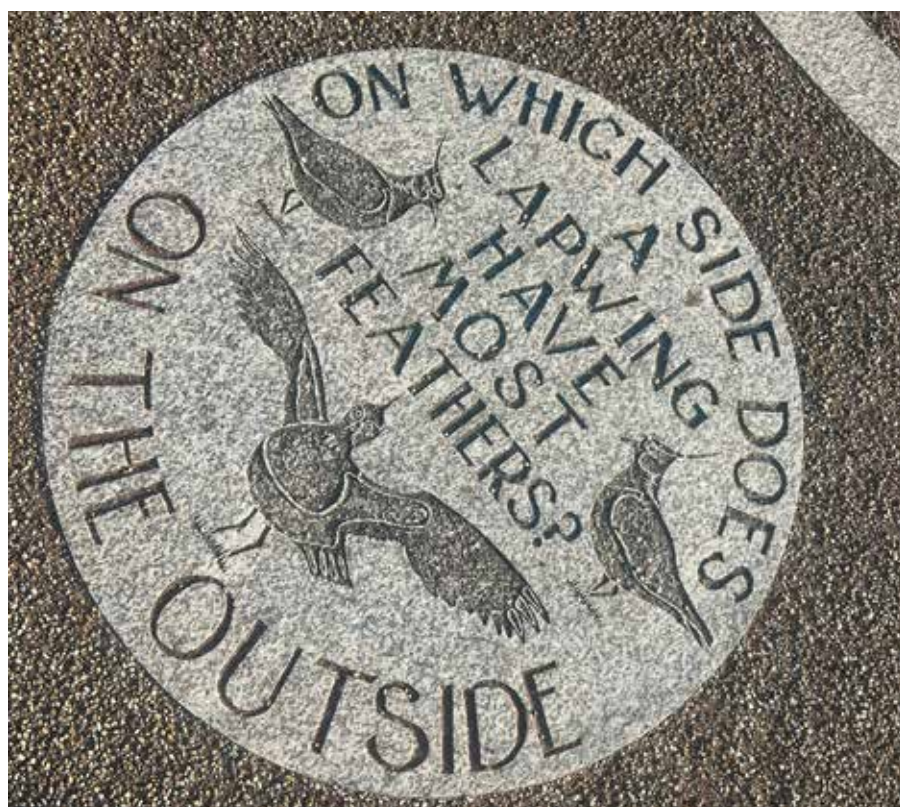
Broadfield Park Slopes - Interpretation Plan

Interventions 2

7 x laser-etched stone floor discs creating a trail around the Slopes:

- 3 x along pathway adjacent to pond/water channel to highlight the location of the spring, water channel and to identify natural heritage.
- 4 x along accessible pathway leading up from public realm to Packer Spout, that raises awareness of the trade and industry at this location - leading up from the archaeological model to Packer Spout.
- Content and design to be determined through collaboration and co-creation during Delivery Phase.

Approach mood-board





Broadfield Park Slopes - Interpretation Plan

3

Interventions

1 x interpretive railing:

- Designed railings at Packer Spout.
- Content to interpret the historical importance of Packer Spout. Exact content and design to be determined through collaboration and co-creation during Delivery Phase.

Approach mood-board





Broadfield Park Slopes - Interpretation Plan

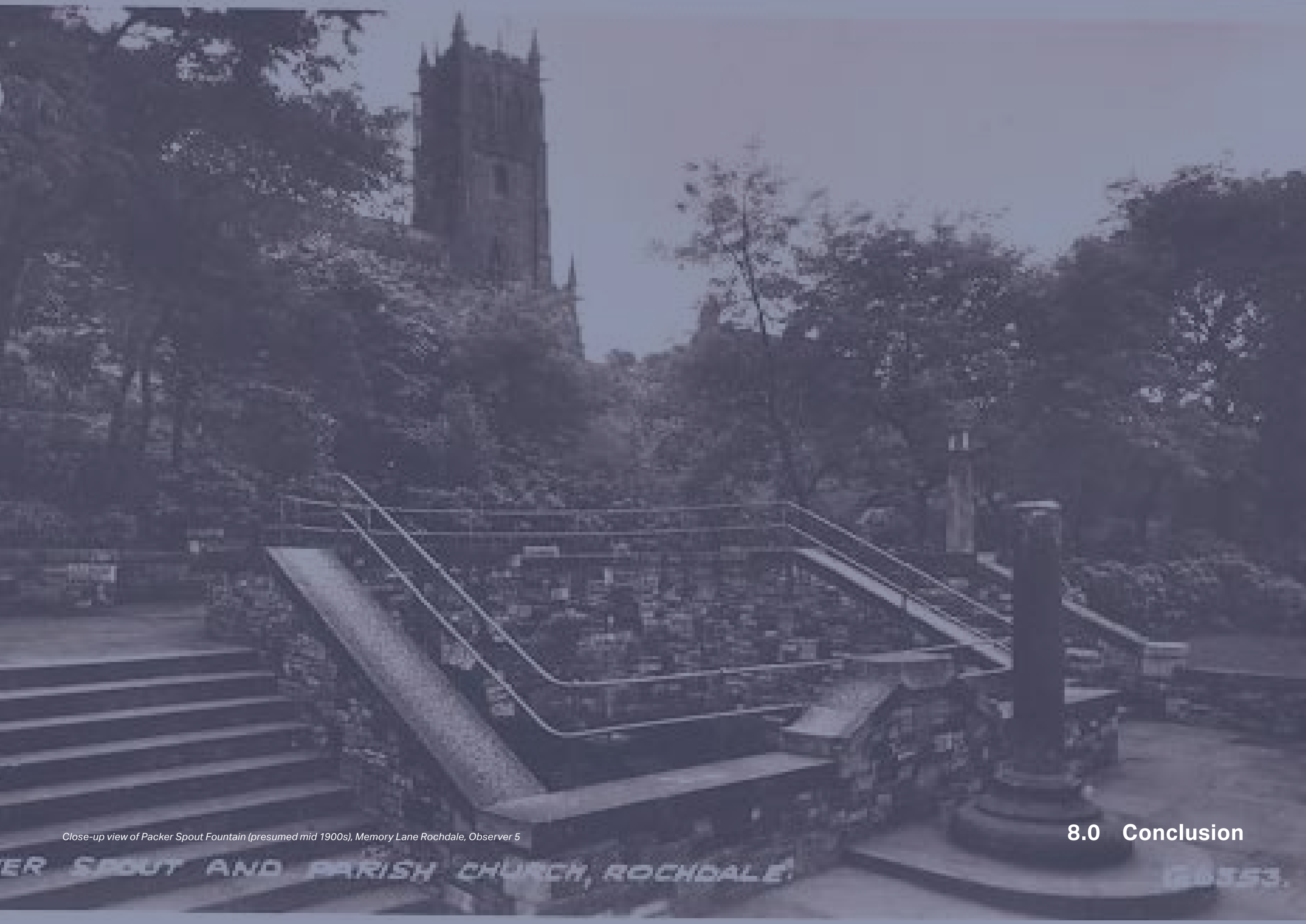
Interventions 4

4 x interpretive benches:

- Designed benches located along pathways.
- Content and design to be determined through collaboration and co-creation during delivery phase.

Approach mood-board





Close-up view of Packer Spout Fountain (presumed mid 1900s), Memory Lane Rochdale, Observer 5

ER SPOUT AND PARISH CHURCH, ROCHDALE

8.0 Conclusion

16353

Conclusion

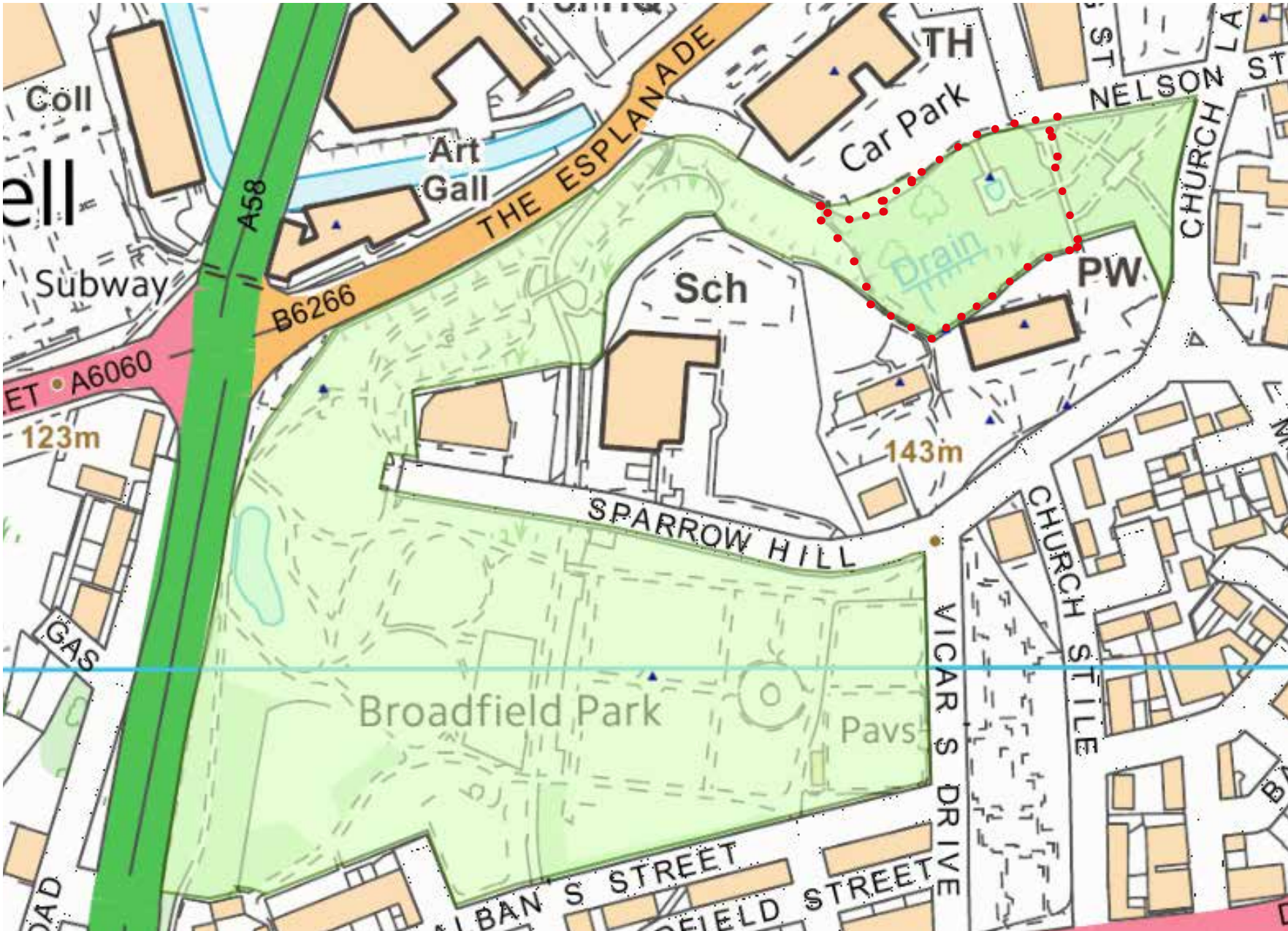
In conclusion, we are proud of the work that we have produced for this Design and Access Statement and we welcome Rochdale Borough Council's feedback on the proposed works for this important site.

Statutory List Descriptions

The site contains both statutory designated assets, as recorded by Historic England, and non-designated heritage assets, as recorded by Rochdale Borough Council.

This Appendix has extracted the descriptions provided on the Historic England website and the Rochdale Borough Council website.

It is important to be aware of these designations as they hold statutory implications and they act as identification of the assets' significances.



Ordnance Survey Map of Broadfield Park, With highlighted Listed elements (Image from Historic England- May 2023)

- KEY**
- • Broadfield: The South Slopes Project (area outlined is an approximate indication only)
 - ▲ Listed Buildings
 - Park & Garden



Statutory List Descriptions

Broadfield Park

Official list entry

Heritage Category: Park and Garden

Grade: II

List Entry Number: 1001522

Date first listed: 24-Apr-2001

Location

The building or site itself may lie within the boundary of more than one authority.

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 89516 12988

Details

A public park designed by Messrs Stansfield and Sons, and opened in successive phases between 1870 and 1874. It was designed to form a setting for Rochdale Town Hall and was extended in the 1930s. The park was formerly known as 'Rochdale Park', or simply 'The Park'.

HISTORIC DEVELOPMENT

Broadfield Park and Sparrow Hill Slopes were laid out on former glebe land acquired by the Rochdale Corporation in 1860, and were designed by Messrs Stansfield and Son, Landscape Gardeners, of Todmorden (Wrigley and Sons 1871). By the 1890s Broadfield Slopes had been added to the park and were laid out to a design by, and at the expense of, Mr J Ogden Kilnerdeyne (Souvenir of Rochdale). By 1910 Broadfield Slopes had been extensively remodelled, with a new entrance from the Manchester Road (Derek Lovejoy Partnership 1998). The site of Packer Spout and St Chad's Gardens was presented to the town in 1893 but was not laid out until 1925 to a design by the Borough Surveyors Department (ibid). Parts of the western sides of Sparrow Hill Slopes and Broadfield Slopes were destroyed as a result of the widening of the Manchester Road in the 1970s.

The site remains (2000) in use as a public park in the ownership of Rochdale Metropolitan Borough Council.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Broadfield Park lies to the south of Rochdale Town Hall on a spur of the River Roch and covers an area of c 6.8ha. Broadfield Park is a complex site which incorporates

three distinct areas: the formal layout of Broadfield Park on high ground to the south-west of Rochdale Town Hall; Sparrow Hill and Broadfield Slopes to the west of Manchester Road; and The Esplanade, and Packer Spout and St Chad's Gardens lying between Rochdale Town Hall to the north and St Chad's church to the south.

The formal area of Broadfield Park lies on a plateau and is bounded by Sparrow Hill (formerly Vicarage Road) to the north, Vicar's Drive to the east, St Albans Street to the south, and to the west by the footpath which runs between this part of the park and Sparrow Hill and Broadfield Slopes to the west and north. There are terraced houses to the south of this part of the park, while to the north is Sparrow Hill Primary School, the Broadfield Hotel, and the vicarage of St Chad's church. The boundaries of this part of the park are marked by a low stone wall which forms a retaining wall on the northern boundary. The western boundary was marked in the late C19 by an iron fence, now replaced by concrete posts and wire although the central iron gate survives.

Sparrow Hill and Broadfield Slopes lie to the west and north-west of the formal area of Broadfield Park. These two areas are bounded to the south by St Albans Street, and to the east by the footpath which separates it from the formal area of Broadfield Park. To the west this part of the park falls steeply to the Manchester Road (A58). The Slopes continue to the north, separated from the main area of the park by Sparrow Hill. The southern boundary of this part of the park is marked by the boundaries of Sparrow Hill Primary School, the Museum, and part of St Chad's churchyard. To the north the land falls steeply to The Esplanade. The park boundary is formed by a 1.2m high retaining wall to the north, a retaining wall and banking to the west, a 1.5m high wall to the south, and a low wall to the east.

Packer Spout and St Chad's Gardens at the north-east tip of the site are bounded to the north by Nelson Street, to the east by Church Lane, to the south by St Chad's churchyard, and to the west by Broadfield Slopes. This part of the park is bisected by a flight of 122 stone steps which connect the church with Town Hall Square. Packer Spout Gardens is bounded by a low stone wall to the north and east and by the high stone wall which surrounds the church.

From the formal area of Broadfield Park on the plateau to the south-west of the Town Hall, the ground falls steeply to the west and south. There are extensive views across Rochdale and surrounding open country from the park.

ENTRANCES AND APPROACHES

There are four entrances to the formal part of Broadfield Park. Two entrances give access from the public footpath which crosses the site linking St Alban's Street and Sparrow Hill on the western boundary of this part of the site. A further entry at the north-east corner gives access from Sparrow Hill and Vicar's Drive, and an entry on the southern boundary of the site gives access from St Albans Street.

There are further entrances to the Sparrow Hill part of the park. An entry on the northern boundary gives access from Sparrow Hill, an entry on the eastern boundary gives access from the public footpath linking St Albans Street and Sparrow Hill, a further entry at the south-west corner gives access from St Albans Street, and an entry at the north-west corner gives access from Manchester Road and The Esplanade. These entrances are marked by stone gate piers although the gates are missing.

Two entrances to the southern boundary of Broadfield Slopes provide access from Sparrow Hill, and two further entrances on the northern boundary give access from The Esplanade. The sunken path which runs north/south across the site has its steep sides retained by massive rockwork. There are no entrance gates.

There are five entrances to Packer Spout and St Chad's Gardens (formerly Nelson Street Slopes). Two entrances on the northern boundary give access from Town Hall Square. Both these entrances have steep flights of stone steps leading to the Market Cross and to St Chad's churchyard. A further entrance at the at the north-east corner of the site gives access from Nelson Street and Church Lane, and an entrance to the south-east gives access from Church Lane. On the southern boundary an entrance gives access from St Chad's churchyard. These entrances are marked by stone piers. The eastern part of this area is closed to public access (November 2000).

GARDENS AND PLEASURE GROUNDS Broadfield Park has four distinct areas. Broadfield Park itself is on a level site and has a formal layout. Sparrow Hill, to the west of the formal area, has serpentine paths and a small lake. Broadfield Slopes, to the north of Sparrow Hill, has massive earth terraces following the contours of the hill and providing platforms for views across the Pennines to the north. Packer Spout and St Chad's Gardens, to the south-east of the Town Hall, have a formally laid out path system connected by flights of stone steps.

The western part of Broadfield Park has large sunken lawns with elaborate ornamental bedding, at the centre of which is a statue of Alderman G L Ashworth, JP (listed grade II) erected in 1878. The decorative iron fence which originally protected the statue has been removed. The paths are tarmacked with stone steps leading down to the sunken lawns. Three C19 pavilions around the perimeter of the sunken gardens were lost or removed in the early part of the C20 (Derek Lovejoy Partnership 1998). The Jubilee Drinking Fountain (Co-operative Memorial) at the south-west corner of the sunken garden was presented to the town by the Provident Society in 1907. The stone fountain is disused and has lost the four lions which sat on plinths around the centre, and the pinnacle which completed the central canopy. From this point the path runs east past modern timber trellis-work and planting beds and the former site, about 30m from the St Albans Street entry, of a glacial boulder found at Castleton and placed in the park in 1893.

The octagonal stone plinth of a bandstand occupies the central section of the park. The supporting columns and canopy have been removed and only the decorative iron railings survive. What remains of the structure is protected by modern iron railings. The bandstand was presented by Alderman Duckworth in 1893. Two bowling greens occupy the eastern section of Broadfield Park: that at the south-east corner of the park was opened in 1908 when the footpath running diagonally across this area, the former glebeland, was diverted. The bowling green at the north-east corner was opened in 1927. The bowls pavilions on the eastern boundary of the park date from this period and the single-storey brick building to the south-west of the bowling area close to the St Albans Street entrance dates from the 1970s.

A footpath which starts opposite Broadfield Stile to the south of the site runs north/south between Broadfield Park and Sparrow Hill Slopes, linking St Albans Street with Sparrow Hill and then continuing north to The Esplanade. The footpath is of York stone and is flanked with trees and shrubs. In the Sparrow Hill Slopes area of the park the ground falls steeply to the west and north and the path system follows the contour of the land. Winding paths enclose areas of open lawn surrounded by trees and shrubs with some terraces to the west and north marked by hedgerows supported by concrete posts and wire fences. There are extensive views out across the surrounding countryside to the north and west.

Statutory & Non - Statutory List Descriptions

Rochdale Observer, 7 May 1864 Wrigley and Sons, Rochdale Household Almanack (1871) Rochdale Times, 19 April 1893 R D Gorman, Broadfield Park, Rochdale, (unpublished MEd, Manchester University 1983) Broadfield Park Regeneration (Feasibility and Restoration Proposals, (Derek Lovejoy Partnership 1998)

Maps OS 6" to 1 mile: 1928 edition 1930 edition OS 25" to 1 mile: 2nd edition published 1893

Archival items Rochdale in the Coronation Year of King Edward VII, souvenir brochure (1901) (R: 1238), (Rochdale Local Studies Library) Souvenir of the Rochdale Municipal Jubilee 1856-1906 (R:1238), (Rochdale Local Studies Library) M Giles, Photographs, early C20 (Rochdale Local Studies Library)

Description written: January 2001 Register Inspector: JAR Edited: May 2001

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 4776

Legacy System: Parks and Gardens

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



Broadfield Park: Historic England

Market Cross, Saint Chad's Gardens

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1031929

Date first listed: 12-Feb-1985

List Entry Name: MARKET CROSS

Statutory Address 1: MARKET CROSS, SAINT CHAD'S GARDENS

Location

Statutory Address: MARKET CROSS, SAINT CHAD'S GARDENS

The building or site itself may lie within the boundary of more than one authority.

District: Rochdale (Metropolitan Authority)

Parish: Non Civil Parish

National Grid Reference: SD 89651 13208

Details

SD 8913 SE ROCHDALE SAINT CHAD'S GARDENS 11/98 Market Cross

G.V. II

Market cross. Date uncertain but probably C18. Stone. Heavy moulded stone base with tall shaft. The cornice and ball finial above the shaft collar are replacements for the cross itself.

Legacy



Market Cross: Historic England

Historic England Heritage at Risk Register, 2022

Rochdale Town Centre - Rochdale

Site Details

Designated Site Name: Rochdale Town Centre

Heritage Category: Conservation Area

Local Planning Authority: Rochdale

Site Type: Wide mix of uses

Location

County: Greater Manchester

District / Borough: Rochdale

Parliamentary Constituency: Rochdale

Region: North West

Assessment Information

Assessment Type: Conservation area

Condition: Very bad

Vulnerability: Medium

Trend: Improving

Designation: Conservation Area, 29 LBs, part in RPG grade II

CA Survey Uid: 7707



Heritage at Risk: Historic England

Rochdale Non-Designated Heritage Assets

Street Name: Packer Spout

Name & Address of Asset: Church Steps, Packer Spout, Rochdale

Type of Asset: Infrastructure



Image of the existing plaque on Church Steps