

MOJO

Gowers Street, Rochdale

Design and Access
Statement - Addendum

Rev P02

1 - Introduction

This planning amendment seeks to amend the levels of the houses whilst still considering the impact of flooding on the site, and to amend the pitch of the roofs to accommodate solar panels in the future in an efficient manner which will result in higher yield of sustainable energy for the new houses.

The amended site plan now also incorporates the swale proposed within the SUDs report, the easement area required to Hey Brook and some minor changes to the car parking layout and access to the dwellings to improve functionality.

One of the key considerations developing the design was to provide equal or greater areas of proposed planting to the boundaries around the houses to allow for rainwater retention rather than surface water run off which has been achieved through careful arrangements of low level shrubs to the front and side elevations.



2 - Final Consultation Responses

Lead Local Flood Authority/Drainage Officer:

The Drainage Officer requested that the two points within the JBA Addendum to the Drainage Strategy be provided at Discharge of Drainage Conditions stage. These are the permeable surfacing to the car parking area and the surface water attenuation basin which have now both been included on the site plan.

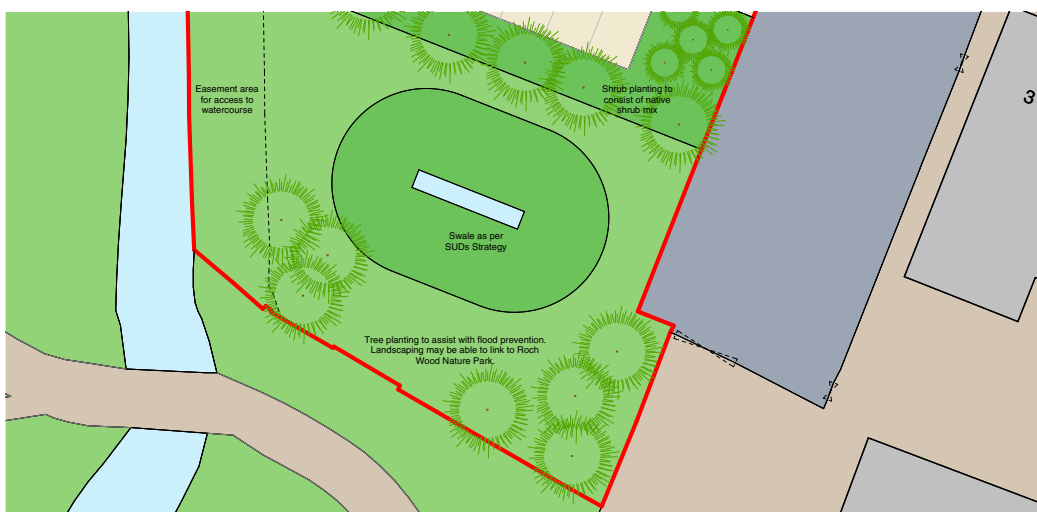
The Drainage Officer agreed that either strategy of the following would be acceptable:

- a) raising ground for houses above flood plain and lowering gardens to provide compensation storage
- b) constructing houses on stilts and leaving ground profile to be more-or-less unchanged.

The Drainage Officer raised concerns regarding the silt collection under the houses if the honey comb brick cladding solution was to be used.

Environment Agency.

Based on the comments received 31/07/2022, the two final comments related to a 4m buffer zone being created, and that mitigation measures (assumed to be those mentioned by the Drainage Officer above) be implemented; both of which have now been included clearly on the site plan.

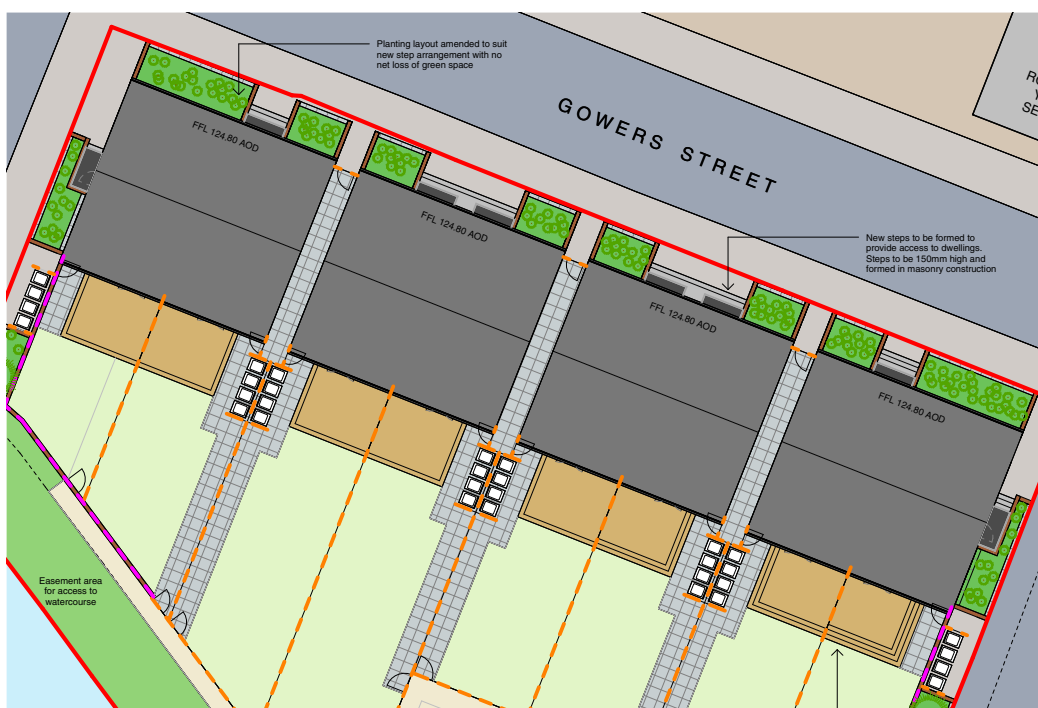


3 - Revised Finished Floor Levels.

Based on the conclusions of the Flood Risk Assessment by JBA Consulting version P03 dated March 2021, it was determined that FFLs should be elevated above the '1% AEP + 70% increase in flow' level which is 124.34m AOD.

The revised FFLs for the houses are now set at 124.80m AOD which allows for a 460mm freeboard to the Flood Zone 2 level.

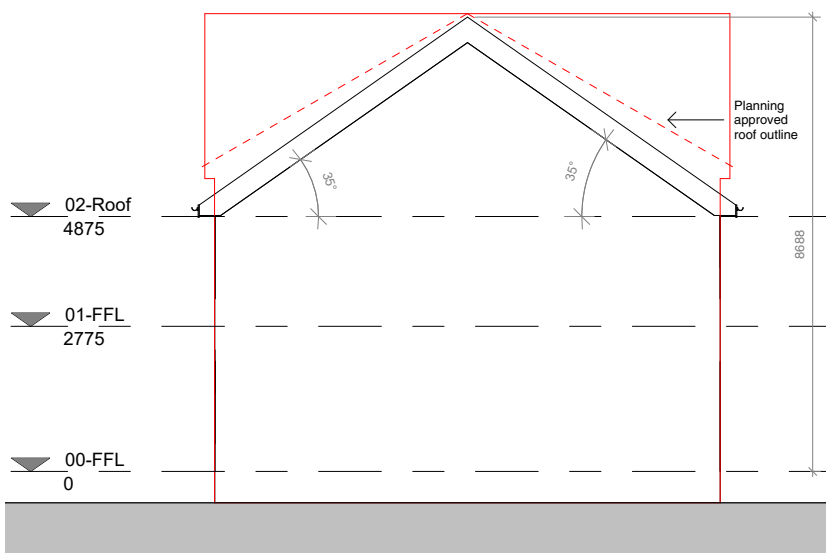
With the removal of the strategy to raise the houses on stilts, a design for the revised levels to compensate flood water storage as per an accepted strategy from the Drainage Officer will form part of the discharge of Condition Number 6 as stated within the Decision Notice of the original application.



4 - Revised Roof & Low Carbon Technologies

The Rochdale Core Strategy the Policy G1 – ‘Tackling and adapting to climate change’ acknowledges that the council should be: “Encouraging and promoting renewable energy developments”. Policy G2 and G2 go into further detail relating to sustainable development and low/zero carbon technologies - specifically noting: “Design to maximize energy efficiency, and use on-site or linked low or zero carbon technologies...”

In order to maximise the roof area available for solar panels in the future, the roofs have been amended to have a 35degree pitch to the south orientation and the two end plots changed to a gable end.



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