

RIDGE

BUILT ENVIRONMENT CONSULTANCY

Proposed Retirement Living Development Design & Access Statement

November 2025

Land at Norden Road
Bamford
Rochdale
OL11 5NX

Produced on behalf of:

McCarthy Stone
Retirement living *your way*



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1

INTRODUCTION

OVERVIEW

The Brief

Ridge and Partners LLP has been appointed by McCarthy Stone to undertake architectural services relating to the proposed Retirement Living development on land off Norden Road in Bamford, Rochdale.

The development seeks to provide:

- A high-quality design response which is sensitive to its context and optimises the potential of this allocated grassland site, incorporating Retirement Living Apartments and bungalows.
- Communal facilities including a residents' lounge, landscaped gardens, reception, office and mobility scooter store, to create a village style environmnet for residents.
- Self-contained Retirement Living apartments (C3 use class) and associated facilities designed for older persons, securely accessed and interlinked via heated corridors.
- A vibrant mix of 1 and 2 bedroom apartments and 2 bedroom detached and semi-detached bungalows.
- Level access at ground level provided to and from the building. All floors are easily accessible, with lift access provided in the apartment building.
- Appropriate scale and massing for the site which relates positively to its context and neighbouring buildings, as well as providing positive enclosure to the surrounding spaces.
- Landscaped gardens, private areas & terrace.
- Appropriate levels of parking to suit the needs of the development.
- Built to Lifetime Homes Standard.

The overall aim of the scheme is to provide retirement accommodation which is much needed in the local area, via a development which addresses the opportunities and constraints of the application site.

Introduction

This statement is prepared by Ridge and Partners LLP to accompany a planning application for the development of the vacant land north and west of Bamford Mews

This application proposes 49 retirement living apartments with associated communal facilities, landscaping and parking, along with 18 private bungalows. The site is approximately 1.44 ha and is on land designated by the 'Places for Everyone Development Plan' for the development of new homes.

The site is accessed off Norden Road, via the adjacent Bamford Mews residential development, which lies to the south and east of the site. With a tree lined buffer along the north and western boundaries, which then opens up to playing fields and agricultural land to the north, west and south, which also forms part of the wider development allocation.

The structure of this document sets out how the proposals are a suitable response to the site and brief, in accordance with the guidance set out in the National Planning Practice Guidance (NPPG), National Design Guide 2019, and local planning policy.

This document investigates the site, history and surrounding area to inform a suitable development regarding scale, appearance, location, access and maximising integration by mitigating and avoiding any potential negative impact.



Image courtesy of McCarthy Stone Lifestyle magazine.

The Architect

Ridge and Partners is an award winning multi-disciplinary design practice with extensive experience in architecture, planning and property. Operating nationally we work on projects across the UK; which include retail, commercial, residential, hospitality and education. From the outset, the practice has established a reputation for exemplar design and consistently high standards of service.

Ridge understands the commercial realities that come with projects and our aim as Architects is to work within the project specific parameters to maximise value through high quality and innovative design solutions for both the client and end user.



The Client

McCarthy Stone are Britain's leading retirement accommodation provider with over 40 years' experience.

More than 45,000 buyers have chosen the lifestyle offered by McCarthy Stone developments. In addition to being Britain's leading private retirement provider, McCarthy Stone has gained a reputation as one of the premier house builders in the UK.

McCarthy Stone's vision is to create communities for their customers that nurture a sense of belonging, independence, and peace of mind. Flexibility within the services responds to individual needs, choice of ownership through mini-tenure options, and affordability of property prices, to ensure a broad appeal.

McCarthy Stone
Retirement living *your way*



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SITE LOCATION & CONTEXT ANALYSIS

SITE LOCATION

Site Location:
Land at Norden Road
Bamford
Rochdale
OL11 5NX

The proposed development site is situated adjacent to Bamford Mews off Norden Road. It is within a wider site allocated for the development of new homes by the 'Places for Everyone Development Plan'.

Bamford is characterised by mature landscaping, generous plots, and a varied mix of traditional and modern housing styles. The general area benefits from a strong sense of place, defined by its leafy streets, proximity to open countryside, and access to a range of local amenities.

The site lies some 3.3km to the west of Rochdale Town Centre and is accessed off of Norden Road, partly hidden by the gated Bamford Mews residential development that the site wraps around to the north and west, extending to 1.44 hectares in size.

The site benefits from good access to public transport, with regular bus services operating along Bury Road, offering direct connections to Rochdale Town Centre, Bury and the surrounding area. This well-positioned site presents an ideal opportunity for much-needed retirement accommodation, with the amenities of Bamford and wider area readily accessible.



Red spot indicates location of proposed site

SITE LOCATION

The site itself is relatively flat along its east-west axis, with the levels rising to the south at the western portion of the site. Access is achieved via the adjacent Bamford Mews development.

To the south and east lies the two storey residential courtyard development of Bamford Mews, with sports fields surrounding the north, west and remainder of the southern boundaries. The north and west boundaries contain established tree buffers.



Site extract from Google Earth



Topographical Site Survey

PHOTOGRAPHS- SITE

The site comprises scrubland to the north and west of Bamford Mews residential development

View A- The western elevation of Bamford Mews faces out towards the site with a footpath that surrounds the development, with private gardens creating a landscaped buffer around the perimeter adjacent to the proposed development site

View B- Looking east towards the residential units of Bamford Mews and the landscaped gardens.

View C- Looks toward the western boundary of the site and the established tree line that defines the boundary.

View D- Along the pedestrian footpath looking towards the northern most corner of the site across the open field and the boundary trees.



A View from the west of Bamford Mews looking east



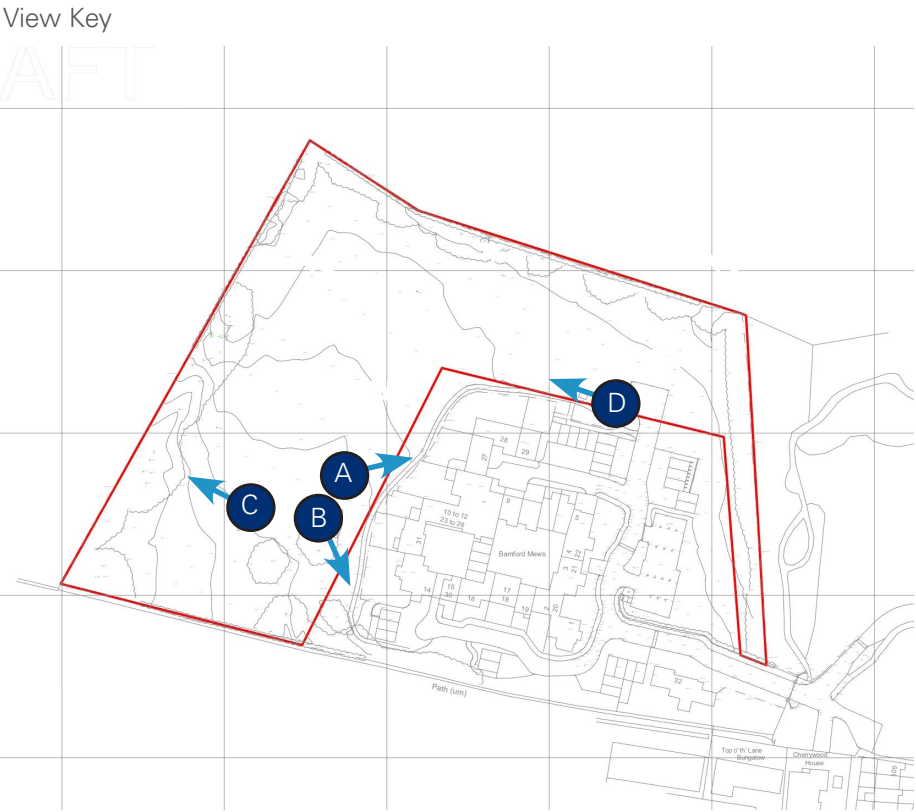
View from the west of Bamford Mews Looking south-east

B

C View towards tree line of the western boundary

View from the path to the north of Bamford Mews Looking north

D



PHOTOGRAPHS- LOCAL CONTEXT

The only vehicular access to the site is via the gated entrance road to Bamford Mews via Norden Road.

The majority of surrounding properties are two storeys in height predominantly with brick and rendered finishes and a mix of architectural features, which line the adjacent streets on approach to the site.

On the opposite side of Norden Road is the local district centre, with a Tesco Express amongst other local shops and services.

To the north, west and south, the site is currently bordered by undeveloped land. However, these areas too are part of a development allocation which are expected to be brought forward in future years.



A View of the entrance to Bamford Mews and the site.



Residential properties along Norden Road looking south B



C View of local district centre and shops



View of residential properties to the north of Norden Road D



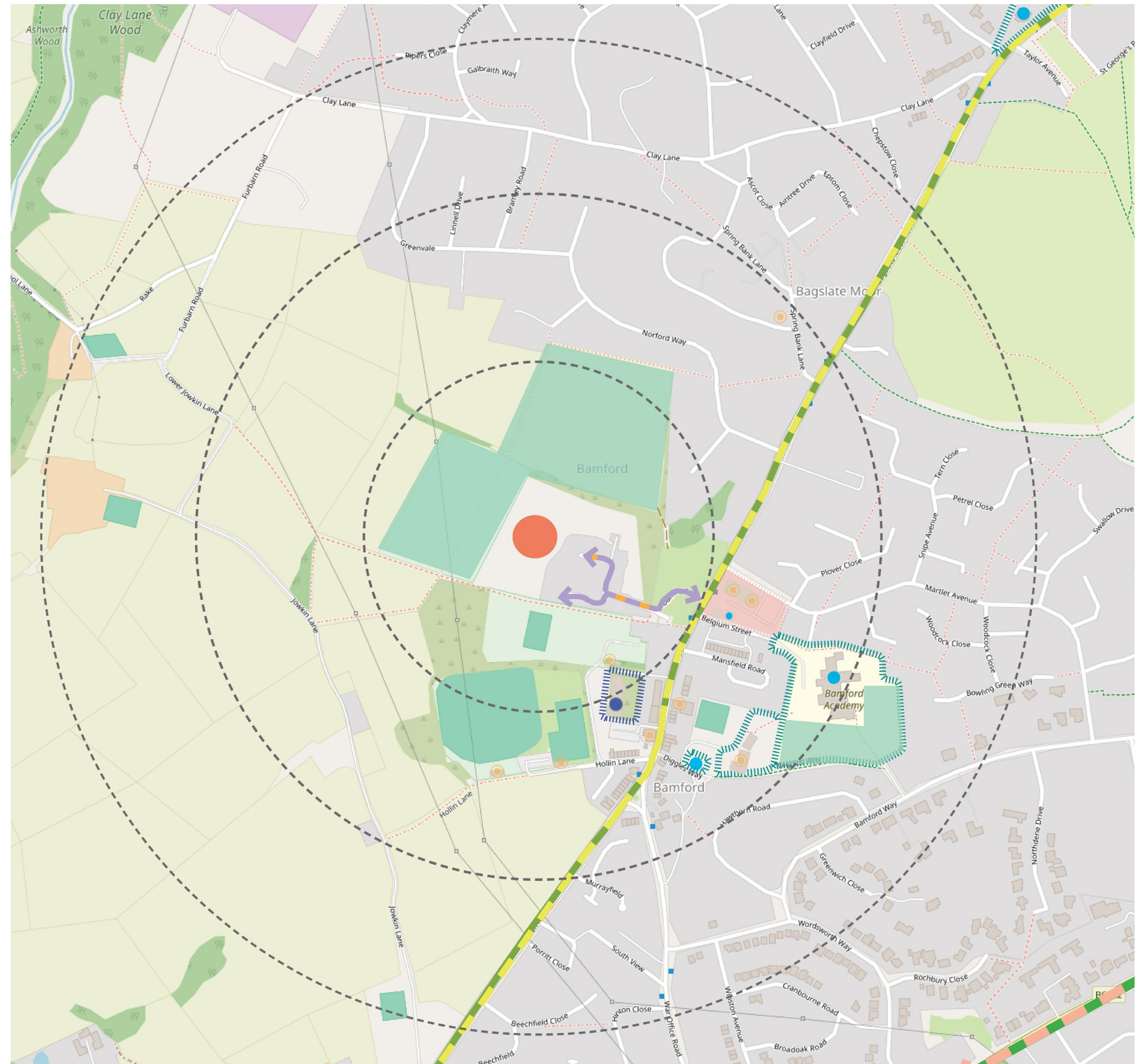
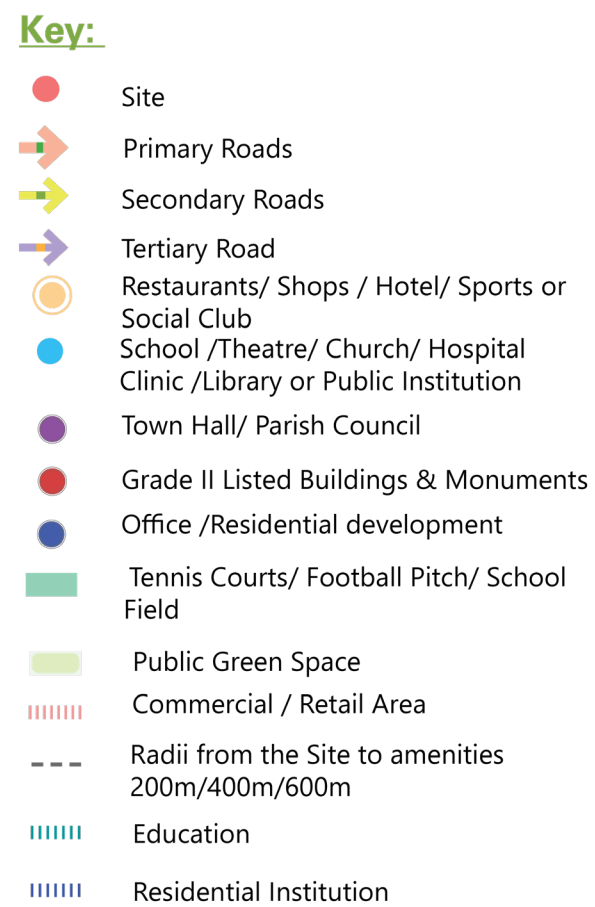
E View looking across car park of local district centre



View of residential properties to the south of Norden Road F

LOCAL AMENITIES

The proximity of the site to the village centre with its strong vehicular and public transport connections, mean the site is afforded good connectivity in both the immediate and wider aspects, with a varied mix of amenities.



3

EVALUATION

DEVELOPMENT OF LOCATION

Development over time

It can be seen from adjacent historical mapping that this part of Bamford has developed in a limited capacity and has predominantly retained its agricultural setting until the 1970's when Bamford Mews was constructed.

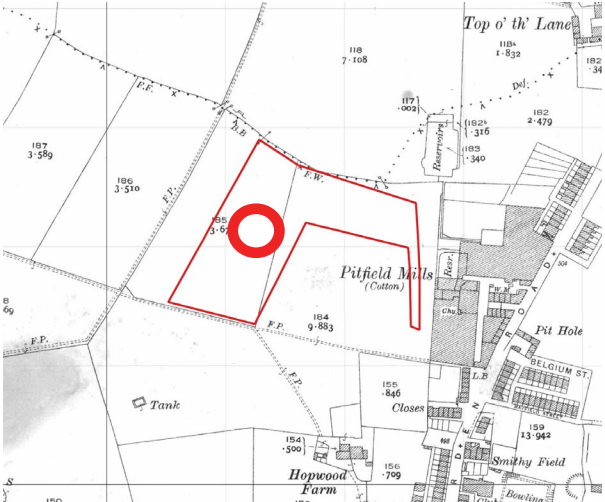
The village of Bamford extends to the north, east and south of the site and a primarily pastoral landscape to the west.



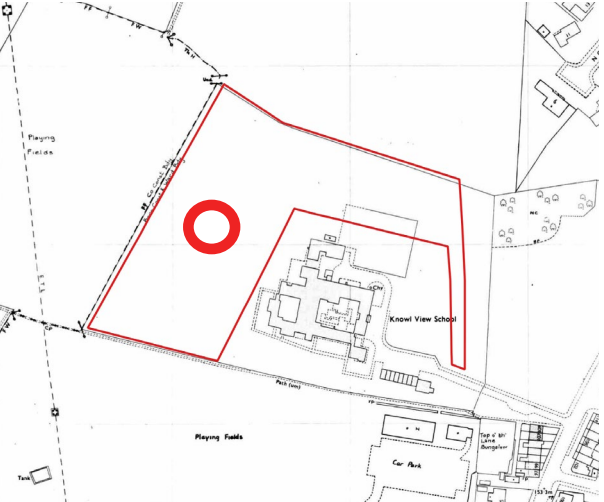
Site Location



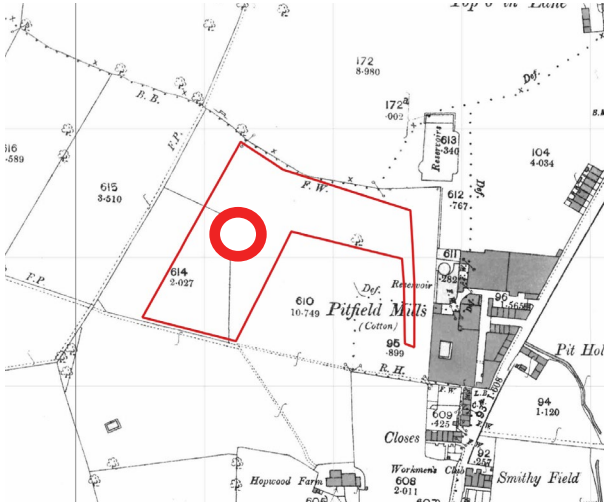
Aerial Map 1838



Aerial Map 1930



Aerial Map 1990



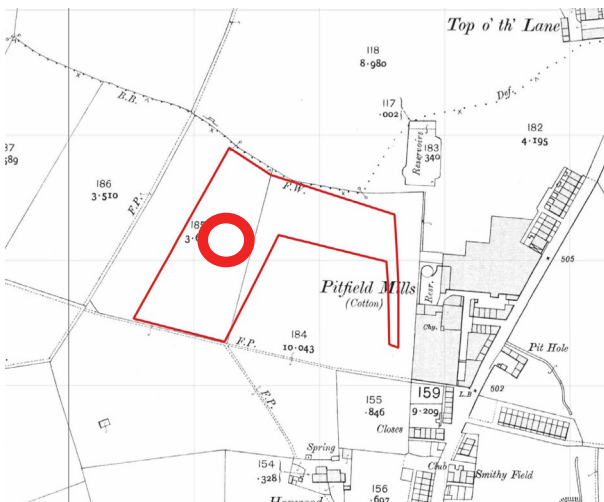
Aerial Map 1890



Aerial Map 1957-60



Aerial Map 2003



Aerial Map 1910



Aerial Map 1910



Aerial Map 2025

ARCHAEOLOGICAL APPRAISAL

The Archaeological Desk-Based Assessment that accompanies the application draws together the available archaeological, historical, topographic, and land-use information in order to clarify the significance and archaeological potential of the site proposed for development at Norden Road, Bamford, Rochdale, OL11 5NX.

The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.

The report concludes there is limited potential for sub-surface archaeological remains within the site. Prehistoric and Roman activity is unrecorded in the immediate vicinity, and any remains would likely be of no more than local significance. Medieval and post-medieval remains, including former field boundaries or residual material related to surrounding agricultural and industrial activity, may survive but are expected to be truncated, fragmented, and of negligible significance and of local value.

Overall, on the basis of currently available evidence, the proposed development is anticipated to have a minor impact on any surviving sub-surface archaeological deposits, which are likely to be of limited local value.

The full findings can be viewed in Lanpro's Archaeological Desk-Based Assessment- September 2025.

Legend:

 Study Site

 1km Search Area

 Conservation Areas

 Grade II Listed Buildings



FLOOD RISK ASSESSMENT

The proposed residential development is classified in the NPPF as ‘More Vulnerable’ and is located within a Zone 1 area of flood risk.

Potential sources of flooding from water bodies and watercourse systems have been considered, found to be negligible and can be discounted.

Risks associated with surface water and groundwater flooding will be addressed within the development layout and by appropriate setting of levels with the introduction of the development drainage system providing additional mitigation.

This FRA has therefore concluded that built development within the site boundary can be delivered so as not to be at risk of flooding from any source having regard to reasonably foreseeable potential changes in flood risk. On this basis the sequential and exception tests will not apply.

Site investigation work has established that ground conditions are not suitable for the introduction of ground infiltration based drainage and there are no watercourses available for connection. Consultations with United Utilities have established an agreement to connect into the existing surface water sewer along the eastern boundary of the site with flows to be restricted to 10 litres/sec.

The surface water system will be designed to contain flows up to the 1 in 100 year event plus allowance for 45% climate change with attenuation provided within a Geocell system.

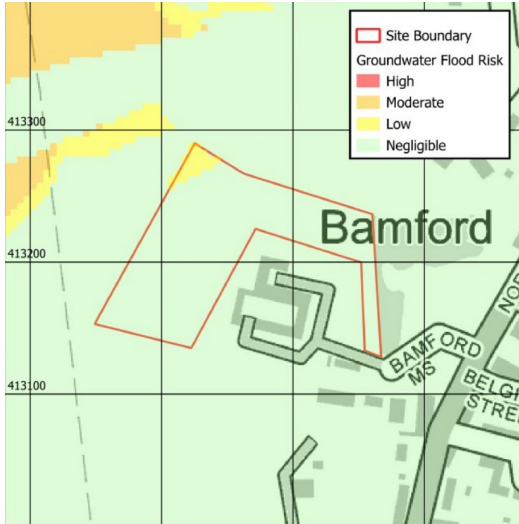
The system will remain private and will be maintained by the development operator.

The risk to water quality from this development is categorised as very low. The incorporation of trapped gullies will nonetheless provide one level of treatment. Setting of the building floor level a minimum of 0.15m above external ground level will ensure any flows generated by an exceedance event (i.e. greater than the 1 in 100 year plus climate change design event) will not impact on the development.

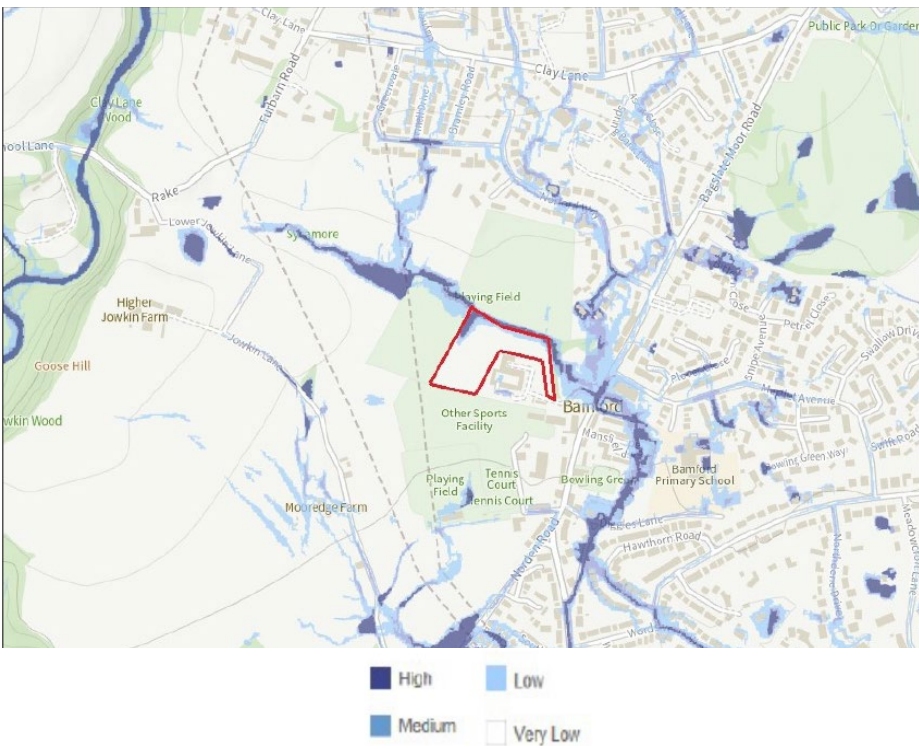
It is therefore concluded that the development can be delivered in accordance with the NPPF so as not to be at risk of flooding from external sources or from within the development, and so as not to increase flood risk to the surrounding area and development is therefore appropriate.



Reference to the 'Gov.UK Flood Map for Planning (above) identifies that the site is situated within a Flood Zone 1 Area of flood risk. This is defined within the NPPF as land assessed as having a less than 1 in 1000 annual probability of flooding (<0.1 % in any year). All uses of land are appropriate in this zone.



Reference to the GW5 Groundwater Flood Risk Map (GeoSmart 2024) (above) identifies that the site is negligible risk of flooding from groundwater, with a low risk to the north eastern corner of the site.



Reference to the 'Gov.UK Risk of Flooding from Surface Water Mapping' (above) identifies areas of risk within the general area. Ribbons of low risk are identified running along the northern boundary of the site with an area of higher risk within the north western corner of the site.



Reference to the 'Gov. UK Extent of Flooding from Reservoirs Map' (above) identifies that the site is not at risk of flooding from reservoirs.

ECOLOGICAL APPRAISAL

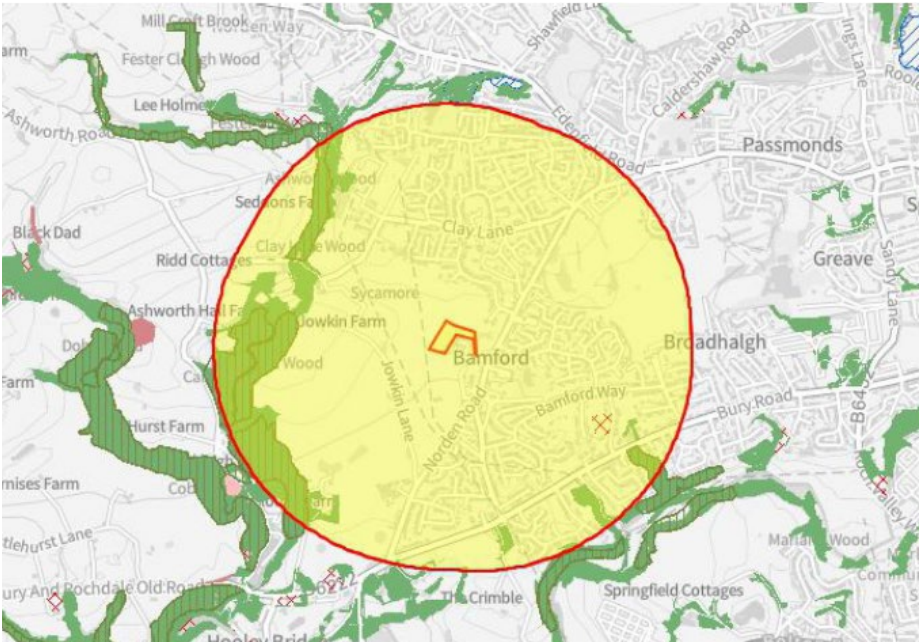
Overall, the site was found to consist of unmanaged grassland where patches of bramble scrub and tall forbs were present. It was surrounded by woodland parcels, lines of trees and hedgerows. A total of seven trees within the site were found to have potential value for bats with evidence of badger also located within the site however, there were no sets identified. The site also provides value for common amphibians, reptiles, birds and terrestrial mammals. The linear boundary features were identified as of value for local fauna populations, and it is recommended that they are retained.

Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
- Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features withing the site.
- The inclusion of ‘hedgehog highways’ to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.



One pond is located onsite which was found to have been man made since the last walkover completed in November 2024, there were no further ponds located within 500m of the site. As great crested newts’ upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).



UK Habitat Map

CONSTRAINTS AND OPPORTUNITIES

Constraints

- Access via the adjacent Bamford Mews development
- Site tucked away behind neighbouring development
- Existing trees and habitats
- Respect adjacencies of Bamford Mews properties looking out towards site.

Opportunities

- Enhance the site's connectivity to Norden Road through new and existing connections
- Varied building line to create a village like feel and pedestrian focussed movement through the site.
- Landscape opportunities to soften the site's relationship to all surrounding boundaries
- Incorporate courtyards to act as buffer to the surrounding context
- Variation in scale of development opportunities to add diversity to the area and neighbouring context.
- Internal servicing with appropriate turning heads.

KEY:

- Existing Trees
- Single Storey Buildings
- 2 Storey Buildings
- 2.5 Storey Building
- 3 Storey Building
- Sports Fields
- Public Space
- 1 Potential Access point onto the site
- ↔ Vehicular Movement
- ⋯→ Pedestrian Movement
- Site Boundary
- Summer Solstice
- P Parking



Constraints & Opportunities Plan

THE NATIONAL DESIGN GUIDE

The proposed development aims to display good design and address fully the ten key characteristics set out in the National Design Guide – ensuring an efficient, suitable and sustainable development enhancing the local area.

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve.

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

1. Context – The proposed design of the development relates to the existing buildings in the local area and replicates characteristics in materials, detailing and scale.

2. Identity – The proposal strives to draw from the identity and character of the surrounding area in order to inform a more sensitive development, incorporating relevant materials and details in order to produce a more attractive and appropriate development.

3. Built form – The scale of the development has been considered in detail taking on board the size of local existing buildings as well as aiming to respond to and mitigate impact on buildings in the immediate local vicinity.

4. Movement – The proposals will seek to utilise all of the connections and movement opportunities highlighted, including access to the nearby village centre and associated amenities. Within the proposal the movement of residents should be considered in the design, with the inclusion of covered heated corridors between apartments and communal spaces and full accessibility to all parts of the development including step-free access.

5. Nature – The site is accessed off Norden Road, via the adjacent Bamford Mews residential development which lies to the south and east of the site. With a tree lined buffer along the north and western boundaries, the currently open undeveloped site then opens up to playing fields and agricultural land to the north, west and south, which also forms part of the wider development allocation.

The proposals seek to retain and enhance the boundary planting, as well as including landscaped communal gardens. The proposed trees and planting aims to maximise biodiversity on site while ensuring high quality amenity space for residents.

6. Public spaces – The proposal provides safe, social and inclusive spaces for future residents. Boundary planting will be retained and reinforced, providing further outdoor amenity to residents.

7. Uses – The proposal will provide much needed retirement accommodation to meet the current and projected demands of the area. The provision of retirement accommodation will enhance the diversity of developments in the area, while benefiting from the numerous local services and amenities.

8. Homes and Buildings – The proposed building aims to provide functional, healthy and sustainable accommodation tailored to the needs of the site. The proposals use apartment types which have been designed with features drawn from schemes, which have proven to be well suited and popular for retirement accommodation. In addition communal areas include features that have a successful track record having been designed based on similar facilities implemented across similar projects.

9. Resources – The proposals will comply with all government criteria for a sustainable development across design, materials and in location. A holistic approach is taken towards sustainability, considering not only environmental but also social and economic sustainability. By being efficient and resilient, a truly sustainable development is ensured. Closeness to existing amenities are highlighted on page 10 which will contribute to the sustainability of the development location.

10. Lifespan – The proposed development and its facilities will be made to last. The buildings will be easily and well managed and maintained due to a sense of ownership, which is created in order to benefit future residents and prolong the life and use of the development. By emphasising this at the design stage, care will be taken to produce a communal and inclusive space which is both aesthetically pleasing and functional, ensuring maintenance and use for many years.



The 10 characteristics of a well designed place

[National Design Guide]

4

**DESIGN
EVOLUTION**

INITIAL DESIGN PRINCIPLES & CONCEPTS

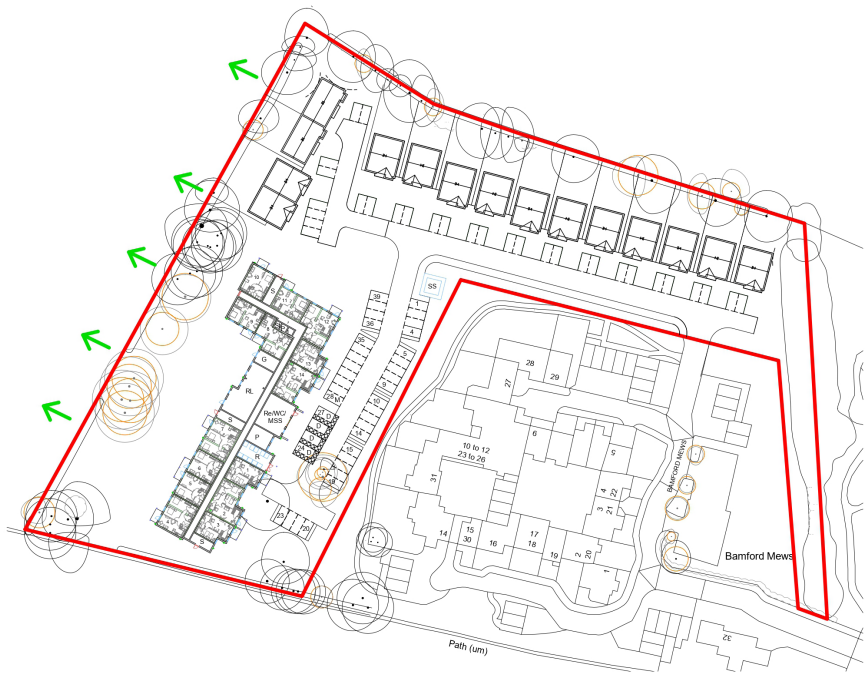
Throughout early iterations of the scheme, the concept for the positioning of the various building forms has remained in principle, with the intention to provide retirement living apartments to the south west of the site, at its most significant extents, and a line of bungalows along the access road to populate the entrance.

The siting and scale of buildings has been considered to respect the neighbouring Bamford Mews, ensuring maximum space between the buildings to respect privacy and overlooking concerns. The adjacent early sketches illustrate the design approach, focusing on the massing to ensure a harmonious connection with the adjacent development. The proposal features a three-storey structure, to respond positively with the neighbouring development.

The parking area for apartment residents, with its accompanying landscaping, provides a significant buffer between the apartment building and Bamford Mews. In turn, the design sought to provide a sheltered and secure amenity space for residents to enjoy whilst providing suitable parking facilities with



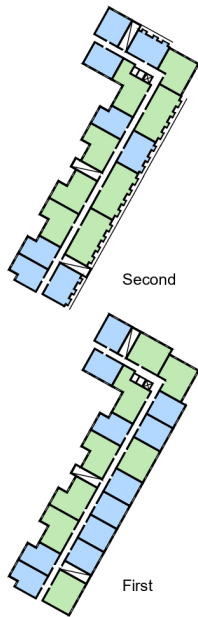
Initial Site Layout Sketch



Developed Site Layout Concept



Initial Site Layout and Massing



- MATERIAL KEY
- 1- Concrete Roof Tiles
 - 2- Red Brickwork
 - 3- Brick Soldier Course
 - 4- Concrete Continuous Sill Detail
 - 5- Light-coloured Render

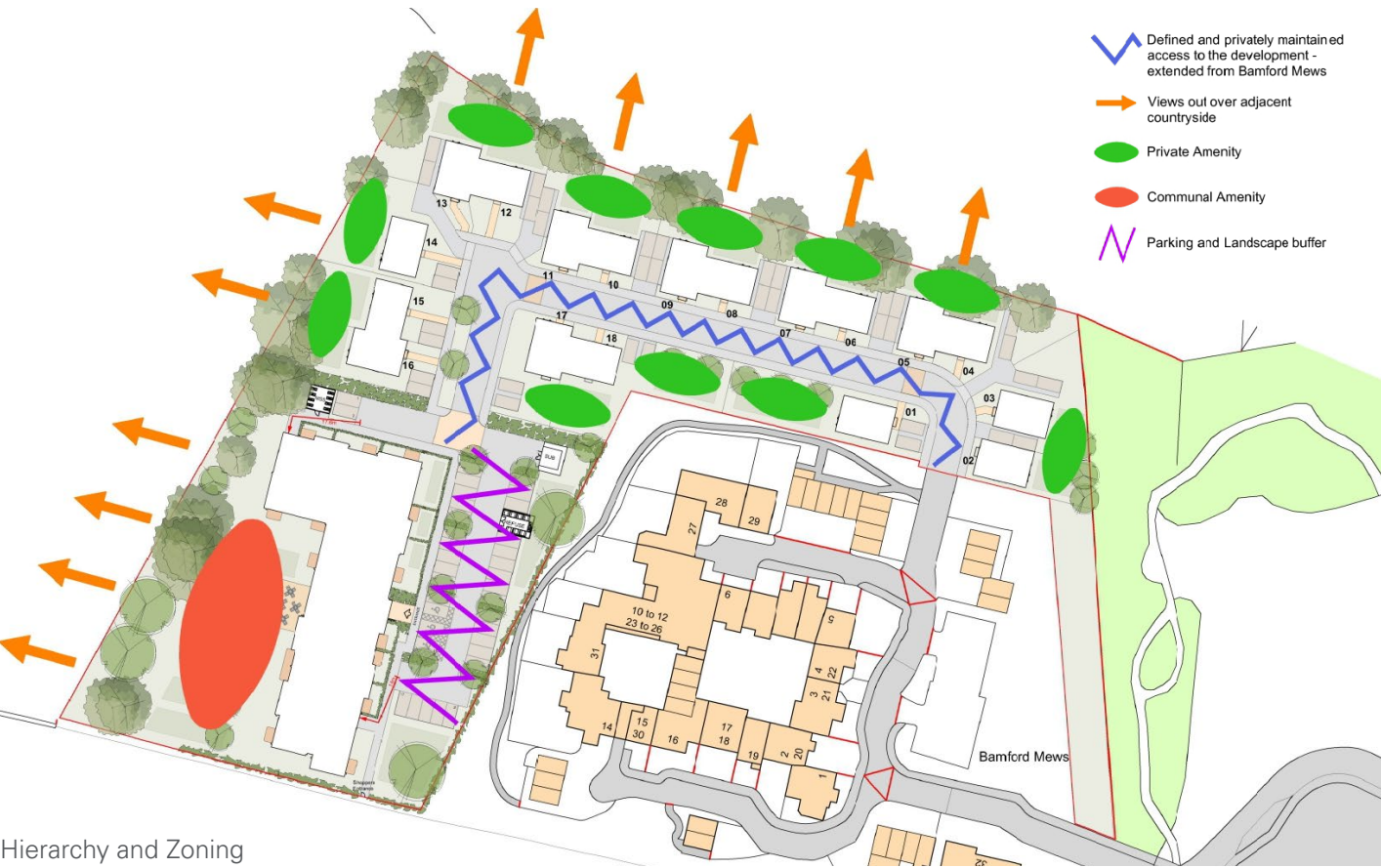
Initial Retirement Apartment Elevations



INITIAL DESIGN PRINCIPLES & CONCEPTS



Stepped Building Frontage



Hierarchy and Zoning

safe access and sufficient turning capabilities. The scheme layout was then developed to improve articulation to both building form and in the context of the street scene with both detached and semi-detached bungalows being incorporated, and stepped along the access road, creating a varied building line.

Incorporating modern features such as large balconies to the apartment building, the design breaks down the apartment building’s overall mass, adding depth and variety to the façade. These elements provide functional outdoor spaces and enhance the visual appeal by creating a dynamic, engaging frontage. The balconies promote interaction with the outdoors and foster a connection to the community.

Overall, the sketches demonstrate a balanced and considerate design that respects the surrounding built fabric whilst enjoying views out to the north and west. By thoughtfully adjusting the massing and incorporating modern features, our proposal creates a cohesive and visually appealing development that enhances the character of the area and the discrete site location.



Respecting Adjacencies

PRE-APPLICATION PROCESS AND RESPONSE

Pre-Application Meeting- April 2025

Following a pre-application meeting with the Planning Officer of Rochdale Borough Council, the following primary comments in *blue* were raised;

Relation to wider context:

- The site is contained and relatively discrete in comparison to the more open nature of the remaining site allocation. However, this does not preclude the need to consider how the proposals will interface with the remainder of the allocation site and its surrounding uses. This includes consideration of the development's design within the context of the wider site. The site layout is insular and should demonstrate connections with the surrounding land uses, providing permeability with surrounding recreational areas and other future development within the allocation.

The site layout has been developed to ensure that the proposals not only create their own distinctiveness but also integrate with the surrounding context as much as possible with outward facing facades and connections to the surrounding road and pedestrian routes to ensure the development provides strong links to the amenities within the local area.

General

- The development as shown feels somewhat disjointed in terms of form and layout. Given the description of the development as a retirement 'village', one option could be to go for a more organic village style layout with a heavy pedestrian focus and tight arrangement of buildings around small squares or courtyards.

The scheme at the time was very regulated and further development of the layout has created a more diverse arrangement of bungalow units along the main access within the site.

Due to the proportions of the site at various points, the layout has driven itself in terms of smaller domestic units populating an accessway to further within the site, with a heavily focussed pedestrian priority approach leading to a larger scale apartment building that can accommodate associated parking and communal amenity facilities to the south west.

Landscaping

- We would like to see all hedgerows and landscaping along the western boundary to be maintained or at least be reassured knowing there was a robust strategy in respect to landscaping and habitat protection. There is a further challenge of how these are protected if they end up being placed into private ownership.
- Use existing assets as anchor features, such as mature trees.

The existing boundary setting will be retained and maintained as part of an ongoing maintenance regime for the development. The accompanying landscape and ecology strategy and reports demonstrate the intention in this regards and have been summarised within this document

Highways Parking Allocation

- The planning officer may wish to consider the highways allocation of 200% parking and if this could be relaxed considering the nature of the development. It would be preferable for some limited on-street parking to be provided set within landscaping, potentially with a small communal car park for visitors and overspill. Birtle Village on Birtle Road is a good example of a pedestrian-first development that employs this approach.

The scheme has been developed in line with the known requirements of McCarthy Stone residents in terms of parking expectations both within the bungalow and retirement apartment aspects.

Bungalow layouts

- The linear stretch of bungalows appear consistent, which could have varying effects. On one hand, it might create a continuous, cohesive perimeter frontage; on the other, it could feel generic and uninspiring. My concern is that it leans more towards the latter, as a continuous row or block typically works well for something like a terraced townhouse, but may not be suitable for detached single-storey bungalows that are tightly positioned to one another. The space between bungalows appear tight, making the whole layout appear quite congested and making this an unwelcoming passageway for older residents. What are the fence / buffer treatments between each dwelling? Without sufficient articulation and depth in the bungalow elevations,

the development along this row risks becoming bland and forgettable.

- Additionally, the current layout is heavily dominated by frontage parking, with private driveways deterring most of the front elevations. This is not an approach we will support. The bungalows highlighted in yellow have a poor outlook of the side elevations of the bungalows in front. This part of the layout would be more effective if rounded off and these dwellings were to be omitted. Even at this early stage, landscaping should be more of a priority, and considering the development is intended for older residents, we would have expected a design more focused on nature and outdoor spaces.
- To enhance the urban character of the area and improve the material quality, avoid the use of render and instead focus on high-quality masonry. Artificial materials that are often used to substitute or value engineer better quality materials i.e. upvc windows, recon slate, recon stone will be negatively received.

The layout of the bungalows has been enhanced and further variety introduced with the use of both detached and semi-detached units to add additional interest and flexibility to the layout and appearance. Bungalows present either a narrow or wide frontage in various locations dependant on configuration and adjacencies.

The parking has predominantly been moved from the frontage of the properties to the side, to ensure that the bungalows themselves are the primary focus along the road, and that cars do not dominate the streetscene.

The orientation and location of the units is much more varied, with space afforded between units, particularly along the northern boundary of Bamford Mews, ensuring development here is limited, reducing any potential impact on the neighbouring development. The provision of units on either side of the access create added interest as residents move through the scheme and the scale changes from the single storey bungalows to the apartment building.

Render has been removed from the facades with a variety of brick tones, in-keeping with the local vernacular introduced. Traditional timber porches accentuate entrances and stone cills add further detailing to window openings.

Retirement Apartments

Earlier comments in this report regarding materials and parking are applicable here also.

We have some concerns over the depth of the apartment building resulting in single aspect homes. This is probably done to enable the provision of a single lift but we would like to see some alternative options explored. One potential option could be a 'U shaped' building around a central courtyard with a form of winter garden style deck access, thus enabling dual aspect dwellings and a greater sense of community.

A difficult challenge to overcome for a retirement village is the relative lack of clearly aligned and accessible pedestrian routes through the existing neighbouring development. For a development of this scale to succeed, it may be necessary to look at some form of retrofit of the existing neighbouring development or the creation of a new pathway so that it does not feel cut off.

The double banked corridor approach is standard for this type of accommodation with thousands of units successfully built. The corner units allow for a reasonable number of dual aspect units to be incorporated and the extensive private and communal amenity areas, both internal and external, afford residents with alternative provisions for interaction and variety in living accommodation.

As well as the access road within the proposed development having a strong pedestrian focus, with pathways on either side, the development will ensure these routes are connected to the path network of the neighbouring Bamford Mews as well as the footpath to the south of the site, affording strong connectivity for pedestrians back to the local neighbourhood, its amenities and transport links.



Look & Feel- Indicative artists impression of bungalows relationship to the street (provided by McCarthy Stone)

STATEMENT OF COMMUNITY INVOLVEMENT

McCarthy Stone is committed to consulting with the local community regarding its proposals to develop the land adjacent to Bamford Mews, Bamford. The proposals are for specialist Retirement Living accommodation and older persons’ bungalows together with associated car parking and high-quality soft and hard landscaping.

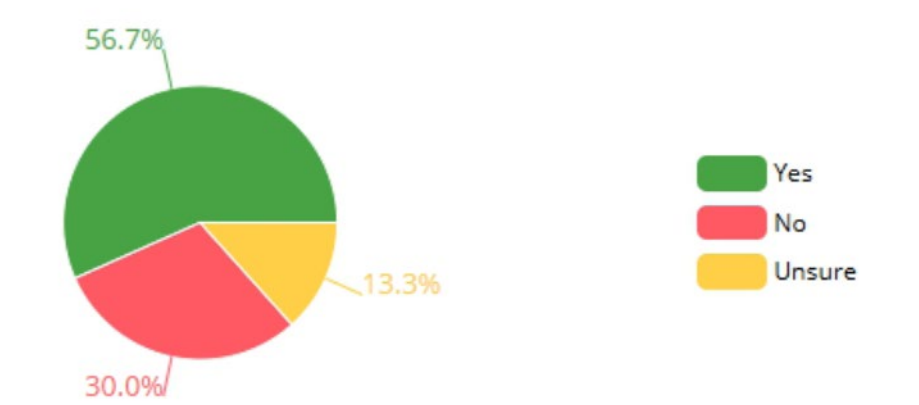
Residents and stakeholders were given the opportunity to provide feedback regarding the proposals at all stages of the public consultation. The consultation was conducted via several different channels, including online feedback forms on a project website, a bespoke online survey and postage paid feedback cards with a project newsletter. A freephone information line and a feedback email address were also made available throughout the pre-application consultation period for interested parties to request further information and provide their feedback to the project team.

The consultation has been designed to maximise the opportunities to participate through having a comprehensive digital element. Hard copies of the consultation materials were available by post on request. This ensured that the local community had an opportunity to understand the proposals, discuss them with members of the project team and provide their feedback before the submission of a planning application.

A virtual public consultation was held from Wednesday 10th September to Wednesday 24th September 2025 which over 1,000 addresses surrounding the site were written to and invited to view. Social media ads were also run, promoting the consultation to users within a 12km radius of the site. The virtual consultation was responded to by 59 users during this period. An online feedback form was available as part of the virtual consultation for visitors to the website to record their views.



Q1. Do you generally welcome the provision of specialist housing for local older people in your area?



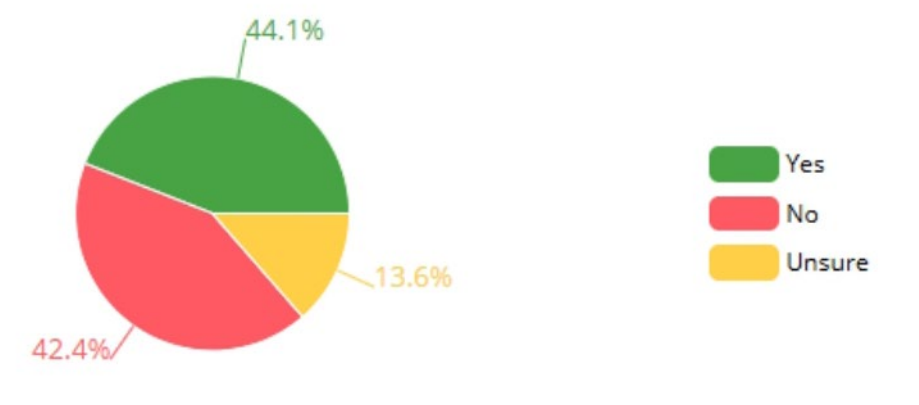
A majority of respondents were found to be welcoming of specialist retirement housing in Bamford, with 30% of those who answered suggesting that they weren’t.

Q2. Which benefits of the proposals are most important to you?



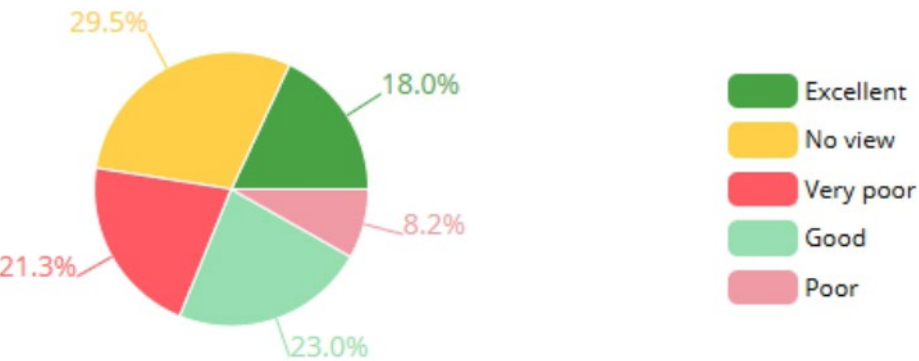
The most popular response to this question was that the provision of specialist housing for older people was the most important benefit of the proposal, with 24 people marking it as important for them. The release of family and starter homes back onto the market also showed significant popularity as a benefit of the plans. Respondents also indicated that savings to local care services is a significant benefit of a McCarthy Stone development in Bamford.

Q3. Do you think this scheme represents a good use of the proposed site?



Respondents were evenly split on whether the proposal was a good use of the site. This sentiment is perhaps reflected in comments which oppose development on the Green Belt but recognise that this is a relatively passive proposal, with one respondent describing it as the “least bad” option.

Q4. What do you think about the design of the scheme?



41% of respondents rated the design of the scheme as either ‘Excellent’ or ‘Good’, this is in contrast to the 29.5% of respondents that chose the ‘Poor’ or ‘Very poor’ options.

5

DESIGN PROPOSAL

DESIGN STRATEGY & APPROACH



Birds eye view of proposed building mass in context

Extensive analysis of the site, its setting and local characteristics, along with liaison with the local authority during the pre-application process has led to a design which has sought to meet both the high standards and requirements of the brief but also enhances the setting of the local area in a sustainable design approach.

The site and former agricultural land sits to the north and west of Bamford Mews, a 1970's courtyard development with both inward and outward facing dwellings. An established tree line creates strong landscape boundaries to the site's north and western most extremities.

The relationship between the proposed scheme and the surrounding buildings has been considered from the outset and enhanced as the design has developed. Distances to neighbours are kept to an optimum and overlooking reduced to a minimum. The distances provide adequate separation with respect to the adjacencies with neighbouring properties. ensuring the larger returnment apartment building is set significantly apart from Bamford Mews with a car park and landscape buffer extending the already established garden buffer of the existing units.

The three storey building sits comfortably within the area's general prevailing building heights, and established tree line boundaries.

The massing of the development is broken down into well-proportioned elements in a vertical manner for the primary elevations with the use of brick bays and expressed gables. The brickwork plinth in the same coloured brick is carried around the majority of the building, tying the building in to its context. The grey tiled roof with a combination of double pitches and expressed gable bays picks up on the typical residential roof scape of the area.

The vehicular access is taken off Norden Road, via Bamford Mews, which provides a dedicated entrance into the site, and leads in through the narrower section of the site, lined with detached and semi-detached bungalows, to the larger apartment building in the south-west corner of the site.. Car parking spaces for 35 cars have been provided for the apartment building, including three accessible spaces. A further 36 spaces are provided, 2 for each bungalow unit throughout the proposed development.

Safe turning can be achieved for both refuse and fire tender vehicles. This leads to a defined area of courtyard parking for residents, staff and visitors and connection to the main entrance. The landscaped communal terrace to the west has direct access from the communal club lounge, providing key external amenity to cater for the needs of residents and enhance the available landscaped features of the development.

The main frontage of the apartment building is set back from Bamford Mews to provide some defensible space in front of the development. A boundary treatment of native shrubs and vertical bar railings provide protection to the amenity gardens behind, with tree planting offering a level of soft screening between the proposals and adjacent buildings.

The bungalows have been refined to create a varied streetscene to the entrance road of the scheme which is lined with new footpaths and landscaped gardens.

The L-shaped arrangement and siting of the apartment building affords a good mix of orientation for apartments to suit the varied preferences of potential residents, and creates a welcoming south westerly external communal amenity garden and terrace for residents to use, along with their own private terraces and balconies that surround the building.

The orientation of all apartments and balconies is designed to mitigate issues of overlooking and privacy to neighbours where concerns may arise, whilst maximising the views over the communal gardens, and the open surroundings where possible. Juliet balconies are introduced in locations where overshadowing to apartments beneath would be a detriment to natural light levels.

LAYOUT- SITE PLAN

The emerging proposals for the site comprise of:

- A high-quality Retirement Living development featuring around 49 one- and two-bedroom apartments and 18 bungalows.
- Shared facilities within the apartment block, to include a communal lounge with a kitchenette and office for the house manager.
- Two car parking spaces and private gardens for each of the bungalows.
- An L-shaped apartment building that is positioned to enable the provision of a residents' garden to the west for the future homeowners.
- Appropriate scale and massing for the site, respecting its context and neighbouring properties.
- The design of the scheme has been developed to reflect the surrounding area with a mixture of red brick, white render and red roof tiles .
- Sufficient levels of car parking on-site, with 33 spaces for the apartments, including disabled and electric vehicle charging bays, alongside external mobility scooter storage space.
- Landscaping enhancements will be introduced in the parking area as well as between the building and the boundary on all sides, together with generous tree planting throughout the site. This will improve the site’s biodiversity and provide a green buffer between neighbouring properties.
- The retention of the established trees around the boundaries of the site, ensuring that these key natural features maintain the existing setting within the site.
- Sustainability measures including EV charging points for all spaces, highly efficient materials to reduce heat loss, while also minimising the risk of overheating in the summer, a future proof development, with no gas across the development, and solar panels on the roof, which will provide electricity to the communal areas of the building



LAYOUT- AMENITY

The proposed scheme incorporates a combination of private and communal amenity for residents both internally and externally throughout the development.

The main entrance foyer for the apartment accommodation leads to an adjacent internal communal club lounge for residents, a key amenity feature within the building and the development.

The lounge leads directly out to the formal communal west facing gardens and terrace which in turn leads onto the informal gardens wrapping around the northern and eastern perimeter of the building.

A full description of the soft and hard-landscape proposals is outlined later in the document.



Club Lounge imagery- Courtesy of McCarthy Stone



External formal gardens and terrace- Courtesy of McCarthy Stone



- Private Amenity for Residents
- External Amenity for Residents
- Communal Terrace for Residents
- Entrance & Internal Communal Area for Residents

Site plan indicating areas of amenity

LAYOUT - GROUND FLOOR PLAN

The main entrance lobby is orientated towards the main access for increased visibility upon arrival, with accessible parking bays adjacent. A residents' lounge is situated directly opposite, facing west, with access to the terrace.

The layout incorporates a lift and and three stair cores, providing access between floors and appropriate alternative escape routes. The remainder of the ground floor accommodation is a mixture of 1 and 2 bed apartments all with private terraces and fully compliant to M4(2) standards, as are all the apartments within the development.

A separate mobility scooter store is located to the northern end of the development with easy access from the main entrance or the adjacent stair core. The bin store is positioned to the east within the car park layout, with appropriate access for refuse vehicles.

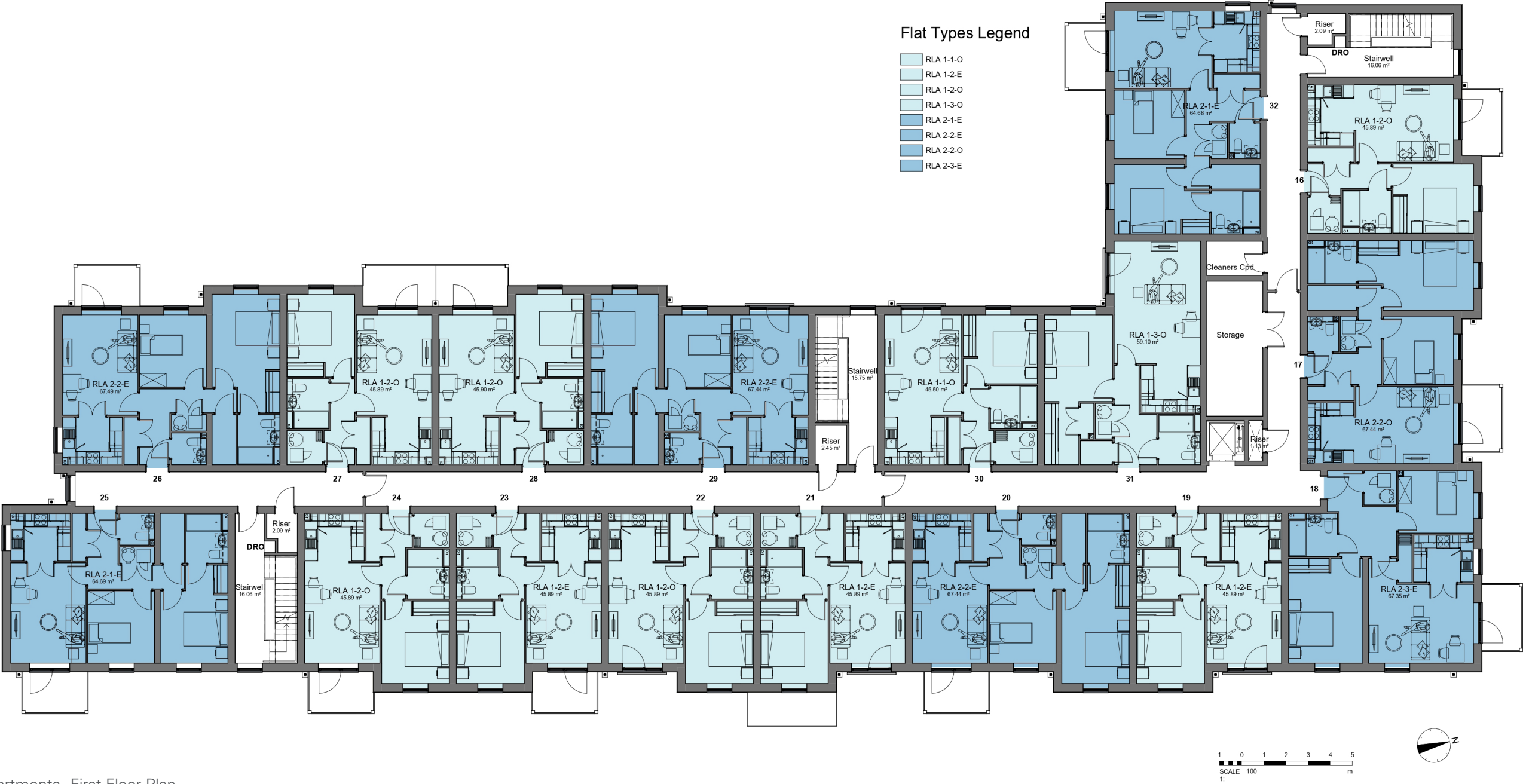


Retirement Apartments- Ground Floor Plan

LAYOUT- FIRST FLOOR PLAN

The first floor accommodation occupies the entire building footprint with a combination of 1 and 2 bed apartments in either an open plan or closed kitchen layout.

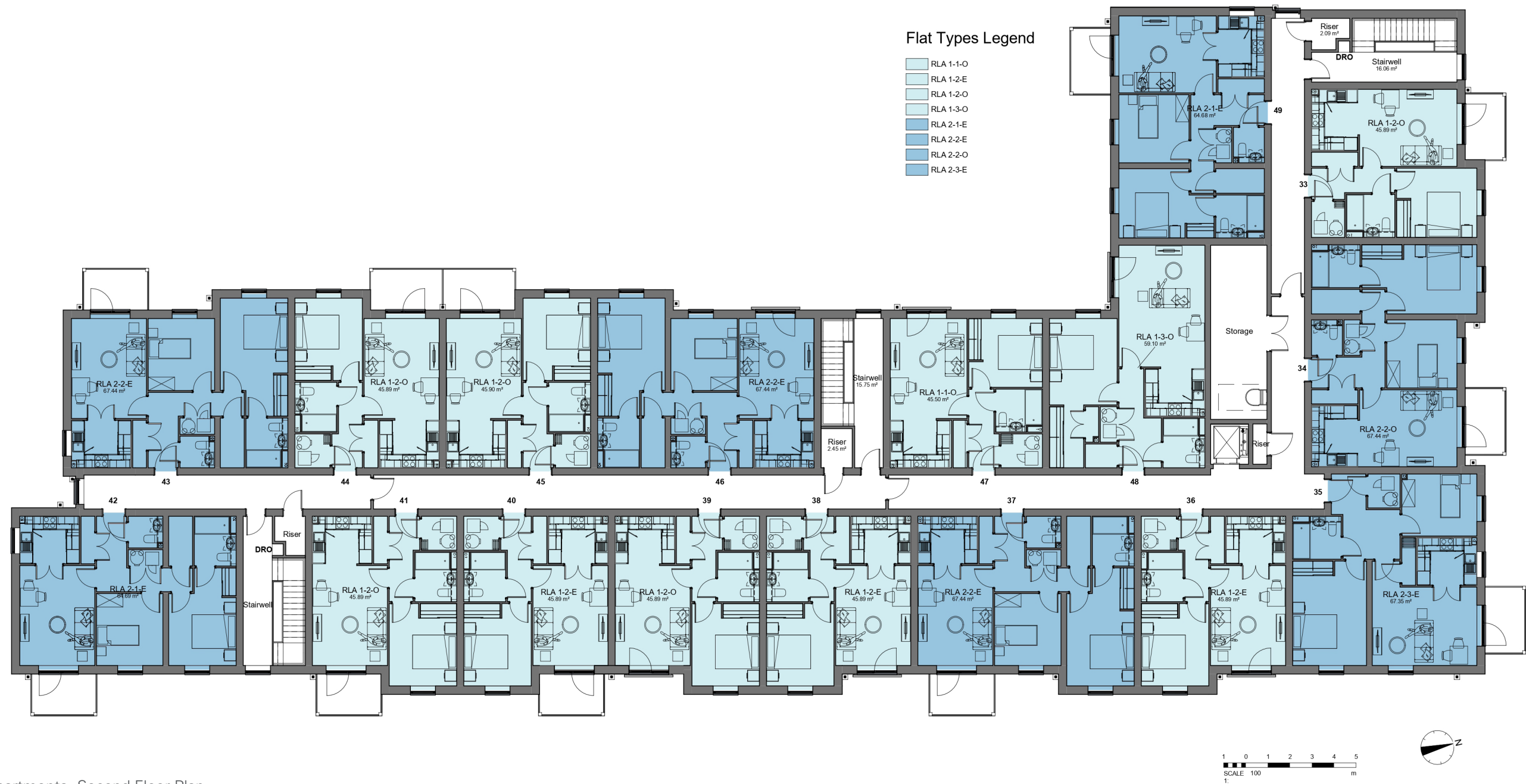
Approximately a third of first floor and second floor units have juliet balconies, located in positions in order to reduce overlooking, minimise overshadowing or decrease the mass of the building. The remainder have private balconies, either singular or dual separated via a privacy screen.



Retirement Apartments- First Floor Plan

LAYOUT- SECOND FLOOR PLAN

At second floor, the accommodation mirrors that shown on the first floor. Secure maintenance access to the roof is provided via a dedicated companion ladder.

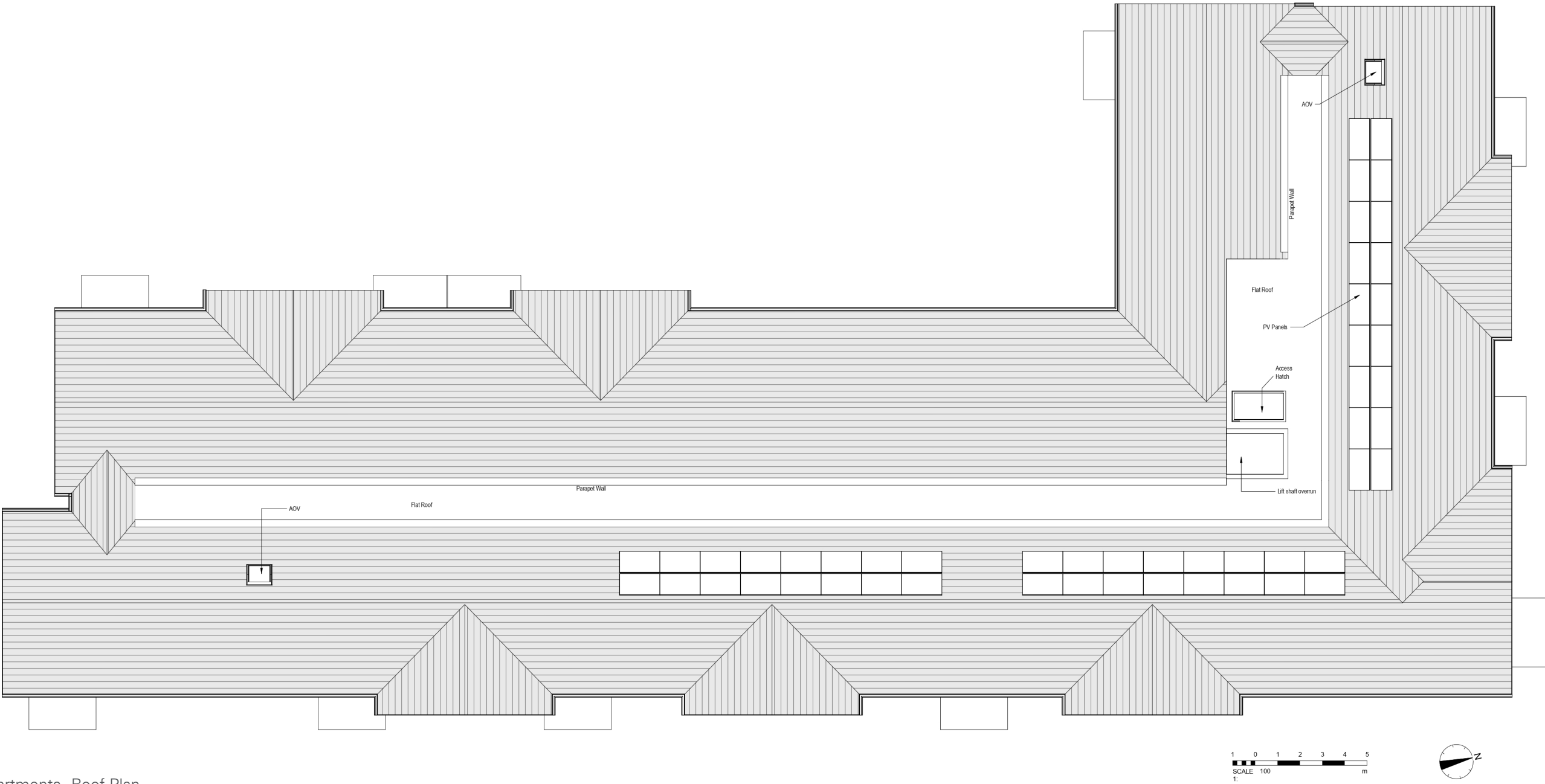


Retirement Apartments- Second Floor Plan

LAYOUT- ROOF PLAN

The pitched roof elements wrap around the sides of the development, with the protruding bays highlighted with pitched gables.

The double pitched roof provides a flat central gutter area, which allows safe access onto the roof to access for photovoltaic panels with a safe demarcated zone for maintenance.



Retirement Apartments- Roof Plan

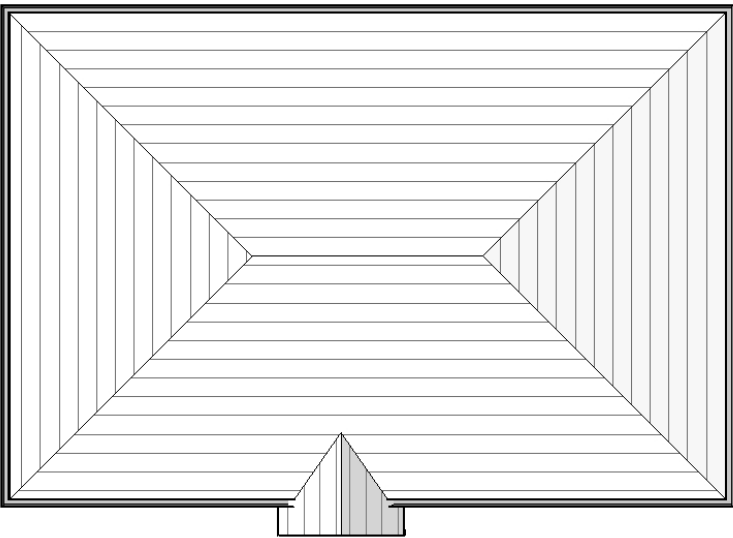
LAYOUT - BUNGALOW TYPOLGIES

The scheme incorporates a blend of bungalow typologies, including detached and semi-detached variations, with the detached units being either a 'wide' fronted or a 'narrow' fronted layout. This variety of configurations allows the primary street scene frontage to vary and add depth and interest to views along the street.

The bungalows will feature a number of brick tones with subtle variations in tone creating diversity amongst the units. Porches will define the entrance and add further interest to the primary elevations.



Bungalow B2-W1 - Floor Plan



Bungalow B2-W1 - Roof Plan



Bungalow B2-W1 - Elevation 1



Bungalow B2-W1 - Elevation 2



Bungalow B2-W1 - Elevation 3

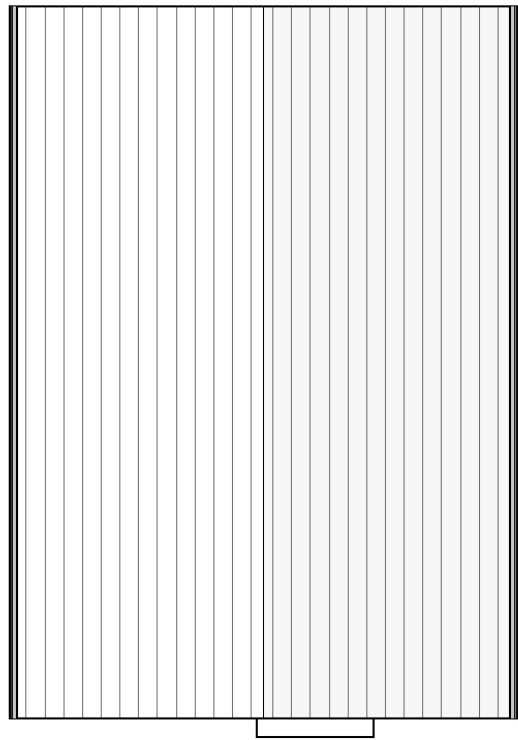


Bungalow B2-W1 - Elevation 4

LAYOUT - BUNGALOW TYPOLGIES



Bungalow B2-N1 - Floor Plan



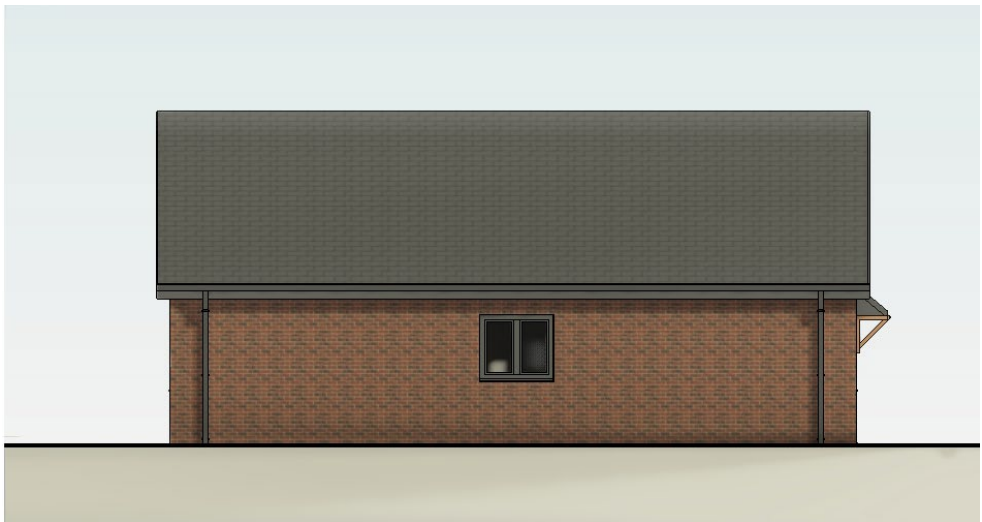
Bungalow B2-N1 - Roof Plan

Within the site, all bungalow units will have:

- Well defined access to the property (1500mm Paths to front door)
- Parking on plot set off from building. (Each unit will have 2 bays and an additional 600mm access width in line with M(4)2.)
- Soft-landscaping and greenery around property - hedging or front garden space
- Side Garden Access for all property (min 2m between Units to include min 900mm Private path each side. No shared paths)
- All units will include a 3x3m patio space within private garden
- Bin Storage location



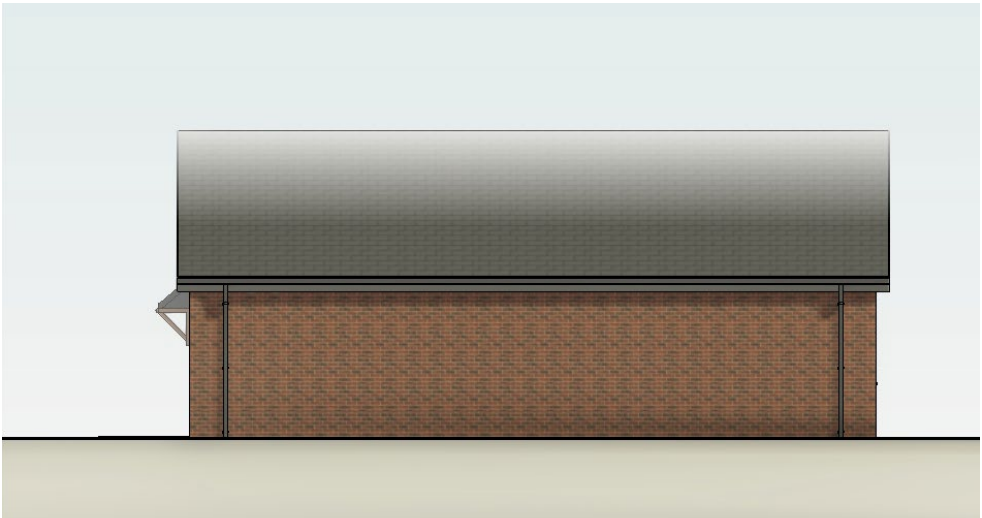
Bungalow B2-N1 - Elevation 1



Bungalow B2-N1 - Elevation 2



Bungalow B2-N1 - Elevation 3



Bungalow B2-N1 - Elevation 4