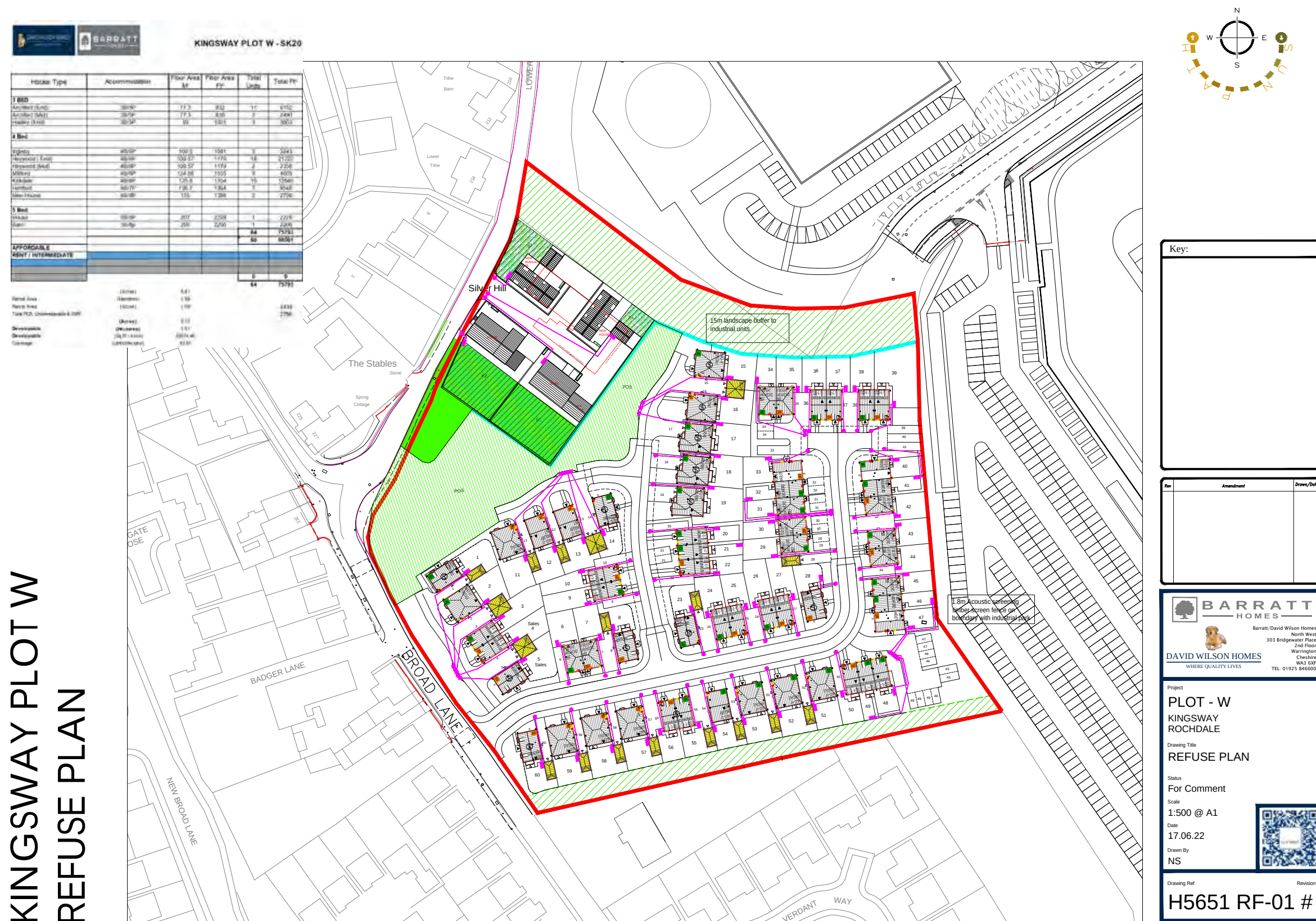




Figure 05.12: Refuse Plan

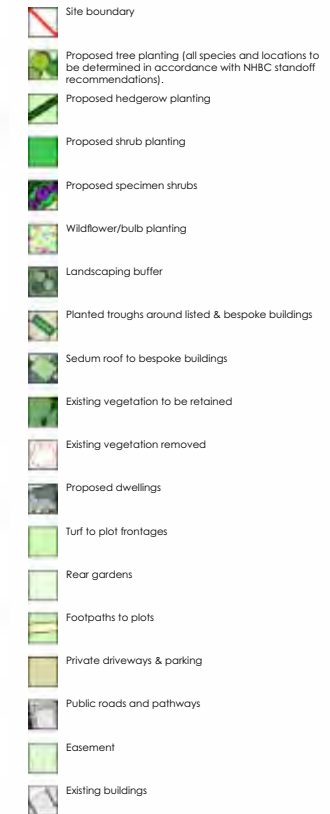




Open Space Tree Planting			
Species	Stock	Height (cm)	Girth (cm)
<i>Acer campestre</i> 'Etrique'	EHStd	425-650	14-16/16-18/18-20
<i>Acer platanoides</i> 'Autumn Blaze'	EHStd	425-650	14-16/16-18/18-20
<i>Camptelidobatus</i> 'Frans Fontaine'	EHStd	425-650	14-16/16-18/18-20
<i>Fagus sylvatica</i>	EHStd	425-650	14-16/16-18/18-20
<i>Moluea sylvestris</i>	EHStd	425-650	14-16/16-18/18-20
<i>Prunus</i> <i>crumax</i>	EHStd	425-650	14-16/16-18/18-20
<i>Sorbus aucuparia</i>	EHStd	425-650	14-16/16-18/18-20
Open Plot Tree Planting			
Species	Stock	Height (cm)	Girth (cm)
<i>Amelanchier arborea</i> 'Robin Hill'	HSStd-EHStd	350-425	12-14/14-16/16-18
<i>Betula utilis</i> 'Jacquemontii'	HSStd-EHStd	350-625	12-14/14-16/16-18
<i>Magnolia kobus</i>	HSStd-EHStd	350-425	12-14/14-16/16-18
<i>Prunus</i> <i>serotina</i>	HSStd-EHStd	350-425	12-14/14-16/16-18
<i>Pyrus chionoceras</i>	HSStd-EHStd	360-625	12-14/14-16/16-18
Ornamental Hedge Planting			
Species	Stock	Height (cm)	Density
<i>Prunus lauraster</i>	10L	85-100	3/lin.m
Specimen Shrubs			
Species	Stock	Height (cm)	Habit
<i>Ligustrum japonicum</i>	150L	150-175	Topiary Half Std
<i>Philadelphus</i> 'Jester'	25L	100-125	Top Cone
<i>Philadelphus</i> 'Yellow Wave'	25L	100-125	Top Cone
<i>Philoxia x fraseri</i> 'Red Robin'	35L	150-175	Topiary Half Std
<i>Philoxia x fraseri</i> 'Red Robin'	45L	200-250	Topiary Cone
Ornamental Shrub Planting			
Species	Stock	Height (cm)	Density
<i>Abutilon japonica</i> 'Variegata'	10L	40-60	3/sq.m
<i>Baccharis foetida</i> 'Sunshine'	10L	30-40	3/sq.m
<i>Carex</i> 'Ice Dance'	10L	30-40	3/sq.m
<i>Corylus ternata</i> 'Sundance'	10L	40-60	3/sq.m
<i>Cornus alba</i> 'Elegantissima'	10L	40-60	3/sq.m
<i>Elaeagnus ebbingei</i> 'LimeLight'	10L	60-80	3/sq.m
<i>Begonia fortis</i> 'Emerald n' Gold'	10L	40-60	3/sq.m
<i>Camellia</i> 'Jester'	10L	30-40	3/sq.m
<i>Fatsia japonica</i>	10L	60-80	3/sq.m
<i>Hebe franciscana</i> 'Variegata'	10L	40-60	3/sq.m
<i>Philadelphus</i> 'Ice Winder'	10L	30-40	3/sq.m
<i>Hebe pinn.</i> 'Sutherlandii'	10L	30-40	3/sq.m
<i>Philadelphus</i> 'Jester'	10L	60-80	3/sq.m
<i>Philadelphus</i> 'Yellow Wave'	10L	60-80	3/sq.m
<i>Philoxia x fraseri</i> 'Red Robin'	10L	60-80	3/sq.m
<i>Pittosporum</i> 'ten. 'Tom Thumb'	10L	30-40	3/sq.m
<i>Rosa rostrata</i> 'officialis'	10L	40-60	3/sq.m
<i>Sieringia japonica</i> 'Rubella'	10L	40-60	3/sq.m
<i>Viburnum davidii</i>	10L	40-60	3/sq.m
Landscaping Buffer Planting			
Species	Stock	Height (cm)	Habit
<i>Acer campestre</i>	BR	60-90	Feathered
<i>Cornus sanguinea</i>	BR	60-90	Feathered
<i>Corylus avellana</i>	BR	60-90	Feathered
<i>Crataegus monogyna</i>	BR	60-90	Feathered
<i>Ligustrum vulgare</i>	BR	60-90	Feathered
<i>Prunus spinosa</i>	BR	60-90	Feathered
<i>Rosa canina</i>	BR	60-90	Feathered
<i>Salix alba</i>	BR	60-90	Feathered

URBAN
DESIGN
GROUP

Let's make
Registered
Practitioners



golby+luck ::
landscape architects





06: Conclusions



Figure 06.01: Coloured Planning Layout

CONCLUSIONS

- 6.1 This Design and Access Statement has been developed to support the Full Planning and Listed Building Consent for land east of Broad Lane, Rochdale.
- 6.2 The content of this statement demonstrates the commitment of David Wilson Homes North West to deliver a high quality sustainable development, based on a thorough process of contextual appreciation and design evolution, embodying best practice in spatial planning and urban design.
- 6.3 The sympathetic incorporation of the retained heritage assets of Silverhill Farmhouse and barn and the development of new homes to sit alongside these heritage buildings creates a strong and bespoke element to the proposals, as does the development of bespoke homes in the main parcel which draw on the local vernacular and are used in key locations within the development site.
- 6.4 The heritage proposals are the result of a collaboration between the design team, Heritage consultants and the LPA Conservation Officer which have all been informative during the scheme development.
- 6.5 A full appreciation of the site and local context has been undertaken in order to inform this planning application.
- 6.6 The proposal seeks to deliver a new high quality residential development of 64 homes and a Green Infrastructure network containing open spaces, retained and new trees and hedgerows and terrestrial habitats creating a new neighbourhood on the south eastern edge of Rochdale.
- 6.7 In essence, the aim of these proposals in a post-Covid19 world will be to create homes in which people will be happy to spend time in for either living or work, set into a strong public realm and green environment in which they can interact with one another and the natural environment.
- 6.8 It is intended that this new neighbourhood will become a positive asset to Rochdale and the wider district in terms of design, layout and open space creating an open and inclusive neighbourhood with open spaces for use by existing and new residents.
- 6.9 This application consists of not only this Statement but also the submitted application drawings and supporting documents, as listed in the covering letter submitted with the planning application.
- 6.10 The final proposals have emerged out of a thorough process of design development, review, testing, and revision, as described in this statement. This iterative process has ensured that the work included in this Design and Access Statement meets the requirements of the Local Plan Policies, the various stakeholders and wider community.
- 6.11 The development of the site would result in a sympathetic, unique, sustainable and high quality development, with a strong Green Infrastructure network, offering improved biodiversity, open spaces and community access.

“The development of the site would result in a sympathetic, unique, sustainable and high quality development, with a strong Green Infrastructure network, offering improved biodiversity, open spaces and community access.”

Designed & Produced by:



The Studio
Hartsgrove Farm
Hollin Lane
Sutton
Macclesfield
Cheshire
SKI11 0NN



01260 253207



hello@escape-urbanists.com



www.escape-urbanists.com