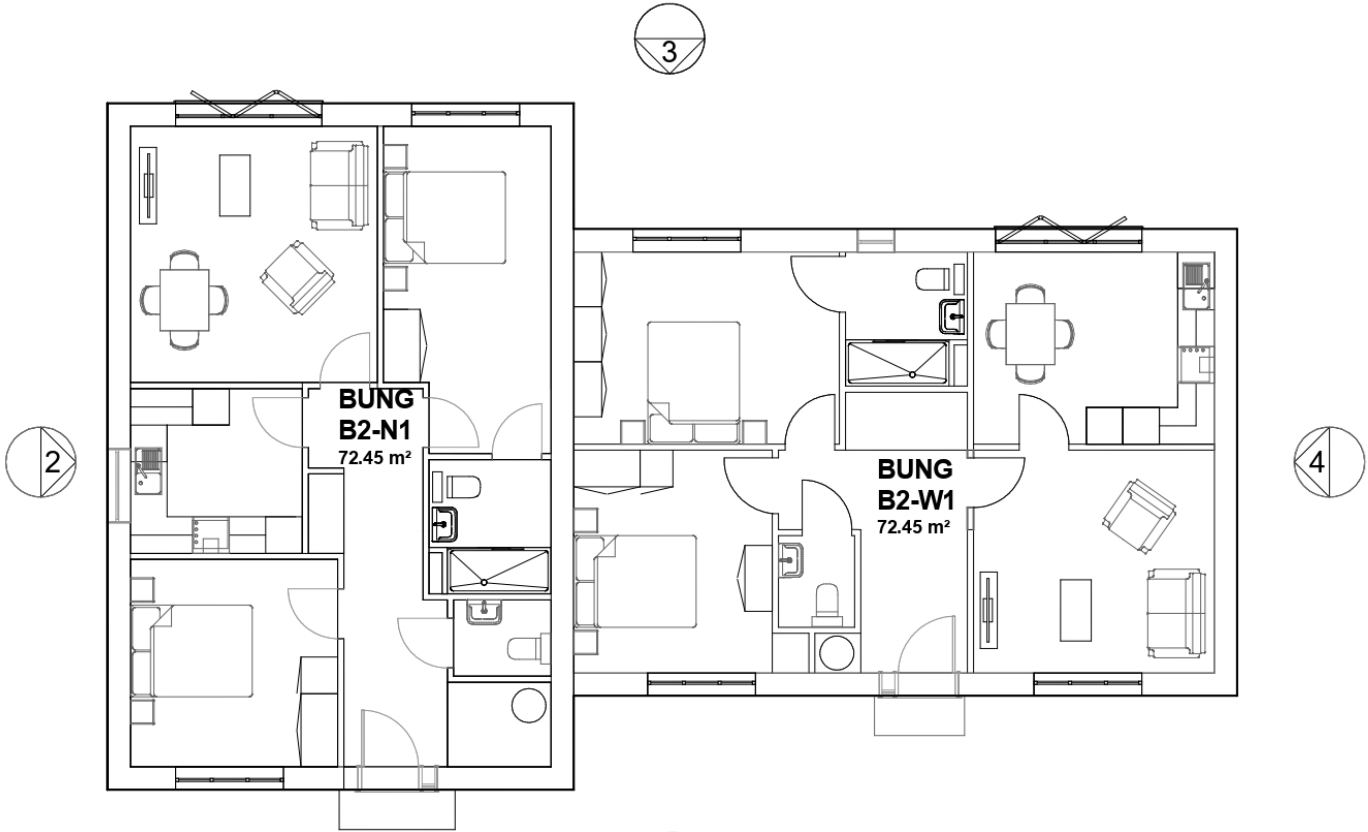
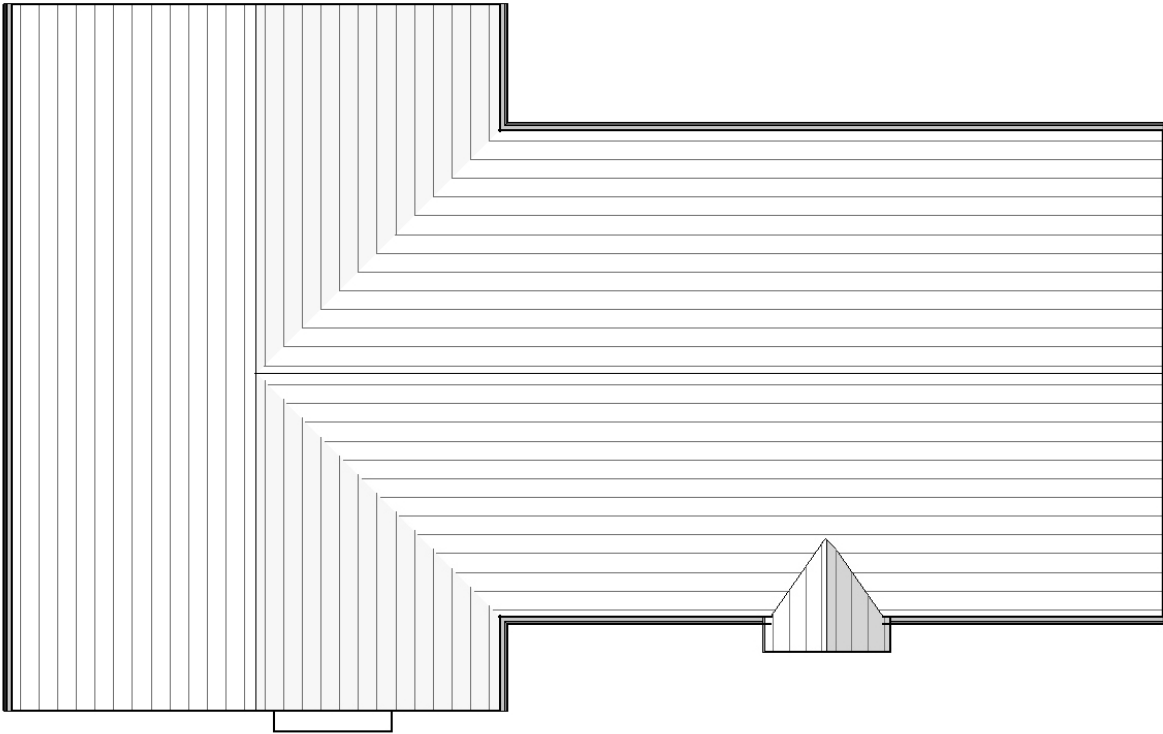


LAYOUT - BUNGALOW TYPOLGIES



Semi-detached Bungalow B2-N1 & B2-W1
Floor Plan



Semi-detached Bungalow B2-N1 & B2-W1 Roof Plan



Semi-detached Bungalow B2-N1 & B2-W1 - Elevation 1



Semi-detached Bungalow B2-N1 & B2-W1 - Elevation 2



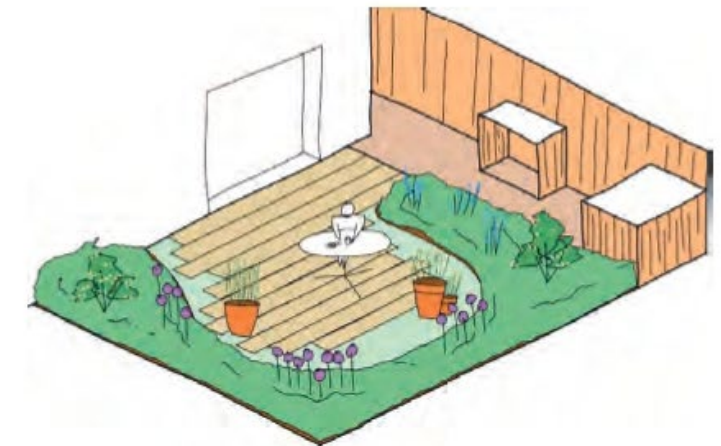
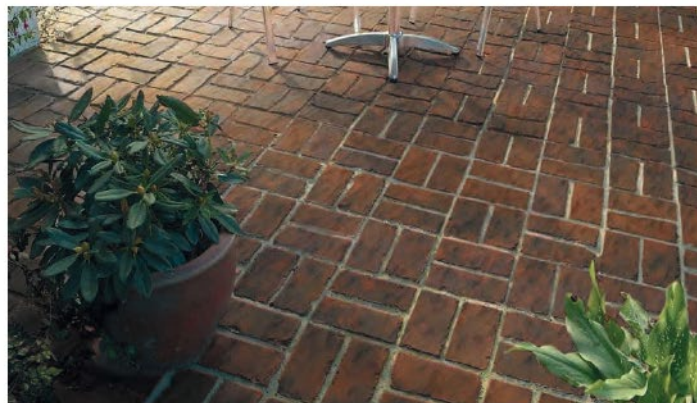
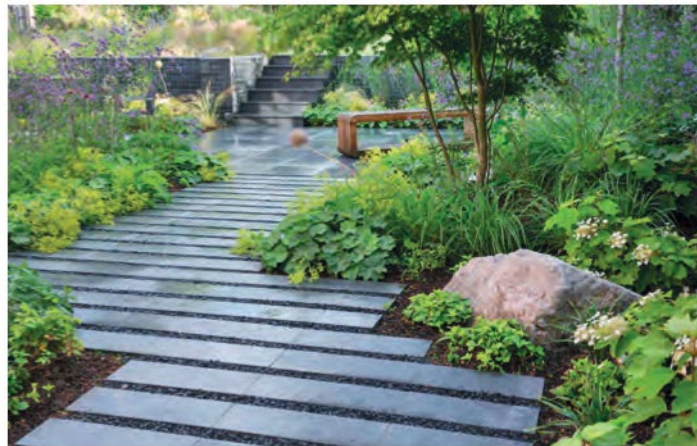
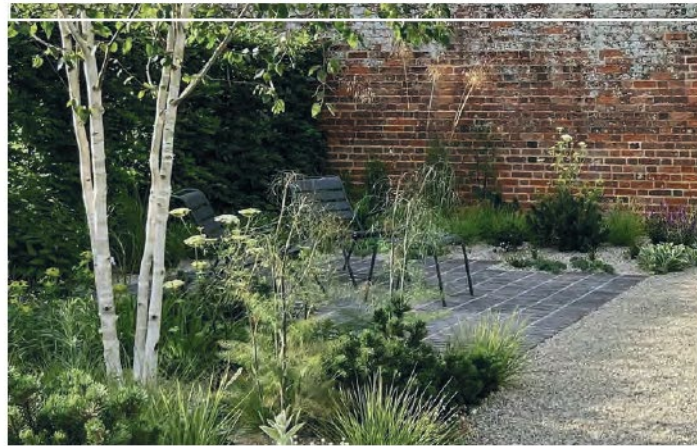
Semi-detached Bungalow B2-N1 & B2-W1 - Elevation 3



Semi-detached Bungalow B2-N1 & B2-W1 - Elevation 4

LAYOUT - BUNGALOW AMENITY

The gardens of each bungalow will include 3x3m hard surfaced terraces, central to each unit with 1m wide paths along the side access and back door. There will also be a further hard surface to the side of the garden for utility / bin storage. Turf and planting will be applied to all remaining areas in line with the landscape strategy to soften and improve well-being in these important private amenity spaces, whilst keeping maintenance to a manageable level.



APPEARANCE- CONTEXT ELEVATIONS

As can be seen from the proposed contextual street elevations, the proposed three storey building is sited at the rear western edge of the site, behind the two-storey Bamford Mews courtyard development in order that the most significant building in terms of height, mass and scale within the proposals has a counterpoint to sit against. Distances between the two buildings are maximised to well over 30m, whilst respecting the root protection areas of the existing trees on the western boundary, in order to create a well defined communal amenity garden for the retirement apartment residents.



Proposed Site Section- East-West 01 (Extended Context)



Proposed Site Section- East-West 01

APPEARANCE- CONTEXT SECTIONS

The Western street scene demonstrates the relationship of the retirement living apartments against the neighbouring bungalows where a distinct shift in scale occurs at a defined transition within the site layout. Semi-detached bungalows positioned immediately adjacent assist with the transition as well as landscaped gardens and the backdrop of retained western boundary trees. Subtle variations in brickwork tones, detailing and gable projections assist in blending the proposals in with the local vernacular.



Proposed Site Section- North-South 01 (Extended Context)



Proposed Site Section- North-South 01

APPEARANCE- CONTEXT ELEVATIONS

The street scene to the north of the site comprises the various typologies of bungalows along the access road and provide residents with views out to the surrounding countryside, as well as providing excellent passive surveillance to the access road. The scale of this section of the proposals is subserviant to the surrounding context, but creates a defined charcter to the main portion of the development.



Proposed Site Section- East-West 02 (Extended Context)



Proposed Site Section- East-West 02

APPEARANCE- CONTEXT ELEVATIONS

The blend of the 3-storey retirement living apartments and single storey bungalows help to create interest to the overall massing of the site when set alongside the context of the neighbouring 2-storey Bamford Mews. The section below demonstrates this philosophy with a varied building form when taken on board within the full site context. The proposals step back from and respect existing buildings in the locale and ensure views out across the surrounding countryside are maximised for residents.



Proposed Site Section- East-West 03 (Extended Context)



Proposed Site Section- East-West 03

APPEARANCE- CONTEXTURAL VIEWS



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

The intention of the proposed development is to create a pedestrian friendly village-like feel to the scheme with a mixed offering of individual bungalows and retirement apartments. With well defined and maintained plots, routes through and around the site and communal gardens and managed facilities ensuring residents are well catered for within the development and also linked to the local amenities within the area.

The adjacent indicative artist's impressions purvey the aspiration for the look and feel of the proposals.



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

APPEARANCE- CONTEXTURAL VIEWS



Indicative view from north of the site looking south- west towards the retirement living apartment building



Indicative view from the south looking north across the car park of the apartment building



Indicative view along the bungalow lined access route through the site, looking north west

APPEARANCE- ELEVATIONS

The primary eastern elevation faces the car park and Bamford Mews (opposite) and incorporates the main canopied entrance to the building. It is broken up with a number of projecting gable features with the main stock brick utilised at the base of the building taken up the full height. External balconies provide key private amenity space for residents and helps to articulate the facade further providing a sense of hierarchy. The use of brickwork responds to the materials used in the majority of dwellings immediately adjacent in Bamford Mews and in the local area.

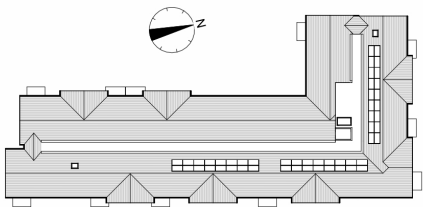
The southern elevation features a double gable end to the building, with a step in projection. The stone string course that divides the lower and upper portions of the building stops and starts at the gable projections to further articulate these features. Grey roof tiles match those used in the locality.



Elevation 01 - East facing



Elevation 02- South facing



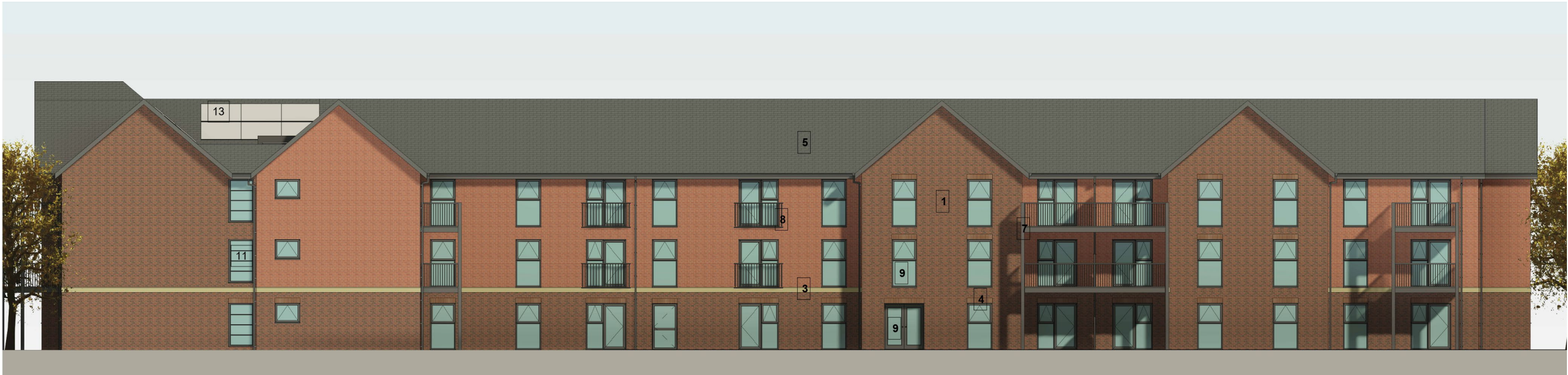
04-KEY PLAN
1 : 500

- Material Legend**
- 1. Red Multi Gilt Stock Brick
 - 2. Orange Multi Gilt Stock Brick
 - 3. Cast Stone Band
 - 4. Brick Soldier Course - Red Brick
 - 5. Dark Grey Roof Tiles
 - 6. Entrance Canopy in Dark Grey
 - 7. Steel Balustrade Balconies in Dark Grey
 - 8. Juliet Balconies in Dark Grey
 - 9. Grey uPVC Windows & Doors
 - 10. Aluminium General Entrance Door
 - 11. AOV
 - 12. Fire Exit Door
 - 13. PV Panels

APPEARANCE- ELEVATIONS

The west elevation faces directly out onto the communal amenity landscaping and gardens, with apartments appreciating views across the adjoining countryside. The architectural language continues around the building with the differing use of brickwork reflecting the varying colours within the vicinity.

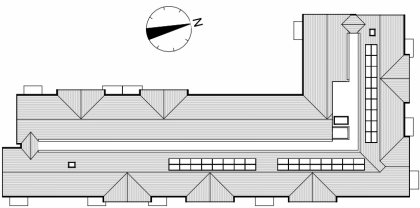
The north elevation forms a key part of the primary frontage given the site layout and the approach to the retirement living apartments, and as such the wide gable projection feature on the corner wraps around to the eastern elevation in treatment to provide a strong marker. The approach to this elevation also diminishes the perceived mass of the building.



Elevation 01- West facing



Elevation 02- North facing



04-KEY PLAN
1 : 500

- Material Legend**
- 1. Red Multi Gilt Stock Brick
 - 2. Orange Multi Gilt Stock Brick
 - 3. Cast Stone Band
 - 4. Brick Soldier Course - Red Brick
 - 5. Dark Grey Roof Tiles
 - 6. Entrance Canopy in Dark Grey
 - 7. Steel Balustrade Balconies in Dark Grey
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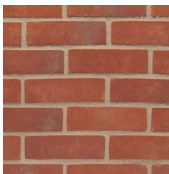
APPEARANCE- MATERIALS AND FEATURES

The materials and features pick up on architectural influences of the surrounding context and the local character of the area, which help to blend the scheme in with its surroundings.

The purpose is to create a pleasant purpose-built development that will provide a high-end living environment for its residents through its built form, amenity led focus and complementary landscaping that enhances the development and surrounding context.



1 Red Multi Gilt Stock Brickwork



2 Orange Multi Gilt Stock Brickwork



3 Stone String Course



4 Brick Soldier Course



5 Steel Balconies- Dark Grey



6 uPVC Windows & Doors- Grey



7 Roof Tiles- Dark Grey



LANDSCAPE STRATEGY



- Care Home Site Boundary
- Site Entrance Road
- Urban Settlement
- Green Space/ Woodland

SITE CONTEXT

The proposed retirement living development site is located at Bamford Mews, Norden Road, Rochdale. The site entrance proposed within a compact residential enclave of modern flats and houses built post-1980. Set in a moderately affluent area, the neighbourhood is characterised by professional families and a significant cohort of older adults—particularly those in the 60–79 age range—making it a fitting context for Retirement Living accommodation.

The locale offers good access to public transport and essential amenities like schools, while exhibiting low deprivation and stable socio-economic conditions. Adjacent green infrastructure is limited, so the site’s landscape design should prioritise new gardens, planting zones, and therapeutic outdoor spaces to enrich the Retirement Living environment.

The borough of Rochdale blends urban and semi-rural traits within the Pennine foothills, lending geographical and visual interest to the setting.

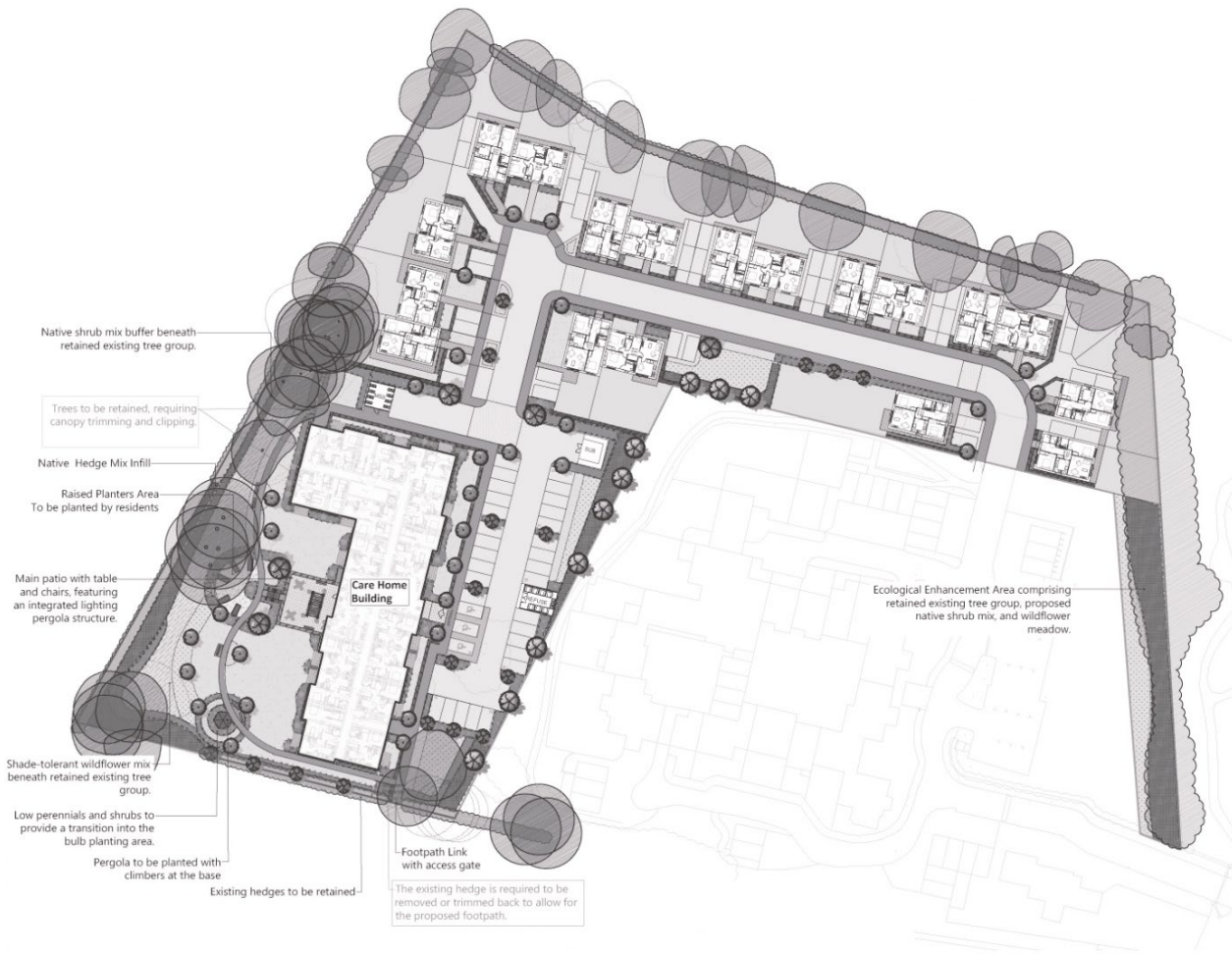
DEVELOPMENT OVERVIEW

The proposal is for the construction of a new Retirement Living facility located off Bamford Mews, Rochdale. The development will comprise a single Retirement Living building together with 18 no. bungalows, landscaped gardens, and supporting infrastructure, including car parking and pedestrian links. The 18 no. bungalows have also been provided with private garden areas, enabling occupants to enjoy their own outdoor space while still benefiting from access to shared landscaped areas. The bungalow gardens will be framed by ornamental and native planting to ensure seasonal interest, biodiversity value, and a consistent visual language across the site. Pathway connections link the bungalows to the communal gardens and ecological enhancement areas, ensuring all residents have opportunities for outdoor activity and social interaction.

The Retirement Living building's principal resident garden is positioned along the western boundary of the block. This area has been designed to create an accessible and therapeutic outdoor environment, featuring a central amenity lawn, caféstyle seating areas, a pergola structure, and a gazebo to provide sheltered seating. Planting will include a mix of sensory shrubs, ornamental trees, and low perennials to enhance seasonal interest and encourage resident interaction with nature.

Each ground-floor bedroom of the Retirement Living building will have access to a private paved terrace. These terraces are intended to function as personal garden spaces for residents, where they can add their own planting, furniture, or decorative items. Planting between terraces and the provision of screen panels will establish both privacy and a sense of ownership.

Further landscape amenity areas are integrated throughout the wider site, linked via a network of accessible pathways. These will include raised planters for resident gardening, quiet seating spaces framed by ornamental planting, and a dedicated ecological enhancement area comprising retained tree groups, wildflower meadows, and native shrubs mix. This will promote biodiversity while also offering residents opportunities to enjoy more naturalistic settings. The overall landscape design prioritises resident wellbeing, accessibility, and sensory experience, ensuring a variety of outdoor spaces ranging from private to communal, active to restful.



LANDSCAPE STRATEGY

DESIGN AIMS

The landscape design of the Retirement Living apartments facilities and retirement bungalows aims to:

1. Integrate the development within surrounding area;
2. Enhance the ecological diversity on site by using a mix of native and wildlife beneficial trees and shrubs alongside ornamental species;
3. Provide opportunities for all occupants to access outdoor areas through the provision of outdoor private space for ground floor accommodation, balconies for accommodation above ground floor level and communal amenity space.
4. Create an attractive, high quality, safe and stimulating garden environment for the residents to use throughout the seasons. This will be achieved by creating a hierarchy of circulation routes and activity areas, which will be surfaced with suitable durable materials.
5. Create opportunities for outdoor activities and socialising through the provision of; outdoor seating and tables and growing garden areas.
6. To maintain the privacy and integrity of neighbouring properties' boundaries and amenity through careful boundary consideration and planting for screening.
7. To create an attractive and striking entrance to the proposals with clear directions on movement, access and parking through design.
8. To create a variety of different external character spaces providing different experiences with both active and less active areas allowing for flexible use.



LANDSCAPE STRATEGY



LANDSCAPE PROPOSAL



Landscape Strategy Diagram

Landscape Proposals

The Landscape Proposals as illustrated on drawing 4922-101 and submitted with the planning application show the intended layout and general character for the landscape that will surround the new building. Points of entry to the site and building, arrangement of parking, paths and terraces together with types of paved surfacing and planned boundary treatments are described within the key or annotated in detail, with the layout and extent of proposed planting or lawns clearly shown and tree species specified.

SOFT LANDSCAPE

- Existing Trees and hedges to be Retained**
in line with Trees Constraints Plan '2345-KC-XX-YTREE-TCP01Rev0' by Keen Consultant
- Existing Trees and hedges to be Removed**
in line with Trees Constraints Plan '2345-KC-XX-YTREE-TCP01Rev0' by Keen Consultant
- Proposed Medium Size Ornamental Tree**
Trees to be planted as 14-16cm girth, Extra Heavy Standard, 4-4.5m high. Root barriers may be required.
- Proposed Native Trees**
Trees to be planted as 14-16cm, Extra-heavy Standard, 3-4m high. Trees to be planted with a double timber stake secured with a rubber tree tie.
- Proposed Fastigate Trees**
Trees to be planted as 12-14cm girth, 3.5-4.25m high.
- Proposed Small Ornamental Trees**
Trees to be planted as 10-12cm girth or 50L containers, 2-3m high and secured with single stake and suitable rubber ties.
- Proposed Ornamental Hedges**
hedges to be planted in 10L containers at a rate of 3-4 per lin. metre.
- Proposed Low Clipped Hedge**
Clipped hedging, 50cm high in 5L containers. To be maintained as low level clipped hedge shape i.e. Box hedging or similar
- Proposed Native Hedges**
Native hedge (single specie) in 10 L containers, planted at 3-4 plants per linear metre. Native hedge mix, planted at 100-120cm, bare root stock, in a double staggered row at 400mm centres.
- Proposed Native Shrub Mix**
To include bare root stock or 3L pots, 60-80cm high.
- Proposed Shrub Planting**
Ornamental shrub planting, to be planted in 3-4L containers at 3-4 p/m², and enhanced by feature specimens in 10-20L pots. To be spot planted with ecological species.
- Proposed Climbers**
To be planted 10L pots 100-120cm in height.
- Proposed Wildflower Meadow**
To be Dual Purpose Wildflower Seeds LWXP 100%, supplied by Landlife Wildflowers or similar approved. Including annual flowering wildflower mix for instant first year effect (including cornflower and poppy).
- Proposed Shade-tolerant Wildflower Mix**
Woodland & Heavy Shade Wildflower Seed Mix, supplied by Landlife Wildflowers or similar approved. To include Shade-tolerant perennials (e.g. primrose, red campion, foxglove, sweet woodruff) and native spring bulbs (e.g. bluebells, wild daffodils) in drifts for seasonal interest.
- Proposed Amenity Grass**
Front gardens to be turfed. Back gardens to client specification.
- Proposed Bulb Planting**

HARD LANDSCAPE

- Proposed Tarmacadam Surface for Vehicular Routes and Footpaths**
To engineers specification.
- Proposed Flag Paving**
Product: Broadway Flag Paving by Brett (or similar approved)
Dimensions: 450 x 450 x 32mm
Finish: Riven
Colour: Buff
Laying Bond: Perpendicular
- Proposed Block Paving**
Product: Alpha TRIO Paving by Brett (or similar approved)
Dimensions: varies x 140 x 60mm
Colour: Burnt Oak
Laying Bond: Stretcher Bond (Random)
- Proposed Concrete Block Paving**
Product: Omega Block Paving by Brett (or similar approved)
Dimensions: 215 x 115 x 60mm
Colour: Brindle
Laying Bond: Herringbone
- Proposed Resin Bound Gravel**
To residents' planting area
Colour: Buff

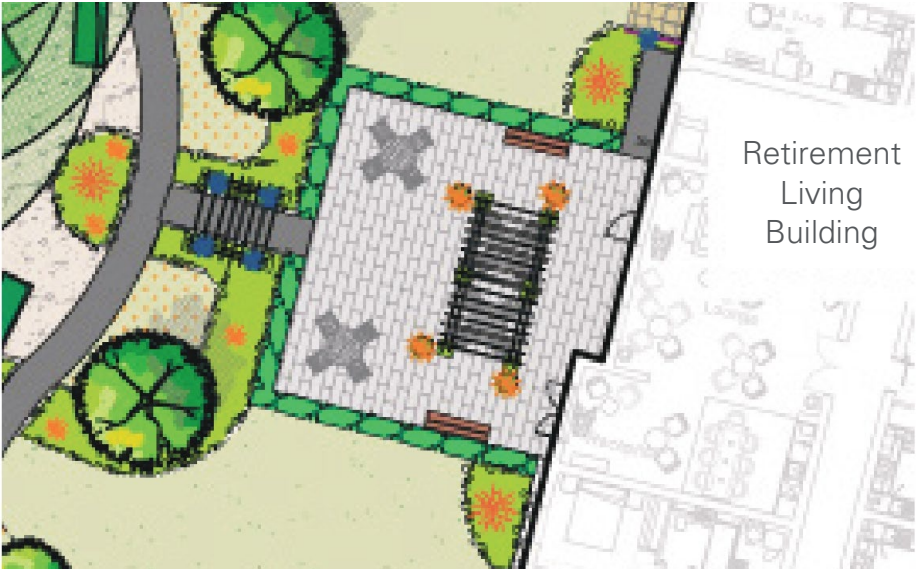
FEATHERS

- Proposed Table and Chair Set**
Rattan Furniture
- Proposed Timber Bench**
Arm and back rest. Specified by others.
- Proposed Ornamental Planters**
Pots to have a specimen shrubs planted.
- Proposed Timber Gazebo**
- Proposed Timber Sleeper Planter**
2.85m long, 1.075m wide, 0.675m high. Specified by others. Planted by residents.
- Proposed Potting Shed**
- Proposed Pergola and Festoon Lighting**
Timber pergola structure (2.35x6.8m), with integrated festoon lighting and seating below.
- Proposed Pergola Structure**
Timber pergola size - 2.35x2.35m. Pergola to have climbers planted at the base.

BOUNDARY

- Proposed Fence**
1800mm close boarded fence to be boarded on site side only
- Proposed Trellis Screen Fence**
1.5m high Trellis Screen Fence Around Patios
- Proposed Pedestrian Gate**

LANDSCAPE PROPOSAL



The communal patio is designed as an accessible, welcoming space that encourages social interaction and relaxation. Featuring comfortable seating and canopy protection, it provides a safe, relaxing environment for residents to enjoy the outdoors.



HARD LANDSCAPE

The residents' gardens provides a social communal terrace with areas of quieter garden. A pergola leads out from the terrace to the amenity lawn which can be used for leisure activities. The main feature is Pergola and Festoon Lighting covered the dining table and chair sets.

The Growing Area is enclosed by ornamental planting to create privacy from the private patios and pathways. Raised planting beds are arranged across this area to provide opportunities for gardening and growing.

The growing area can be accessed from the pathway connected to the communal patio.

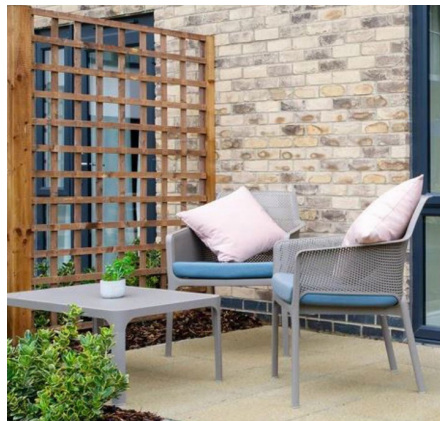
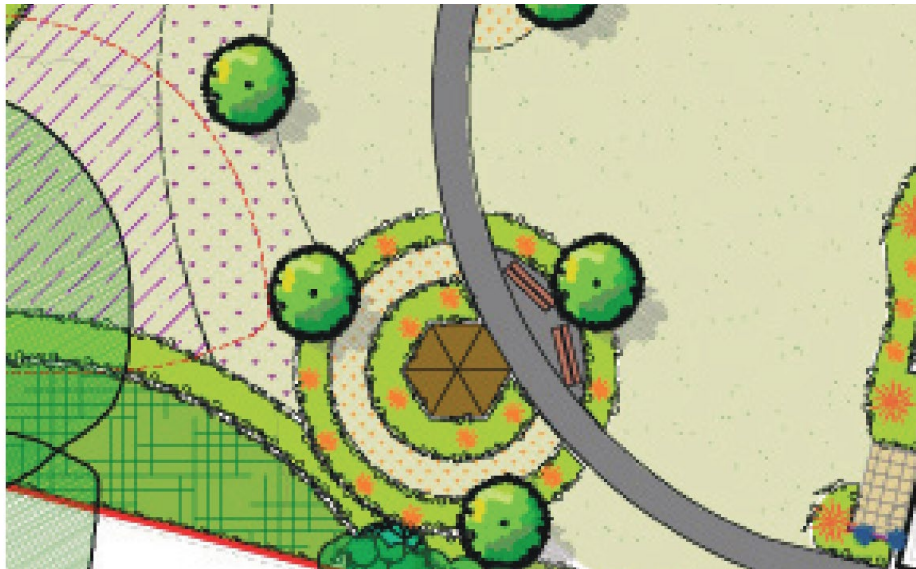
SOFT LANDSCAPE

Ornamental trees within the planting beds will provide shade to the patio. A low evergreen hedge will define the edge between the communal patio and the garden, while still allowing residents to enjoy views of the landscape. Decorative planting pots will further enhance the patio setting.

Planting surrounding the growing area will include fruit bearing shrubs and trees, extending the potential for the area as a food growing garden. The raised planters will be left to be planted by residents.

The primary selection of plants will consist of herbaceous perennials, offering seasonal interest within the garden. Additionally, we will choose wildlife-friendly species to enhance biodiversity in the area.

LANDSCAPE PROPOSAL



HARD LANDSCAPE

Car parking spaces will be provided at the entrance of the site. The materials will exhibit robust and aesthetic qualities to complement the building, whilst maintaining an attractive and accessible environment

A circulation path leads around the building making the space easily accessible. The path will be decorated with bench seating for rest areas. A gazebo sites at the rear of the garden for more private, sheltered seating.

Each ground floor living room of the Retirement Living building will open directly onto a private paved patio area. These patios will be designed as accessible, level thresholds, providing residents with safe and secure outdoor space. Trellis screens will separate the patios, creating privacy while still allowing daylight and views into the garden. Durable paving materials will be used to ensure ease of maintenance and a consistent appearance across all patios.

SOFT LANDSCAPE

Structural and defensive species will be planted around the associated car park to define the space and enhance the privacy by providing a screening effect to the residents. Trees will have a minimum 2m clear stem to avoid obstructing vehicular/pedestrian movement.

Plants surrounding the pathway forming the landscape structure will include flowering trees and shrubs. Planting will be focused around providing scented plants around the gazebo and areas of seating along with herbaceous planting to create seasonal colour and flower interest.

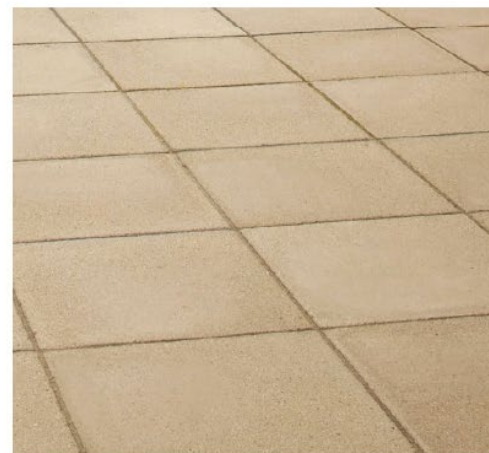
Planting at an intimate scale will be introduced around each patio to create the feel of an individual garden. Seasonal shrubs, climbers, low perennials, and small ornamental trees will provide colour, fragrance, and texture, enriching the sensory experience. An evergreen hedge will define the boundary between private patios and the main entrance footpath. Residents will be encouraged to personalise their patios with pots, planters, or small furniture, helping them to make the space their own. This approach offers both variety and continuity, ensuring each patio is distinctive while contributing to a cohesive overall design.

LANDSCAPE PROPOSAL

HARD LANDSCAPE

The selection of surface finishes responds to the needs and requirements of the residents of the Retirement Living building. The materials will exhibit a robust and aesthetic qualities to complement the building, whilst maintaining an attractive and accessible environment. The primary spaces will consist of both high quality stone flag paving and small units in seating areas, with a coloured tarmac for some circulation routes.

Edging will provide a complementary finish to define circulation routes. A high quality concrete sett unit in contrasting colour, will complement the resin bound surfaces.



FURNITURE AND FEATURES

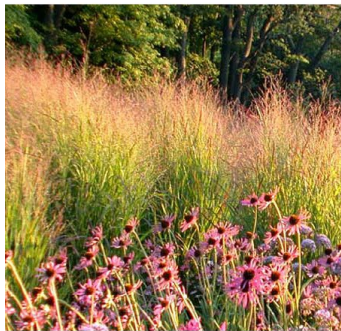
Furniture items will be large and durable to complement with the scale of the space and the building. Benches will be supplied with both back and arm rests. Timber to have a suitable 25 year lifetime guarantee.

Planters will create a hands-on experience for the residents allowing interaction with sensory planting and within the growing areas. Wheelchair accessible planters will also be incorporated to ensure the landscape design is user friendly to all residents engaging in the space.

Vertical features will include a range of pergola structures with trellis system. The varying range of pergolas will support the creation of a diverse external environment. Additional features including a bird bath will also be incorporated.



LANDSCAPE PROPOSAL



TREES

Trees will form an integral part of the landscape scheme, providing seasonal interest, vertical structure and biodiversity. Trees are proposed within and around parking bays to soften the built form and provide visual interest within parking area. Trees will have a minimum 2m clear stem to avoid obstructing vehicular/ pedestrian movement.

Trees species within carpark to include: Betula pendula, Sorbus aucuparia, Acer campestre ‘Streewise’, Carpinus betulus ‘Fastigiata’, Trees within the amenity spaces will be selected to provide seasonal interest and vertical structure, enhancing the surrounding planting. Trees near seating areas will have light canopies to avoid excessive shading. Flowering species, such as Prunus ‘Kanzan’, will add seasonal colour. Trees will be integrated throughout the amenity gardens and adjacent to activity areas, contributing to visual interest and encouraging interaction within the spaces. Trees species within amenity spaces to include: Amelanchier lamarckii, Carpinus betulus, Prunus serrulata ‘Snow Goose’, Malus ‘Evereste’, Magnolia stellata

ORNAMENTAL SHRUBS AND HERBACEOUS

The residents' garden will consist of different themes of planting to create a diverse amenity environment. The plant selection will be carefully considered to ensure they are suitable for their environment and location and to complement and respond to the proposed building with particular regard to tolerant to shade or full sun. There is also a requirement for the planting to be suitable for the user of the amenity spaces, such as avoiding poisonous species. The planting design will also ensure that there is seasonal interest all year round.

Shrubs around the parking area are to be predominantly evergreen, low maintenance and robust. Bulb planting to provide seasonal interest. Climbing plants to climb pergolas and Privacy Panels. Shrubs species to include: Hebe ‘Wiri Charm’, Lavandula ‘Hidcote’, Spirea japonica ‘Goldflame’, Hydrangea aborescens ‘Annabelle’. Herbaceous species to include: Heuchera ‘Palace Purple’, Astilbe ‘Bressingham Beauty’, Alchemilla mollis, Hosta ‘Albomarginata’, Rudbeckia fulgida, Verbena bonariensis, Sedum ‘Autmn Joy’, Carex morrowii, Geranium x johnsonii ‘Johnson’s Blue’. Climbers species to include: Rosa ‘New Dawn’, Clematis ‘Jackmanii’ Bulbs species to include: Allium giganteum, Narcissus pseudonarcissus

HIGHWAYS AND TRACKING

Transport Statement

A Transport Statement, prepared by Paul Basham Associates has been prepared to review the highway principles of the scheme and ensure the site location supports a sustainable development.

The development is in close proximity to a number of amenities within Bamford, including bus stops, convenience store, public houses/restaurants and places of leisure. The public transport options close to the site are good with frequent connections to destinations such as Rochdale and Bury. Furthermore, the pedestrian and cycle infrastructure within Bamford is considered to be good, providing connections to the local amenities. The site is therefore considered to present an excellent opportunity to create a sustainable development.

Vehicle access is proposed to the north of an existing turning head within the Bamford Mews residential development. The proposed access will measure 6.0m, which is in accordance with Manual for Streets to allow for two cars to pass each other. Within the site the access road narrows to 5.5m, which is considered suitable to serve the proposed bungalows and RL apartment building. Private vehicle tracking has been completed (Appendix B) which demonstrates that two cars are able to pass at the site access in accordance with Manual for Streets (MfS) guidance.

Footways measuring 1.8m wide will be provided along both sides of the proposed internal road, which will extend to provide safe pedestrian connection to all bungalows and the proposed RL building. Furthermore, it is stated within the Department for Transport’s (DfT) ‘Inclusive Mobility’ document (December 2021) that a footway width of 1500mm is sufficient to enable a wheelchair user (including a mobility scooter) and a pedestrian to safely pass, with the likelihood of two-way movement of two wheelchair users anticipated to be low. Therefore, the provision of 1.8m footways considered to provide safe pedestrian passage for all expected site visitors. It is therefore considered that safe and suitable access is achievable for all site users, as required by the NPPF.



The above diagram illustrates the distribution of regular and accessible car parking spaces for residents'. A total of 35 no. car parking spaces for residents' of the Retirement Living block are provided within the application site, which includes 3no. accessible residents' car parking spaces. In addition each bungalow is provided with 2 private parking bays.

Site plan indicating parking facilities and servicing

HIGHWAYS AND TRACKING

In order to inform the car parking provision Rochdale Borough Council's 'Core Strategy' (2016) has been consulted however, there are no specific standards within the document for retirement developments. Therefore, independent research undertaken by McCarthy Stone into the parking demand at existing sites has been considered to inform an appropriate level of parking provision.

The McCarthy Stone research utilises parking surveys which have been undertaken at their existing developments to better understand actual demand and to inform the design of future schemes. The data (attached in Appendix C) shows the average demand is 0.517 spaces per apartment. For the 49-apartments this equates to a total of 25 spaces. In total 35 spaces are proposed at a ratio of 0.71 spaces per apartment which should therefore ensure that no overspill parking occurs.

While the bungalows are RL, to provide a robust assessment these have been assessed against the local C3 residential standard. These require a provision of 2 car parking spaces for 2-bed C3 dwellings outside of town centres, which would equate to a required provision of 36 spaces for the 18 RL bungalows, which is proposed at the site and therefore in accordance with RBC's standards.

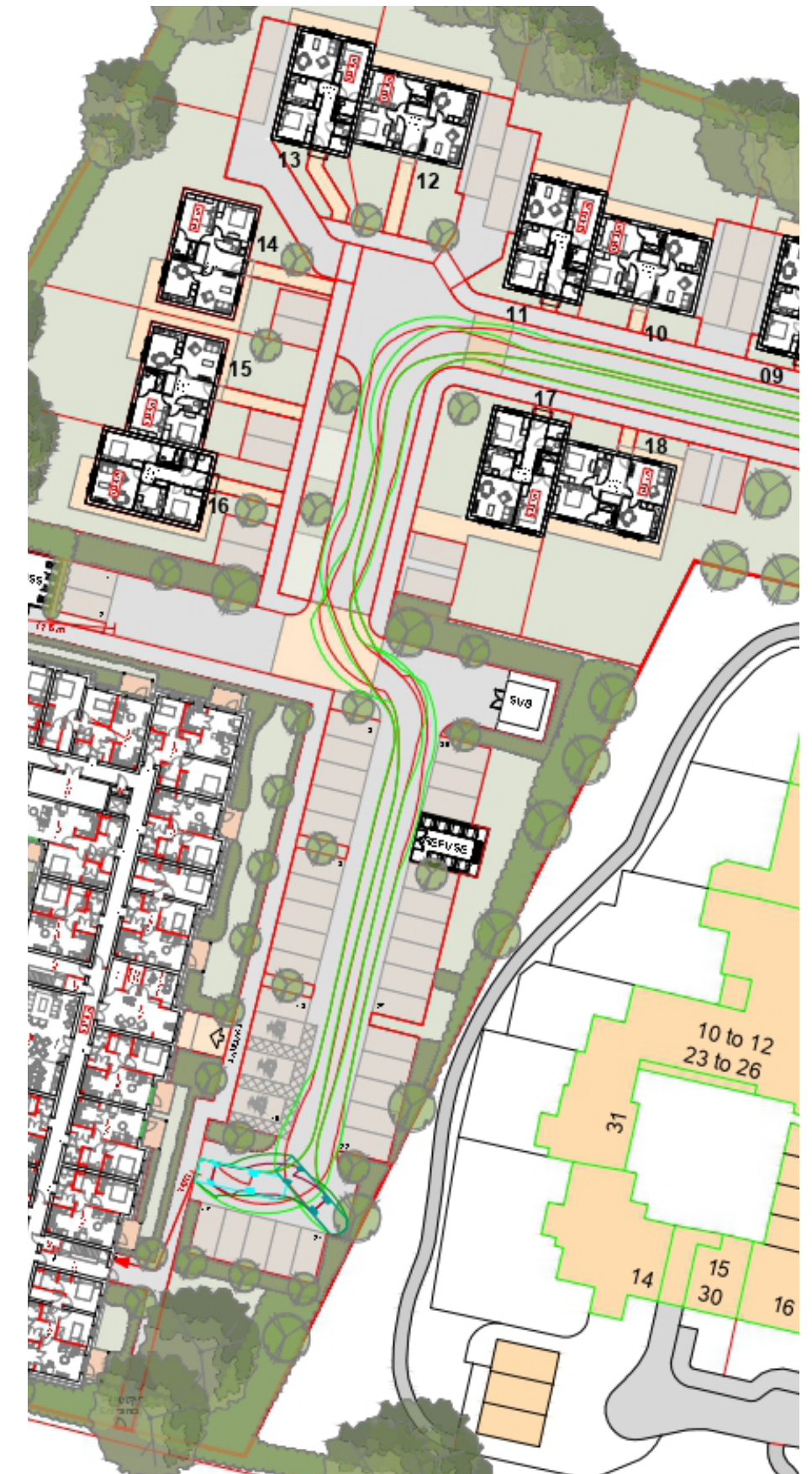
The proposed parking spaces measure 2.5m x 5m and the proposed tandem car parking spaces measure a minimum of 3.0m x 5.0m, which is in accordance with RBC standards. The proposed parking spaces on-site have been tracked using a private vehicle and all spaces accommodate the safe manoeuvre of cars in and out of the spaces.

The independent research undertaken by McCarthy Stone sets out the mobility scooter demand at existing developments across the country. The research states an average ownership of 0.103 scooter spaces per apartment, equating to 5 spaces for the 49-unit development. A dedicated store with 8 mobility scooter spaces is provided in excess of the independent research.

In respect of cycle parking, the local plan only contains standards for general C3 housing, which is not relevant to the age-restricted nature of the proposal. The independent research undertaken by McCarthy Stone states that the average ownership is 0.018 cycles per apartment, equating to a total of 1 cycle space across the apartments. This can be accommodated within the mobility scooter store, while cycle parking demand for the RL bungalows will be accommodated within the curtilage of each bungalow.

A fire tender is able to enter the site, turn and leave in a forward gear whilst getting within 18m of the proposed dry risers within the RL apartment building and within 45m of all buildings, in line with Building Regulations (Document B).

A refuse vehicle is able to access within a 25m bin drag distance of all of the proposed RL bungalows, in addition to accessing within 10m of the proposed bin store located within the proposed RL car park. This meets bin carry distance requirements set out in Manual for Streets.



Fire Tender Vehicle Tracking