Trub Road

Rochdale, Manchester, OL11 2WH

DESIGN AND ACCESS STATEMENT

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1.0 Introduction and Background

This Design and Access Statement forms part of a planning application to develop 17No. apartments on land bounded by Trub Road, Manchester Road, Montrose Street, and Trub Farm. The site is located just south of Rochdale Town centre. The plot forms an area of approximately 0.1093 hectares.

In addition to this D & A Statement the planning application is accompanied by the following:

- Application forms and certificates
- Reports and assessments
- Drawings and plans
- 3D Visualizations

The remainder of the report is structured in accordance with The Ten Characteristics of the 2019 National Design Guide. These are as follows:

- Context
- Identity
- Built Form
- Movement
- Nature
- Public Spaces
- Uses
- Homes & buildings
- Resources
- Lifespan





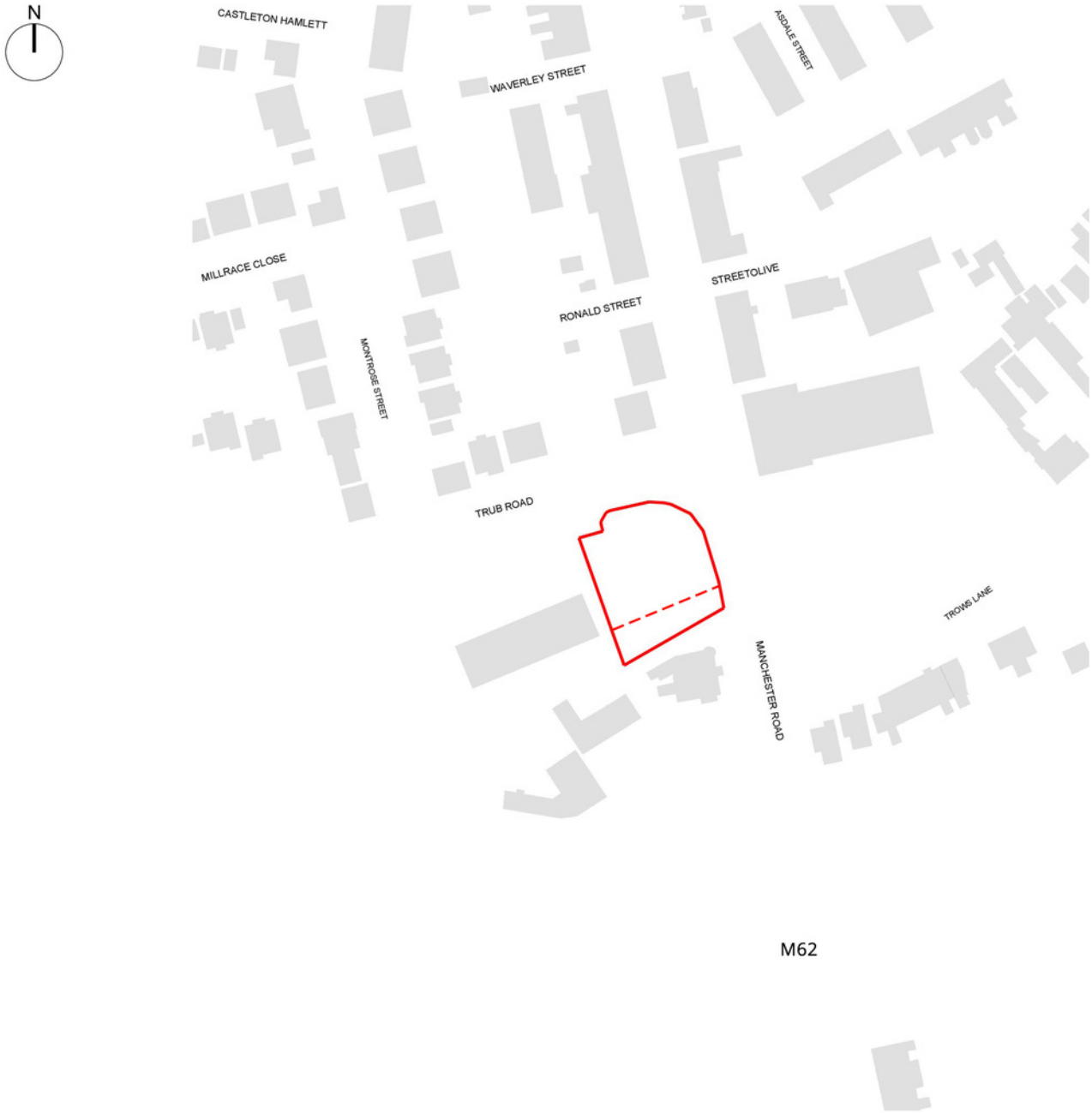
2.0 Site Context

2.1.1 C1 Site Context - Urban Grain

Surrounding the site is a mix of typologies and footprints. Directly south and east of the site there is industrial and commercial units with much larger footprints compared to the rest of the area. They have generous amounts of open space surrounding them. Further east is the Rochdale Canal with open fields and small amounts of dense woodland along the eastern side.

To the northwest of the site is a newer housing development with a mix of detached and semi-detached houses. They are well spread out with good spacing to the front and rear of the properties. There is also a number of small single storey garages to the side of properties.

To the northeast of the site, along Manchester Road, there are blocks of terrace housing that are more tightly packed together and have smaller spaces to the front and rear.



2.1.2 C1 Site Context - Green Space

The area has a large amount of green space. The majority of private green space being to the north which mainly consist of front and rear gardens. To the south of the site is a row of dense woodland that creates a barrier towards the motorway. Further on from the site, the area mostly consists of open fields with patches of woodland.



Key

Green on Private Land

Green on Public Land

2.1.3 C1 Site Context - Building Heights

The local area has a mix of building heights, however due to it being a mostly suburban area, they do not exceed over 3 storeys. This is also generally the case in the wider area with notable exceptions being St Martin's Church and Arrow Mill.

As part of good design practice stated in the National Design Guide, the scale of the proposal will compliment the scale of the surrounding buildings whilst looking to enhance the scale of the different street scenes by blending the varies building scales that are used around the site.



Key

1 Storey

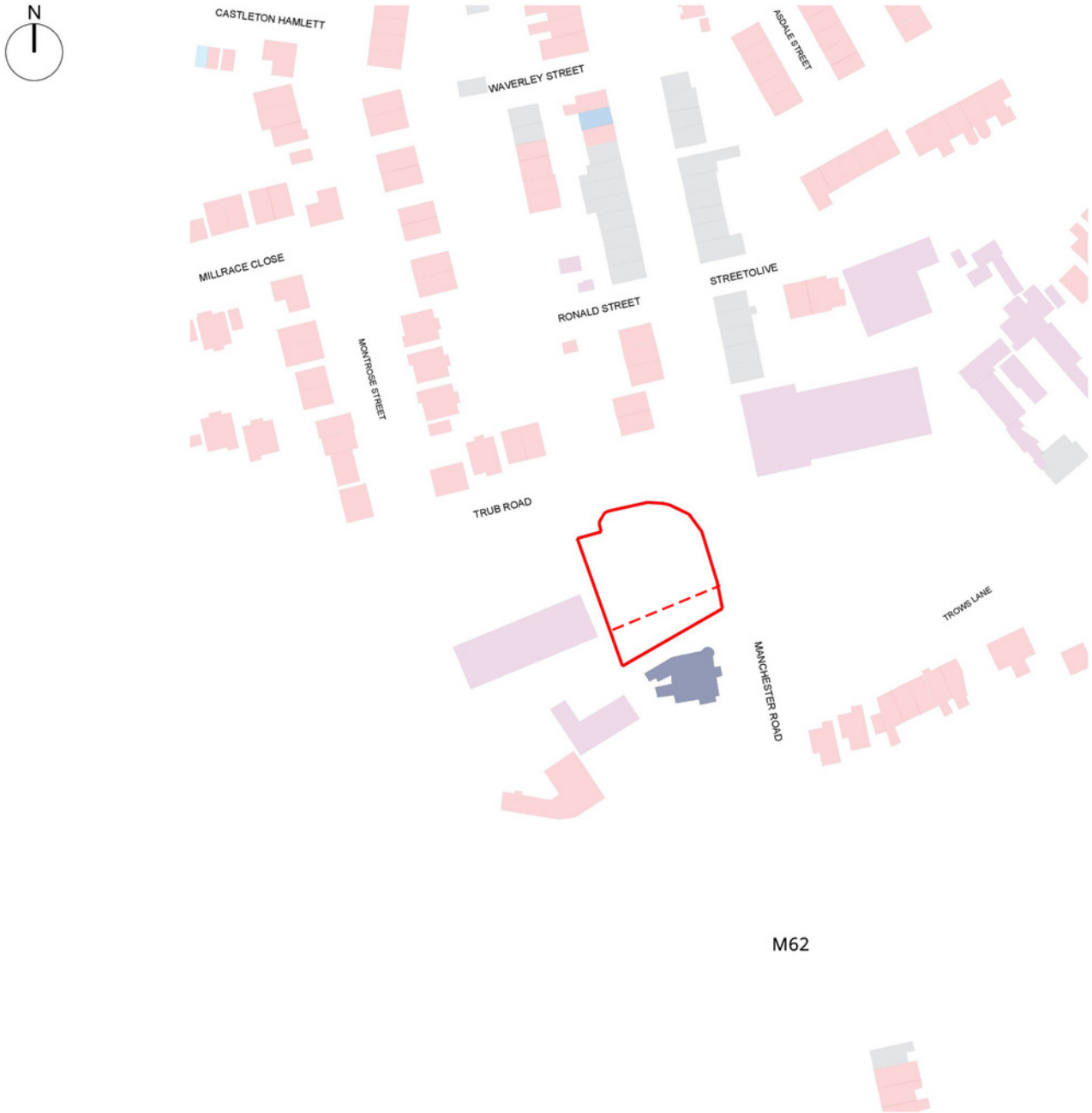
2 Storey

3 Storey

2.1.4 C1 Site Context - Building Materiality

The primary material used in the area is brickwork, with the majority of the surrounding buildings being constructed from red brick. This gives the area a feeling of traditional northern suburban landscape and characterises the area as part of a working town.

The use of materials that match the local palette will help the proposed building feel like a part of the area, as well as Rochdale as a whole, whilst having more modern architectural features.



Key

- Red Brick
- Render
- Stone
- Metal Cladding
- Other

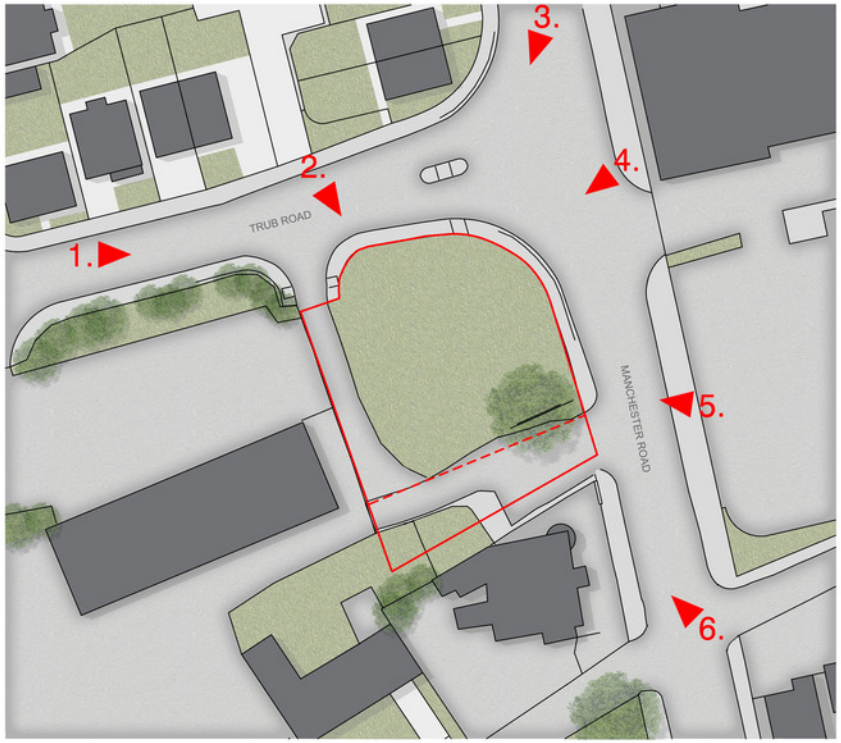
2.2.1 C1 Site Context - Existing Site

The site mainly consists of turfed lawn and asphalt road that is in poor condition. The road is used for rear access to the industrial unit to the western border of the site. There is a 1m incline from the northern part of the site to the south. The northern, eastern, and southern boundaries are open to the surrounding area whilst there is high metal fencing to the western border. There is one tree on the site.

There is a right of way access on the southern portion of the site from Manchester Road to Trub Farm which will need to remain unobstructed.



2.2.2 C1 Site Context - Existing Site Condition



Site from Trub Road



1.



2.

Site from Manchester Road



3.



4.

Site from Manchester Road



5.



6.

3.0 Planning

3.1 Planning Application History

Planning Ref: 11/D54610

Submitted: 07/07/2011

Refused: 11/10/2012

Outline application (means of access only) for a mixed development comprising of any combination of the following:- - Residential development - up to 199 dwellings - 70 bedroom residential elderly care home - Up to 55 private retirement flats - 1,250 sq.m. ground floor commercial floorspace (any combination of class A2 (financial and professional services), A3 (cafes/restaurants), B1(a)(offices) and childrens day nursery (d1)) - 20,476 sq.m. of recreational open space.



Planning Ref: 11/D54610 Site Plan with Proposed Site Boundary

Planning Ref: 14/00418

Submitted: 18/06/2014

Approved: 12/02/2015

Outline application (including access only) for a residential development of 29 dwellings.



Planning Ref: 14/00418 Site Plan with Proposed Site Boundary

3.2 Planning Policy Context

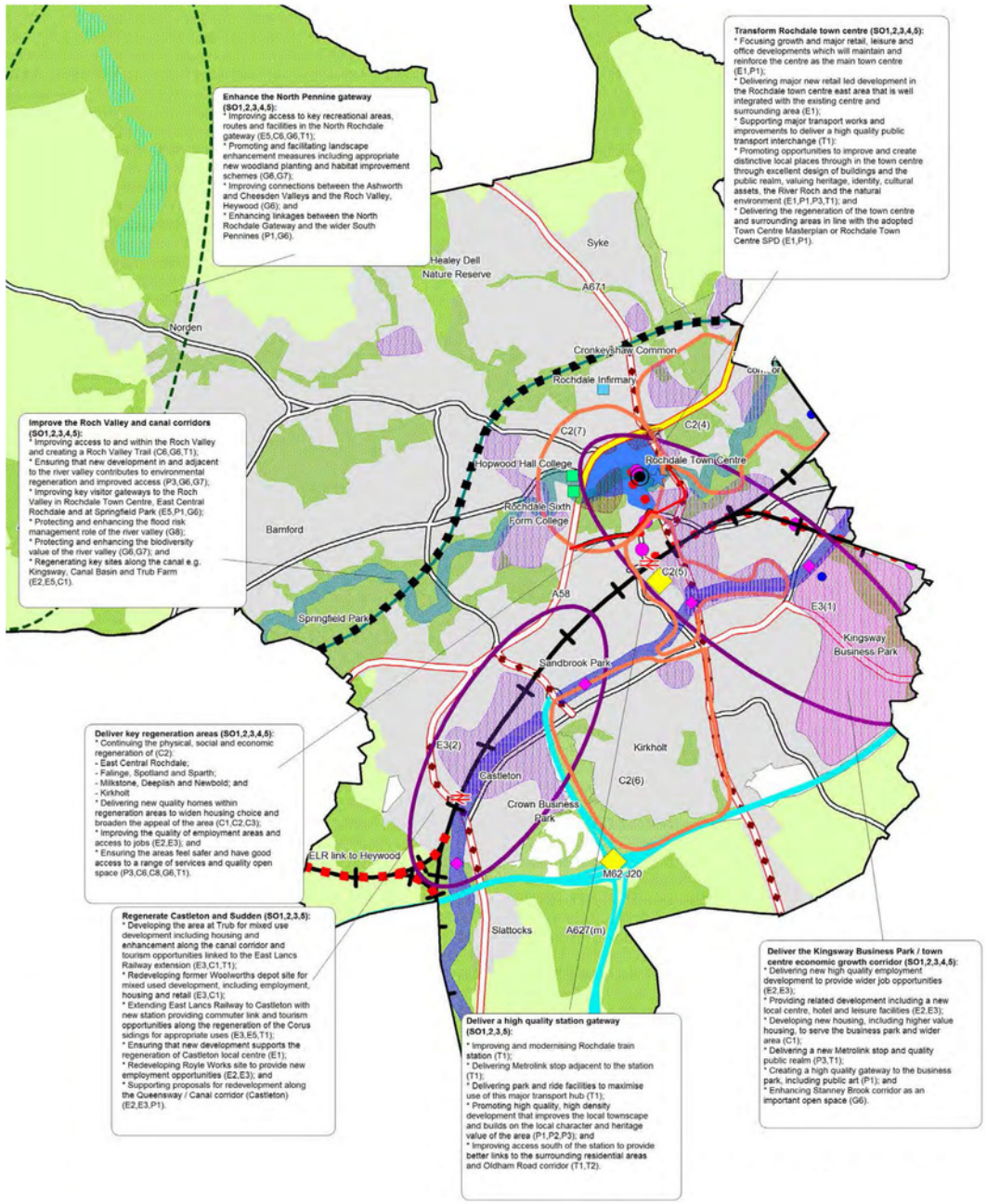
Rochdale's Core Strategy identifies Castleton as an area of opportunity where new housing, leisure and commercial development is needed to provide essential regeneration to its centre (as part of policies: SO1,SO2,SO3,SO5).

In particular Trub has been identified as an area for development for mixed use development including housing and enhancement along the Rochdale Canal Corridor and tourism opportunities linked to the East Lancs Railway extension (as part of policies: E2, E3, C1, T1). Emphasis has been put on putting support on the delivery of a mix of housing choices.

A number of improvements will also be carried on local roads and public transport to improve connections around the area and making it a more desirable place to live (as part of policies: T1, E1, E4) .

Key

- Boundary Between Pennie and Manchester Fringe (SP2)
- Pennine Frindge (SP2)
- Pennine Frindge Visitor Economy and Heritage Areas (P2&E5)
- Outstanding Conservation Areas (P2)
- Town Centres (E1)
- Rochdale Town Centre (E1)
- Proposed Local Centres (E1)
- Economic Growth Corridors and Areas (E3)
- Regeneration Areas (C2)
- Kingsway Business Park (E2)
- Employment Zones (E2)
- Key Gateways (P1)
- Strategic Corridors (T1)
- Main Roads (T1)
- Local Improvement Corridor (P1)
- Road Capacity Improvements (T2)
- Motorway (T1)
- Railway (T1)
- Railway Stations (T1)
- Key Bus Interchanges (T1)
- Metrolink (T1)
- Metrolink Stops (T1)
- Rochdale Inner Ring (T1)
- Strategic Green Infrastructure (G6)
- Rochdale Canal Corridor (G6)
- Potential Canal Moorings (E5)
- River Roch Corridor (G6)
- Urban Area
- Green Belt (G4)
- Protected Open Land (G5)
- Education Facilities (C8)
- Health Facilities (C8)
- East Lancs Railway (T1)



4.0 Local Character and Context

4.1 C1 Wider Character and Context

The wider area surrounding the site display a variety of architectural features and styles. There is very little in the way of newer residential developments, with the majority of housing being traditional industrial era terrace blocks and 1950s/1960s semi-detatched houses.

There is a large amount of warehouses and industrial units around Castleton centre that are from a mix of time periods. The majority of these buildings are of considerable size.



Rochdale Road



Carnforth Avenue



Manchester Road



Queensway



Fairway



Sherwood Street

4.2 C1 Immediate Area Character

The immediate area surrounding the site displays a variety of architectural features, which may inform some elements in our design proposals.

PREDOMINANT FEATURES
- Simple rectangular windows with mullions
- Pitched slate roofs
- Stone window features
- Predominantley red brick
- Protruding or recessed entrances
- Traditional typology


Trub Road


Manchester Road


Manchester Road


Newchurch Street


Manchester Road


Vicarage Road North