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# PROPOSED RESIDENTIAL DEVELOPMENT **CROMPTON AVENUE, ROCHDALE**

## DESIGN & ACCESS STATEMENT

Ref: 20109\_DAS\_01

Date: APRIL 2023

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**“TO SUPPORT THE  
GOVERNMENTS OBJECTIVE  
OF SIGNIFICANTLY BOOSTING  
THE SUPPLY OF HOMES,  
IT IS IMPORTANT THAT A  
SUFFICIENT AMOUNT AND  
VARIETY OF LAND CAN COME  
FORWARD WHERE IT IS  
NEEDED, THAT THE NEEDS  
OF GROUPS WITH SPECIFIC  
HOUSING REQUIREMENTS ARE  
ADDRESSED”**

**‘PARA 59, NPPF 2019’**



*Taken from Google Earth 2020*

*Aerial View.*



# INTRODUCTION

# 1 INTRODUCTION

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## The Document

This Design and Access Statement (DAS) has been prepared by MPSL Planning and Design Limited, on behalf of Lancet Homes ('the applicant') in support of the Full Planning Application submitted to Rochdale Borough Council (RBC).

The document is structured in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and the National Planning Practice Guidance.

It explains how the proposals have been resolved through an understanding of local setting, access, scale, massing, and the relationship with its' surroundings, local context and existing on site features.

The development comprises a parcel of land to the east of Crompton Avenue, defined as ('the Site'), shown edged red on the Site Location Plan (**Figure 1**).

## Planning History

Following a search of the council website, it appears that the site has been subject to two previous applications, refer to the supporting Planning Statement for further details.

## Planning Policy

The proposals have been informed, and assessed against the saved policies of the Rochdale Unitary Development Plan (UDP) (2006) and the Core Strategy (2016), along with National Planning Policy Framework, National Planning Practice Guidance and local guidance including:

- *Design and planning process - good practice guide SPD*
- *Residential Design Guide SPD*
- *Urban Design Guide SPD*

## The Application

The proposal submitted herewith seeks detailed approval in regard to Site;

**Access;** ( i.e. detailed arrangement and position into the site).

**Layout;** ( i.e. detailed block form and orientation).

**Scale;** (i.e. details of the overall scale and massing of buildings).

**Landscaping;** (i.e. details of soft and hard landscape).

**Appearance;** (i.e. finishes/materials of buildings & open space).

***"for the erection of 18no. dwelling houses (class C3) and the creation of a site access, including associated, landscaping, boundary treatments; and other associated works."***

# 1 INTRODUCTION

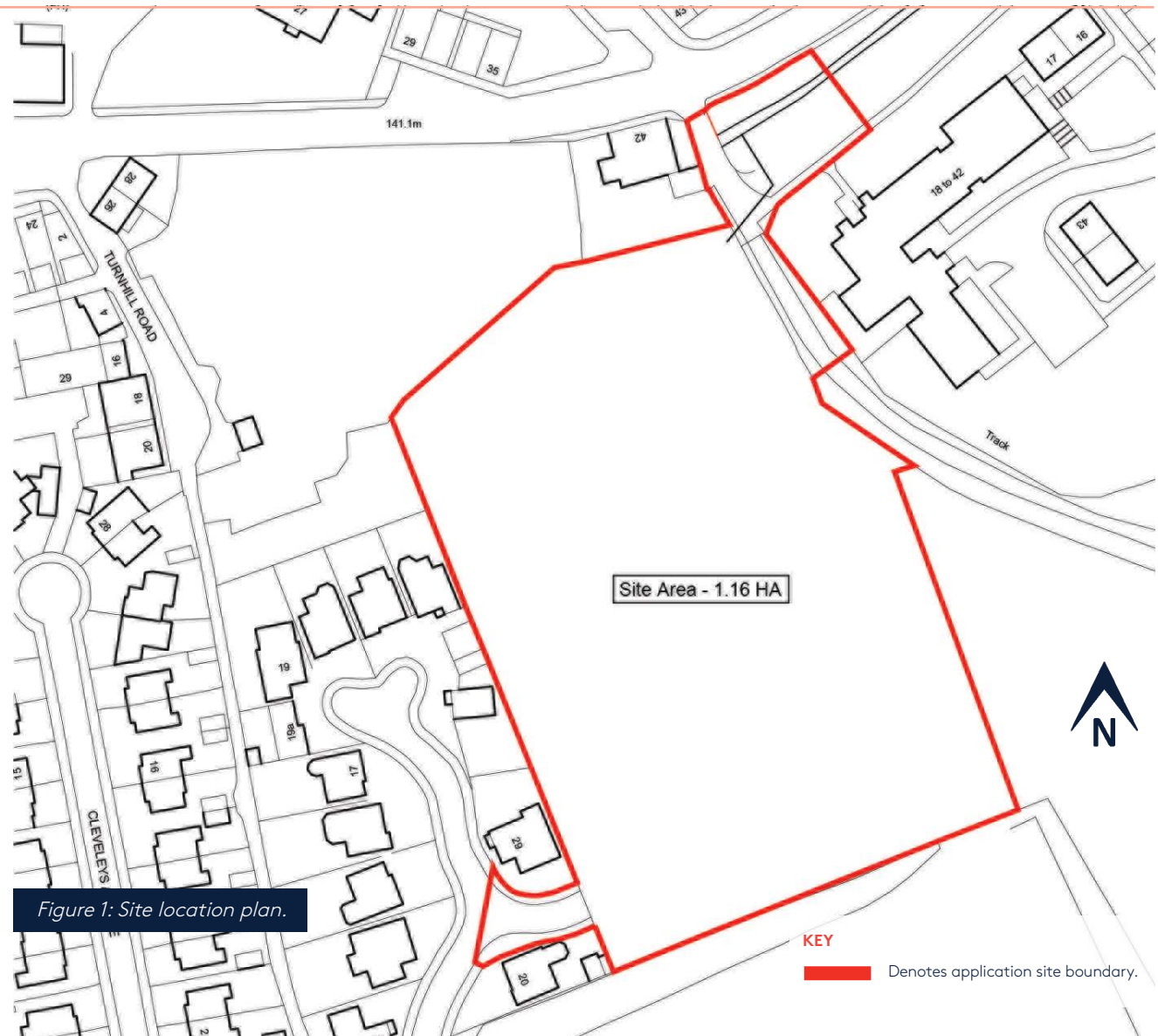
## 1.2 Site Location

The adjacent plan (**Figure 1**) highlights with a red edge, the area to which this application relates, forming the 'Full Planning Application' Site boundary.

The Site extends to 1.16 hectares of land, positioned to the eastern side of Crompton Avenue, located within the settlement boundary of Balderstone, within the Balderstone and Kirkholt ward of Rochdale in Greater Manchester. At present, the site comprises existing grassland.

The Site itself is bound to the north-west by an existing woodland, known as Broad Lane community woodland, to the north by a single dwelling, to the east by residential dwellings and open space, to the south by existing playing fields, and to the west by the rear gardens of properties accessed off Crompton Avenue.

The Site is sustainably located to the south-east of Rochdale town centre, with ease of access to local amenities and facilities. Oldham Road presents a key gateway into Rochdale, with frequent bus services running along this route.





## SITE ANALYSIS

## 2 CONTEXT APPRAISAL

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### 2.1 Site Context

The Site is located approx. 2km from Rochdale town centre, and at present features grassland with minimal tree coverage. There are several offsite trees which overhang the site, to the northern and eastern boundaries.



*Figure 2: Aerial view of the site.*

## 2 CONTEXT APPRAISAL

### 2.2 Site Photographs



## 2 CONTEXT APPRAISAL

### 2.3 Review of the Local Built Environment

In accordance with 'Chapter 12' of the National Planning Policy Framework (July 2021), the proposals should seek to respond to local character and the surrounding built environment.

A review of local built character played an important role during the design and development of the site, ensuring that the proposals complement the existing character of Balderstone, whilst creating a distinct sense of place. The existing character, within the immediate vicinity of the Site, is predominantly residential. The site is not within a Conservation Area and there are no listed buildings within the site.

Existing buildings to the north of the site, north of Broad Lane include historic stone-built properties which feature stone detailing, such as stone surrounds and stone band course detailing, with slate roof tiles. As the suburban settlement started to expand, the use of more brick-built properties can be seen to the north/south-west and the west of the site, and again featured stone details.

It is clearly established that a variety of architectural styles are present within the local vicinity, evidence of evolving construction methods over the years, and presents the opportunity to create a bespoke development, which will contribute to the local setting.



Public House - Oldham Road



Semi-detached properties - Turnhill Road



Detached property - Crompton Avenue



Terraced properties - Crompton Avenue



Terraced properties - Watkin Street



Detached property - Broad Lane

## 2 CONTEXT APPRAISAL

## 2.4 Site Analysis

The Site 'Constraints and Opportunities Plan' shown adjacent (**Figure 4**) in plan form, presents key parameters and principles which have informed the layout design, ensuring that the development appropriately considers local context and existing site features.

## Key Constraints & Opportunities

1. *Opportunity to create a distinct infill development which contributes to the local setting.*
2. *Sensitive boundaries to the east and west, adjacent to existing residential uses.*
3. *Consider on-site and off-site trees and associated root protection areas.*
4. *Consider the existing PROW routes which cross the site.*
5. *Consider existing topography, existing site fall by circa 8m to the north.*



## 2 CONTEXT APPRAISAL

### 2.5 Design Concept

The adjacent design concept was prepared following a review of local context and character, providing an example of our envisaged elevational style for the site.

Key principles established include;

- Buff facing brick
- Feature render panels
- Deep window apertures
- Strong and defined street form

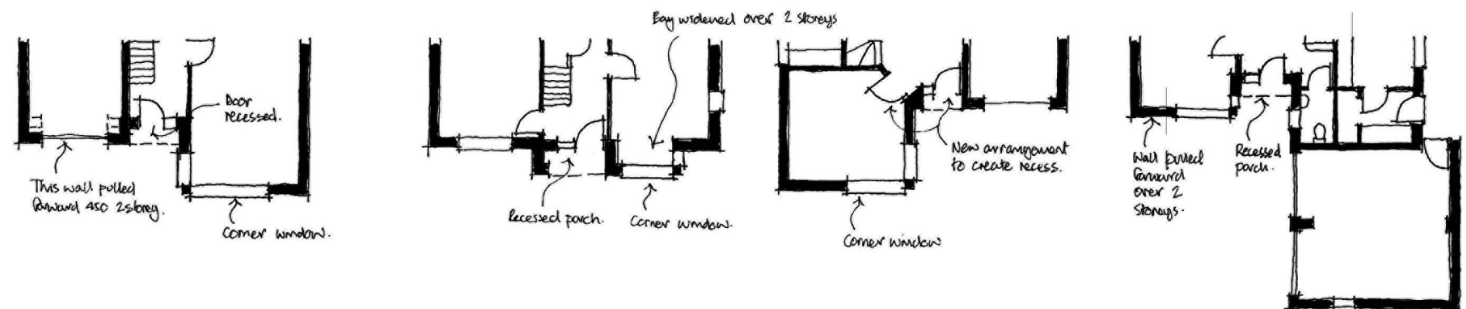


Corner Window Lintel Detail



Eaves Detail

Option 3 - Buff Brick  
Render Panels  
Black Barge / Eaves  
Grey Windows  
Grey Thin Leading Edge Roof Tile



## 2 CONTEXT APPRAISAL

### 2.6 Planning Policy

#### National Planning Policy Framework

The revised National Planning Policy Framework (“NPPF”) was adopted in July 2021, and sets out the Government’s planning policies for England. The NPPF recognises that good quality design is an integral part of sustainable development. At chapter 12, the NPPF outlines a series of statements, which seek to ensure development proposals achieve high quality design.

Specifically, it emphasises that

***“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”***

(Paragraph 126).

Proposals should demonstrate how development will function well, and add to the overall quality of the area over the lifetime of the development; be visually attractive; responds sympathetically to local character, and landscape setting; establishes a strong sense of place; optimise the potential to accommodate an appropriate amount, and mix of development; and create places that are safe, inclusive and accessible, and which promote health and well-being. (Paragraph 130).

The NPPF requires design quality to be considered throughout the evolution and assessment of development proposals, and encourages early discussion between applicants and local planning authorities in relation to the design and style of emerging schemes (Paragraph 132).

#### Local Planning Policy

The Local Plan for Rochdale Council comprises saved policies of the Unitary Development Plan (UDP) (2006) and the Core Strategy (2016).

#### Planning Practice Guidance

Further detail is provided through the National Planning Practice Guidance (PPG) for Design, which encourages the use of design masterplans and briefs as an appropriate tool for setting out the strategy of new development, including general layout and scale.

#### National Design Guide

The National Design Guide was adopted in October 2019 and addresses the question of how we recognise well designed places, by outlining and illustrating the Government’s priorities for well-designed places in the

form of ten characteristics. The characteristics help create well designed places and should work positively together to form a sense of community.

This document will outline how the proposed development will employ a high-quality design, respond to local context, and incorporate a suitable mix of development in accordance with the above.

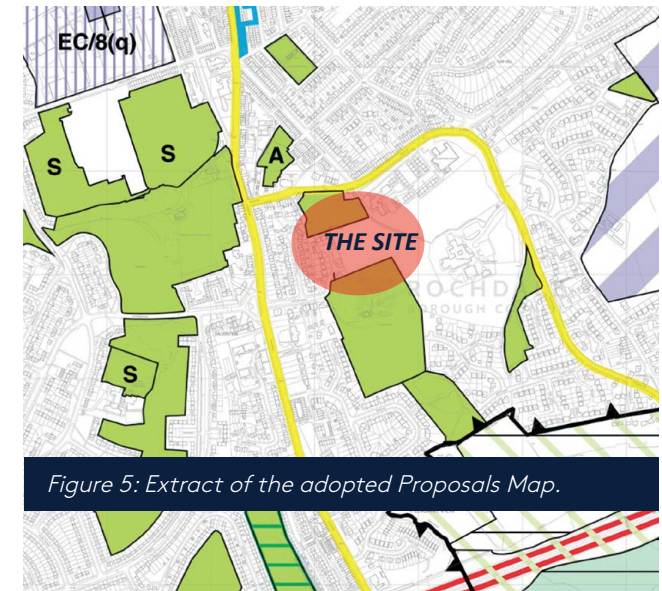


Figure 5: Extract of the adopted Proposals Map.



# 3 INVOLVEMENT

## 3 INVOLVEMENT

### 3.1 Public Consultation

Public engagement forms an important role within the planning process, and success in creating a new residential developments, as such, the applicant engaged with the local community via the following means.



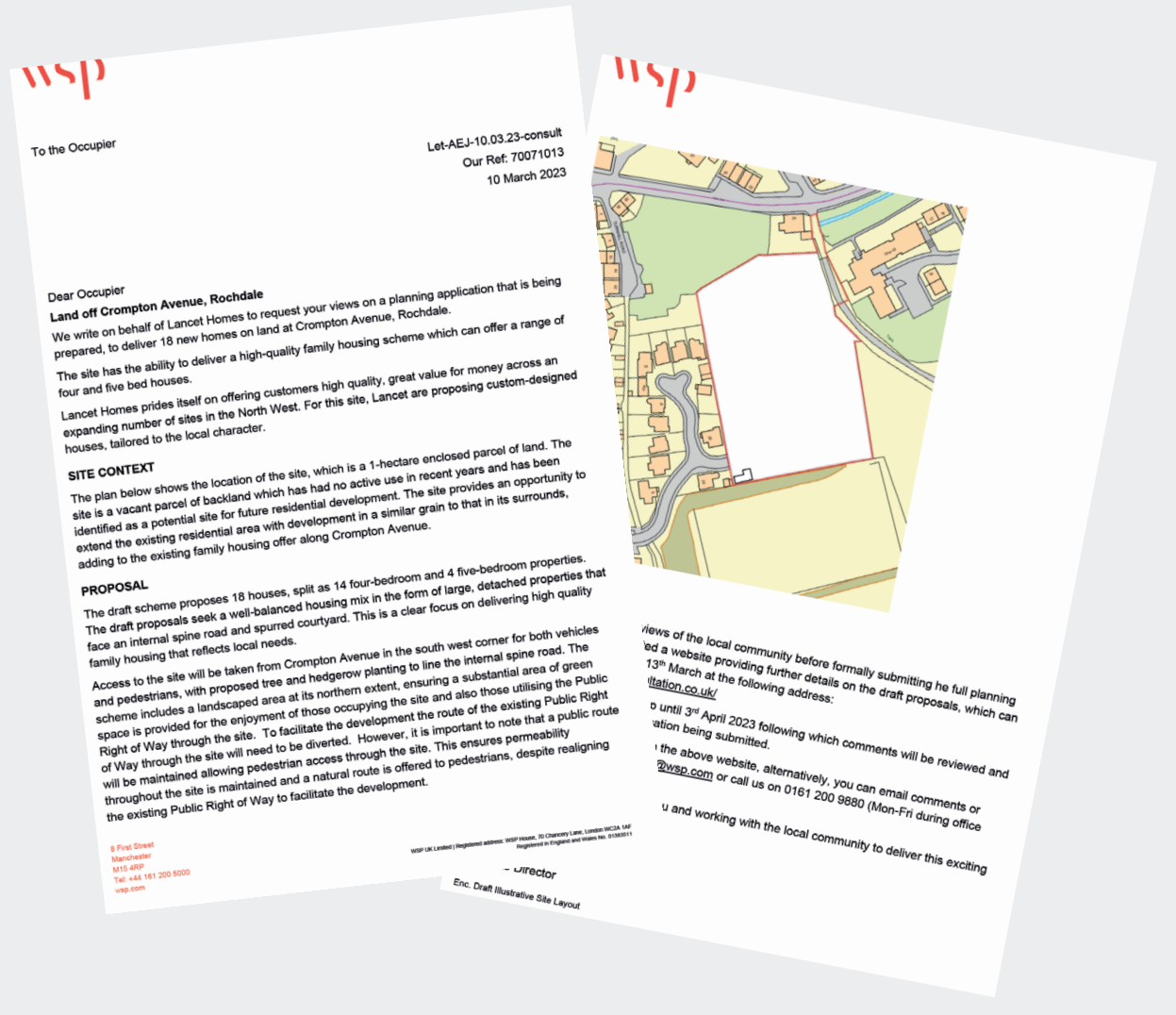
A leaflet was distributed to 491 properties within the local vicinity. The distribution zone is demonstrated on Figure 4.1 of the supporting Planning Statement.



A website could be accessed between the 13th March 2023 until the 3rd April 2023, via the following address <http://cromptonavenueconsultation.co.uk/>

The leaflet and website provided details of the draft proposals and offered residents the opportunity to provide feedback and ask any questions about the development proposals through an online feedback form. Refer to the planning statement for the detailed responses.

The applicant also wrote to local Councillor's, to provide details of the development proposals.





# DESIGN PRINCIPLES

# 4 DESIGN PRINCIPLES

## 4.1 Amount

The Site is for residential development, seeking approval for the construction of 18no. residential dwellings (class C3), comprising a mix of 4 and 5 bedroom dwellings, as demonstrated within the adjacent (Table 1).

Refer to the full suite of planning drawings which accompany the application for further details.

| ACCOMMODATION SCHEDULE |                |     |
|------------------------|----------------|-----|
| House Type             | Description    | No. |
| Type L22               | 4 Bed Detached | 4   |
| Type H22               | 4 Bed Detached | 4   |
| Type CR1-22            | 4 Bed Detached | 3   |
| Type CR2-22            | 4 Bed Detached | 3   |
| Type CR23-22           | 5 Bed Detached | 4   |
|                        | TOTAL          | 18  |

TABLE 1



## 4 DESIGN PRINCIPLES

### 4.2 Proposed Layout

The proposed layout is formed from good 'Urban Design' practice, creating a logical extension to the urban settlement boundary, and a development which provides an appropriate density for its locality.

The layout ensures all properties are provided with adequate private amenity space, to the rear of the dwelling, in accordance with the required standards and council guidance.

It is considered that the scheme creates a bespoke, well-balanced residential community, which will deliver a range of high-quality family homes, in accordance with the design requirements of the National Planning Policy Framework and Local Planning Policy.



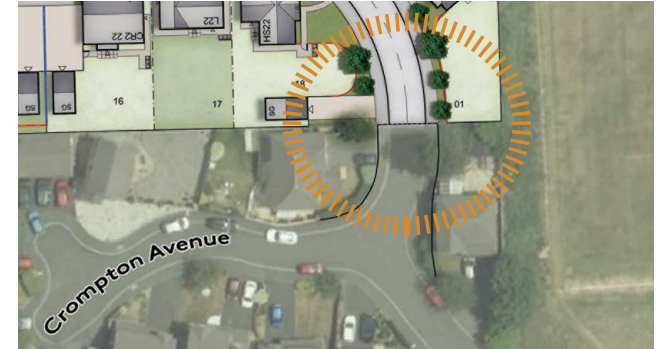
Figure 6: Proposed Site Layout, 20109\_01\_D.

# 4 DESIGN PRINCIPLES

## 4.2.1 Proposed Layout

The following design features are annotated with key characteristics which are a result of the contextual analysis, design review and design evolution.

1. The access into the Site is taken from the eastern side of Crompton Avenue, via the existing turning head, and will be constructed to adoptable standards. Refer to the 'Access Arrangement' plan produced by Mode further details.



2. The layout has been designed to respond to existing trees sited within and outside of the application boundary, associated root protection areas have also been considered.



3. An area of green space is proposed to the northern boundary, positioned to form a natural connection to Broad Lane community woodland. This space will also form part of the drainage strategy, featuring a slight gradient to form an attenuation basin. Wildflower grasslands create an appropriate environment for future wildlife habitats which will contribute to on-site biodiversity. The surface water will outfall to the existing Brook, to the north-east of the site.



## 4 DESIGN PRINCIPLES

### 4.2.2 Proposed Layout

4. Properties have been positioned to create a gateway entrance into the site. The use of ornamental hedge and shrub planting will complement and soften the rear boundary treatments, creating a sense of arrival.



5. Properties have been positioned to ensure existing residential amenity is protected, in line with the Councils recommended separation distances.



6. Within the site, properties mainly front the access street, a small cluster of dwellings are orientated around a courtyard private access drive, to the south-eastern boundary.



## 4 DESIGN PRINCIPLES

### 4.3 Scale & Massing

In accordance with the NPPF, the general scale and massing of the development should seek to respond and respect the local vernacular. As such, the proposals reflect traditional residential housing within the vicinity of the Site, comprising predominantly 2 storey housing, with single storey garages, where indicated.



## 4 DESIGN PRINCIPLES

### 4.4 Landscaping

#### Private Amenity Space

The proposals have been designed to ensure dwellings are provided with adequate private amenity space.

Front garden space will comprise a mix of ornamental hedge and shrub planting, which forms a defensible buffer between the public footpath and private amenity.

Rear gardens will be turfed apart from areas of hardstanding reserved for patios and refuse storage.

Refer to the Landscaping Proposals plan prepared by Pegasus (submitted as part of the application) for further details.

#### Trees

A total of four existing trees, adjacent to the site entrance require removal, although it should be noted that they are low value specimens, and their loss will be mitigated through appropriate replacement tree planting.

A total of 26 new trees will be strategically sited to create visual interest and contribute to on-site biodiversity. This amount is considered appropriate compensation against existing tree loss. Refer to the AIA for further details.

#### Ecology

The ecology appraisal established that the site presents no ecological constraints, subject to standard mitigation techniques being employed, refer to the report for further details.

An area of open space is proposed to the northern boundary and will form part of the drainage strategy. It will be graded to create an attenuation basin, featuring wildflower meadow grass and wetland meadow grass lands which will provide an attractive environment and support wildlife habitats, assisting with ecological mitigation and on-site biodiversity.

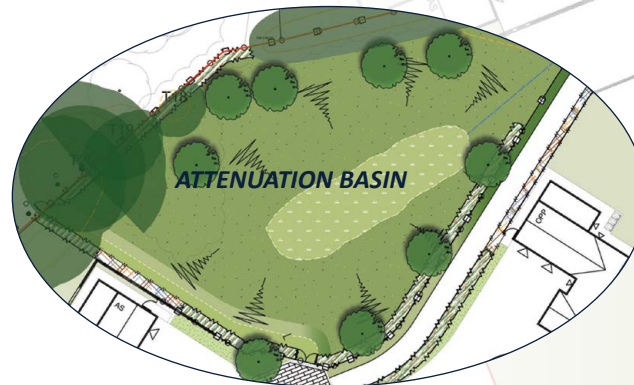


Figure 8: Extract of the Landscape Proposals, P23-0141\_EN\_001\_ C.

## 4 DESIGN PRINCIPLES

### 4.5 Appearance

The design ethos has been to create a bespoke residential development, which interprets local character and architectural details in a modern way. As such, the proposals reference the locality, creating a distinct and unique development, which will not only enhance, but complement the local setting, in accordance with the National Design Guide best practice.

Building layout and materials, boundary treatments, and hard and soft landscape all work together within the development to create a cohesive overriding character, and sense of place.

The materials palette comprises buff facing bricks with grey roof tiles. Architectural features have been carefully chosen to create interest within the streetscape, and include feature render panels, grey window frames and deep window apertures. Recessed porches provide residents with a sheltered entrance.

Refer to the illustrative street scenes, drawing 20109\_06 for further details.

*Refer to the 'External Finishes Schedule' for material details.*



## 4 DESIGN PRINCIPLES

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### 4.5.1 Appearance - Illustrative Street Scenes

Street Scene A-A



Street Scene B-B



## 4 DESIGN PRINCIPLES

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### 4.5.2 Illustrative visual from the site entrance



## 4 DESIGN PRINCIPLES

### 4.5.3 Illustrative visual looking into the site from the north



# 4 DESIGN PRINCIPLES

## 4.6 Access

### Access

The principal access for vehicles, pedestrians and cyclists is proposed to the eastern side of Crompton Avenue.

The Site access will be constructed to adoptable standards, comprising a 5.5m wide street with 2.0m footpaths either side, connecting to existing infrastructure. Refer to the 'Access Detail' prepared by Mode Transport Planning.

### Parking

Each property is provided with a minimum of three allocated parking spaces, within the property curtilage, comprising either driveways fronting integral garages, or driveways fronting detached garages.

The positions have been carefully considered to ensure landscape strips are provided between areas of hard surface treatment, creating an attractive green streetscape.

### Cycle

Cycle storage is facilitated within the garage associated with the property.

### Pedestrian / Cycle Movement

Safe pedestrian / cycle movement has been a primary consideration during the design of this development, ensuring that convenient and direct movement networks connect with existing infrastructure.

As previously mentioned in section 2.4 of this statement, two existing PROW's run across the site. Footpath 1 runs in east/west direction from Crompton Avenue to the eastern boundary and is proposed to be diverted to facilitate the development. The new alignment is proposed along the estate road, the route continues along the eastern side of the open space where it connects with the existing alignment.

### General Access

Housing entrances will be constructed to comply with current Building Regulations (Part M) ensuring each property has level access to the primary point of access.

Furthermore, an access path is provided along the length of the rear gardens, providing safe access between the parking area and secondary entrance points.



## 4 DESIGN PRINCIPLES

### 4.7 Refuse Strategy

Each property has been designed to incorporate 'in curtilage' bin and re-cycling storage, in accordance with the requirements of the latest Building Regulations 2015 approved document Part H6, and the Local Authority requirements.

Refer to the adjacent image (**Figure 9**) for the location of refuse storage and collection areas, along with the accompanying 'Waste Management Layout' drawing reference 20109\_07.

#### Key

- Denotes bin collection point.
- Denotes residents drag route.
- Denotes householder storage area.

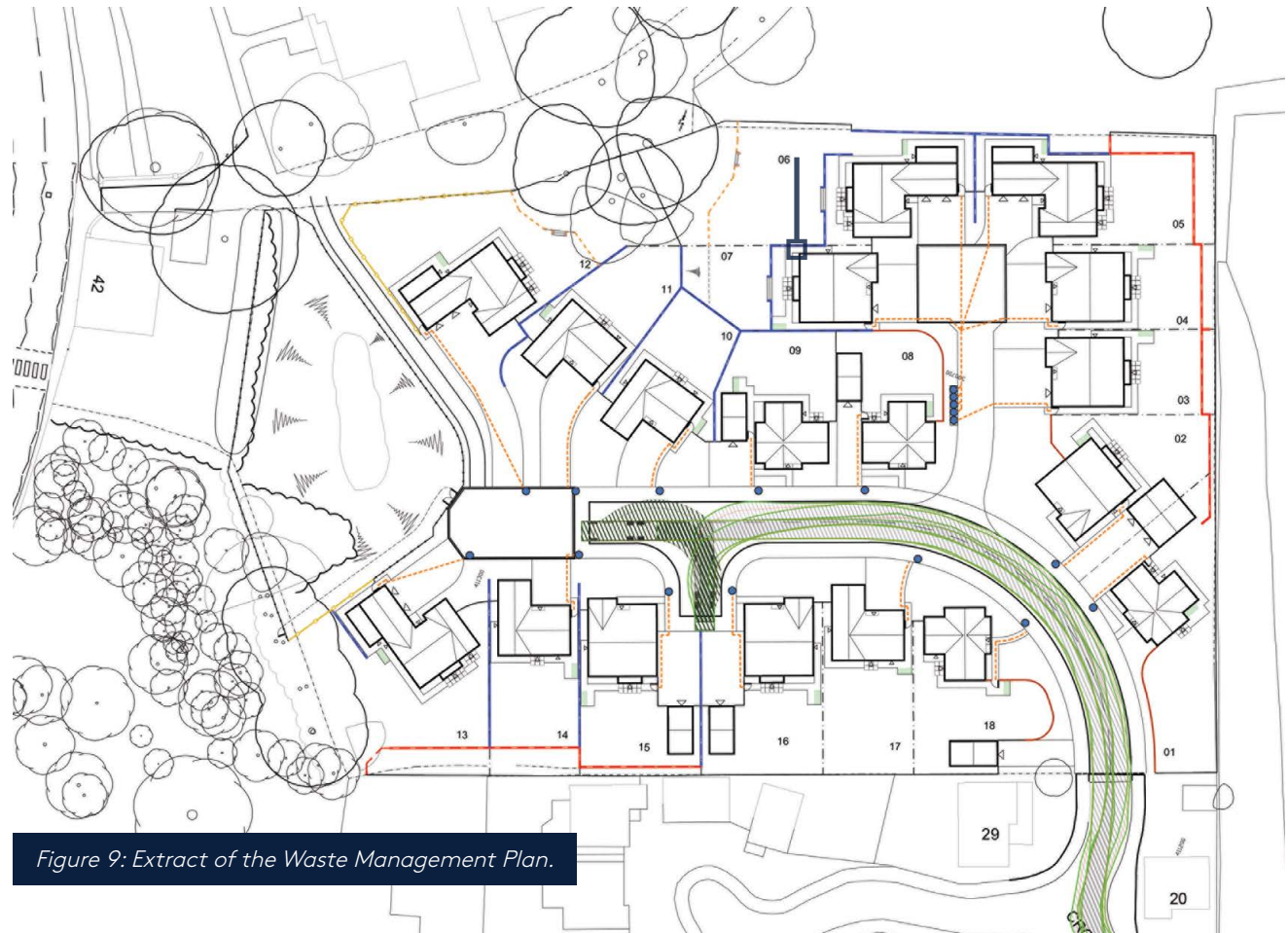


Figure 9: Extract of the Waste Management Plan.

# 4 DESIGN PRINCIPLES

## 4.8 Crime Prevention

In accordance with the National Planning Policy Framework (NPPF), and the supporting Crime Impact Statement, the development seeks to;

***"create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience;"*** (Paragraph 127f).

The layout has been designed to incorporate the fundamentals of crime prevention and best practice guidance, as further expanded below;

### Footpaths and Walkways

Footpaths and walkways adjacent to the site benefit from a degree of natural passive surveillance, which is improved through block orientation and positioning.

### Front of Buildings

The natural surveillance benefits of residential development will assist in enhancing the security to fronts of buildings. On a more physical level, properties will comply with BS: PAS 24 (2016), in accordance with approved document Part Q.

### Private Spaces Behind Buildings

Private spaces behind buildings, essentially rear gardens, will be screened by 1.8m high close boarded fence with 0.3m trellis, in accordance with the CIS statement.

### Natural Surveillance

The enclosing arrangement of dwellings, coupled with property orientation ensures that the development benefits from the maximum level of natural surveillance. Plots 12 & 13 have been designed to feature additional windows within the gables, adjacent to the attenuation basin, ensuring no areas within the Site provide visual refuge, where intruders could remain unobserved.

### Lighting

The access street will be suitably lit, in accordance with BS: 5489. Details will be discussed and agreed with the local Authority.

### Boundary Treatments

Private boundaries include secure 2.1m high screen walls / 2.1 high walls with timber infill panels (to boundaries which abut the public realm) or fencing at a minimum of 2.1m high and will include lockable gated access.

Low level hedge planting provides a clear demarcation between public and private front garden amenity space, whilst creating a soft green streetscape and sense of place. Treatments have been carefully chosen to provide a degree of physical security, whilst acting as a psychological deterrent to opportunistic crime, refer to the boundary treatment layout submitted as part of the application pack for further details.

### Landscaping

The proposed landscaping strategy incorporates a choice of trees and shrubs which contribute to security by means of their density and hostility to climbing, refer to the landscape plan which is submitted as part of the application.



Figure 10: Example of proposed defensible planting.

## 4 DESIGN PRINCIPLES

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### 4.9 Sustainability

The applicant is committed to improving the energy performance of the development, in line with planning Policy G1 & G2 of the Core Strategy, which will follow the latest guidance to reduce CO2 emissions.

Please refer to the accompanying Energy Assessment Report, prepared by Stroma, which forms part of the application package.



# SUMMARY

## 5 SUMMARY

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### 5.1 Conclusion

The Site has undergone an extensive design review, in close collaboration with the client, the consultant team, and the Local Authority, and through reviewing feedback on the public consultation website. The result is a distinct development which will positively contribute to the local area and will fit well within its surroundings.

The development will deliver a mix of high quality, bespoke 4 and 5 bedroom family homes, in response to local housing needs.

To conclude, it has been clearly demonstrated through this statement that the development has responded positively to the site context and opportunities and constraints, and will enhance the surrounding area, in accordance with National and Local Planning Policy.

We therefore request that positive and expeditious consideration is given to this application.



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