

Planning Design and Access Statement

Proposal: Erection of three new planters
and two bollards following
removal of the existing planter

Site: Bamford Shopping Precinct
Norden Road
Bamford
Rochdale
OL11 5QY

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Design and Access Statement

Introduction

This statement responds to the Design and Access considerations as suggested appropriate in best practice guidance issued by CABE. The statement then discusses in more detail how the design came about as a result of analysis of the site and appropriate design policy.

Existing site and its location

The existing site comprises an existing planter at the Bamford Shopping Centre which is located at the junction of Norden Road and Martlett Avenue in Bamford. The planter fronts onto Norden Road and is located between the Tesco supermarket and La Dolce Vita restaurant. The location of the planter is shown in the aerial image below where it is noted within the magenta edged area.



Photographs of the planter are provided in the submitted photograph montage, attached separately, as prepared by the applicant. An image from google earth streetview shows the planter below:

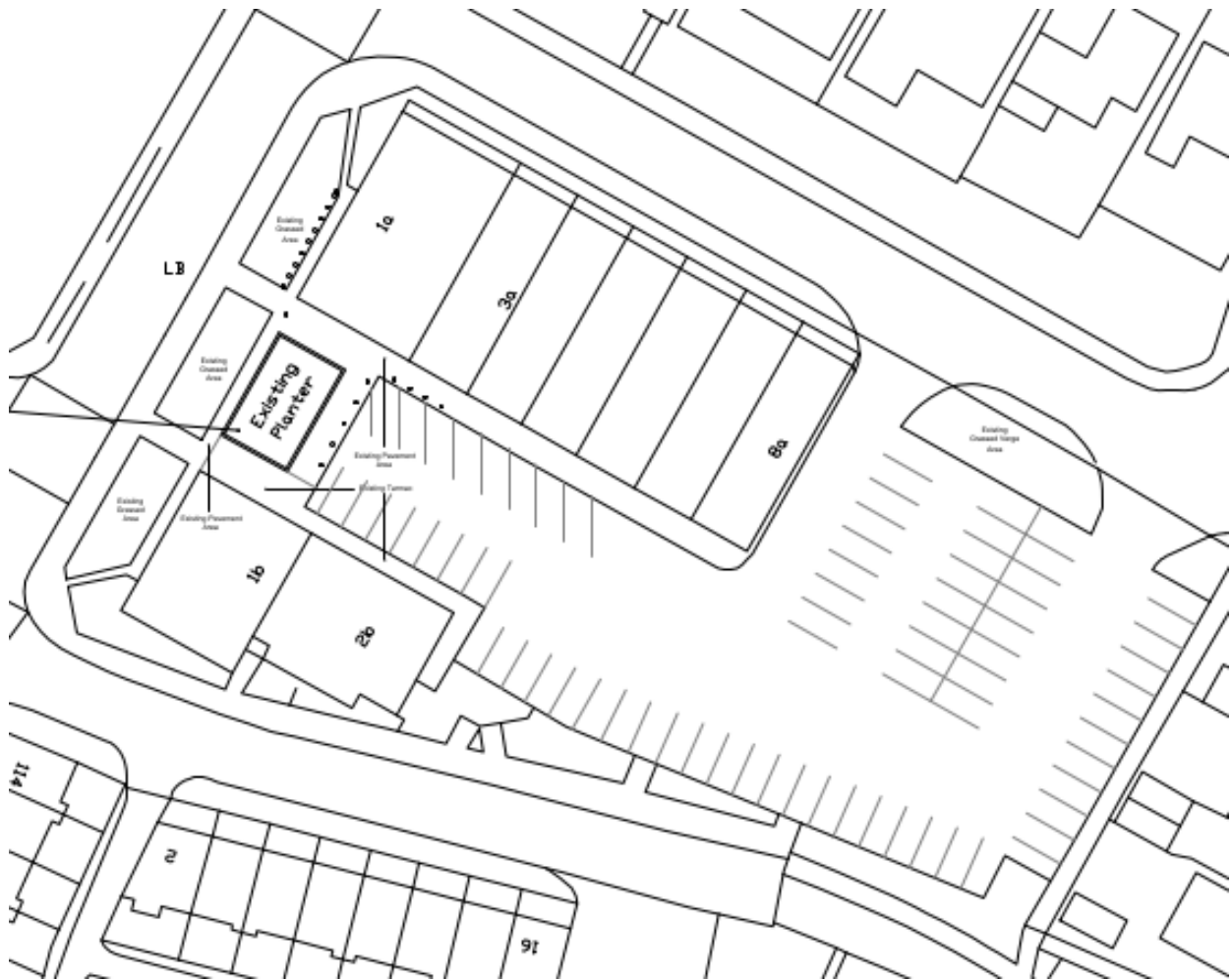


The planter is built of a brick base of between 10 and 6 brick courses high. There are various shrubs within the planter as can be noted in the above image. There are paved areas immediately adjacent to the planter where open walkways allow pedestrian access to the shopping centre from the footpath on the east side of Norden Road.

The buildings in the immediate vicinity of the site are predominantly commercial uses constructed in buff / red brick with large areas of glazing.

The site is not situated adjacent to any Heritage Assets such as a Listed Building, Locally Listed Building and it is not located in a Conservation Area; so the proposal does not affect the setting of heritage assets.

The extract below shows the existing layout plan where the planter is identified:



The plan shows the planter, existing footpaths grassed areas and car parking.

Proposal

The planning application proposal involves the removal of the existing brick planter and shrubs within the planter. In place the applicant intends to lay permeable tarmac which would be red in colour. The new tarmac would provide a level surface with the existing walkways. Within the new red tarmac area would be sited three new raised planters. Each new planter would be 1000mm wide by 1000mm deep and 750mm high. The surface area of planters would be reduced overall, when compared to the existing planter, but pedestrian manoeuvrability and visibility in the area would be increased. The proposal also includes the positioning of two new bollards. The extract below shows the proposed layout:

Appearance

The applicant is not proposing to extend or alter the existing external appearance of the surrounding pavements, grassed areas or car parking. The existing planter is in some disrepair and the new planters and permeable tarmac will look suitable in the context of the surrounding buildings. Therefore, overall the visual appearance of the site will be improved when assessed in the wider street scene.

Landscaping

The existing grassed areas will remain. The proposal involves red coloured permeable tarmac. The three raised planters will be planted with flowers that will add brightness and colour to the shopping centre.

Context and Use

The development will provide an improved entrance into the shopping centre and will allow for greater visibility around the application site. This will help to preserve and support the vitality and viability of the centre. By removing the planter, we believe this will increase the visibility around the precinct and also aid security for shops including Tesco who have been subject of miscreant criminal activity in the past.

Site Accessibility

There are no changes to car parking spaces at the shopping centre.

Planning History

In 2018 a similar proposal for removal of the planter was refused under planning reference 18/00292/FUL. That proposal also included an new area of pavement incursion into the car park (this element is no longer proposed). The reason for refusal alleged that insufficient information had been supplied to show that the car park and servicing could still function. The reason also alleged that the removal of the planter would allow for vehicles to access the shopping centre directly from Norden Road. The

reason for refusal in full stated:

“Insufficient information has been provided to demonstrate that the proposed extension to the pavement outside Unit 8a would not be detrimental to the safe and convenient operation of the existing car park, pedestrian safety and servicing. The submitted plans do not demonstrate the current layout of the car park, the future layout as a result of the proposed changes and the resultant impact on parking provision, manoeuvrability of vehicles, including servicing and deliveries by vans and HGVs and refuse collection vehicles. In addition, the removal of the raised flower bed and the replacement installations in the positions indicated has the potential to result in safety and security hazards through the removal of a physical barrier preventing vehicles accessing from Norden Road; the latest Government guidance on securing the public realm seeks to ensure protection of pedestrians from vehicle borne threats such as penetrative attack or encroachment and whilst there are pedestrian guard rails on Norden Road serving the pedestrian crossing, the verge is wide and the crossing itself provides a potential route into the Precinct. Therefore, for the above reasons, the application proposal is contrary to the latest guidance on providing integrated security solutions to mitigate vehicular threats to the public realm, adopted Rochdale Core Strategy policies DM1, P3 and T2 and the requirements of the National Planning Policy Framework.”

Submission summarised in light of the previous refusal

Following refusal of application 18/00292/FUL the applicant has amended the proposals. The footpath incursion into the car park is removed and the submitted plans show that the existing car parking layout and car parking spaces will remain exactly as they are now. In addition, the siting of the three planters and two bollards will ensure that vehicles could not access the car park or shopping centre directly from Norden Road (or from the wide verge that fronts onto Norden Road). As such the current proposal has satisfactorily responded to the previous reason for refusal.

Review of Site Policy and Layout

The principle of the proposed use would appear to be acceptable in local and national planning policy terms. The application site is located within a local shopping centre and offers ancillary development that will facilitate the functioning of existing commercial buildings, which are located within an accessible and sustainable location. The Rochdale Core Strategy Policies DM1, P3 and T2 would appear most relevant.

Policy DM1 covers general development requirements and states that all development must take account of all the relevant policies within the Local Plan. It includes that there are a number of basic planning considerations that apply to alterations and that all development should demonstrate that they comply with listed criteria. The criteria is listed on the left and the applicant's response is listed on the right hand side below:

Policy DM1 criteria (only criteria relevant to the proposal are noted). DM1: Alterations will be expected to demonstrate that they:	Applicant's Response
a. Are of high quality design and take the opportunity to enhance the quality of the area;	The existing planter looks tired. The proposal, through the detailed design of planters and bollards and hard landscaping, will enhance the visual appearance of the front of the shopping centre.
b. Are compatible with surrounding land uses, both in terms of its impact upon those uses and the impact of the surrounding land uses upon the amenities of future residents / users;	The proposal will enhance the entrance to the shopping centre and as such will improve the setting of surrounding land uses.
c. Do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy;	There will be no impact upon residential amenity.
e. Provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location;	There will be no change to the existing car park or servicing of shops.
g. Provide, or demonstrate the availability of, the service and community infrastructure necessary to meet local needs e.g. local shops, community, leisure and sport facilities	The proposal will improve the setting of shops and will be a positive development for the shopping centre.

and provision of open space;	
h. Minimise opportunities for crime against people or property;	The improved visibility offered by the proposal will reduce the opportunities for crime.
j. Incorporate, where appropriate, high quality landscape schemes;	The proposed materials and layout will be of good quality.

Policy P3 is focussed on ensuring the good design of new development. Under this policy the Council require that all new developments, including associated landscaping, regardless of location in the borough, adhere to high standards of design. In response the proposed materials are of good and robust quality. The design will enhance the setting of the shopping centre. The design will also improve natural surveillance at the entrance to the shopping centre.

Policy T2 seeks to improve accessibility in the Borough. The policy headline is that development that offers greater access for all forms of travel will assist the borough's continuous improvement to becoming more sustainable, healthier, greener and prosperous. In response to this policy the proposal will not change the existing parking layout and will not change the servicing of the shopping centre. The increased space around the new planters will allow for improved manoeuvrability in the vicinity of the planters. The proposal positively responds to the aims of policy T2.

Conclusion

The external changes are limited to the removal of the existing brick planter and siting of three new planters and two bollards. There are to be no changes to the car parking at the shopping centre or to servicing. From the street scene views, there will be an enhancement to the shopping centre. In overall design terms, the proposal appears to meet the aims and expectations of Core Strategy Policies DM1 and P3, and Paragraph 130 of the NPPF, which amongst other things promotes good design. It also has good access for pedestrians and vehicles, good access to public transport, and it is well placed with the local road networks. Therefore, we consider that the proposed development is acceptable in terms of its local shopping centre location, design and visual impact, relationship to neighbouring businesses and its impact upon the highway network.

The applicant respectfully requests that the application is approved.