

Client: Big Help Langley Development CIC
Date: 03.07.2023
Job No: 1917
Prepared by: GM/BYA

B Y A



Land at
BORROWDALE PARK,
Langley, Middleton, Rochdale, M24 5GQ.
30 new build residential units

DESIGN and ACCESS STATEMENT

V2

INTRODUCTION

This application is for a Community Led residential development on a portion of Borrowdale Park on Borrowdale Road within the Langley Estate.

The application represents the aspirations of the applicant, Big Help Langley Developments CIC (BHLD), developed in partnership with Langley Community Benefit Society (LCBS) and Rochdale Borough Council’s (RBC) Housing Strategy Team.

COMMUNITY LED HOUSING

LCBS was created by residents of Langley to address the needs of locals, and in particular to address the provision of affordable rented homes for local people. Driving the principles of social value is a core objective of LCBS and the promotion of jobs and skills for residents with contractor apprenticeships and upskilling, along with improving the biodiversity and amenity value of the park is central to this.

BHLD are working in partnership with LCBS and RBC to achieve the above objectives.

LCBS was set up with a long-term goal to develop local affordable housing with the priority being to promote local lettings agreements to keep families together within the Langley community. As part of a consultation event on 17th March 2023 we wanted to look at what residents see as priorities and this land was highlighted as both a special place but also a neglected place that they wished to see become a community hub. People felt passionate about improving the land and increasing its diversity whilst they were keen to not see a conventional play-area. Young parents also felt that the land could provide not only a hub for local wildlife, but also a place where children and families could visit to learn about nature.

THE SITE

The proposed site is roughly based on the draft Allocation Plan and the layout takes its design cues from the Langley Masterplan. It is acknowledged that the Langley Masterplan is considered to be no longer current, but the principles it embodied are established. The intention is to provide a new access into Borrowdale Park, linking Willow Park to the North.

The proposed development constrains the built form to one side of the park and proposes an increase in quality to Borrowdale Park through a comprehensive landscaping proposal which will have long term community involvement through. ongoing maintenance. The development also facilitates much-needed natural surveillance onto the park which is currently an underused back-land space.



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PRE-APP

A Pre-App enquiry (PREAPP/00131/21) was made for the site in September 2021 and a Pre-App response was received from RBC Planning. The advice in the response has been shared with all partners and informs the full application.

The application is supported by a Planning Statement which makes the case for development against the relevant policies in the Rochdale Core Strategy, including SP2, SP3/M, C1, C2 and C3.

The application site plan differs from the plan submitted at Pre-App, but the revised plan has been shared with RBC Planning and comments received.

DESIGN AND ACCESS STATEMENT

This Design and Access statement is to be read in conjunction with the associated drawings and reports and is based on the formal requirements set out in the CABE document 'Design and Access Statements'.

USE

CURRENT

The current use of the site is open space. The quality of the space is poor and it is under-utilised. It is a piece of land that is accessible to the public. The land is home to bats, birds, foxes and used by local dog walkers but it is also very dark at night and is a magnet for anti-social behaviour, drinking and drug use and a place for young people to congregate at night. There is a desire by the community to use the land for more community focused activities such as a space for children to be at one with nature and a generally safer space for all the community for enhanced health & wellbeing.

Other antisocial behaviour issues relating to the open space including dumping of rubbish. The proposal includes new high and secure boundary treatment along the boundary which will be shared with the existing apartments 25-71 Borrowdale Road. Antisocial behaviour issues experienced by adjoining residents at the south end of the park have resulted in the closure of the route that leads to Wood Street.

It is to be hoped that the improvements to the biodiversity of the open space along with the passive surveillance of the housing which looks over it will add richness and a degree of safety to the space making it a much more positive amenity to the surrounding area.

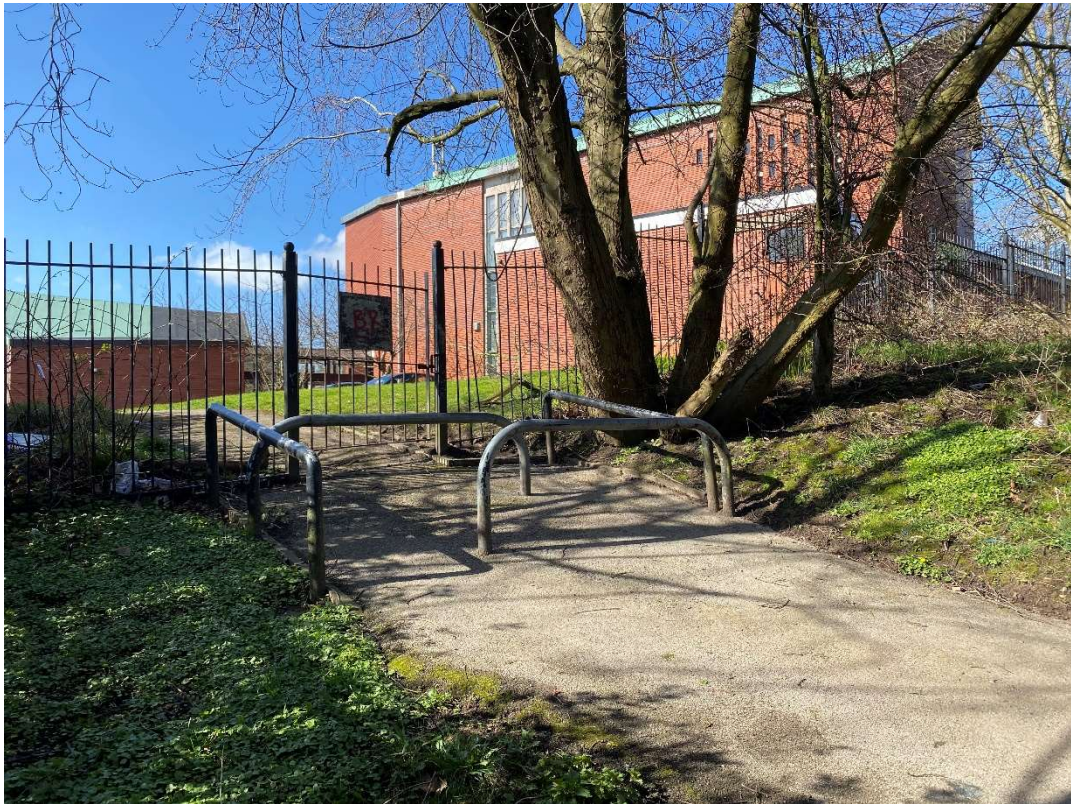
PROPOSED

The proposal is for a residential development, in response to established need for affordable housing on the Langley Estate. All 30 properties will be 100% affordable and offered to local people to rent at no more than the Local Housing Allowance in perpetuity.

According to a survey that was carried out in late 2020 by Rochdale Council there is a shortage of social housing especially 1, 2 and 4 bedroom flats/houses.

- 96% of respondents agreed that there is a need for social housing/flats on Langley estate.





- Analysing the reasons why the respondents think there is a need for social housing on Langley estate two themes were identified; the removal of existing social housing hasn't been adequately replaced meaning a shortage of properties and there is a need for housing as 2nd generation children can't find adequate properties in Langley and are having to move away from the estate.
- 44% of respondents want to find a new property on Langley.
- 17%of respondents stated that the reason for wanting a new property was the existing property was too small/need for more bedrooms required (this was the most ticked answer in this category).
- 38% of respondents would like to be involved in the project further and left contact details.

The full report arising from the survey is included as a submitted document.

AMOUNT

The residential mix is as follows:

Type	Area (Typical)	Number
2 Bed 4 Person House (2 storey)	79	4
3 Bed 5 Person House (2 storey)	93	2
4 Bed 5 Person House (2 storey)	97	2
1 Bed 2 Person apartment (3 storey)	50	18
1 Bed 2 Person apartment (2 storey)	50	4
	Total	30

The areas of the units meet DLG's Nationally Described Space Standard. This mix reflects the most needed accommodation types in the area.

These needs have been established by RBC's Housing Strategy.

LAYOUT

At present the open space has a back land character. It is more like a left-over gap between buildings than a place in it's own right. It functions as a through route and short cut between Borrowdale Road, Wasdale and Grizedale Drives and (before the closure of this path) Wood Street.

The development proposal takes the principle of the (no longer current) Langley Masterplan which sought to make stronger routes through adjoining greenspace, linking them and creating gateways into them.





The proposal is based around a new road which will have residential units on one side facing out over the road to the open space through a new avenue of trees. The existing paths in the area of the new development will be re-aligned under a Stopping Up or agreed process to follow the new road and the avenue of trees and will form a strong attractive gateway into the open space.

The new accommodation will be back to back with the amenity space of the existing apartments 25-71 Borrowdale Road. This will give good security to both. At the new junction with Borrowdale Road the new accommodation will be apartments, similar to the existing adjoining. Car parking will be behind the building line and off street in three parking courts. These parking courts also act as gaps to preserve some medium and longer-range views from the existing apartments.

SCALE

The open nature of the site suggests that a slightly larger than domestic scale is suitable. The three storey apartments fit this and integrate with the existing apartments. The houses have gable features to lift their scale towards the scale of the apartments.

LANDSCAPING and AMENITY

LCBS have aspirations for increasing the biodiversity of the area by introducing an element of 'rewilding' and forming a new access gateway into the public open space. The use of native pollinating species that provide food sources for birds and insects will take priority along with the inclusion of swift boxes, bird boxes and bat boxes and hedgehog highways. The existing grassland will be enriched and made more species diverse. Insect friendly features will form part of the enhanced biodiversity of the area.

The biodiversity enhancement aspect is a long-term project.

The project includes an allocation and commitment to landscaping enhancements. Grant applications are in place for Green Space Funding administered by the charity Groundworks, which it is hoped will further strengthen what is already in place.

The key aims are:

To benefit communities in greatest need of quality green space. During the consultation, residents spoke about this area helping with their mental health as it peaceful and apart from birdsong, it is very quiet. The plans do not wish to change this aspect of the field but to enhance its utilisation. Although it is a field that is loved locally it is barely used apart from dog walkers due to it being swampy and prone to flooding. It is also very dark with litter and detritus widely thrown across the area and therefore not considered safe to walk at night or alone.

The proposals include:

- Provision of lighting, seating and refuse collection bins.
- Improve the biodiversity of the space.
- Increase the footfall of users.





- Enhance the accessibility to the space.
- Improve security.
- Support the creation of a cleaner and greener area for community usage.
- Evolve community interest in the space by getting local people involved in its future evolution through volunteering and skills enhancement.
- Engaging with already established groups including the Eco Champions, School Children and the local allotment group.
- Tackle our climate and biodiversity emergency. The site currently is an open space that has untapped potential. Walking to the edges of the land highlights the rubbish, fly tipping, drugs and alcohol paraphernalia. This isn't desirable to the wider community. The land is swampy and very barren in winter and overgrown in summer. The scheme will tap into the natural landscape of what is already present with our proposed improvements looking to enhance the plant and animal species biodiversity of the land.
- Encourage and empower communities to get involved with nature.

In the event that the planning application is approved the rewilding project will begin with the planting of fruit trees, native trees, wild flower hub, bee banks, bat and bird boxes, and a deadwood habitat for bees, butterflies and insects. From the consultation, numerous local people signed up to becoming active including residents with gardening skills and knowledge of nature who want to support others in becoming active. These and the existing LCBS volunteers will form the basis of a bank of helpers to develop and maintain the work and develop better partners in the area with the local schools and the church, all whom are very near to the site.

The aim is to:

- Enhance biodiversity.
- Increase footfall.
- Improve health and wellbeing.
- Offer access to the entire community including those with disabilities.

The work to include and empower the community has already begun with the public consultation event, which was attended by 50+ local people and saw 25 residents sign up to become actively involved in volunteering or taking part in the future. The next step will be to set up a "friends of" the field group that will start to develop interest and assign roles and responsibilities to people involved. This will begin in the Autumn in advance of the work beginning. Work at the beginning of September with local schools to develop interest and a timeline of events based on the season and term time will mean that local children will be involved from the beginning and can look at schemes, such as adopt a tree, the annual national butterfly spotting consultation, RSPB Birdwatch and helping to design and develop signage to add to the area as it develops. The young people will be key to the success of keeping down antisocial behaviour and with the support of the local youth project and Groundwork, the young people will help to plant

and develop the site. A progressive social media platform will be encouraged by the volunteers to publicise activities and spot changes as the site becomes more biodiverse. Finally, the orchard will need time to yield fruit but will open the door to new and exciting cooking, tasting and picking events that can become an annual harvest celebration.

BIODIVERSITY NET GAIN

The Preliminary Ecological Assessment describes the open space as largely mown urban park, species-poor supporting semi-improved grassland. Habitats are mostly artificial in origin. There are no habitats of significant value. Hedgerow and scrub have minor biodiversity value. The younger trees have not developed suitable roosting habitats. The development area will involve removal of some younger trees.

As part of the development of proposals for landscaping a Biodiversity survey has been undertaken of the entire area of open space and a value of the current open space established. This will be used as a baseline to establish an increase in biodiversity after development.

Detailed proposals for planting and other biodiversity enhancements for flora and fauna have been created in partnership with the ecologists who carried out the survey and a strategy agreed. A BNG metric is in production and will be submitted to the LPA as soon as it is available.

APPEARANCE

The new houses and apartments are intended to fit into the existing building style whilst being gently contemporary in style.

The two predominant building forms in the area are the existing apartments and the houses which are generally in short terraces.

The new apartments have a low-pitched roof, slightly steeper than the existing apartments on Borrowdale Rd and Block A includes an obtuse angle that reflects the plan form of the rear of the existing apartments. The new houses are arranged in short terraces.

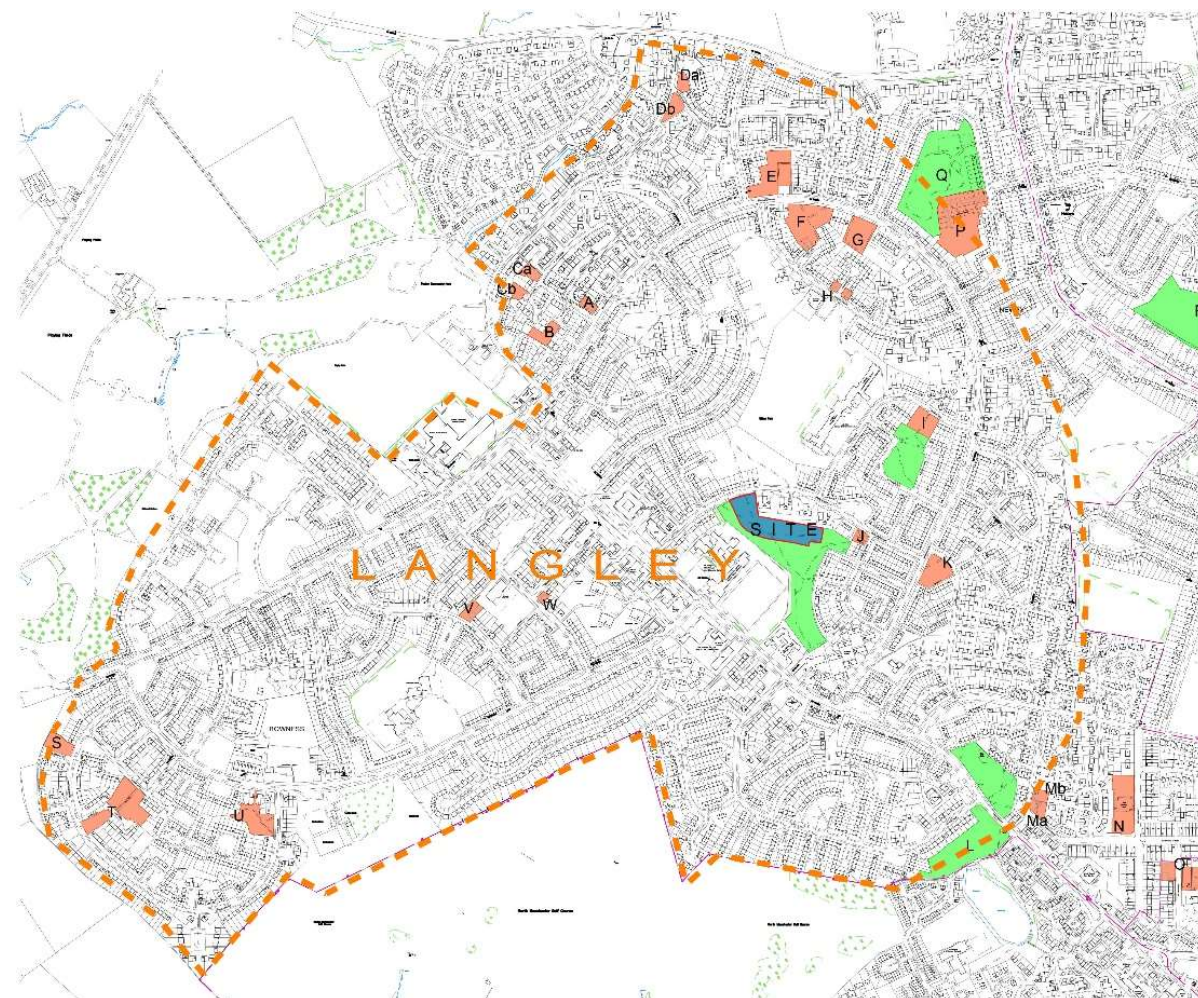
ACCESS

Vehicular access to all of the new properties will be via the new road, which is to be built to adoptable standards and offered for adoption.

Parking to the houses and apartments is provided in parking courts at a ratio of one per dwelling. The parking courts would not be offered for adoption.

Pedestrian approach routes and access to all dwellings along with internal arrangements will conform to the requirements of Building Regulations Part M4(1) Visitable dwellings.





Suitable lighting levels will be provided to the approach routes from car spaces to dwellings.

Public Transport is available on the bus routes 18, 162 and 163 on Wood Street and Windermere Road. There are services to Bury and Central Manchester.

COMMUNITY INVOLVEMENT/PUBLIC CONSULTATION

A Statement of Community Involvement/Community Consultation Report is included in the submitted application. This records the public consultation event held on 17th March 2023 at All Saints and Martyrs Church Rectory on Wood Street, adjoining the site.

ENERGY EFFICIENT and FUEL POVERTY

The properties will be constructed to achieve EPC A-rating, by using a fabric-first approach including highly insulated timber frame, solar PV, air source heat pumps, battery storage, rainwater harvesting, MEV and charge points for electric vehicles.

OTHER MATTERS

AVAILABILITY OF OTHER URBAN AND BROWNFIELD SITES

BYA have undertaken a desk study of potential alternative sites in the vicinity.

Relevant local sites published on the RBC Planning website were the starting point of a list of possible residential development sites in the vicinity. To this list was added sites found by desktop survey and by word-of-mouth suggestions from LCBS members and their local contacts.

The listed sites were identified on the Langley Plan (see left). The ownership of the sites (30 No) was investigated as far as was possible and possible capacity for residential use was then established by the production of feasibility proposed layouts for the sites which appeared to have potential.

It was found that none of the sites identified in Langley could yield the capacity that would make them a viable option for development for affordable rent at no more than the Local Housing Allowance. The ownership of some sites could not be established. Some of the sites had significant potential planning issues and some were established green open space.

HIGHWAY ACCESS AND SAFETY

The new road is indicated with a carriage way width of 5.5m and radii at junctions of 6m. Traffic calming measures to restrict speeds to 20mph are suggested at the new junction with Borrowdale Road and an adoptable turning head. The application includes highways design information about traffic calming and vehicle tracking of the road.

FLOOD RISK

The site is in a low-risk zone. A Flood Risk assessment is included in the application.

LANGLEY Feasibilities

Site	Dwg. No.	Site Address	Closest Postcode
Site A		Windermere Road / Causey Drive	M24 5PN
Site A2	1917/F111	Training Centre, Green Street	M24 2JB
Site B		Rossett Close	M24 5PL
Site B2	1917/F106	Hilton Fold Lane	M24 2HZ
Site C		Styhead Drive	M24 5PL
Site C2	1917/F107	Cooper Fold	M24 6JN
Site D		Braitwaite Road / Loweswater Drive	M24 5LW
Site D2	1917/F108	Cooper Fold	M24 6JN
Site E	1917/F102	Windermere Road / Kentmere Drive	M24 5WQ
Site F	1917/F103	Windermere Road / Brattray Drive	M24 5WQ
Site G	1917/F104	Windermere Road	M24 5NQ
Site H		Crummock Drive / Burnside Crescent	M24 5WN
Site I		Buttermere Drive / Thirlmere Drive	M24 5WT
Site J		Borrowdale Road / Haweswater Drive	M24 5SS
Site K	1917/F100	Windermere Road / Kirkstone Drive	M24 5QB
Site L		Wood Street / Fairfield Road	M24 4FZ
Site M		Joseph Street	M24 5SQ
Site N	1917/F101	Rectory Street / Dumford Street	M24 5TY
Site O	1917/F105	Durnford Street / Milton Street	M24 5TU
Site P		Bonscale Crescent	M24 5NA
Site Q		Bonscale Crescent	M24 5YL
Site R		Tewkesbury Avenue / Furness Road	M24 6FR
Site S		Dundraw Close	M24 4WS
Site T	1917/F109	Dacre Close	M24 4WG
Site U	1917/F110	Rowrah Crescent	M24 4WW
Site V		Searness Road	M24 4JD
Site W		Lingmell Close	M24 4HG
Site X		Egerton Street	M24 4GB
Site Y		Land to rear of 64 Rochdale Road	M24 2PU
Site Z		Warwick Mill, Oldham Road	opposite M24 1BX
	Denotes sites in Langley		

SUDs

A Sustainable Urban Drainage strategy is part of the application, indicating in Strategic terms how local and national requirements will be met.

ENVIRONMENTAL PROTECTION (AIR QUALITY AND NOISE)

It is anticipated that Dust Management procedures will be provided as part of a Construction Management Plan under a condition.

NEIGHBOUR AMENITY

The separation distances are in accordance with guidance in the Residential Design Guide SPD including suitable allowances for levels and topography.

DESIGN FOR SECURITY

The layout is in accordance with the principles of Secured by Design. Site layout and orientation, boundaries and physical security measures including door and window specifications are considered. The development has regard for crime prevention and community safety with the primary aim of creating safe, warm and nurturing homes and community.

The new accommodation will be back-to-back with the amenity space of the existing apartments 25-71 Borrowdale Road. This will give good security to both, with clear semi-public frontages and private secure spaces to the rears.

PLANNING OBLIGATIONS

A Viability Assessment is included in the submitted application, which demonstrates the viability of the project with regards to planning obligations.