

DESIGN & ACCESS STATEMENT

PROJECT: Proposed Residential Development, Boarshaw Road, Middleton UK

PREPARED BY: Circle White Group Ltd

CLIENT: Recedham Developments Limited

DATE: August 2024

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1. INTRODUCTION

1. Introduction

This Design and Access Statement has been prepared on behalf of Recedham Developments Limited in support of the planning application relating to the proposed residential development on the vacant land between nr178 & Boarshaw WMC on Boarshaw Road, Middleton UK

This statement responds to the requirements of the Town and Country Planning (General Management Procedure) (England) Order 2015 Part 3 Section 9 for planning applications to be accompanied by a Design and Access Statement that explains the design principles and concepts that have been applied to the development and how issues relating to the access to the development have been dealt with.

The planning application proposals that are considered within this Statement have been the subject of discussions with RMBC Strategic Housing

This statement has been prepared by CWG in conjunction with the wider consultant team.

The design team have worked together to consider the context of the site and identify the constraints and opportunities that this presents. The proposal is a consolidated response to this analysis.

The report is to be read in conjunction with the following documents included within the planning application:

Reference	Description
	Site Location Plan
2024_001_004	Proposed Site Masterplan
2024_001_001	Proposed Floor Plans & Site Plan
2024_001_002	Proposed Elevations
2024_001_003	Proposed Sections A-A & B-B
2024_001_005	Typical Bay Study
165-124-R1	Phase I Geoenvironmental Site Assessment
16-124-R2-1	Phase II Geoenvironmental Site Assessment
	Radon Risk Report
	Natural Subsidence Report
	Arboricultural Impact Assessment With Tree Protection Measures
2022/0618/CIS/01	Crime Impact Statement
DSR-010922.	Drainage Strategy Report
	Energy Statement
22065/01	Topographical Survey
	Preliminary Ecological Appraisal Report
	Biodiversity Net Gain Summary Report
	BNG Metric
	BNG Metric _Excel Workbook Version

2. SITE CONTEXT

2.1 Site Context



Photo. 1 Aerial of development site

Context

The site currently comprises a vacant plot of land fronting Boarshaw Road with access at the rear of the site via Brassey Street an unmade shared access.

The site sits between and is bound by terraced accommodation (residential) to the east and Boarshaw WMC (leisure) to the west.

The subject site is a flat grassed area with a several trees of varying quality and condition along the front and rear boundaries.

Boarshaw Road is a category C road connecting the Boarshaw area to the east with Middleton town centre to the west and is part of the local bus network.

The local area is predominantly residential with isolated areas of leisure, retail, education and industrial use.

Legend

- 1 Terraced Accommodation (Residential Use)
- 2 Semi Detached Accommodation (Residential Use)
- 3 Boarshaw WMC (Leisure Use)
- 4 RBH Assisted Living (Residential Use)

2.2 Character & Local Vernacular



Photo. 2 Existing terrace along Boarshaw Road



Photo. 3 Existing semi detached housing to Brassey Street (rear of site)



Photo. 4 Assisted Living Accommodation (along Boarshaw Road / Brassey Street)



Photo. 5 Boarshaw WMC (adjacent to development site)

2.3 Street Scene



Photo. 6 looking East along Boarshaw Road



Photo. 7 looking West along Boarshaw Road

3. DESIGN CONCEPT

3.1 Site Use



Fig. 1 Proposed site zoning

1. Building Siting

The existing terraced housing to the east of the site along Boarshaw Road provides an established building line. Preference is given to maintaining and extending this line with the proposed building sited along Boarshaw Road.

2. Soft Landscaping

It will be difficult to deliver a biodiversity net gain given the size, scale and opportunity presented by the site. A soft boundary should be maintained to Brassey Street providing a small area of amenity space for residents of the development and where possible trees are to be retained.

3. Car Parking

Concerns have been raised against previous proposals therefore consideration to both improving the ratio of onsite parking to 1:1 shall be proposed. The car park will sit central to the proposed development screened by the building

4. Vehicular Access

Due to unadopted status of Brassey Street vehicular access is to be provided from Boarshaw Road.

5. Refuse Storage

Bin storage should be within the curtilage of the site but located away from existing and proposed dwellings

6. Refuse Collection

RMBC currently provide refuse collection services to the existing residents along Brassey Street. The proposed development would suit collection from Brassey Street to avoid any prolonged stopping of Refuse vehicles along Boarshaw Road which could present unnecessary congestion and road safety issues.

7. External Noise

Due to the proximity of the Boarshaw WMC consideration must be given to how elevations are treated along the elevation overlooking the boundary with the social club.

3.2 Mass & Form



Fig. 2 Sketch montage

Positioning

The existing terraced housing to the east of the site along Boarshaw Road provides an established building line. Preference is given to maintaining the rhythm of the street scene with the proposed building continuing along Boarshaw Road.

Height

Whilst there is variety of vernacular surrounding the site there is consistency in building height with all residential buildings being of 2 storey in height. It is therefore proposed that the development is two storey in height.

Form

The form of the proposed development is intended to replicate as close as possible that of the adjacent terraced accommodation.

fig. 2 provides a concept montage of the proposed development

4. DESIGN PROPOSALS

4.1 Site Layout

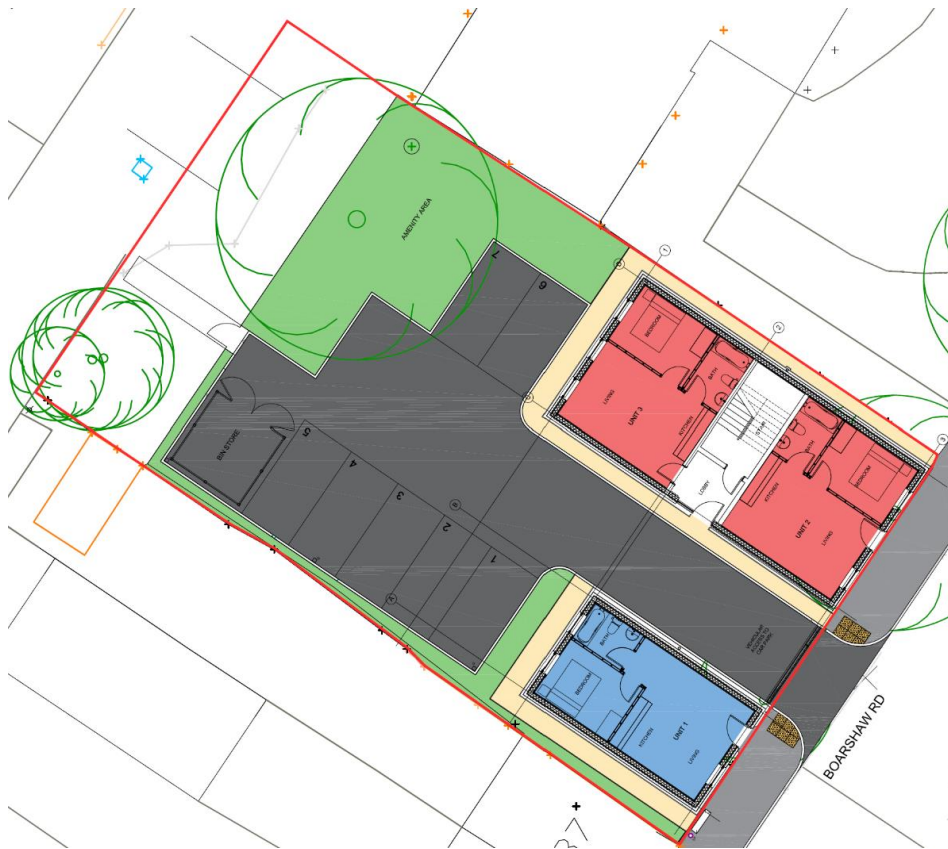


Fig. 3 Proposed Site Layout

Positioning

The existing terraced housing to the east of the site along Boarshaw Road provides an established building line. Preference is given to maintaining the rhythm of the street scene with the proposed building continuing along Boarshaw Road.

Landscape design

The soft landscape design presents an opportunity for a mixture of lawned amenity area and low level planting.

The landscape design proposal will be of low maintenance whilst supporting biodiversity.

Different surface treatments will be specified to distinguish vehicular and pedestrian areas.

Car Parking

7nr car spaces are proposed equating to a 1:1 ratio. The car park is proposed to sit central to the site accessed via secure entrance off Boarshaw Road.

Access

Primary access to the site is from Boarshaw Road with controlled vehicular and pedestrian access. A secondary pedestrian gate is proposed to Brassey Street primarily for refuse collection.

Where possible all areas of the site will be accessible with level threshold. provided at the communal entrance.

Hardstandings are to be proposed to all elevations for maintenance purposes.

Cycle Parking

Whilst not identified on the proposed site plan it is intended that a proprietary secure cycle parking system shall be provided adjacent to car bays 6 & 7.

Security

The proposed development will provide natural surveillance over Boarshaw Road with habitable rooms facing on to the car park and amenity areas also providing surveillance to the rear of the development.

It is proposed to secure the site boundary through a combination of the building, fence and gates. All fences and pedestrian gates securing the rear of the development shall be a min 2m high with a vehicular entrance gate proposed to the vehicular entrance undercroft.

External lighting will be provided from the building providing good levels of light to entrance areas entrance areas.

Refuse

It is proposed for refuse to be collected from Brassey Street. This would prevent any prolonged stopping of refuse vehicles along Boarshaw Road which could present unnecessary congestion and road safety issues.

A screened bin store is proposed to the rear of the site providing direct access via a pedestrian gate to Brassey Street.

Drainage

It is proposed to discharge the site surface water drainage to the main sewer within Boarshaw Road as the site is unable to support ground infiltration.

The foul water system will be kept separate to the SW and combined in the last manhole prior to entering the combined sewer within Boarshaw Road.

Off Site Works

A new vehicular access to the site from Boarshaw Road will need to be formed. This will require modifications to be made to pavement levels and introduction of tactile paving at the new crossing point.

Due to site restrictions bio diversity net gain is unable to be achieved on site. Offsite works can be undertaken should the Local Authority require alternatively, contributions could be made to support wider biodiversity initiatives.

4.2 Floor Plans

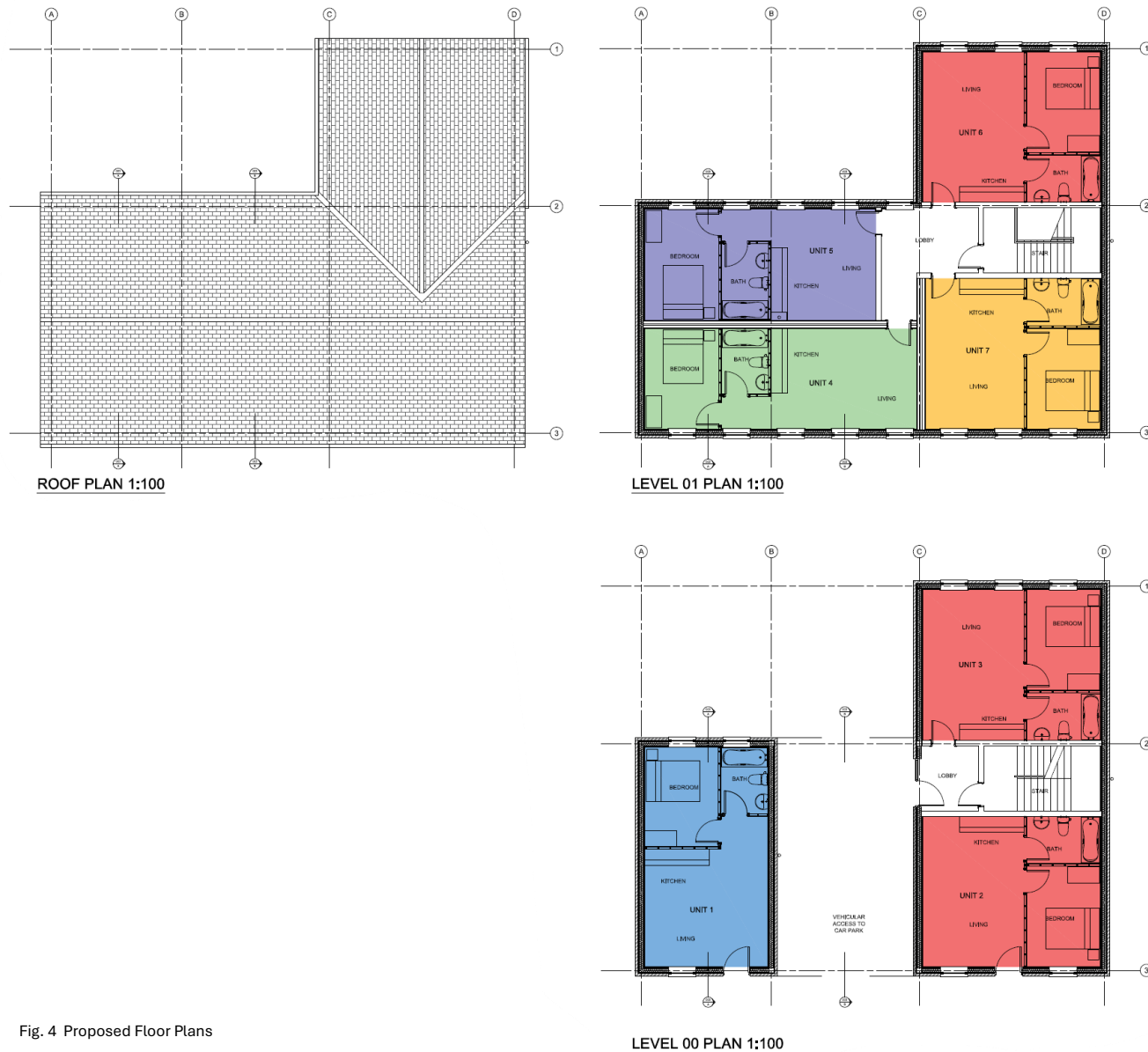


Fig. 4 Proposed Floor Plans

Arrangement of Accommodation

The development comprises of 7nr apartments, with 3nr to the ground floor and a further 4nr at first floor level.

Two apartments situated at ground floor are accessed directly off Boarshaw Road with the remaining 5nr apartments accessed via a communal entrance located within the access arch way.

The communal entrance leads to a single stair access to first floor.

Spatial Design

All apartments have been designed to align with the national space standards for single bed accommodation.

Future flexibility

Consideration has been given to the changing needs of accommodation throughout the borough and the proposals have been developed in a way to permit future adaptations to be undertaken to the ground floor units allowing them to be modified to address individual needs

Security

All new external door-sets should be compliant with and certified to BS PAS 24, SPS 201 or LPS 1175 SR2.

The communal entrance doorset will include an electronic lock operated by an access control system located within units 3, 4, 5, 6 & 7.

Internal individual apartment entrance doors shall be compliant with and certified to BS PAS 24, STS01, or LPS 1175 SR2 and include door viewers.

All windows shall be compliant with and certified to BS PAS 24.

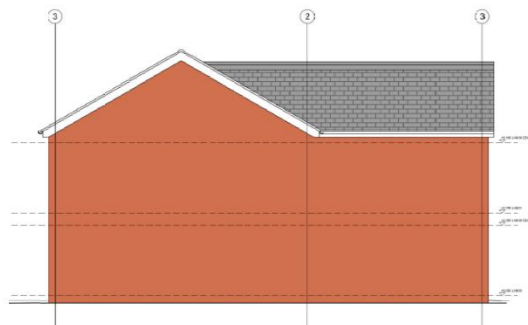
4.3 Elevational Treatments



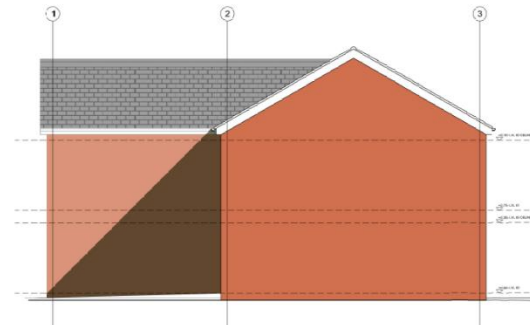
NORTH FACING (BRASSEY STREET) ELEVATION 1:100



SOUTH FACING (BOARSHAW ROAD) ELEVATION 1:100



EAST FACING ELEVATION 1:100



WEST FACING ELEVATION 1:100

Fig. 5 Proposed Elevations

Elevational Principles

The elevations have been designed sympathetically to respond to the surrounding buildings.

The materials proposed namely brick façade and roof tiles have been specified to provide a similar aesthetic to that of the adjacent terrace. (refer to fig 6 for elevation study)

Height

Whilst there is variety of vernacular surrounding the site there is consistency in building height amongst the surrounding residential buildings all being of 2 storey in height. The proposed respects its surroundings and is also design to be a maximum of two storey in height.

Fenestration

The size, shape & positioning of the fenestration is such that it reflects the rhythm of the existing terrace.

Whilst the brick arched lintel feature to ground floor windows and doors along Boarshaw Road elevation isn't a replica of the existing terrace it does create a similar visual language.

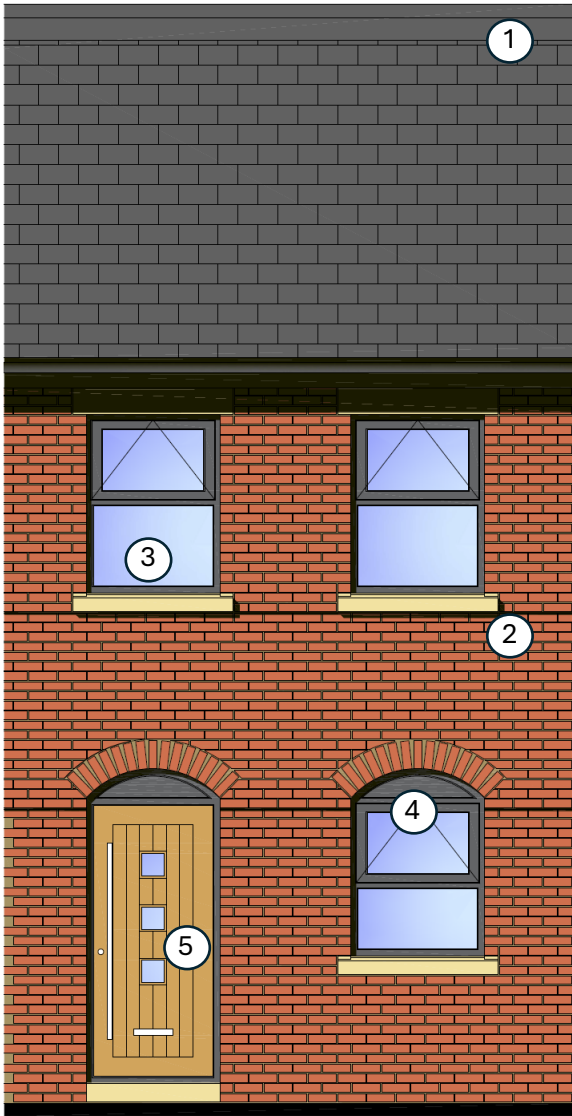
The doors & windows also present an opportunity to provide a modern aesthetic using anthracite grey frames with a composite door.

Features & details

Single course brick protrusions are proposed to door & window head level at ground floor and also at window cill level at first floor to align with those of the existing terrace.

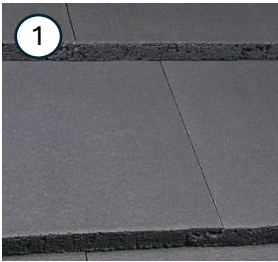
Reconstituted stone cills and lintels reflective of the adjacent terrace are proposed.

4.4 Materiality & Detail

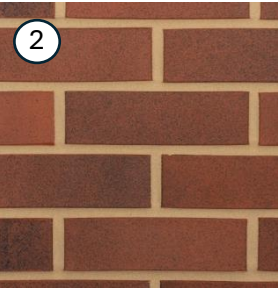


TYPICAL BAY (NTS)

Fig. 6 Elevation Study



Roof Tile
Marley Modern (or similar)
Colour: Smooth Grey



Facing Brickwork
Brick: Clayton Multi Smooth
Mortar: Natural
Bond: Stretcher
Features: Soldiers & Steps



Cill & lintels
Reconstituted Stone Cill



Windows
uPVC Window Frame
Colour: anthracite



Entrance Door
Composite Panelled Door
Colour: TBC

5. AFFORDABLE HOUSING STATEMENT

5. Affordable Housing Statement

This scheme addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing delivered shall meet the definition of affordable housing for rent in Annex 2 (a) of the National Planning Policy Framework.

The scheme includes details of:

- i. the type, tenure and location of the scheme for the provision of affordable housing;
- ii. the arrangements for the transfer of the affordable housing dwellings to an affordable housing provider;
- iii. the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing dwellings;
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing dwellings and the means by which such occupancy criteria shall be enforced.

The following information is provided in respect of each of the criteria above;

- i. The affordable housing scheme comprises of 100% Affordable Rent Dwellings
- ii. Recedham Developments are to construct the affordable housing dwellings on behalf of Rochdale Borough Council. Following handover of the completed development Rochdale Borough Council will, in respect of the affordable rent dwellings, own these units and be responsible for their future lettings and maintenance.
- iii. In terms of affordability the following applies;
 - a. The rent levels for the affordable rent units will be equal to or less than the local housing allowance set by the Valuation Office Agency for the Middleton area.
 - b. The disposal of the affordable rent units to the local authority will ensure that those units remain affordable for both first and subsequent occupiers.
- iv. The occupancy criteria for each affordable tenure will be as follows;
 - a. The Council will be responsible for nominating housing applicants for all affordable rented dwellings and applications will be prioritised according to the Council's Allocations Policy for first and subsequent tenures.