



Brown Street, Littleborough
Design and Access Statement
Planning Application July 2022

Introduction

Purpose of the Report

This document is in support of a planning application for a 4-storey building containing 40 affordable apartments for rent. The accommodation comprises of 31 2-bed and 9 1-bed dwellings with associated car/bike parking and landscaping,

Inspired by the original mill building (partially demolished), It is a contemporary design with a traditional brick façade and an articulated street elevation. The main entrance aligns with the junction of Brown Street and Regent Street and contains a lift and main access to the upper floors.

The layout, massing and selection of materials have been carefully considered to compliment the site context and setting.

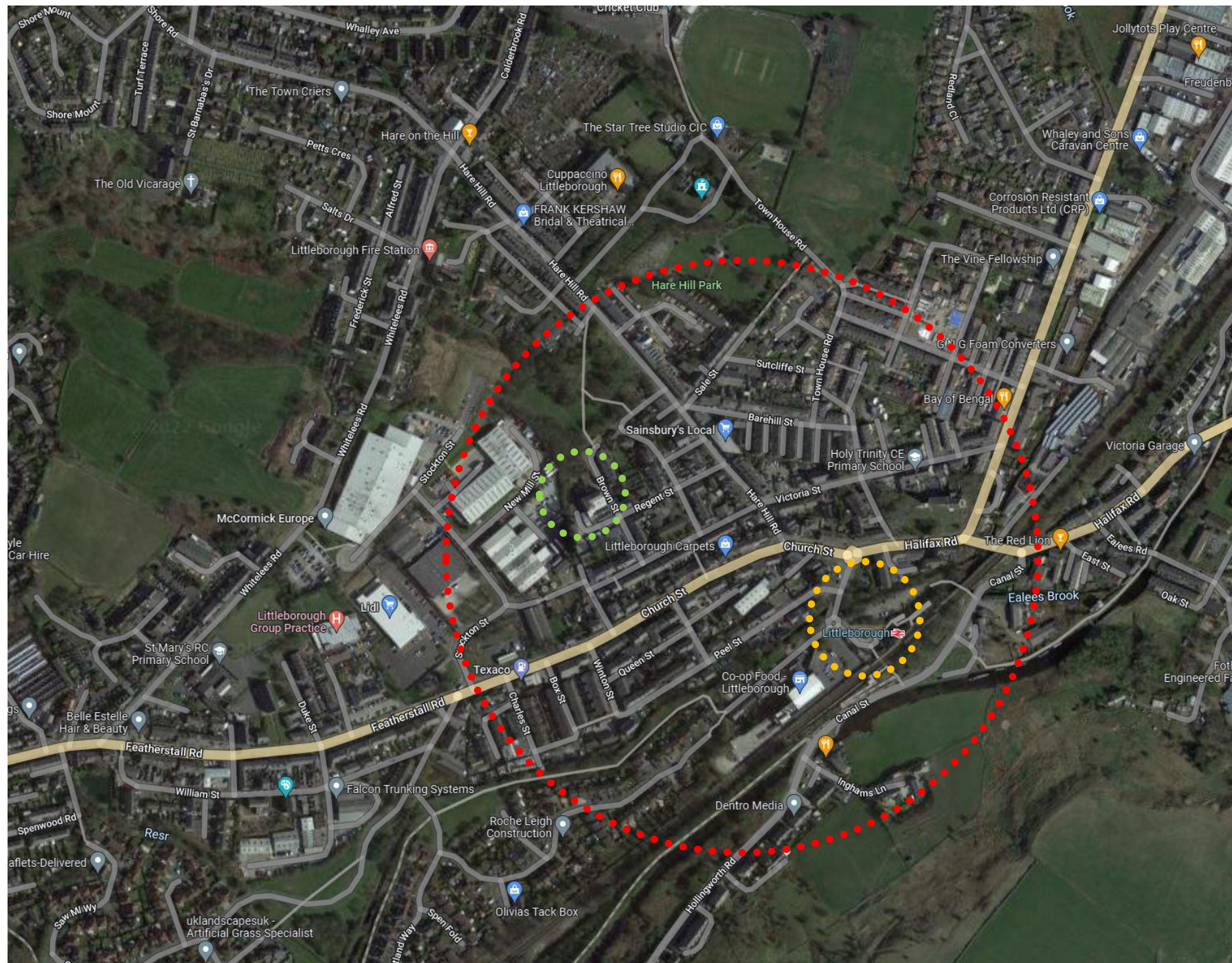
The report describes how the design developed in response to the site context, and current planning policy.



01

The Site



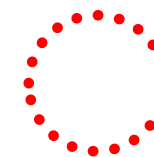


1.01 Site Location

The site to the Northwest of the village centre and lies within easy walking distance of all the local amenities.

It is an accessible location, being just a few minutes walk from the train station and bus terminus

Local primary and secondary schools can be found within an approx. 1.5mile radius.



Approximate extents of Littleborough village centre

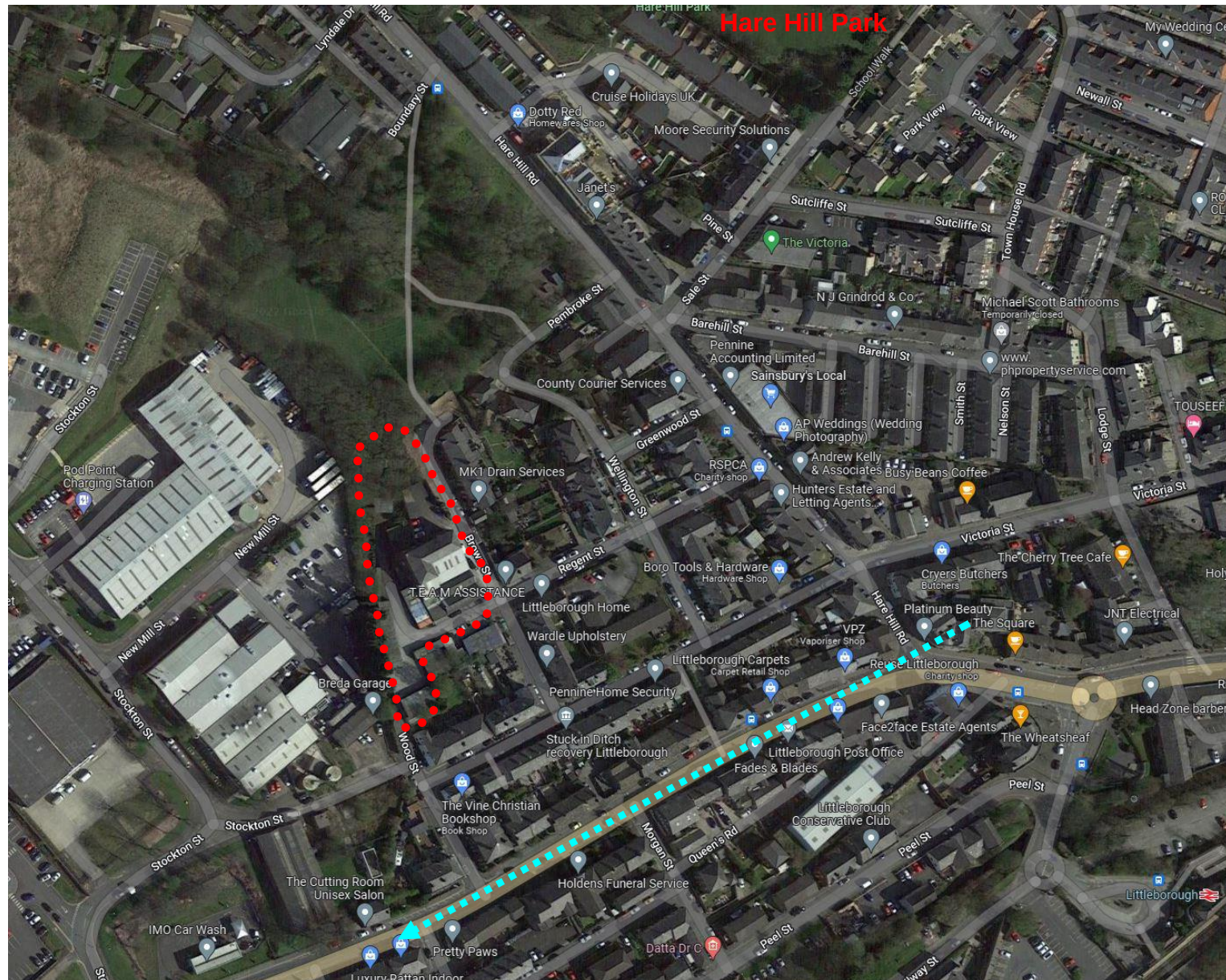


site location



train station and bus terminus





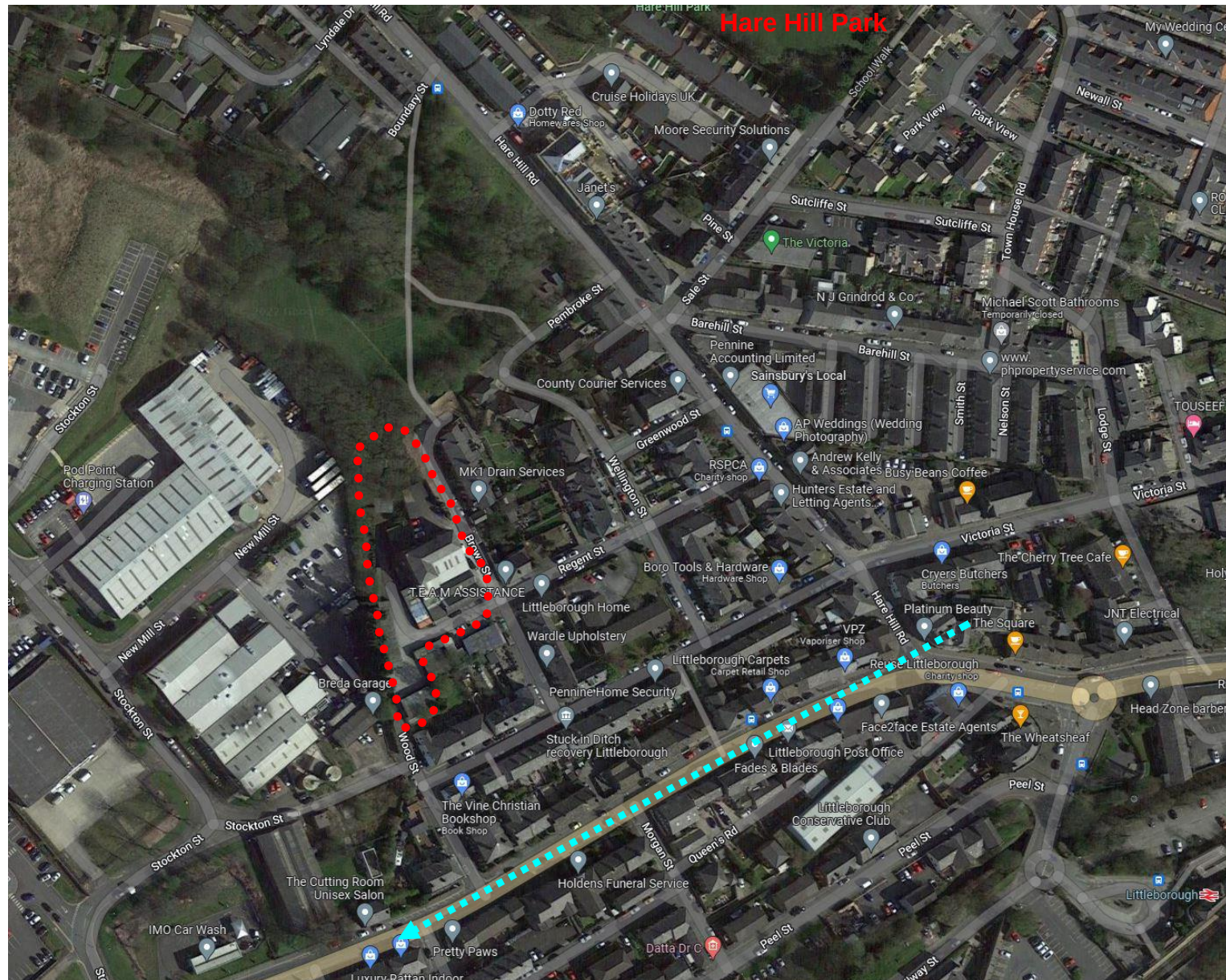
1.02 Site Location

The site is currently used for commercial storage and light industrial uses, comprising of an existing 1 to 3 storey form mill/warehouse and former shipping containers.

It is approximately a 2-minute walk to the main high street, which contains a variety of shops and amenities.

Hare Hill park is approximately a 3-minute walk to the north.





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1.03 Site Context Photographs



1.03 Site Context

It is located between a high-density traditional housing area, comprising mostly of terraced houses, and an industrial zone to the West.

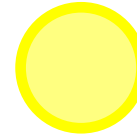
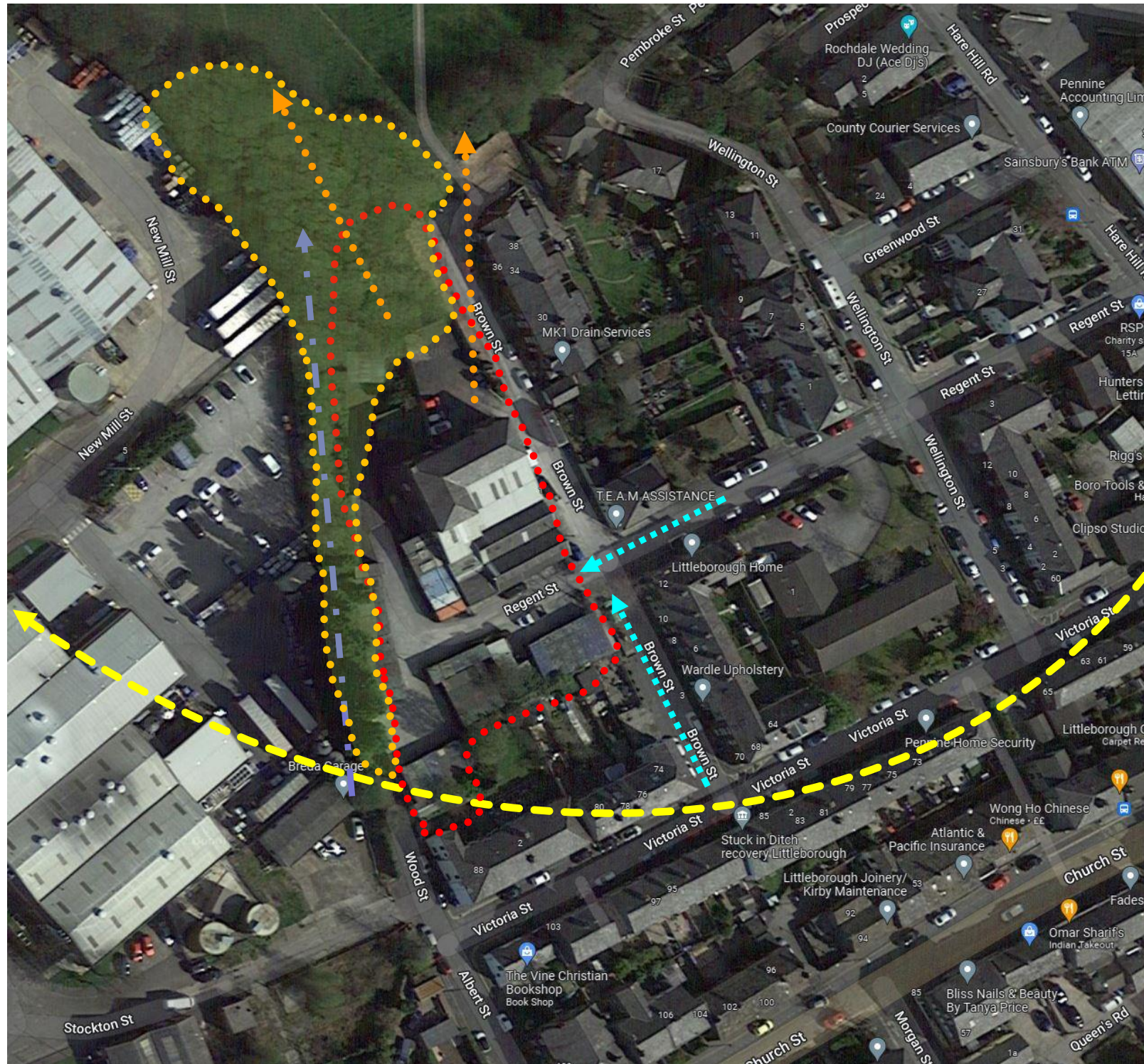
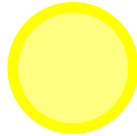
There are several mature trees which are a feature in the streetscape, and these are to be retained within the proposals.



02

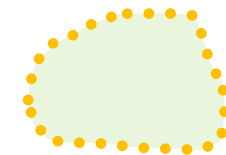
Site Analysis





2.01 Site as Existing

The site lies on the edge of a residential area which forms a part of Littleborough town centre. The general orientation is east to west



groups of existing trees to be retained



open views

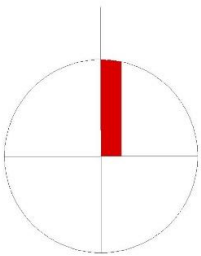


public footpath



vehicle/pedestrian access





2.02 Site Plan as Proposed

The proposed residential block sits with an east/west orientation in a linear form similar terraced properties to the south and east.

Vehicular access is in the approximate location as the existing facing onto Regent Street, and the open green space to the north is retained.

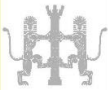
The building is set back from Brown Street and the line of the existing buildings to create a more open feel and to allow for increased privacy.

Parking

There are 40No parking spaces allocated within the site along with 8No bike store enclosures.



enclosed refuse storage located close to the entrance and vehicle turning area

Casey Group Residential Development Brown Street Littleborough	Site Layout as Proposed	contract no	drawing no	revision	planning	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
	work to figured dimensions	3601	12					
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2.03 Design Context

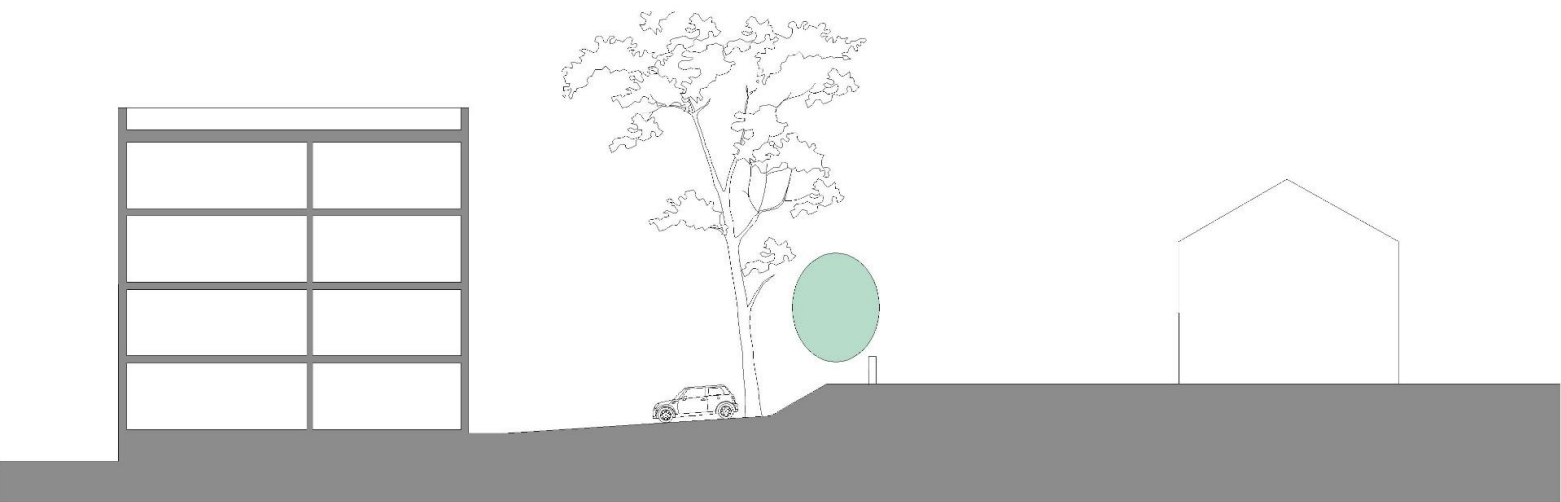
The form of the building takes its inspiration from the robust linear forms of existing buildings which are located close by and have a link to the town's former industrial past.

The choice of brickwork for the external facades is informed by the existing mill building and the terraced buildings opposite the site on Brown Street.





cross section A-A



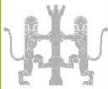
cross section B-B

2.04 Design Context

The site sections opposite illustrate the drop in level from Brown Street of approximately 2.0 to 2.5m.

The closest building opposite the apartment windows is 36.600m away.

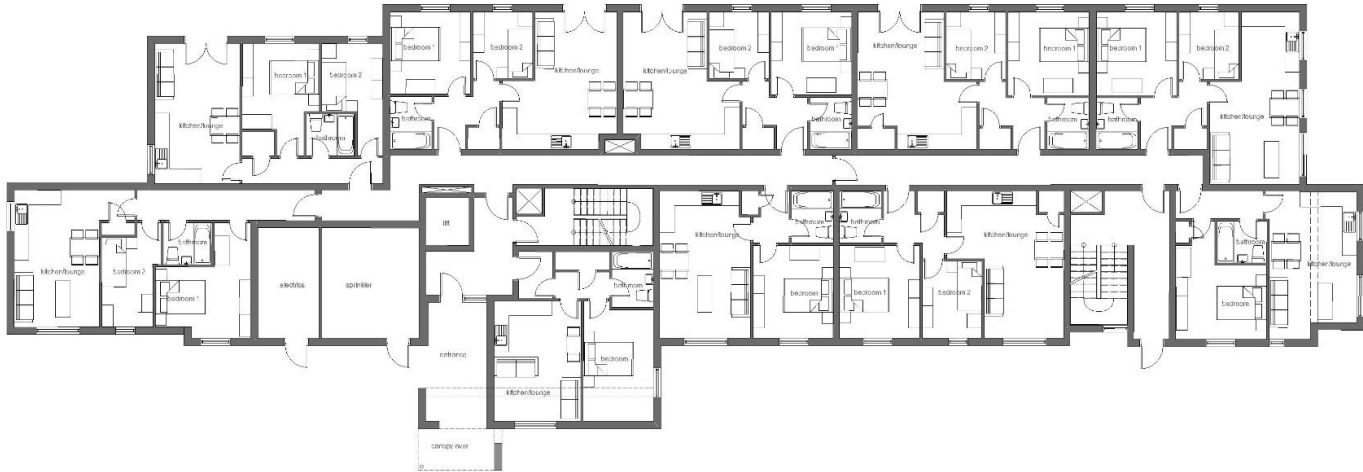
The closest building along Victoria street is over 25.000m away from a blank elevation (no habitable room windows).

Casey Group Residential Development Brown Street Littleborough	Indicative Cross Sections	contract no	drawing no	revision	planning	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
	work to figured dimensions	3601	07					
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					Revisions: A.			

03

Detailed Design





ground floor plan



first floor plan

Accommodation schedule
(indicative)

Type		
A-2b/3p	51.80m2	19No
B-2b/3p	51.80m2	4No
C-2b/3p	58.0m2	1No
D-1b/2p	42.50m2	4No
E-2b/3p	51.80m2	4No
F-1b/2p	42.50m2	1No
G-1b/2p	42.50m2	1No
H-1b/2p	42.50m2	3No
J-2b/3p	51.80m2	3No

Total 40No units

3.01 Internal Layouts

The apartments located over four floors and have been designed to comply with the nationally described space standards and to make the most of the sites green setting.

The main entrance is brought forward from the main building as a feature and houses the main staircase and lift, with a well-lit covered area providing some shelter from adverse weather.



Casey Group
Residential Development
Brown Street
Littleborough

Ground and First Floor Plans
as Proposed

work to figured dimensions

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contract no

3601 04

drawn by

PDC

drawing no

04

date

April 2021

revision

E

scale @ A3

1:200

planning

Revisions:
A. as above amended to reflect revised room layouts and unit layouts
added and windows deleted 10/09/2020
B. Garages, porches and windows deleted 10/09/2020
C. General comment: each residential unit 10/09/2020 and 10/09/2020
revised October 2021
D. Windows layout and doors, doors and layout revised on 10/09/2020
E. Windows deleted 10/09/2020 and 10/09/2021
F. Windows deleted 10/09/2020 and 10/09/2021

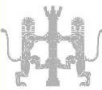
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3.02 Elevations

The elevations have been designed in a simple contemporary manner, taking their inspiration from the existing historic brick mill/warehouse structure, which has a strong horizontal and vertical rhythm.

The linear form is also a response to the existing terraced houses on the opposite side of Brown Street.





3.03 Materials

The selection of materials is simple, and reflects the principles of the design concept as follows.

Contextual

To harmonise with the local vernacular in a contemporary way, by using a simple red brick which matches that of the existing mill/warehouse in terms of texture and colour.

There are also some brick feature panels which add some character and provide a visual 'vertical anchor to both ends of the building and to the protruding off-set entrance.

