



5.6 MATERIALS

Following an assessment of the local area the proposed dwellings have been designed to ensure the architectural response complements the local character, whilst creating a development with a sense of place where people will enjoy living. Across the site, there are a mix of different house types creating a subtle variety that complements the existing town.

In general, the dwellings are predominantly a mix of warm red / orange brick and the chosen contrasting brick types are a variety of colours and tones that reflect the existing brick buildings within Littleborough. The contrasting Brick Types are located in each character area, enhancing legibility and helping to deliver distinctive character. Stone will also be used for key areas/plots along the southern edge and will help aid legibility of the scheme.

BRICK TYPES:



Weinerberger - Durham Red Multi Stock



Weinerberger - Dorton Manner



Forterra - Farmstead Antique



Weinerberger - Durham Claret Stock

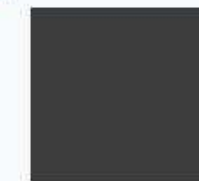


Marshalls Cromwell Stone Walling - Pitched Weathered

ALL PLOTS TO HAVE:



Russel Grampion Roof Tiles - Slate Grey



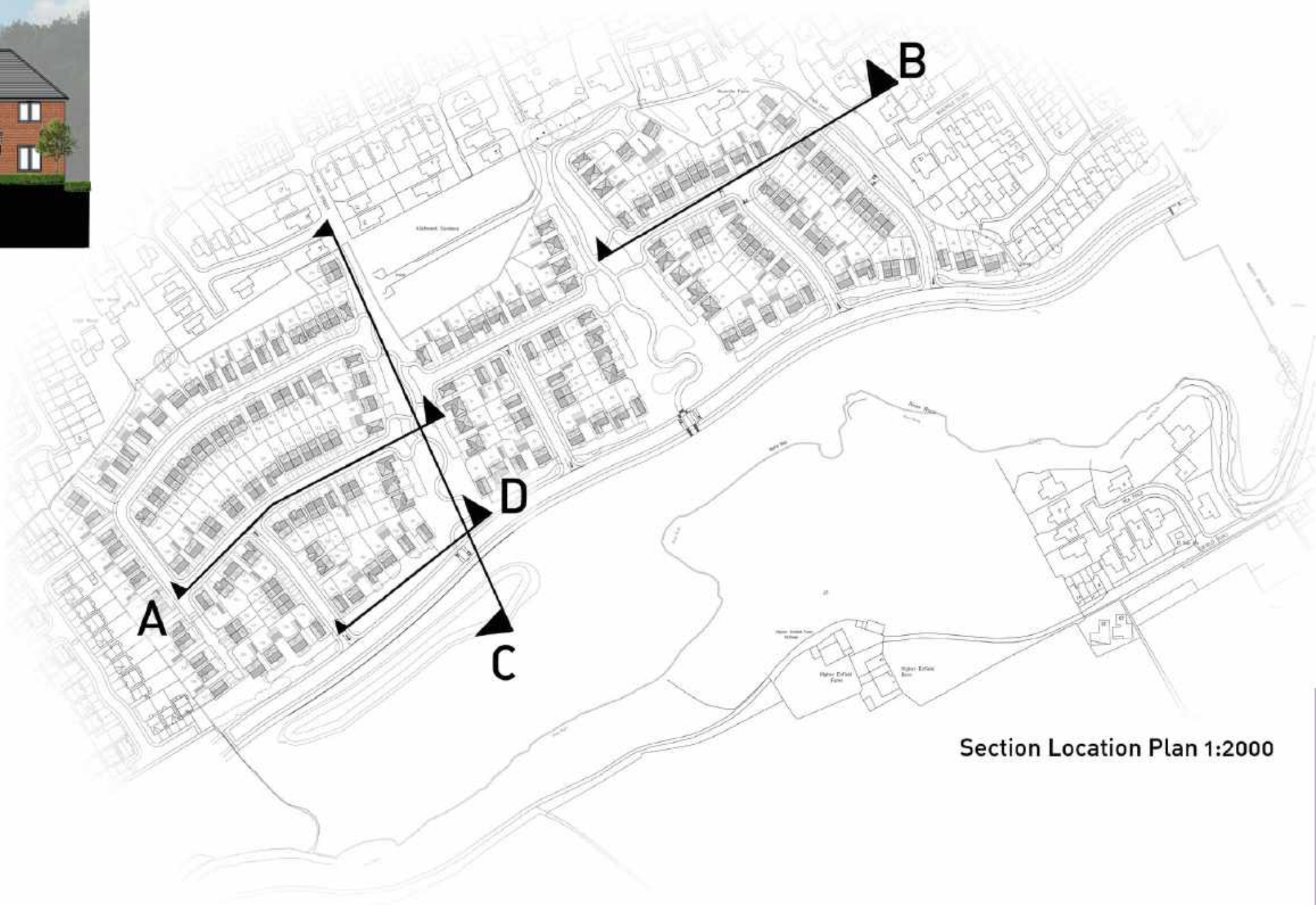
Dark Grey upvc Window/Door Frames - Anthracite



Street Scene A



Street Scene B



Section Location Plan 1:2000



Street Scene C



Street Scene D

PREPARED BY PEGASUS GROUP ON BEHALF OF TAYLOR WIMPEY

5.7 HOMES & BUILDINGS

The proposals for the site will comprise a distinctive character and a strong sense of place, informed by important site features and the existing valued qualities of Smithy Bridge and Littleborough.

The proposals aim to create a place that has a healthy, comfortable and safe internal and external environment.

House frontages have been carefully designed with generous windows from habitable rooms, clearly defined and attractive front doors and planting to act as buffer between the pavement and window.

Internal habitable rooms have high levels of natural daylight and connect well to gardens and terraces.

The design of the different house types incorporates traditional architectural elements into a modern home. The houses have traditional pitched roofs, with some side gables, facing the adjacent dwellings, and a large proportion fronting the street, resulting in a varied roof form and shape, which break up the massing and scale within a varied street scene. Hipped roofs are shown against the green wedges that run through the site, giving a distinctive architectural style to these areas.



5.8 BOUNDARY TREATMENTS

Development plots will be defined by a range of boundary treatments such as fences, walls and hedgerows to create the distinction between public and private spaces. The adjacent plan demonstrates the varying types of boundary treatment proposed for the development, which should be read in conjunction with the Proposed Landscape Plan.

Rear gardens will be predominantly enclosed by 1.8m high fencing. Where exposed to the street frontage, brick walls will enclose rear gardens, to match the brick of the adjacent dwelling.



INDICATIVE PLANT SCHEDULE	
Forest Garden Trees	
Plant Species	Size (approx cm)
<i>Nyctas Terminalis</i>	100-150 x 12 cm 200-300 cm ht
<i>Podocarpus saligna</i>	100-150 x 12 cm 200-300 cm ht
<i>Prunus subcordata</i> , <i>Autumnalis</i> (Bloss)	100-150 x 12 cm 200-300 cm ht
<i>Sorbus</i> , <i>Eastern Prunus</i>	100-150 x 12 cm 200-300 cm ht
POB Trees	
Plant Species	Size (approx cm)
<i>Acer campestre</i>	14-16m, 100-110cm ht
<i>Alnus glutinosa</i>	14-16m, 100-100 cm ht
<i>Fraxinus excelsior</i>	14-16m, 100-100cm ht
<i>Corylus avellana</i>	14-16m, 100-100cm ht
<i>Crataegus mollis</i>	14-16m, 100-100cm ht
<i>Malus sylvestris</i>	14-16m, 100-100cm ht
<i>Malus domestica</i>	14-16m, 100-100cm ht
<i>Quercus robur</i>	14-16m, 100-100cm ht
<i>Sorbus aria</i>	14-16m, 100-100cm ht
<i>Sorbus aucuparia</i>	14-16m, 100-100cm ht
Ornamental Inducosities	
Plant Species	Size
<i>Crataegus terminalis</i>	2L, 30-40cm
<i>Eleagnus x ebbingei</i>	3L, 40-50cm
<i>Eufrasia</i> , <i>Apple</i> (Bloss)	3L, 40-50cm
<i>Eufrasia</i> , <i>Barberry</i> , <i>Terminalis</i> at Gold	3L, 40-50cm
<i>Hedera</i> (Large)	2.7L, 30-40cm
<i>Hypericum</i> , <i>Viburnum</i>	3L, 30-40cm
<i>Liquidum</i> and <i>Salix</i>	3L, 30-50cm
<i>Prunus</i> , <i>Prunus</i> , <i>Prunus</i> , <i>Prunus</i> , <i>Prunus</i>	3L, 30-40cm
<i>Viburnum</i> , <i>Malus</i>	3L, 30-40cm
Native Mixed Hydroponics	
Plant Species	Size
<i>Acer campestre</i>	3L, 40-50cm ht, 1.4l
<i>Crataegus</i>	3L, 40-50cm ht, 1.4l
<i>Fraxinus</i>	2L, 40-50cm ht
<i>Prunus domestica</i>	3L, 40-50cm ht, 1.4l
<i>Prunus domestica</i>	3L, 40-50cm ht, 1.4l
<i>Viburnum</i> species	3L, 40-50cm ht, 1.4l



SAFE, SOCIAL & INCLUSIVE

KEY			
	Site boundary		
EXISTING			
	Trees/vegetation		
	Trees/vegetation to be removed or cut back		
	8m offset from the River Rosh, Existing landscape to be retained		
	Wet area (Refer to Ecological Assessment) to be retained		
	Drainage within POS (Refer to Drainage Proposals)		
****	Public Right of Way		
PROPOSED			
	Mown paths		
	Wildflower meadow grass such as Emorsgate EM8 Basic General Purpose Meadow Mixture or similar and approved. (To be overseeded in southern POS area)		
	Wetland meadow grass such as Emorsgate EM8 meadow Mixture for Wetlands or similar and approved. (To be overseeded in southern POS area)		
	Public open space grass		
	Bulb planting		
	Ornamental shrub planting		
	Native shrub mix		
	Marginal planting to SUDs basin		
	Rear gardens: Grass seed		
	Front gardens: Turf		
	Trees		
	Specimen shrubs		
	Ornamental hedgerow		
	Native hedgerow		
	Hard surfaced footpath		
	Ornamental Gravel		
****	Pedestrian link		
	Indicative location of seating within POS		
	Indicative location of active zone (20m from properties)		
	Underground Drainage feature (Refer to Drainage Proposals by others)		
	Timber knee rail fence		
A	02/08/22	KG	Minor amendments

5.9 PUBLIC SPACES

The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices

The design proposals have considered the local landscape context from the outset. This has enabled an appropriate detailed design solution that reflects local landscape character, provides an appropriate transition to the wider landscape of the River Roch Valley, connects with the pattern and scale of the urban edge, and enables the creation of a high quality living environment.

The Detailed Landscaping Design for the site will accompany this application, however the core principles are described below.

LANDSCAPE STRATEGY

The key principles of the landscape strategy are inherent to the proposals and are based on a Green Infrastructure framework that addresses:

- The creation of a high quality public realm and streetscape.
- Focal points within the site to enhance legibility.
- Increases to urban tree-cover and providing diverse planting that provides habitats for local wildlife and contributes to biodiversity net gain.
- Ornamental and native trees within the public open spaces.
- Sensitivity to wider green infrastructure.
- This creates an enhanced landscape setting which will also have benefits in terms of biodiversity.
- Existing hedgerows and mature trees to be retained and enhanced;
- Ornamental and native trees within the public open spaces;
- Focal points within the site to enhance legibility.

PUBLIC REALM AND STREETSCAPE

The streets and green spaces are designed to form a network of places and open spaces, with distinctive character.

Hard landscape materials and planting will be used to define the main pedestrian zones, minor roads and private drives and the principle vehicular routes to assist in orientation and legibility.

The pedestrian and cycle links will help to create legible and direct routes through the development and encourage active travel.

The Public Open Space integrated within the development will deliver a range of new play features and public amenities including:

- Children's Play (LEAP)
- Street Trees and Planting
- Informal recreational spaces
- Fully landscaped public amenity

5.10 LIFESPAN

The NPPF states at paragraph 8 that the planning system has three interdependent and overarching objectives:

- An economic objective – to build a strong, responsive and competitive economy;
- A social objective – to support strong, vibrant and healthy communities; and
- An environmental objective – protecting and enhancing the natural, built and historic environment.

To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.

At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in paragraph 11 of the NPPF, and within the Local Development Plan.

SUSTAINABLE BUILDING TECHNIQUES

The proposals will be delivered in line with current building regulations, and where appropriate, will be built with sustainable building construction techniques. Sustainable construction measures could comprise a combination of the following measures:

- Improved energy efficiency through careful building siting, design and orientation;
- Sustainable Drainage systems (SuDs);
- Considering fabric efficiency in the design of buildings;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.



EFFICIENT & RESILIENT

BUILDING REGULATIONS

The proposed development will accord with the latest building regulation requirements, that emphasise the high levels of building fabric insulation and other materials required to reduce energy and resource requirements. The development has been designed in line with 2022 Building Regulation requirements, for example 100% electric vehicle car charging points will be provided as part of the development proposal, and all homes being designed to Future Homes Standard.

MATERIALS & WASTE RECYCLING

Materials selected for construction, including hard and soft landscaping elements, will be carefully chosen to ensure that they are high-quality, durable and that 'whole life costs' are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

SITING & BUILDING ORIENTATION

Dwellings are carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.

Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Individual houses which are orientated east of south will benefit from early morning sun, and those orientated to the west of south will benefit from late afternoon sun, which can reduce the need for additional heating during the evening period.

LANDSCAPE DESIGN & MICRO-CLIMATE

The strategic use of tree planting can mitigate against some of the impact of colder northerly winds. Where possible the development has been designed to be self-sheltering to minimise the 'wind chill effect' and the potential heat loss from dwellings as a result of strong winds.

SUSTAINABLE DRAINAGE SYSTEMS

Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

Please refer to the Flood Risk Assessment for detailing information regarding the proposed strategy for the site.

SUSTAINABILITY AND CUSTOMER CARE

Taylor Wimpey, as a responsible housebuilder, are committed to delivering homes which are environmentally sustainable and of the highest quality for future occupiers.

Taylor Wimpey are strongly committed to delivering the highest levels of customer care and have started an initiative called the Consistency Quality Approach (CQA), to ensure consistency on every home they build and to ensure that their customers are at the heart of what they do.

The development will include a dedicated CQA House. This is where varying build stages will be shown in different rooms throughout the house and will represent the 'journey of the house'. This can be used as a key education piece for the wider area and will also ensure customers are informed of what will happen through the various stages of the build process.

The CQA house is also reflective of Taylor Wimpey's commitment to work closely with the New Homes Quality Board (NHQB), which is an external initiative to ensure the highest standards of customer care. NHQB has a New Homes Quality Code, which will be introduced during 2022 and will deliver a step change in developer behaviour and deliver a consistently high standard of new home quality and service. The New Homes Quality Code has 10 key principles to achieve the highest level of customer care. The CQA House on Plot 235 will deliver the following key principles of the NHQB:

- Transparency
- Quality (by seeing the quality Taylor Wimpey produce)
- Service (increasing Taylor Wimpey's service to customers)
- Inclusivity (Taking residents on the housebuilding journey)



SOCIAL

Support strong, vibrant and healthy communities.



ENVIRONMENTAL

Protecting and enhancing the natural, built and historic environment.



ECONOMIC

Build a strong, responsive and competitive economy.



TAYLOR WIMPEY 2025 FUTURE HOMES STANDARD HOME



LIFESPAN

Made to last

6

Summary

6.1 SUMMARY



PRESENTATION LAYOUT

6 CONCLUSION

This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.

The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for Smithy Bridge Road can be delivered to meet the three key NPPF objectives of sustainable design

- A social objective;
- An economic objective
- An environmental objective.

The Design and Access Statement (DAS) is submitted in support of a Full Planning Application for residential development on land off Smithy Bridge Road, Rochdale.

The development will deliver high quality new housing, and provide a logical extension to the south of Littleborough.

This statement has demonstrated that the proposals have been underpinned by good urban design principles and integrate into the site's surroundings, responding to the local context.

It has also been shown that the layout has been designed to discourage antisocial behaviour and designed to foster a sense of community.

The landscape design is responsive to the setting of the site, retaining long distance views, trees and vegetation of value, and creating new areas of open space accessible to the public.

The scale of development is in keeping with the surrounding context and the architectural detailing is contextually appropriate.

In light of current national and local planning policies and the outline permission which exists on the site, the proposed development is considered to be acceptable in principle and will create an attractive and well designed residential development.

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