

3.10 OPPORTUNITIES AND CONSTRAINTS

Figure 3.7 illustrates the site's opportunities and constraints identified through the contextual analysis and technical appraisal.

These opportunities and constraints have informed the baseline for the proposal's development principles and final layout. They comprise the following:

- Existing woodland bounding the site are moderate quality and protected under a TPO designation, and groups of trees within the site boundary are low quality. Part removal of woodland W1 will require removal to facilitate the development as currently proposed;
- Existing electricity cables and internet boxes present;
- Steep banks surround the site;
- Close proximity to local amenities in Norden, Rochdale Town Centre, the Peak District, the South Pennines, as well as the nearby countryside and national walking and cycle routes;
- Potential site access points off Edenfield Road providing safe vehicular access to the site and fast access to the wider road network;
- No adverse impact predicted day or night at the receptors due to existing sound sources;
- Potential for improving views from neighbouring residences;
- Hardstanding is of low ecological value, where development can be focused;
- Flood risk zone 1 and 3, therefore development must be limited to zone 1;
- Grade II listed heritage assets located circa 75m east of the Site access and within 200m of the Site;
- Certain facades require higher specification glazing and all plots require a whole dwelling ventilation system to meet ventilation requirements.

KEY

	ELECTRICITY WIRES		POTENTIAL ACCESS POINT		STEEP SLOPE
	INTERNET BOX		BUS STOP		WOODLAND - MODERATE VALUE
	HERITAGE ASSET		FLOOD ZONE 1		GROUP OF TREES - LOW VALUE
	COMMERCIAL USE		FLOOD ZONE 2		
	RESIDENTIAL USE		STREAM		

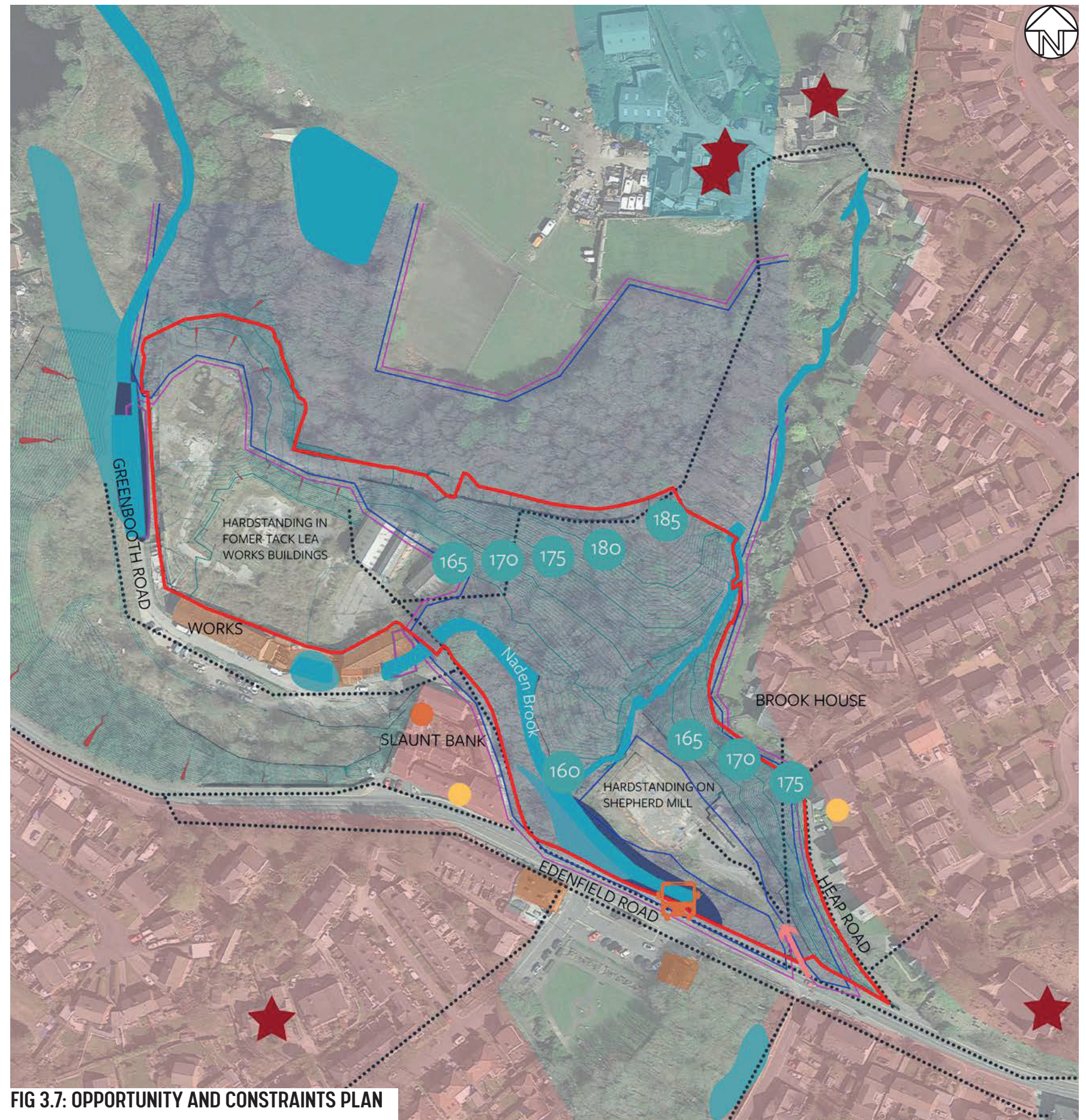


FIG 3.7: OPPORTUNITY AND CONSTRAINTS PLAN

4.0 THE PROPOSALS

This chapter describes the proposed development for which this Outline Planning Application is sought. These proposals have been informed by the Opportunities and Constraints assessment, technical studies, adopted Rochdale Borough Local Plan policy requirements and Supplementary Planning Documents. This chapter should be read in conjunction with the accompanying reports and supporting application drawings.

4.1 DESCRIPTION OF DEVELOPMENT

The description of development is as follows:

"Outline application (including details of access, appearance, layout and scale) for 49 dwellings with only details of landscaping reserved"

This chapter provides a commentary on the following matters:

- Use and Amount
- Layout, Scale and Form
- Appearance: materials, detailing and colours
- Access
- Landscaping

Please note that this section should be read in conjunction with a number of supporting material including reports, plans and drawings. Please review the submitted material for more information.



FIG 4.1: PROPOSED SITE PLAN

4.2 SUMMARY OF PROPOSALS

The proposals include the following:

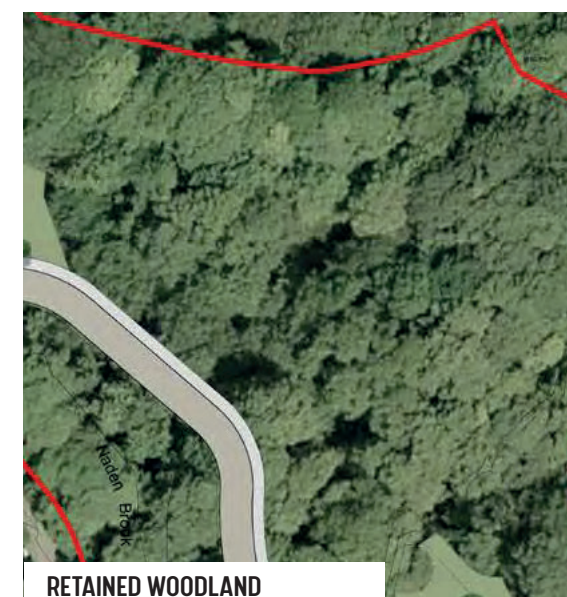
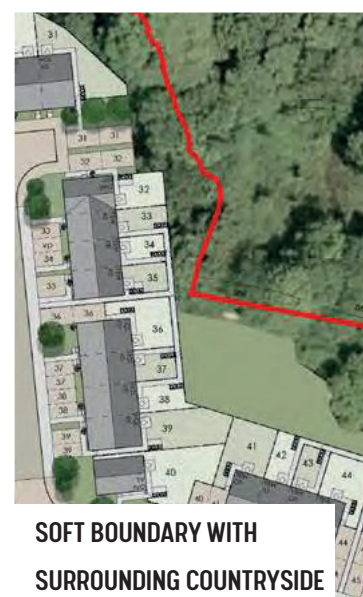
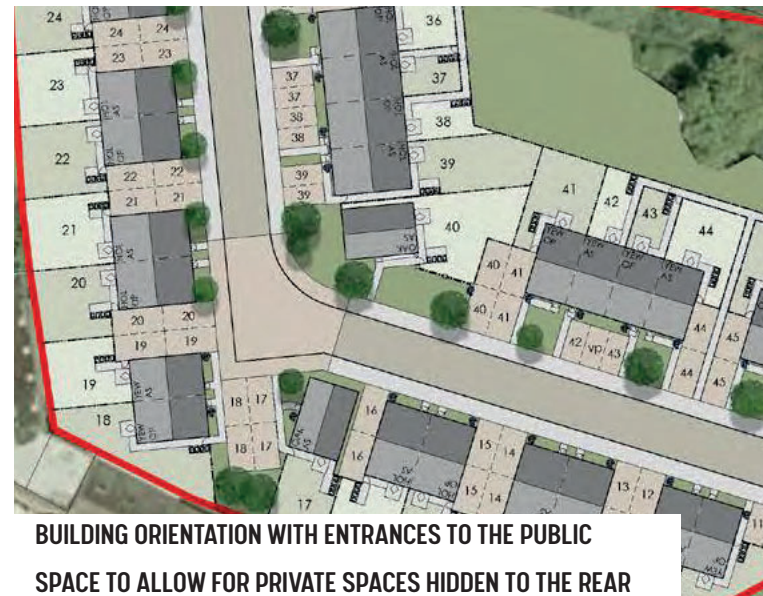
- A mix of house types, including 2, 3, and 4-bedroom homes, including semi-detached and terraces;
- Access off Edenfield Road to serve the entirety of the residential development with emergency access off Greenbooth road;
- A visually connected legible layout to establish pedestrian connectivity to services and amenities;
- Active frontage with homes oriented towards the new primary road;
- Retention of existing woodland and trees as far as possible whilst accommodating access and visibility splays;
- A design that reflects the character of the surrounding residential areas with a mix of high-quality materials and variations that add character and definition to the street scene. This is reflected in the character appraisal in Chapter 2.

The following pages provides an overview of the residential proposals. This chapter is underpinned by the General Arrangement drawing and the proposed Plans and Elevations for all the proposed housing.

4.3 LAYOUT

The detailed layout will directly respond to the opportunities and constraints identified in chapter 3 of this statement. As demonstrated on the adjacent imagery, the proposal will have:

- A legible built form, with a clear and direct route through the site, and distinction between public and private areas due to soft landscaping arrangements;
- Buildings that are oriented to face each other, overlooking the street with the entrances towards public spaces to provide an active frontage and passive surveillance;
- Rear gardens that are enclosed and protected, providing safe, private rear amenity space for all dwellings with small front gardens as defensible spaces and contributing to an attractive street scene;
- Alternating parking treatment with soft landscaping and parking in a courtyard to provide a visually interesting frontage and better walking experience for pedestrians;
- Retained the landscape feature of the woodland to allow the scheme to sit within the wider landscape setting;
- Building orientation that ensures passive surveillance and overlooking along key routes and spaces;
- Street trees and green areas that enhance the visual aesthetic of the development and provide environmental benefits;
- A soft boundary that allows the development to sit within its wooded setting;
- A well-overlooked emergency access that provides alternate pedestrian access to the development;
- House types that reflect the heritage of the site;
- A road layout that follows the bends of Naden Brook to convey a less rigid built environment, instead being sympathetic to the natural surroundings.



4.4 USE AND AMOUNT

The residential proposals will provide a mix of ‘high-quality’ homes totalling 49 residential units.

The proposed housing mix includes 17no. 2-bedroom dwellings, 32no. 3-bedroom dwellings, and 10no. 4-bedroom dwellings. A mix of 12no. mid-terrace dwellings, 32no. end-terrace dwellings, and 5no. detached dwellings are proposed. All homes are proposed as affordable housing, and the tenure for each will be shared ownership.

The residential use of the development proposed will be adding to the existing stock of housing in Rochdale and addressing local housing need and market demand. With a preference for 3 bedroom dwellings, the proposal reflects the shortfall as stated in the Affordable Housing SPD. The proposed house types therefore will respond to the contextual housing stock currently available, as well as provide affordable housing.

The proposal will provide an integrated mix of housing types, densities, and sizes, encouraging an inclusive, diverse community. The integrated mix of housing types will also reflect the local character, integrating the development with Norden.

The residential use of the site will be suitably located to benefit from its proximity to several shops and services and other amenities provided within a 15 minute walk or cycle ride, or regular public transport services. These aspects will, therefore, encourage a sustainable, diverse development.

SITE QUANTUM	APPROX. SIZE (ACRE)
Gross Site Area	6.84
Net Site Area	2.68
Coverage	16,618
Net Density (Units Per Acre)	18.3

4.5 ACCOMMODATION SCHEDULE

RESIDENTIAL								
Housetype	Number	Mid	End	Det	SqFt	Bed Nos.	En-SU	Total SqFt
YEW (2B-4P)	17	6	11	0	755	2	No	12835
HOLLY (3B-5P)	16	2	14	0	911	3	No	14576
OAK (3B-5P)	16	0	1	5	914	3	Yes	5484
WILLOW (4B-5P)	10	4	6	0	1164	4	Yes	11640
TOTAL	49							44535

4.6 SCALE AND FORM

In order to soften the development, variety in the massing of the residential buildings will be achieved using a range of house types and sizes. The scale of the proposed residential units will predominantly be 2-storey semi-detached and terraces, with 3-storey terraces located at the east of the site near the entrance to achieve a higher density and reflect the site's mill heritage. These heights, alongside the site's topography and woodland, mean that none of the proposed homes will exceed the 30m height of the valley sides plus the height of the trees. The topography of the site, therefore, allows the proposed development to nestle into the context and have a little impact on surrounding views and residential amenity for existing neighbouring homes.

To the south of the site, the residences on Greenbooth Road currently look north towards the site over dense tree coverage. The proposed development has no impact on this view as the trees located opposite these existing homes are not proposed for removal. Any views from the top floors are considered to be improved by the proposed development from the current one of a brownfield site in a state of disrepair.

Building and plot depths have been adjusted to suit the layout of the site, with shallower plots to the west and deeper plots on the eastern side bordering the woodland. The proposed street pattern also reflects the setting and character of the surrounding area, with similar block lengths and widths to Norden's existing residential areas. The scale of the proposed development is therefore commensurate with the wider character of the surrounding residential area and appropriate for the adjacent woodland.

The adjacent figure ground plan (Figure 4.2) illustrates how the proposed density and urban form considers and respects the existing development pattern, reflecting the slightly curved block form and neighbouring block widths. The proposed development will thus provide a logical extension to the existing urban grain.

The contextual consideration of the proposal thus contributes to a built form that creates a successful relationship between elements of the built and non-built environment, with clear distinctions of public and private spaces made through built form, creating an attractive place to live and a development that contributes positively to the village of Norden.

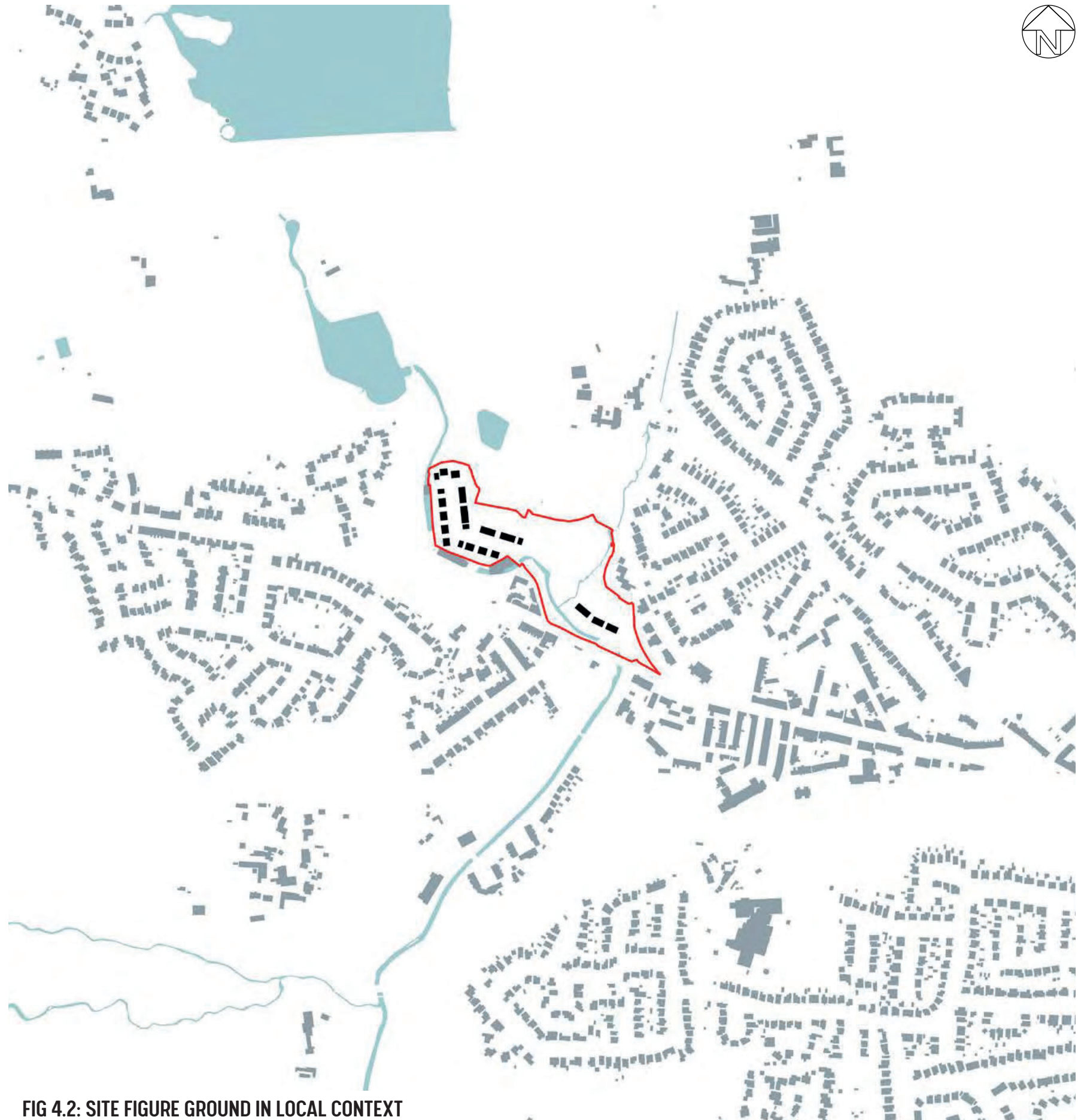


FIG 4.2: SITE FIGURE GROUND IN LOCAL CONTEXT

4.7 TOPOGRAPHY

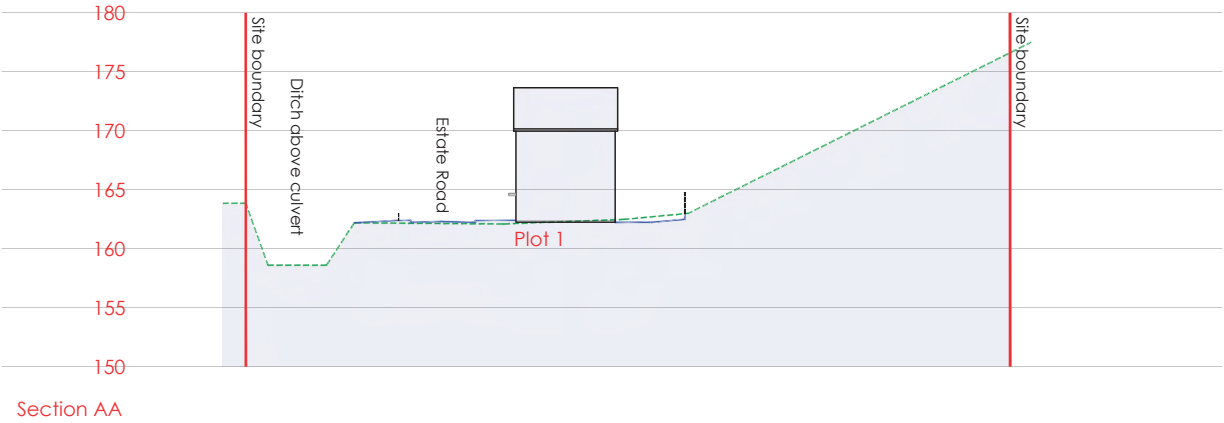
The layout of the scheme has been largely influenced by the topography of the site. The following site sections display how the proposal has dealt with the challenging topography and level changes within the site.

The topography has been used to create an interesting streetscape, working with the level changes when possible to create an authentic and interesting streetscape. As can be seen in section B-B and C-C, upon entry into the site, several dwellings provide active frontages onto the estate road and the brook beyond, introducing a strong sense of place through appreciation of the site's constraints and character. The dwellings on the eastern side of the road throughout the site are also shown to back onto the bank, yet provide an even surface for private gardens so as not to reduce amenity space.

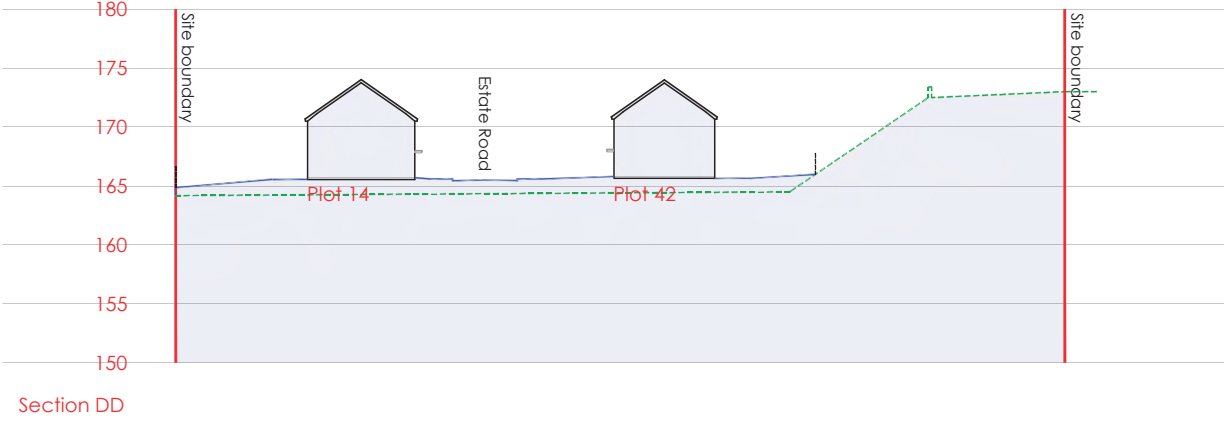


FIG 4.3: SITE X-SECTIONS REFERENCE MAP

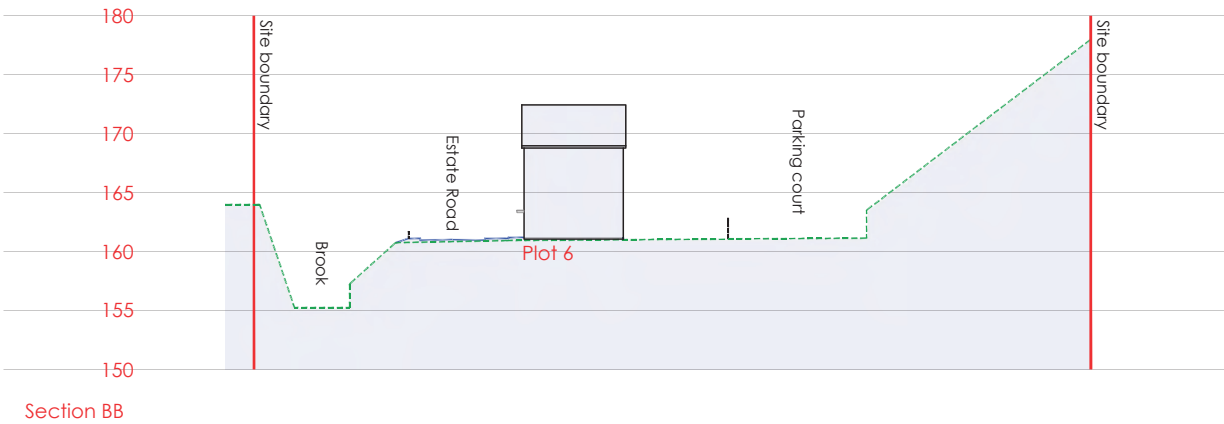
SECTION A-A



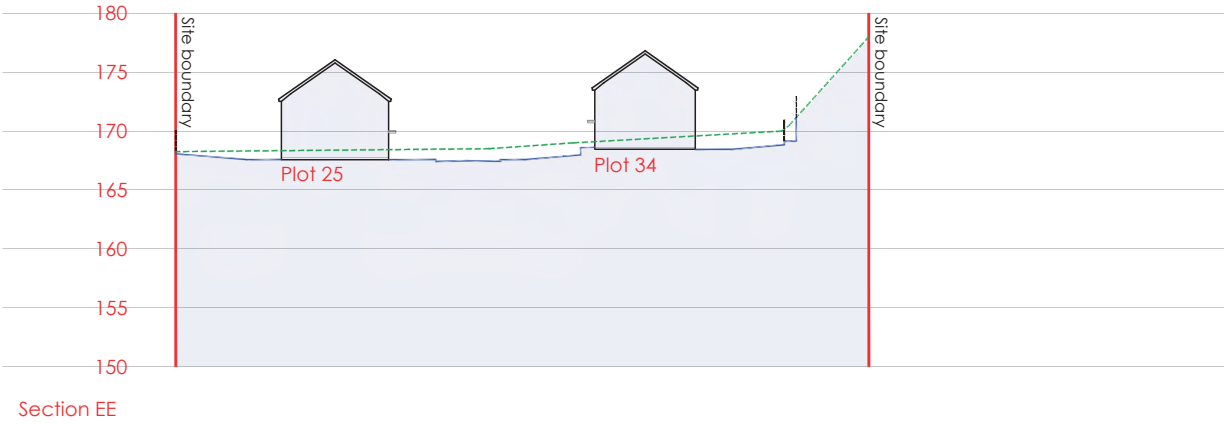
SECTION D-D



SECTION B-B



SECTION E-E



SECTION C-C

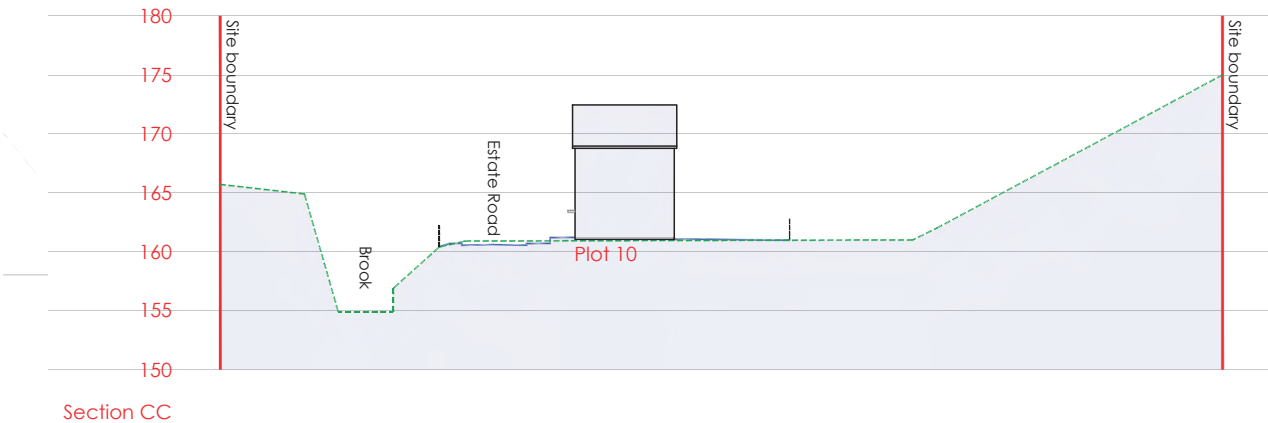


FIG 4.4: SITE X-SECTIONS

4.8 APPEARANCE, MATERIALS AND DETAILING

The proposed building materials and colour palette have been carefully selected to respond to the local vernacular whilst providing appropriate variety across the development. Local architectural examples and the surrounding urban form have been analysed and positive features identified to inform the materials and detail of the housing scheme and public realm. The appearance of the proposed development thus will have clear roots in the locality.

Materials

- Brick Type A - Weinerberger Ashington Red - Multi
- Brick Type B - Weinerberger Durham Red - Multi
- Roof Tile 1 - Weinerberger Calderdale Edge - Light Grey

Detailing

Figure 5.3 (right) illustrates the detailing on the windows and doorways on the proposed house types. The varied colours and styles will promote a varied and attractive street scene whilst creating a distinctive character across the site.

KEY

 BRICK TYPE A - WEINERBERGER ASHINGTON RED - MULTI

 BRICK TYPE A - WEINERBERGER DURHAM RED - MULTI

 ROOF TILE 1 - WEINERBERGER CALDERDALE EDGE - LIGHT GREY



FIG 4.5: ELEVATION TREATMENTS



WEINERBERGER
ASHINGTON RED - MULTI



WEINERBERGER
DURHAM RED - MULTI



WEINERBERGER
CALDERDALE EDGE -
LIGHT GREY

HOUSE TYPES

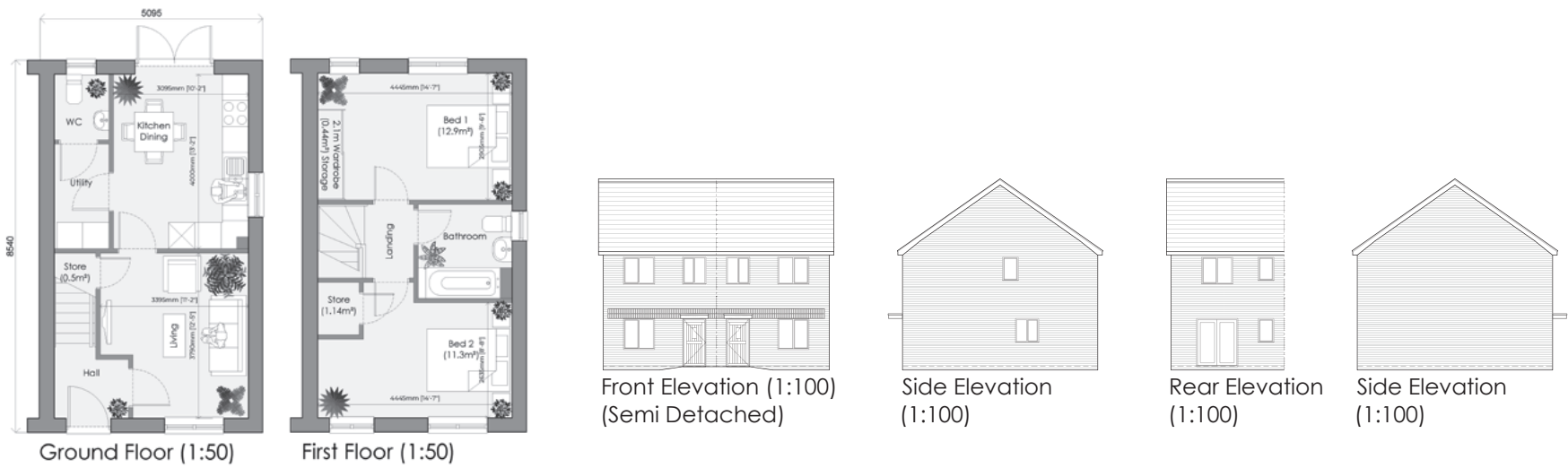
The images to the right display examples of some of the proposed house types (materials will vary to previously stated specifications), with examples of detailed housing layouts and elevations displayed on the following pages. The houses will range from 2-3 storey terraces and 2 storey, semi-detached homes. A mix of house types will create a varied street scene and memorable groups of buildings, thus creating a sense of place and increasing legibility, while the varied house types, sizes, and layouts will cater to a range of prospective residents. Dwellings are NDSS compliant to ensure that accessible and adaptable homes are available to occupants with different needs, including older or disabled people.

The orientation of the houses ensures that opportunities to overlook streets, car parking spaces and public spaces is maximised, while privacy is maintained by having the private spaces to the rear and public spaces to the front of the houses. Windows and doors face onto the street to create active frontages, and triple aspect dwellings are proposed on corner plots, providing overlooking and therefore increased safety.

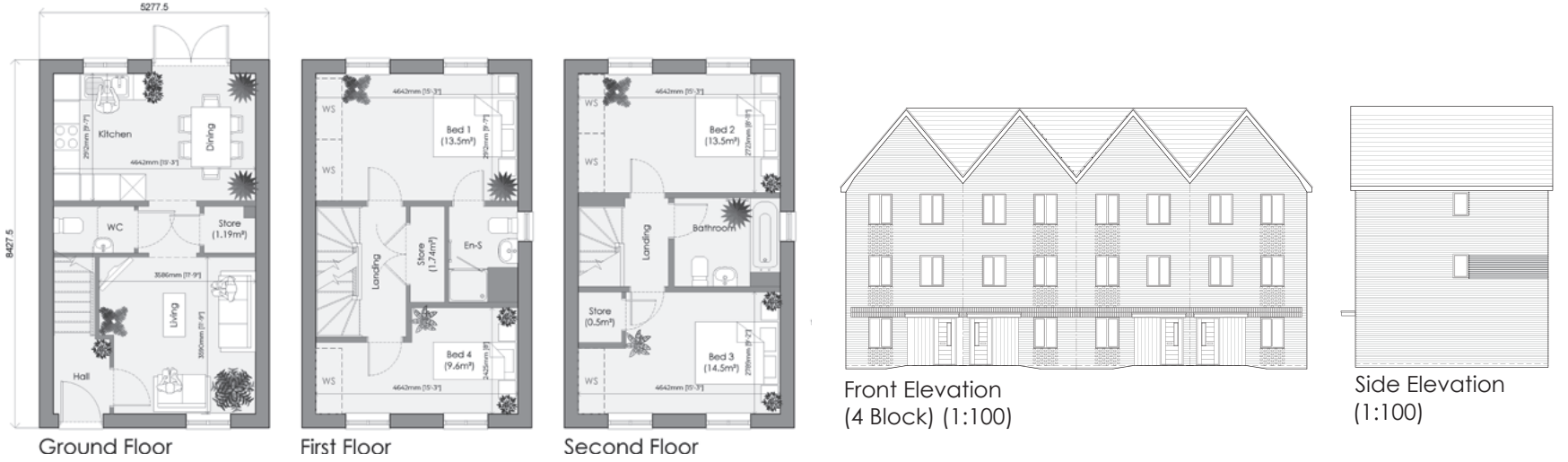
The building heights and masses will reflect the predominant scale of existing properties within the area, as is evident from the housing type examples contrasted with the character study and the figure ground.

For full details please refer to the House Types pack submitted as part of this outline application.

YEW HOUSE TYPE



WILLOW HOUSE TYPE



OAK HOUSE TYPE

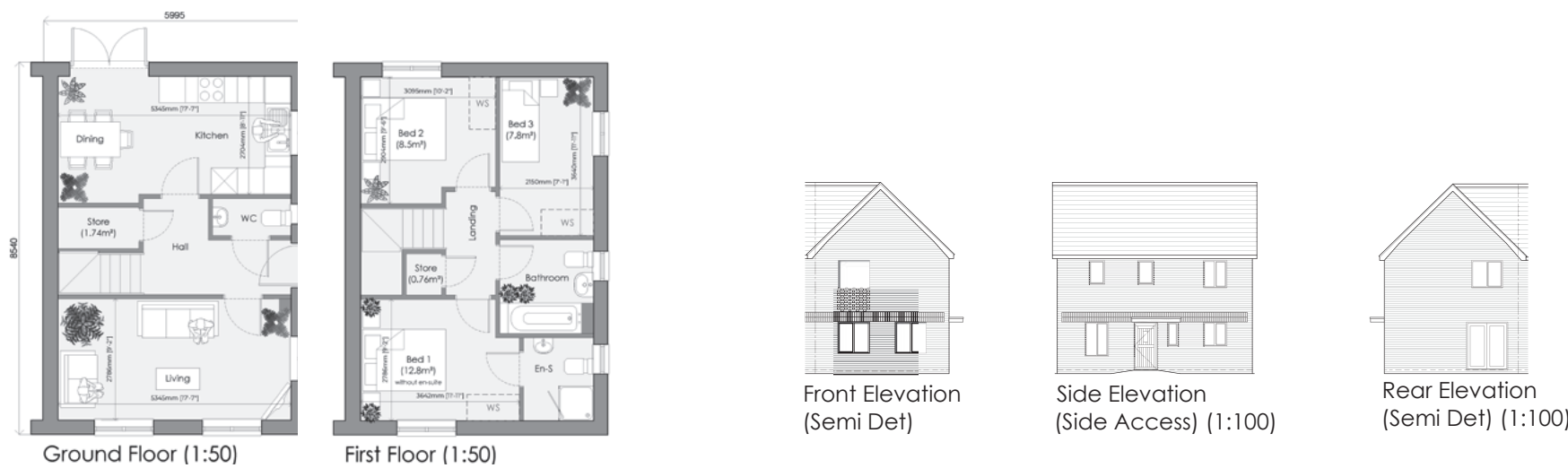


FIG 4.6: PROPOSED HOUSE TYPES