

Land off Fielding Street, Middleton
Reserved Matters Application Ref: 21/00059/REM

Design and Access Statement
February 2021

bluesky
architects

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1.0 Introduction

This statement has been prepared on behalf of B.A.K. Contracts in support of an application for reserved matters for 49 new dwellings on land off Fielding Street, Middleton, following approval of Outline Planning Permission Ref 15/00494/OUT on 18th December 2018. This application relates to Condition 2 of the outline application.

This document should be read in conjunction with the drawings and other documents submitted to support this Reserved Matters Application 21/00059/REM:

20033-BSA-A-ZZ-DR-A-3001 - House Type A - End Terrace - Plans & Elevations - P01
20033-BSA-B-ZZ-DR-A-3002 - House Type B - Mid_End Terrace - Plans & Elevations
20033-BSA-C-ZZ-DR-A-3003 - House Type C - End Terrace - Plans & Elevations - P01
20033-BSA-D-ZZ-DR-A-3004 - House Type D - Mid Terrace - Plans & Elevations - P01
20033-BSA-E-ZZ-DR-A-3005 - House Type E - Semi Detached - Plans & Elevations - P01
20033-BSA-ZZ-ZZ-DR-A-2650 - Site Plan - P04
20033-BSA-ZZ-ZZ-DR-A-2700 - Proposed Street Elevations
20033-BSA-ZZ-ZZ-DR-A-2701 - Proposed Materials

The purpose of this Design and Access Statement is to explain the rationale of the design and access arrangements of the proposal. The statement has been prepared with regard to national and local planning policies:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Unitary Development Plan (UDP):
- G/D/1 Defined Urban Area
- G/H/1 Housing
- G/G/1 Greenspace
- G/A/1 Accessibility
- G/BE/1 Design Quality
- G/EM/1 Environmental Protection and Pollution Control
- G/NE/1 Nature Conservation

Supplementary Planning Documents (SPD):
- Oldham and Rochdale Residential Design Guide SPD
- Guidelines and Standards for Residential Development SPG
- Provision of Recreational Open Space in New Housing SPD
- Affordable Housing SPD

These plans highlight the need for effective use of urban land and property and the focused attention on the re-use of derelict, vacant and underused land. Access to a decent home is fundamental to a person's quality of life. It is therefore vital to ensure sufficient housing in areas which meet the needs of local people. This provision is guided by the requirement outlined in Regional Planning Guidance (RPG 13).

Central Government guidance (PPS3 – Housing) encourages reuse of brownfield sites and encourages development at densities in excess of 30 dwellings per hectare in urban locations, in which these proposals meet.

2.0 Design

The site is located on the western side of Fielding Street off Clough Road, less than ½ mile to the North of Middleton Town Centre. All of the usual local facilities are readily available in the area and there is good access to the motorway network serving the North West via Junction 19 M62 which is within a few minutes driving to the North.

The proposal relates to a site approximately 0.78 hectares in size, previously occupied by Fielding Mills. These were substantial buildings which had been added to over the years and which extended to several parts of the site boundaries. Access was formerly from Fielding Street to the East and Walton Street to the West. The industrial buildings were demolished in 2003, leaving just the substation (which is accessed directly from the pavement on Fielding Street), and over time the site became re-vegetated. Further clearance of the site took place mid 2020 to remove the dense scrub. The site slopes downwards gently from east to west and from south to north.

The character of the area is predominantly residential, generally terraced with low-rise flats to the south east of the site at Norman Weall Court, although there are newer houses off Clough Road backing onto Radclyffe Terrace, which is an unadopted highway which runs along the north side of the site. Adjacent to the north-eastern edge of the site, butoutside it, are two small motor businesses. The Church Street Industrial Estate lies to the west of the site. he land has a long frontage to Fielding Street, it extends to just over 2 acres and is set on a gentle slope. This area consists predominantly of terraced housing, which is common in suburban and inner-city areas.

It is clear from our analysis that the site offers a great opportunity to develop a high-quality residential scheme on an undeveloped brownfield site close to Middleton Town Centre that reflects and enhances its predominantly residential surroundings.

Outline Planning Approval for the draft proposals was given in December 2018 by Rochdale Borough Council, ref. 15/00494/OUT. The application approval notice detailed a number of conditions and recommendations relating to the porposals, which will be submitted separately and in due course. This application relates soley to Condition 2 of the outline approval.

The area surrounding the site is varied in terms of dwelling type and design; they predominantly address the streets in the area, this particularly being the case with the terraced housing. In order to create a development which respects the existing pattern of development in the area the applicant proposes to create a strong frontage on to Fielding Street which, in keeping with the character of the immediate streets and in accordance with good design principles, would not be dominated by car parking, as this is accommodated to the rear of the properties.



Junction of Hollin Lane and Rochdale Rd 1926

<u>Relevant Site History</u>

Land off Fielding Street

- 15/00494/OUT - Outline Planning Approval for the draft proposals was given in December 2018 by Rochdale Borough Council. The application approval notice detailed a number of conditions and recommendations relating to the porposals, which will be submitted separately and in due course. This application relates soley to Condition 2 of the outline approval.

- AL/HOU/25 - The land has been allocated as a housing site within the borough which is to be developed up to 2028.

- SH 1528 - Land referenced on the Brownfield Land Register

- 12/D55342 Outline Application (All Matters Reserved) for the erection of 49 dwellings - approved 15th June 2012

- 08/D50341 Residential Development - 49 Dwellings

- 03/D42281 Residential Development 39 Dwellings

- 01/D39373 Residential Development

3.0 Layout

The Proposed Layout Plan (20033-BSA-ZZ-ZZ-DR-A-2650 - Site Plan - P04) has been generated with individuality and responds directly to the unique qualities of this parcel of land, as well as its surroundings.

There is a clear segregation between public and private spaces.

All streets will be overlooked by dwellings which will increase natural surveillance and offer greater security for pedestrians.

Bin storage – all bins can be stored within private rear garden areas. Each property has level access to the highway where bin collection is to take place. This ensures all bins can be stored away from the street scene.





4.0 Landscape

Landscaping will form an important aspect of the proposal to enhance its surroundings, in an area where there is a clear lack of landscape features. The Proposed Site Layout Plan (20033-BSA-ZZ-ZZ-DR-A-2650 - Site Plan - P04) demonstrates how tree planting can be successfully integrated into the scheme.

The landscaping scheme proposals aim to work with the existing site topography to enhance the character and setting of the building.



Proposed Site Plan

It has been agreed that, although a development of this size would typically require the provision of recreational open space within the site, because of the restricted nature of the size and shape of the site, this would not be required. Futher agreements are to be made in line with the Section 106 agreement in order to improve existing recreational space nearby, such as off Brassey Street.

Trees along the West boundary perform a buffer between the new houses and the existing Church Street Industrial Estate.

5.0 Density & Mix

The proposal seeks to encourage a mixture of house types and a density level which is supported in such a prime location of the Borough, with its proximity to the town centre and links to public transport. This approach will help to create a vibrant and sustainable community.

The size of the development generates the need for on site affordable housing to be provided, in accordance with UDP Policy H/7. Further details in relation to affordable housing are to be submitted as part of this application under the Viability Report.

The area surrounding the site is varied in terms of dwelling type and design. The existing buidlings do, however, tend to predominantly address the streets, the terraced housing in particular, therefore the Fielding Street elevation forms a strong frontage to remain in keeping with the area. There are 5 house types proposed within the site, offering a variety of dwelling layouts which suit the site constraints around them.



Street Elevation 1 - Fielding St
1 : 200



Street Elevation 2
1 : 200



Street Elevation 3
1 : 200



Street Elevation 4
1 : 200



Street Elevation 6
1 : 200



Street Elevation 5
1 : 200



Street Elevation 7
1 : 200



Street Elevation 8
1 : 200

6.0 Scale, Height and Massing

The scale, height and massing of the dwellings will be informed by the existing built form surrounding the site in an attempt to remain contextual and not cause any detriment to the amenity of nearby residents.

All new proposed properties comply with minimum space standards and are no more than 2-storeys in height.

Due to the level changes, particulary along Fielding Street, there is a requirement to step the dwellings to suit the existing topography.





Views from Fielding Street



View of Radclyffe Street from Fielding Street

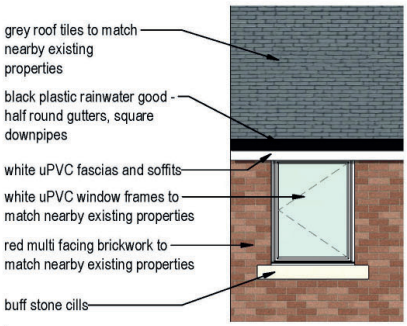


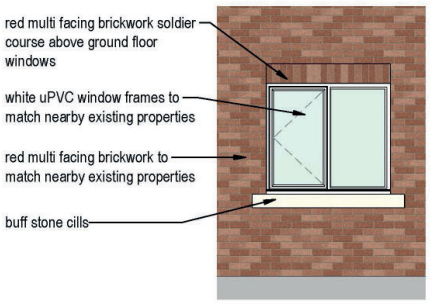
View of Fielding Street terraces from Radclyffe Street

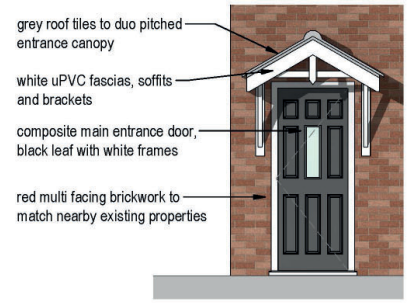
7.0 Appearance

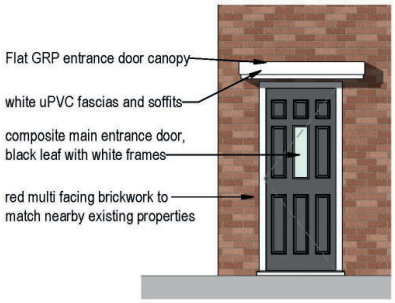
All dwellings are designed to reflect the character of the area in terms of appearance, scale and materials. Adjacent properties are predominantly red brick terraces.

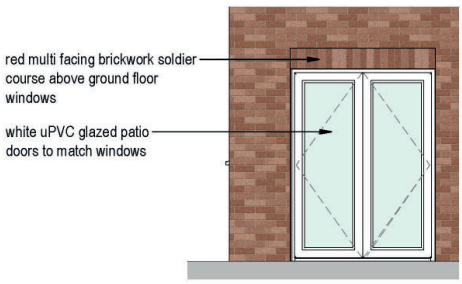
The existing site is sloped with the high point being at the South West corner. The levels to the proposed housing along Fielding Street are dictated by the existing topography of the road/pavement levels. The low point of the site, where the development meets with Radclyffe Street, sets the levels here, with properties between stepping as required to suit the levels, whilst maintaining accessibility for all.











Note - material samples to be provided for approval where required

8.0 Access

The National Planning Policy Framework (NPPF), adopted March 2012 sets out 12 core planning principles that planning should achieve (paragraph 17), some of which include:

‘Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; and

‘Actively manage patterns of growth to take the furthest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.’

The development will be served via two purpose built vehicular and pedestrian access points; with the main access being taken from Fielding Street serving some 37 properties and a second access from Radclyffe Street serving the remaining 12 properties.

The roads will give clear segregation between pedestrians and vehicles, and there will be suitable turning facility which will afford easy use to both residential users, refuse services and fire service vehicles.

Rochdale Road is within short walking distance (approximately 70m west) and acts as a primary arterial route leading to Middleton Town Centre. It is served by a regular bus service and will encourage greater pedestrian usage.

In terms of accessibility throughout the development, all buildings will be designed either level or gently ramped to allow disabled access. There will be a sufficient number of parking spaces of a minimum 2.4m wide x 4.8m to allow egress from vehicles and access to the properties. All communal parking courts will be wheelchair friendly spaces.

The needs of disabled users are at the forefront of this proposal. The form and layout of the Proposed Site Layout Plan fully addresses the needs of all users and incorporate inclusive urban design techniques.

9.0 Conclusion

This statement demonstrates that the proposal has been developed with an appreciation of sustainable design and access at its forefront, and it offers a commitment that detailed consideration has been given to such issues.

The proposal accords with all relevant policies. More specifically, the proposal commits to deliver a high-quality development that:
• Will provide a high-quality residential scheme on an undeveloped brownfield site;
• Will respect the character and appearance of the surrounding area; and
• Will enhance the amenity value of the site through high quality design.

The Access Statement demonstrates that the site is accessible by means of transport other than private car and also that the scheme has been designed to ensure ease of access for all potential users.

