



Tang & Associates Ltd

Design and Access

Produced specifically for the proposal at

Land bound by Earl Street, Taylor Street and Bethel Street
Heywood
Rochdale
OL10 1HT

February 2023

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Figure 1. View of Proposal along Earl Street

1.0 Introduction

This Design and Access has been prepared by Tang & Associates Ltd on behalf of our client in support of a Full Planning Application for *the erection of a 4-storey apartment block including 23 8 x 2-bedroom and 15 x 1-bedroom apartments* at the Land bound by Earl Street, Taylor Street and Bethel Street, Heywood, Rochdale OL10 1HT, hereafter referred to as “the site”. The application site had previously gained (Details of access, layout and scale submitted for approval with landscaping and appearance reserved).

Planning submission drawings

The following is a list of planning submission drawings that should be read in conjunction with the Design and Access Statement:

- 8435/301E - Location Plan, Existing & Proposed Site Plans
- 8435/311E - Proposed G/F and Typical 1/F & 2/F Plans
- 8435/312E - Proposed 3/F and Roof Plans
- 8435/321F - Proposed Elevations
- 8435/322E - Existing & Proposed Earl Street Street-scenes
- 8435/323F - Existing & Proposed Bethel Street and Taylor Street Street-scenes

1.1 Purpose of the Report

The purpose of this document is to set out the design principles, concepts, and strategies behind the proposal. The document should be read in conjunction with all other drawings and information submitted by Tang & Associates Ltd as part of the Outline Planning Application.

1.2 Context

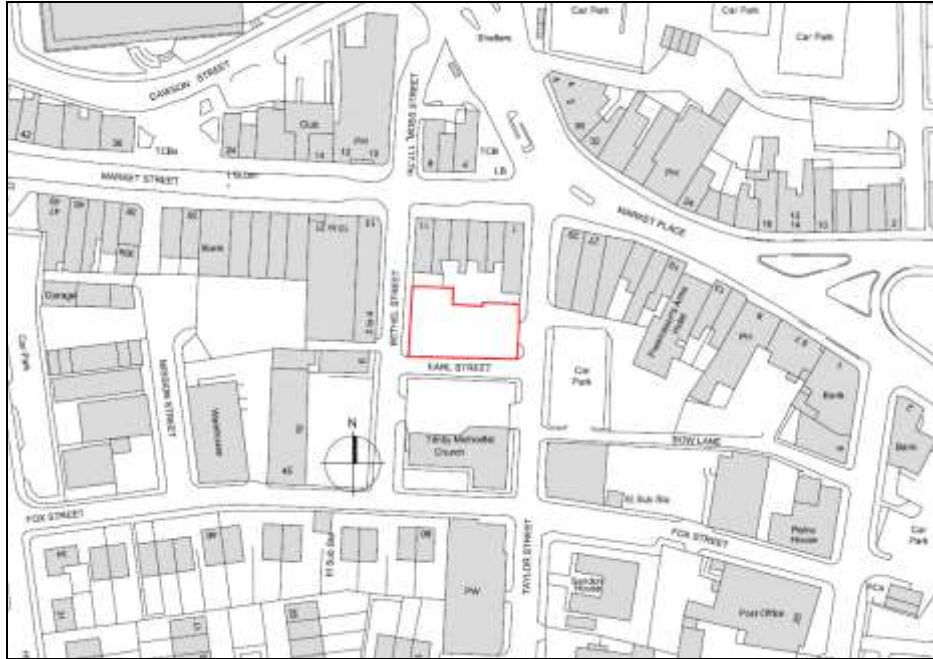


Figure 2. 8435/302a - The Site Location

1.3 Site Context

The site lies within the Local Planning Authorities of Rochdale Council and located in an area predominantly comprising of retail shops, hospitality, community buildings and residential dwellings. The surrounding area also includes several proposed residential development sites. The site is well connected with bus stops within a short walking distance of the site.

1.4 Planning History

Application Ref	Description	Decision / Date
06/D48197	Erection of 4 storey building comprising B1 office space at ground floor and 14 apartments at 2 nd , 3 rd and 4 th floor levels	Approved 23/01/2007
09/D51839	Mixed use development – ground floor office units with 17 apartments above junction of Earl street/Bethel street, Heywood	Approved 10/06/2009
12/D55542	Application for a new planning permission to replace extant planning permission D51839 for a five storey building comprising ground floor office units with 17 apartments above	Approved 23/05/2012
15/01480/FUL	Erection of 14 nos. of one or two bedroom apartments and associated landscaping	Approved 28/09/2016
17/00250/FUL	Erection of 14 nos. of one or two bedroom apartments and associated landscaping & car parking	N/A
PREAPP/00079/17	Erection of 14 nos. of one or two bedroom apartments and associated landscaping & car parking	N/A
18/00283/FUL	Erection of 14 nos. of one and two bedroom apartments and associated car parking space	N/A
20/01437/OUT	Outline application (including access, layout and scale) for the erection of a 4-storey apartment block comprising 23 nos. of 1-bed and 2-bed apartments	Submitted 05/05/2021
21/01213/OUT	Outline application (including access, layout and scale) for the erection of a 3-storey apartments- Resubmission of 20/01437/OUT	Approved 24/06/2022

Outline Planning Application 20/01437/OUT was submitted on 5th May 2021 with the same description as this proposal *the erection of a 4-storey apartment block including 23 1-bed and 2-bed apartments*. During that planning process we compromised to reduce the scale of the outline planning approved scheme which was a 3-storey resubmission of 20/01437/OUT.

2.0 The Proposal

The proposal is for the erection of a 4-storey apartment block including 23 apartments. The 23 apartments are comprised of 8 x 2-bedroom apartments and 15 x 1-bedroom apartments.

2.1 Design Strategy

The following is a list of design strategies that were used in the design of the proposal submitted for the planning application:

- Provide appropriate external amenity space for all apartments
- Create architecturally interesting façade to address all 3 surrounding streets and the rear curtilage of the shops fronting Market street
- Design for security
- Easy access to refuse and bicycle store for residents and refuse collection services
- Access to natural light from all apartments.

2.2 Scale and Massing



Figure 3. 8435/322e - Proposed Earl Street street-scene

The massing and scale of the apartment block has been considered in relation to the wider context of the buildings surrounding the site. As seen in figure 3 the proposal can be read to help improve the Earl Street street-scene by bridging the gap between the varying height along the street-scene create an overall more unified streetscape.

The unique features of this apartment proposal are in the detailing of the brick to create an undulating façade. The design brick motif can be seen accenting the balcony to each apartment creating architectural interest.

The height of the proposal has been designed with conscious consideration of the streetscape of Earl Street, Taylor Street and Bethel Street. On Taylor Street and Bethel Street, the apartments adjacent to the neighbouring buildings have been stepped back to reduce the impact on the street-scene. The height of the proposal closely matches and is mostly sub-servant to its immediate context, on this basis

we believe the proposal will have minimal impact on all the surrounding streetscapes.

The flat roof of the apartment block has been designed in relation to the existing context. The surrounding buildings have a mixture of pitched and flat roofs. The flat roof will be read as a modern addition to the area and contribute positively to the timeline of the area.

With these considerations, we believe our proposal integrates well with the existing rhythm of the Earl Street, Taylor Street and Bethel Street street-scenes.

2.3 Access



Figure 4. 8435/321f - Proposed Bethel Street Elevation

There are two secure access points to the apartments. One is located on Taylor Street and the second is located on Bethel Street. There is an additional emergency exit leading from the staircase at the rear of the building. Within the proposal there is also a staircase and lift for residents to access all floors.

Bin storage access is located on the right of the Taylor Street elevation and can be accessed internally by the residents of the apartment block securely.



Figure 5. 8435/321f - Proposed Taylor Street Elevation

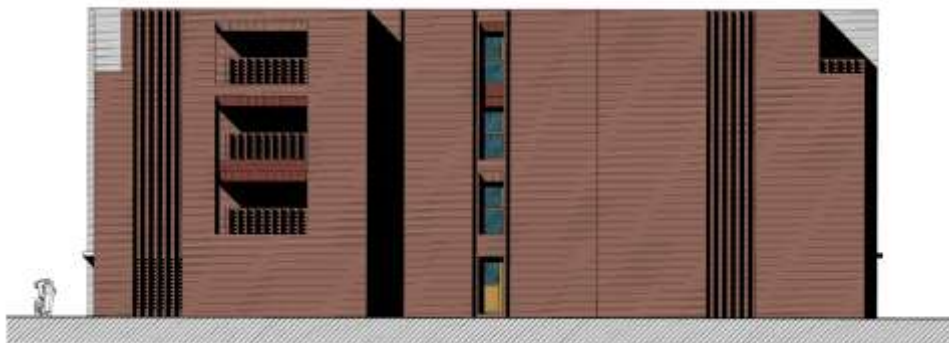


Figure 6. 8435/321f – Proposed Rear Elevation

2.4 Security

The primary entrances into and out of the building will be controlled via a key card system, or similar, to ensure that only residents can access the apartment block. In addition, the apartments openable windows are located behind perforated brick walls to provide security while allowing passive ventilation when opened. Other windows have railings which will provide security especially for the ground floor apartments.

The bicycle storage is secure with one internal access from the ground floor corridor. The refuse store will have a secure entrance where only the council/private waste collection services can access. For residents, the refuse store will be accessed internally with a secure key card or similar.

2.5 Materials

The proposal will utilise facing bricks of two varying colours. The use of facing bricks is very common within the Heywood town centre, so we believe the use of facing bricks is the most appropriate for the apartment block.

2.6 Amenity Space

The proposal features a private external amenity space for each of the 23 apartments.



Figure 7. View of Proposed private external amenity space

2.7 Waste Management

The proposed refuse residential store is accessed externally by the council/private waste collection service via a secure entrance on the Taylor Street façade. The residential refuse store can also be access internally for the convenience of the future residents.

The proposal will consist of 23 apartments. This includes 8 x 2-bed apartments and 15 x 1-bed apartments. The calculation for the residential waste accounts for both the 1-bed and 2-bed apartments.

In total the waste storage required per week is approximately 2,700 Litres, the proposed waste storage does provide extra waste capacity. The proposed waste storage capacity is as follows:

- 1 x 1,100L bins (General waste)
- 1 x 1,100L bins (Mixed Recycling)
- 1 x 1,100L bins (Paper/Card Recycling)
- 1 x 1,100L bins (Food Waste Recycling)

3.0 The Case for Development

3.1 Sustainable Location

Due to the proposal being within a town centre location, proposing car parking for the development is redundant. Bus stops are within a short walking distance of the site.

In addition, our proposal includes designated bicycle stores with enough capacity for all apartments. This enforces the agenda for sustainable transport within the town centre.

The site has approved past planning applications for similar scaled residential projects.

3.2 Public Benefit

The proposal is believed to bring a lot of public benefit and provide a positive contribution to Heywood Town Centre as well as to the streetscapes of Earl Street.

- Increasing foot fall within the town centre and nearby retail shops
- Contribute positively to the local economy and retail
- Attract development and refurbishments in the surrounding area

4.0 Conclusion

The design team have carefully prepared the Full Planning application and designed a scheme which is sensitive to the character of the immediate context and the wider area. We feel that the proposal would be a valuable addition to the area by providing high quality and well-designed apartments in Heywood's Town Centre.

The site was designed to consciously address security, privacy, accessibility and to create an architecturally interesting façade to contribute to the Earl Street, Taylor Street and Bethel Street street-scenes.