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DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT ON LAND OFF SAMSON STREET & ADJACENT TO BEFIELD OLD ROAD, BELFIELD, ROCHDALE (OUTLINE APPLICATION)

Please note this document supports the relevant Planning submission for the proposed residential development on Land at Samson Street, Belfield, Rochdale

This document should be read in conjunction with all Relevant information with this submission.

1.0 INTRODUCTION

This design and access statement is submitted in support of the planning application for the proposed development of Land at Samson Street, Belfield, Rochdale

The planning application is an outline application with some reserved matters (appearance).The proposal has been developed by James Campbell Associates Architects in collaboration with the design team.

2.0 THE DESIGN PROCESS

2.1 The Site

The site is located off Samson Street, Belfield, Rochdale between the rear of 144-154 Belfield Road and Belfield Community School. It is a vacant strip of land which has a path to the side noted as Belfield Old Road. The site is a thinning strip running from South East to North West. The site is 1.6km from the town centre, 1km from Newbold Metrolink Station and 100m from local shops and amenities on Albert Royds Street. There is a school next to the site, excellent bus routes from bus stops 100mm away and close access to the green space corridor linking Belfield with Jubilee Park and woodlands to the West of Croxton Avenue.

2.2 Urban Context

The immediate area surrounding the site is residential dwellings and Belfield Community School, the area is made up of terraced properties, many with single storey rear extensions. To the south of the site is Belfield Community School and further south along Samson Street is the access to Saxon Hall Study Centre.

2.3 Strategic Context

The proposal represents the development of the existing and vacant land off Samson Street providing a residential development. The development will sit in an existing residential area with good transport link, cycles links and access to adjacent amenity space and the benefit of the nearby green space corridor.

2.4 Economic Context

The development of this site frees up unused space allowing construction workers further opportunity to create a residential development in accordance with current Building Regulations, providing more thermal efficient dwellings within the area.

3.0 AMOUNT OF DEVELOPMENT

The proposed development is to construct a residential development with associated car parking to the East, access within the site from the parking area to main entrance, Refuse and Recycling storage with matching cycle storage, high and low level parameter fencing and low level lighting with associated soft landscaping.

4.0 LAYOUT

The proposed development will be a residential development. The building will be to the South East of the Site with the small car park to the South East of the site and refuse storage to the North West of the site.

5.0 SCALE

The proposed building is single storey.

The proposed fencing is 2.1m high.

6.0 ACCESS

Access to the site is from Samson Street, both vehicular and pedestrian
Access to the building will be within the fenced / secured site.

7.0 WASTE MANAGEMENT

The residential development will provide adequate refuse and recycling provision within secure storage within the site, specific to the type of residential development.

The refuse / recycling bins will be collected by a private company with access to the site.

8.0 PARKING AND TRANSPORT INFASTRUCTRURE.

Considering the location of Belfield Community School and Saxon Hall Study Centre on Samson Street, the movement of vehicles has been an item highlighted at the very start of the this project, Samson Street also has very limited on street parking due to parking restrictions for the school and also Samson Street is a dead end. It can be very busy at the drop off and pick up times of the school.

4no spaces are provided for the residential development, however, it is anticipated occupants will not have cars, and given the local transport infrastructure occupants will be encouraged to use public transport & cycle routes as much as possible.

The site is 120m from Albert Royds Street (A664) which is a major highway providing access to a number of strategic highways within the borough, it is also a major bus route.

120m from the site is a bus stop providing the following –
No 434 provides hourly service to Rochdale Town centre, Transport interchange (bus and Metrolink).
No 434 provide hourly service to Newbold metro link station.

Cycle Route 92 runs adjacent to the site and is the main cycle route linking Rochdale Canal with the fringe of the town centre to Healey Dell and Whitworth.

Road network pavements, paths within the adjacent green space corridor and lanes within local woodland provide pedestrian access to the retail parade on Albert Royds Street (100mm), Newbold Metrolink Station (1km) and Rochdale Town Centre (1.6km)