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Land at Schofield Street
Heywood
Rochdale

PROPOSED RESIDENTIAL DEVELOPMENT

PLANNING APPLICATION 2025

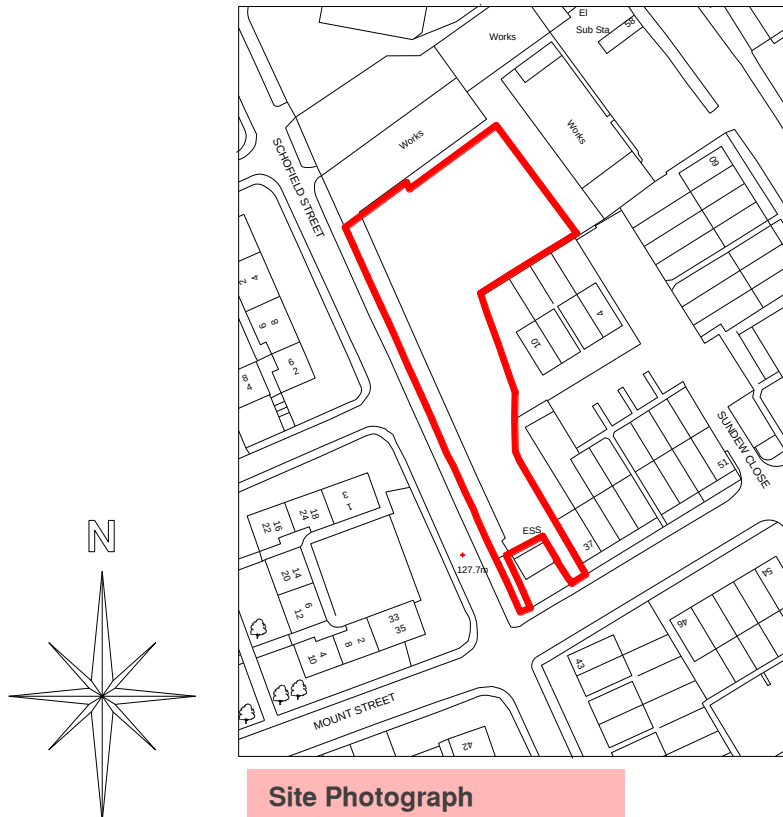
INTRODUCTION



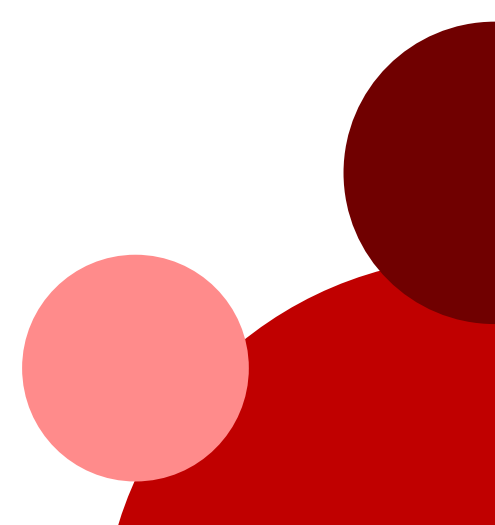
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Introduction

This design and access statement is provided to support the submission of a Planning Application submitted to RMBC for a proposed residential development to form 9 new dwellings at a vacant site of along Schofield Street, Heywood, Rochdale.



Site Photograph





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1.0

Site Location

1.1 Site Location and Context

1.2 Planning Policy

1. Build Character

1.1 SITE AND CONTEXT

The proposal site is located along Schofield Street in Heywood, Rochdale, situated within the North Heywood ward of the Heywood and Middleton North constituency. The area is predominantly residential, featuring a mix of housing types, including flats and housing.

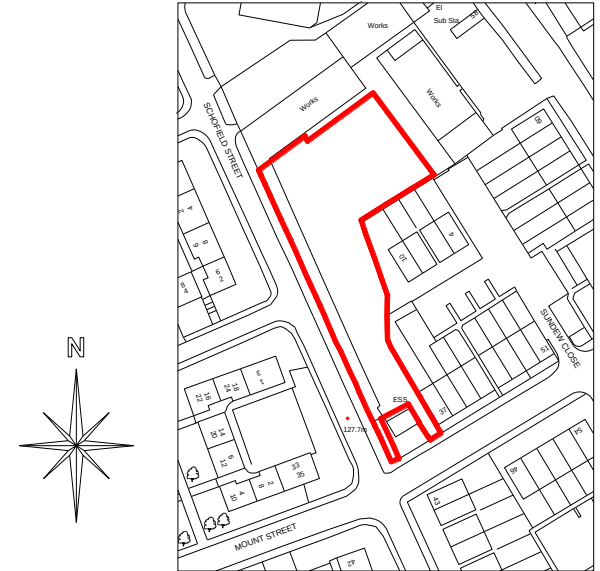
In recent years, the area has seen developments aimed at revitalizing the community including the development of new residential units.

The vacant site along Schofield Street is well-connected to local amenities and services and close to local primary and secondary schools. Access to Heywood Centre and the M62 is provided via Manchester Street, a strategic highway located approx. 110m from the site.

The site currently sits vacant with the majority of the site area covered in concrete hardstanding edged by old brick mill buildings, modern steel frame warehouse structures and residential dwellings.



Street Scene Photograph



Site Location Plan

The local area is identified as Mixed Employment Zone by the Local Authority and belonging to the Defined Urban Area with the Mixed Employment Zone extending from Schofield Street over Manchester Street and encompasses Roeacre Business Park.

1.2 BUILD CHARACTER

The below images provide an understanding of the local build character surrounding the site.



2 & 6 Birch Street



2 Schofield Street



37 – 39 Schofield Street



33 – 35 Mount Street



The Woolpack Pub



13 Bowling Green Street



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2.0

Proposal and Design

2.1 Orientation and Layout

2.2 Material Considerations

2.3 Landscape Design & BNG

2.4 Appearance

2.5 Parking and Servicing

2.1 ORIENTATION AND LAYOUT



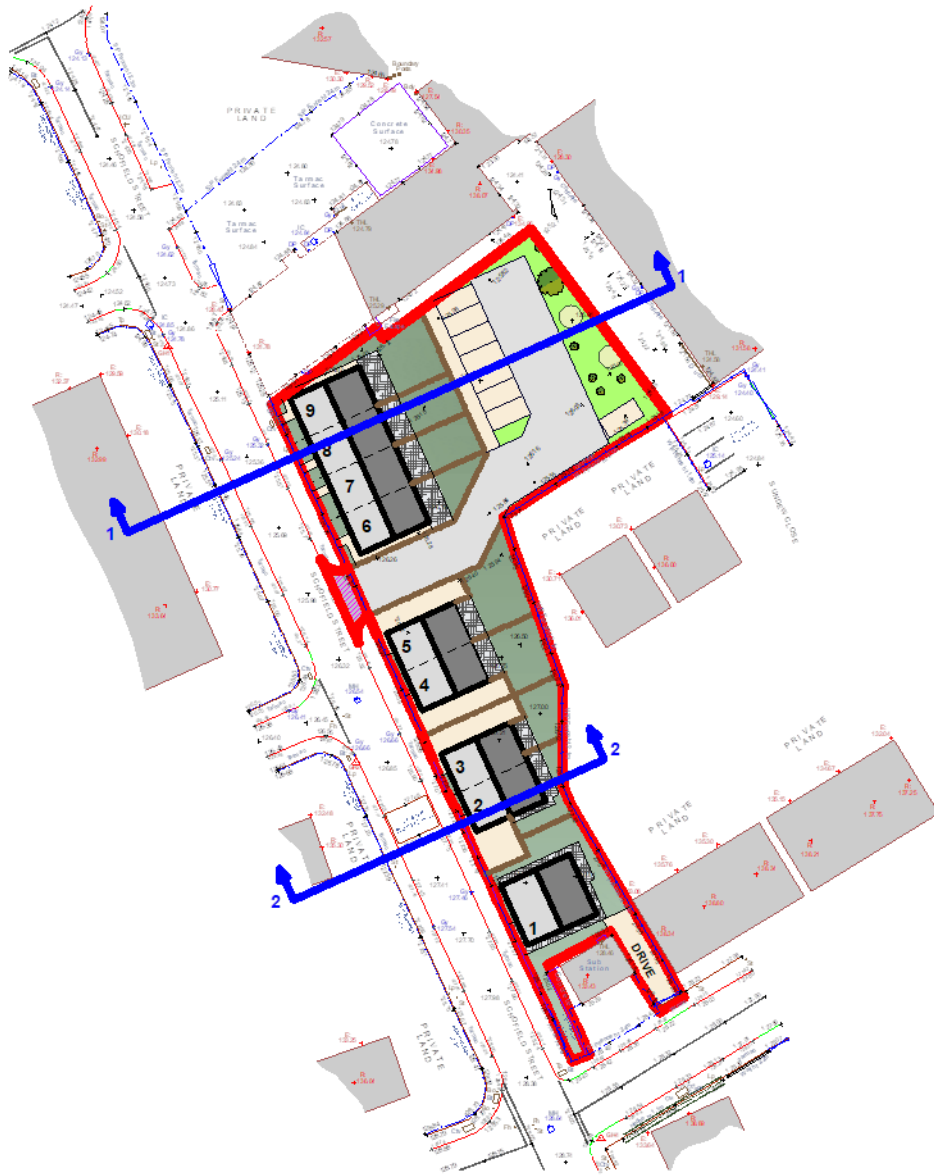
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Site Layout

The proposed site layout looks to provide 9 new dwellings to the vacant site focussing on a linear site layout parallel to Schofield Street. The development looks to incorporate a mixture of residential units by proposing a combination of mews, semi detached and detached housing styles. The dwellings form a new street scene frontage to Schofield Street incorporating short landscaped areas to the front of each dwelling to separate the individual plots from the public footpath and soften the street scene materially.

In conjunction with the proposed housing plots, a communal parking area is provided to the rear of the mews housing block (6 – 9) this area offers parking provision for the mews dwellings as well as providing a rear access point to each dwelling for general access purposes and servicing. The communal parking area is accessed off Schofield Street via a new access road branching off Schofield Street. Semi detached and detached dwellings offer off street parking through private double driveways.

Landscaping to the site is provided mainly through garden space, however a landscaped area has been provided off the communal parking area in order to improve the outlook of the mews housing block and reduce the amount of hardstanding found on the site.



Proposed Site Plan

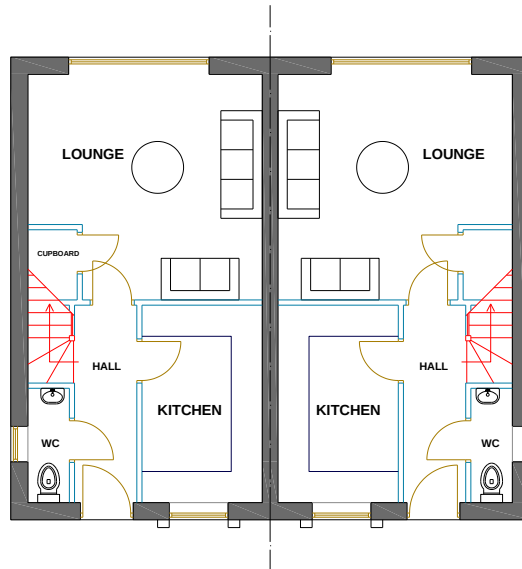
2.1 ORIENTATION AND LAYOUT

Internal Layout

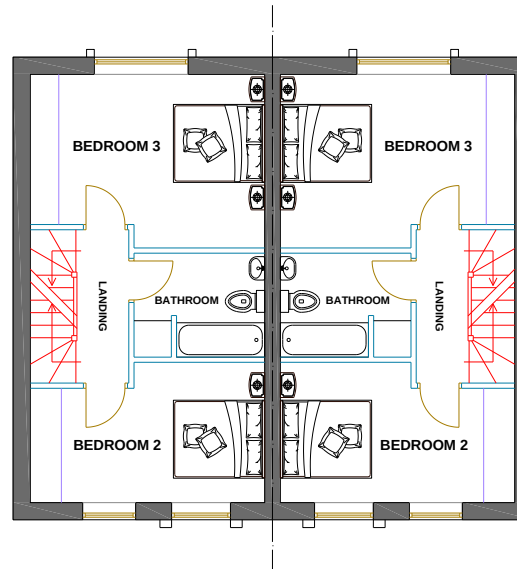
The proposal offers a mixture of housing types, all of which aim to provide a comfortable and spacious living space for families.

Semi Detached (Plots 2, 3 & 4, 5) & Mews (6, 7, 8, 9)

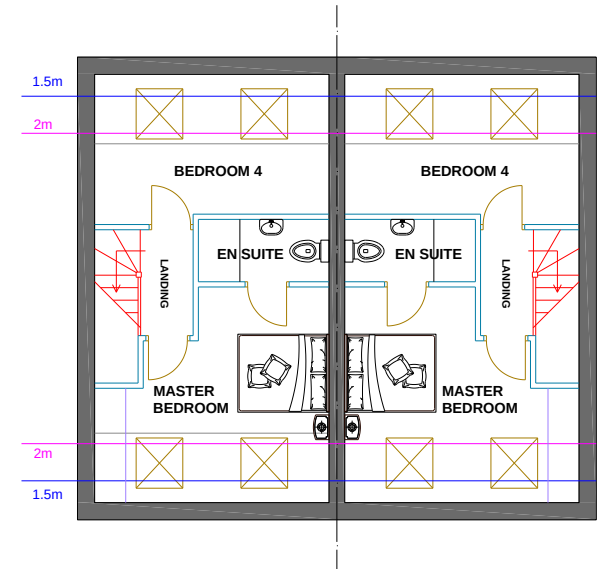
Each property offers a large open lounge space with separate kitchen and w.c. all accessed off a central ground floor corridor. The first floor provides 2 large double bedrooms and family bathroom, the second floor provides a further 2 bedrooms with one of the second floor bedrooms acting as a master bedroom.



Proposed Ground Floor Plan



Proposed First Floor Plan

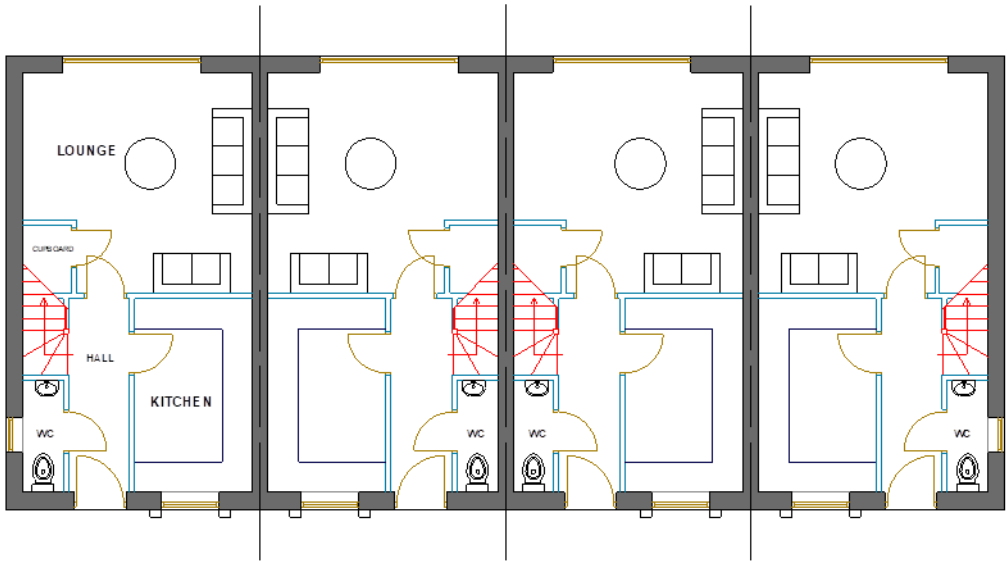


Proposed Second Floor Plan

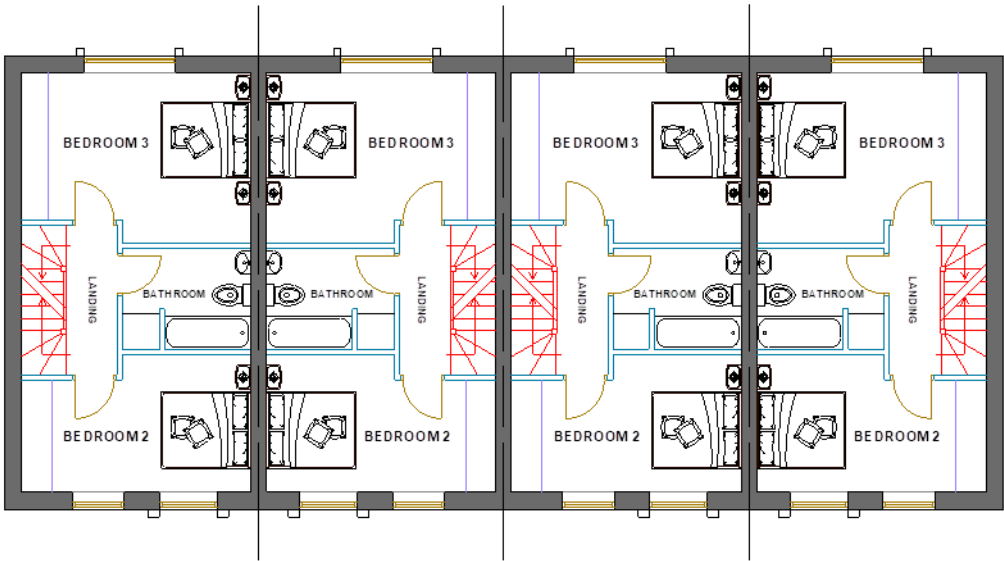
2.1 ORIENTATION AND LAYOUT



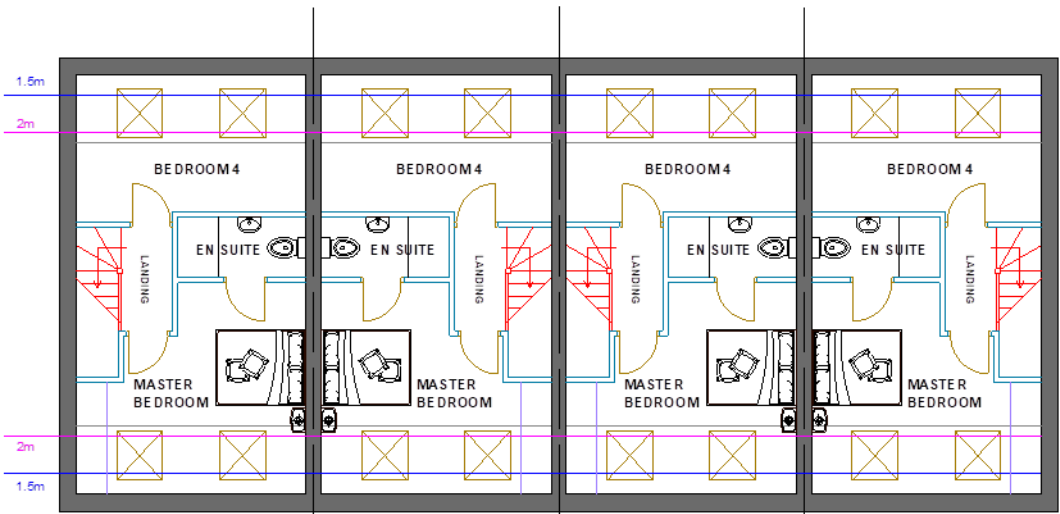
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Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

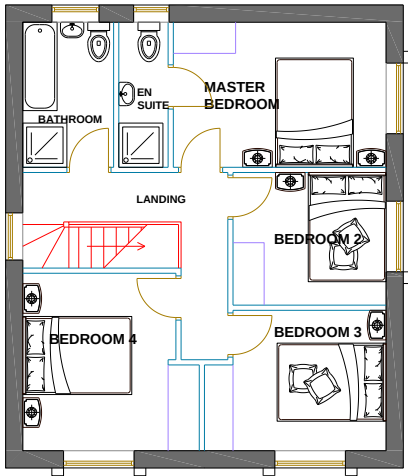
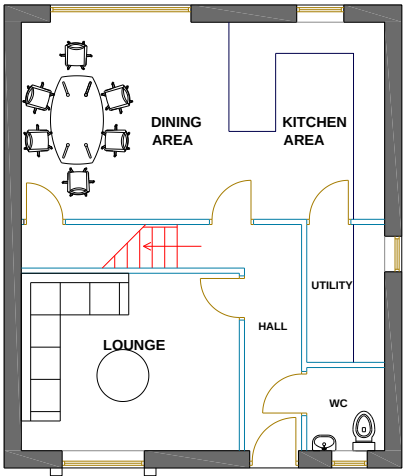
2.1 ORIENTATION AND LAYOUT



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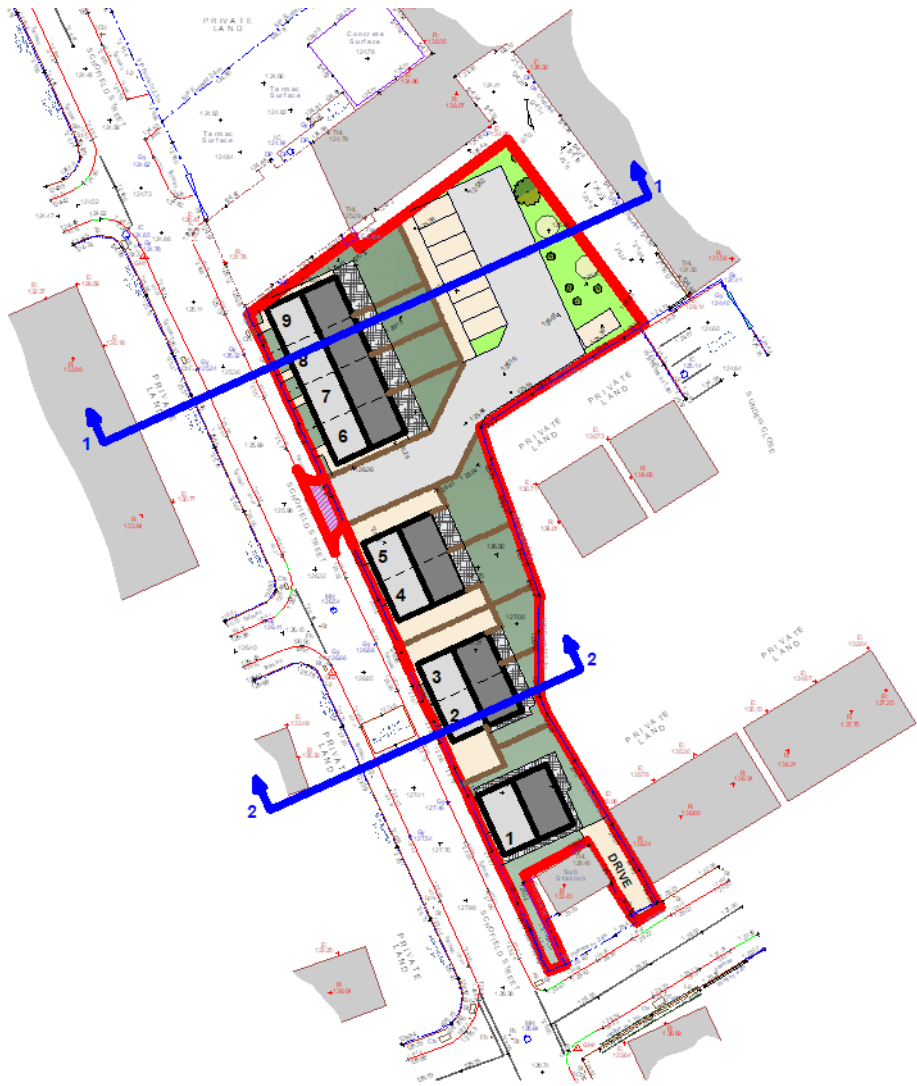
Detached (Plots 1)

The proposed detached dwellings provide a large lounge space to the ground floor along with open plan kitchen dining room, utility room and w.c. The first floor offers a total of 4 bedrooms, en suite space and family bathroom.



Proposed Ground Floor Plan

Proposed First Floor Plan

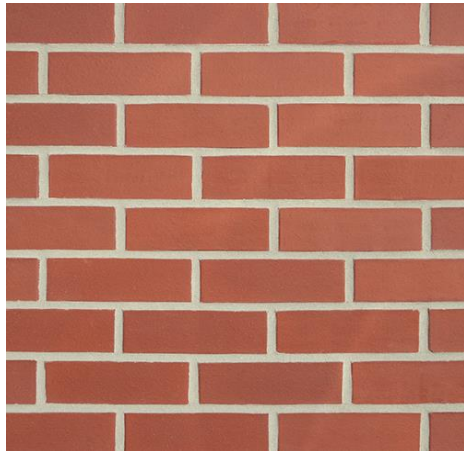


Proposed Site Plan

2.2 MATERIAL CONSIDERATIONS

Material Considerations

Analysis of the existing build character of the area outlines a clear focus on traditional designs with minor modern twists, this is evidenced clearly through the traditional brick façade buildings found along Birch Street, Mount Street etc. with the more recently developed dwellings adopting a slightly more modern aesthetic through the introduction of rendered areas to prominent elevations. Key material considerations for the proposed development look to follow a similar route by adopting traditional design principles and styles incorporating a subtle mixture of traditional and modern materials, the considered materials are:



Facing Brick

Smooth Red Facing Brick



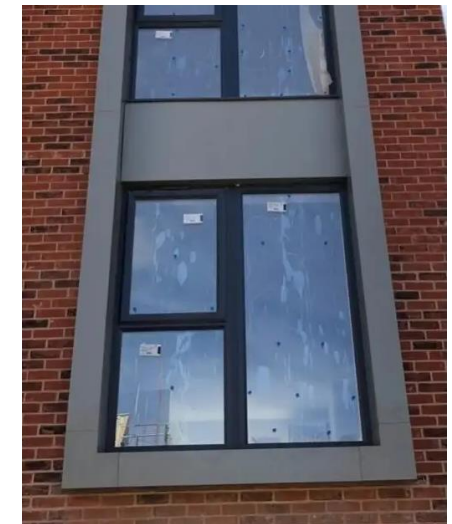
Modern Window Frames

Anthracite UPVC window frames



Roof Tiles

Concrete roof tiles



Window Pods

Aluminium window pod surrounds

2.3 LANDSCAPE DESIGN &BNG



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Proposed Landscape Design

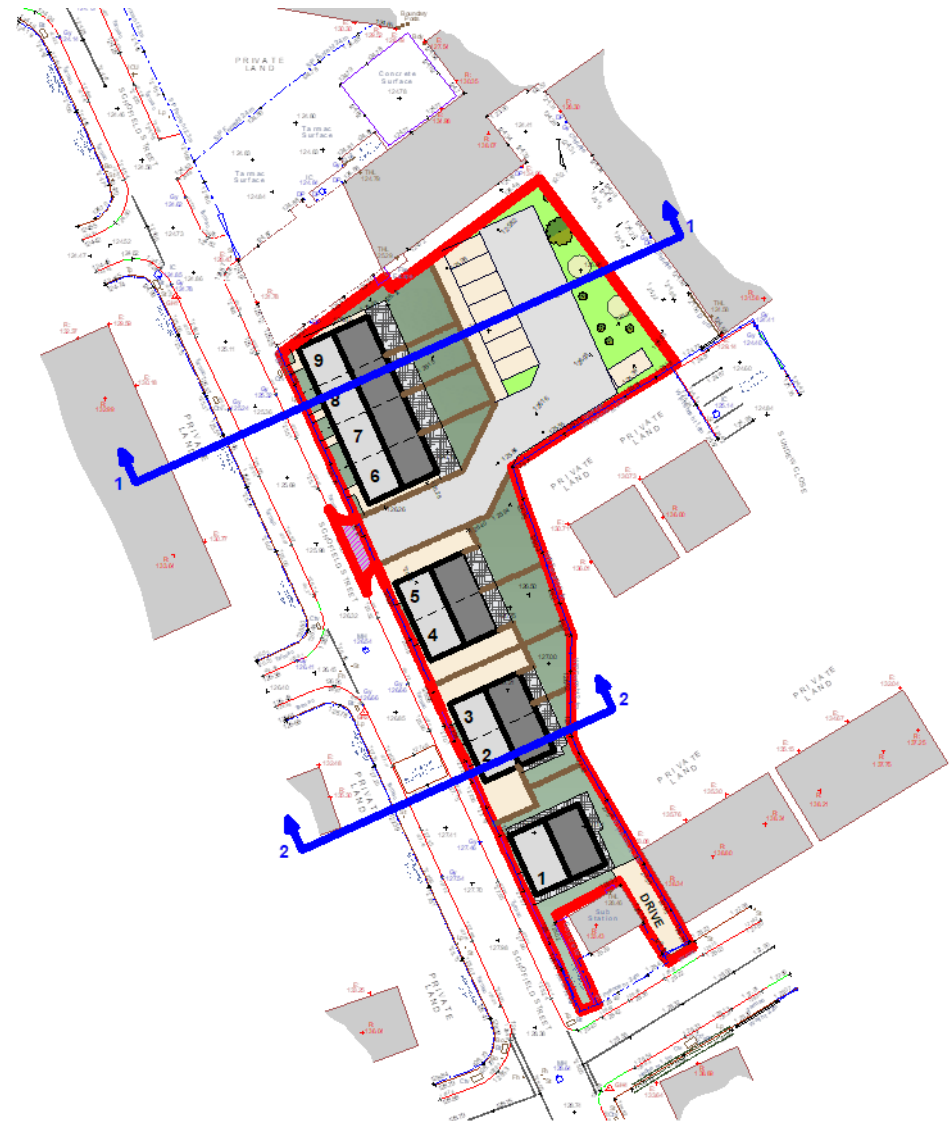
The proposed landscape design consists largely of private garden space to the dwellings with a large area of landscaped space provided to the rear of communal parking space; this area is to be provided with small local trees and shrubs in a grassed setting.

BNG Statement

Prior to submission, the proposed development was assessed by a local Biodiversity consultant in order to determine the Biodiversity value of the site and provide the necessary report to comply with BNG requirements. Following the assessment, the Biodiversity consultant determined that the site would be exempt from BNG citing the following:

- The proposed development is exempt from demonstrating a 10% biodiversity net gain (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) as <25m² of habitat (of value) is being removed, which is one of the exemptions. The only habitats being impacted are of no biodiversity value (developed land; sealed surface and artificial, unvegetated, unsealed surface). There are no habitats with biodiversity value present within the site.*

Full exemption statement has been provided as a supplementary document to support this application.



Proposed Site Plan

2.4 APPEARANCE

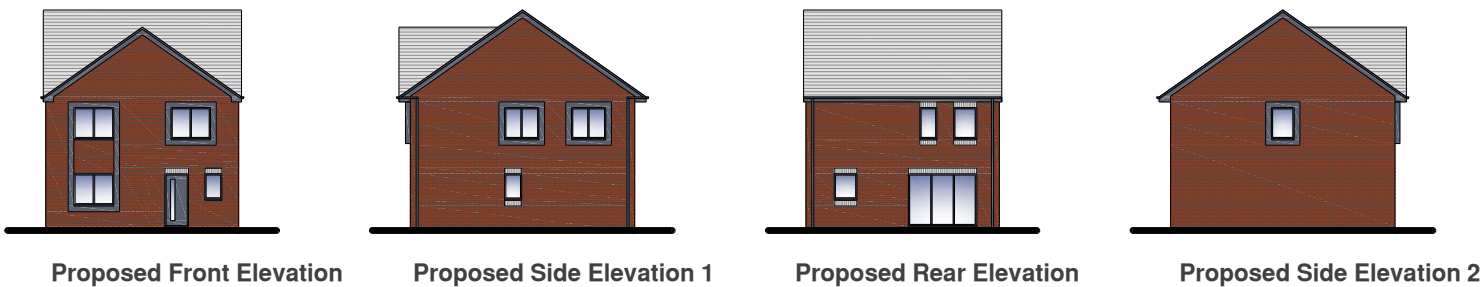


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SEMI DETACHED



DETACHED



MEWS HOUSING



Appearance

The proposal offers a modern appearance using traditional materials mixed with modern fenestration designs. The brick façade to each elevation closely matches the existing build character found within the area while window pod surrounds provide a modern aesthetic and feature to key elevations. Each material combines to create an attractive, modern yet traditional street scene.

2.4 APPEARANCE



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Proposed Street Scene Image 1

2.4 APPEARANCE



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Proposed Street Scene Image 2

2.4 APPEARANCE



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Proposed Aerial Image

2.5 PARKING AND SERVICING



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Parking

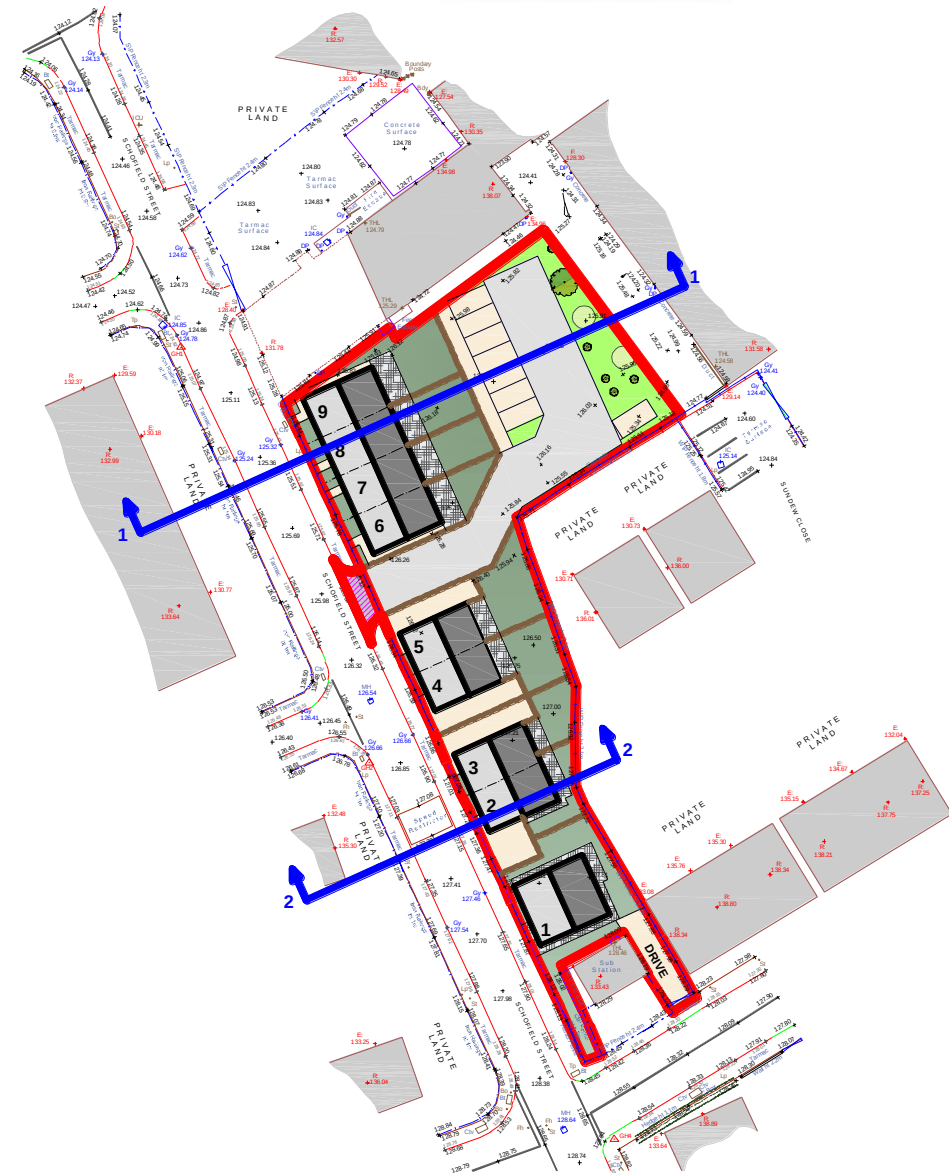
The proposal looks provide a minimum of 2 parking spaces per dwelling. Detached and semi detached properties are provided with private double driveways within each plot curtilage. Mews housing is provided via communal parking area to the rear of the site which allows access to the rear garden and dwelling entrances. A total of 18 parking spaces has been provided throughout the site achieving the required 2 parking spaces per dwelling.

Access & Servicing

The existing bin management strategy requires bins being places along Schofield Street for pickup during bin collection days. The proposed development looks to adopt the existing strategy with proposed dwelling manoeuvring bins to the edge of Schofield Street for pickup.

Emergency servicing is achieved through placement of the proposed dwellings, as each house is positioned close to the edge of Schofield Street, access from the street for emergency vehicles and personnel is ample.

Access to each property is formed by either a stepped access to the front or level access to the rear of each dwelling meeting the access requirements of part M.



Proposed Site Plan

