

HOLLINGWORTH

RISE

DESIGN ADDENDUM
AUGUST 2025

BLOOR HOMES®



“Well designed places influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors.”

National Design Guide

INTRODUCTION

This Design Addendum has been produced on behalf of Bloor Homes to illustrate the thorough and detailed design process that the Hollingworth Road scheme (App. No. 24/00581/HYBR) has been through over several years.

This document builds on the Design Response Document (dated April 2025) and illustrates how the scheme has been developed in accordance with National Design Guide and represents a high quality example of place making. The proposed development will result in a distinctive new place for future residents to call home, and add significantly to the wider character and appearance of the surrounding area.



VISION

Our Vision for Hollingworth Rise aligns with Policy JP Allocation 20: Land North of Smithy Bridge by providing around 300 high quality family homes based on excellent design principles, set within a unique landscape and facilitating high quality, safe and convenient walking and cycling routes through the site to local destinations.



GUIDING PRINCIPLES

The delivery of the Vision is founded on a clear set of guiding place making principles:

An extensive green network that is comprised of public open spaces, places for nature, water management and attractive landscaping drawing on the character of the Pennines.

A proposed new central parkland as a focal point within the development. The green space has the aim of encouraging healthy living, is easily accessible, well overlooked and offers defined frontages.

Legible pedestrian paths and active travel links which run through development areas and open spaces to create joined up connections to main access points and destinations.

A sympathetic but connected relationship with neighbouring Smithy Bridge.



A new development that draws on local character but becomes a place with its own identity.

Well defined gateways and frontages facing key routes and open spaces.

Reinforced site boundaries through the retention and enhancement of existing trees and planting.

These principles can be further elaborated in how we have developed our proposals against the 10 characteristics of good design set out in the **National Design Guide**.



MEETING THE NATIONAL DESIGN GUIDE

1. CONTEXT ENHANCING THE SURROUNDINGS

We have spent a significant amount of time over the past 3 years developing an in-depth understanding of both the surrounding characteristics of Smithy Bridge and Littleborough but also the many site features that have led to a clear set of constraints and opportunities.

SURROUNDING AREAS

Through our baseline work we appraised the local area and then focused on three specific areas (the Church Road area to the north of the site, the eastern side of Smithy Bridge adjacent to the site, new housing at Hare Hill Road) selected in a close geographic proximity to the site. We also visited more recent developments that have been accepted by the Council as an appropriate fit into the existing town. Through this appraisal we identified a number of consistent characteristics across all three areas that have informed our design proposals. These are notably:

- Predominantly 2 storey. Very occasionally higher to add variety in the street scene
- A variety of house types which are mostly traditional family housing expressed through short runs of terraces as well as larger semi and detached houses
- Mostly redbrick and stone for walls with slate and to a lesser extent clay roof tiles on roofs
- A variety of non-gabled/gabled fronted house with the use of roof hips
- Simple architectural detailing
- A variety of housing setbacks and parking solutions
- Very limited use of street tree planting
- Mainly low walls and hedges for plot boundaries

SITE CONTEXT

A number of site visits and urban design analysis in addition to significant technical survey work has given us a clear understanding of the qualities of the site. It has also led to a distinction between areas suitable for development and those areas where open spaces and the landscape can flourish in order to help inform a distinctive identity for the site.

2. IDENTITY A PLACE THAT IS ATTRACTIVE AND DISTINCTIVE

Through our use of quality materials and detailing a strong identity is achieved creating a positive and coherent character. We have achieved this by creating a place that is different from other areas albeit drawing on their characteristics. More importantly, a coherent identity has been achieved through more subtle changes between character areas rather than abrupt differences. We have developed these subtle changes through the use of carefully selected materials, colour palette, and architectural detailing.

A coherent identity for the site has been further delivered through the layout, how we have sited development within the landscape, the pattern of streets and spaces focused towards the open space network, and permeable development blocks giving access to key destinations.

3. BUILT FORM A COHERENT PATTERN OF DEVELOPMENT

The development aims to create a compact form so that it is easily walkable for people to reach key destinations such as the central park area, play spaces and the Canal to the north. We have also taken a more coherent approach to scale and density which has been informed by the density, building heights and forms of the surrounding area. Although subtle increases in scale to 2.5 storeys is provided at the ends of streets and around gateways to aid legibility.

A key principle has always been to develop a network of safe and legible streets defined by new homes with key frontages and edges varied across the site. To aid this principle three character areas are proposed for the site: Hollingworth Gateway, Lakeside and Hill View. Hollingworth Gateway, for example, is subtly different to Lakeside. At Lakeside parking is hidden behind the main frontage allowing a more compact building line compared to Hollingworth Gateway where homes are set back behind a private drive and landscaping with a looser grain. Throughout the whole development, new homes face all internal streets, open spaces and Public Rights of Way with a clear distinction between public and private spaces.





4. MOVEMENT ACCESSIBLE AND EASY TO MOVE AROUND

The entire development is based on a safe, accessible and attractive network of streets, cycle/footways and retained Public Rights of Way. Every area of green infrastructure and public open space includes a footpath or cycleway to allow people to get sustainably between public open spaces, the Canal and Hollingworth Lake.

The way parking has been located in relation to streets has also been considered. The entire frontage of the main public open space has removed parking visibility so that it is accessed from the rear. This has resulted in a clean frontage defined by the quality of buildings, landscaping and well defined boundary treatments.



5. NATURE

The adopted development plan policy for the site requires that proposals for the site are 'landscape led'. We have developed a multifunctional network of green spaces that exceed the policy requirement on quantity. This includes a significant central open space that has been designed to reflect the Pennine location with a more wild and less interventionist approach. This was a key recommendation through both Design Review Panel (DRP) sessions.

Other supporting green spaces include the existing lake area. This facilitates a green corridor that links the housing area to the north through the site to the proposed school and further on to Hollingworth Lake. These spaces allow the retention of areas of mature trees, new play areas and places for nature. They also combine sensitively with the blue infrastructure and water management strategy through a set of carefully designed attenuation basins which will also support new habitat creation.

6. PUBLIC SPACES SAFE, SOCIAL AND INCLUSIVE

There is a network of public spaces through the site that link in a sequence to encourage people to use them and walk between them. They range from significant parkland through the centre, more active places as a result of play areas, areas set aside more for nature as well as doorstep spaces for casual meeting. All public spaces are overlooked by the frontages of new homes which will ensure they are safe and well used. Additional planting within main public spaces will help with shading, creating attractive places and a response to climate change. Streets designed more for people will also make public spaces more accessible.



7. USES MIXED AND INTEGRATED

Although principally a housing site for 309 new homes, a Primary School, Parkland, Play Areas and recreational walking routes all contribute to meeting the needs of everyday life and supporting everyday activities. All of these services are located within convenient walking distance of all homes to support a sustainable approach. A new car park is also proposed to be located close by off Rakewood Road at Hollingworth Country Park.





8. HOMES AND BUILDINGS FUNCTIONAL. HEALTHY AND SUSTAINABLE

Bloor Homes prides itself on the delivery of well designed homes. These homes have well thought through internal environments and an external environment that fits well into the surrounding areas. Attention to detail is clear from the proposals submitted as part of the planning application in dealing with storage, servicing and utility provision. House types provided have also been designed to meet the needs of local people be adequate in size, fit for purpose and stimulate an attractive and positive place to live.

9. RESOURCES EFFICIENT AND RESILIENT

The site and houses have been designed to reduce carbon emissions and conserve natural resources such as land, water, energy and materials, to minimise the impact of climate change.



10. LIFESPAN MADE TO LAST

The houses have been designed to allow for changing needs and evolving technologies. Furthermore, the open space will be well designed to differentiate between public and private spaces which will add to the quality of the development.





THE REVISED LAYOUT

KEY POINTS

- Overall number of dwellings has been reduced to 309, which accommodates design amendments and offers a variety scale, tenure, and type.
- In response to the comments raised by the Council's Strategic Housing Service, the Applicant has also amended the housing mix and tenure of the proposed affordable housing provision to incorporate both social rent and shared ownership, dwellings including the provision of 4 bed affordable properties.
- The Public Open Space includes the provision of footpaths, play space and biodiversity enhancements.
- An additional LAP play space has been included within the central area of open space.
- The two primary routes within the site feature landscaped boundary treatments designed to ensure a high-quality public realm is created.
- Pedestrian/cycle routes are proposed which will encourage active pedestrian travel and provide attractive routes for residents, visitors and the local community.
- Defined Character Areas have been established to help create a sense of place across the site.
- Key frontages in each character area reviewed and enhanced to create an even stronger and distinctive sense of place. This includes new porch designs and the introduction of slate roof tiles on key plots.



Houses fronting onto the existing Public Right of Way

Incorporation of natural stone gables along the Hill View character area frontage

Use of reclaimed stone walls to frame the site entrances

Access and parking more sensitively located behind or to the side of new homes behind the building line

Key building at the gateway to the site

Pedestrian links through to Smithy Bridge

Access and parking behind main frontages





KEY FRONTAGES



CHARACTER AREAS

HOLLINGWORTH GATEWAY

Scale and Density

- Dwellings are 2 storey, with a mix of detached and semi-detached houses
- Medium density

Built Form and Materials

- Primary materials of natural stone and grey slate tile
- Building setbacks to respond to the street hierarchy
- Key buildings fronting Hollingworth Road, to create a defined arrival to the development

Boundary Treatments

- Low level stone brick walls for key buildings
- Low level planted hedge boundary
- Grass front gardens

Public Realm and Parking

- All side parking, with some garages
- Planted hedges along key roads, with planted shrubs and trees
- Reclaimed stone entrance walling into site

Architectural Details

- Chimneys on key buildings
- Grey windows including stone heads and cills
- Fascia barge and porch styles unique to Hollingworth Gateway





Hollingworth Gateway: View 1





Use of Reclaimed Stone Walling
referenced across the site



Grey windows including stone heads and cills



Inclusion of Natural Stone facing material



Window, door and porch styles unique to the Hollingworth Gateway
Character Area

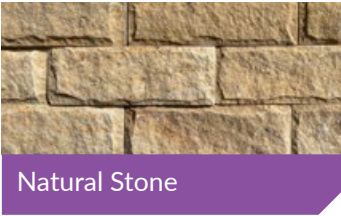


Hollingworth Gateway: View 1





Primary Materials



LAKESIDE



Scale

- Dwellings are 2-2.5 storey, with a mix of detached and semi-detached
- Medium density, with a tighter grain within the centre of the character area

Built Form and Materials

- Primary materials of grey pitched bekstone and natural light pitched bekstone with brown tile
- Secondary materials of grey bekstone and grey slate effect tiles
- Building setbacks to respond to the street hierarchy
- Limited use of buff brick in central courtyard properties
- Strong building line facing main open space with access to parking behind

Boundary Treatments

- Low level fencing/railings for key buildings
- Low level planted hedge boundary
- Grass front gardens

Public Realm and Parking

- Side and front parking, with occasional garages
- Planted hedges along key roads

Architectural Details

- Chimneys on key buildings
- White windows, fascias and porches
- Use of leaded effect on windows
- Corbelled gables







Lakeside: View 2

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Attenuation basin sits sensitively
within the landscape

Reclaimed Stone Walling and wilder landscape treatment
is in keeping with the Pennine Edge character



Use of high quality reconstituted stone on walls and facing materials



Use of simple porches and leaded effect window detailing



Use of white fascias and porches are a distinctive feature of the Lakeside Character Area

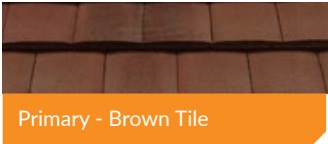


Lakeside: View 2





Primary Materials





HILL VIEW

Scale

- Dwellings are 2 - 2.5 storey, with a mix of detached, semi-detached and terraced
- Medium density, with a tighter grain on the western edge to respond to the strong linear form in Smithy Bridge

Built Form and Materials

- Primary materials of red, multi red and antique brick along with chalk render
- Natural stone gables to the eastern edge facing the main open space
- Secondary material of grey slate tile
- Parking set behind building line to eastern edge fronting open space

Boundary Treatments

- Low level planted hedge boundary
- Grass front gardens

Public Realm and Parking

- Parking set behind building line to eastern edge fronting open space
- Planted hedges along key roads
- Looser grain of housing on the park edge

Architectural Details

- Chimneys on key buildings
- White leaded windows, fascia and barge boards
- Traditional porch designs
- Juliet Balconies to outer edge facing main open space benefiting from views







Hill View: View 3

Garages hidden behind
frontage and landscaping





Use of local architectural detailing such as chimneys and roof materials



Natural Stone Gables used on prominent architectural features



Uniform Gable Projections to add formality to building edge facing open space

 Hill View:
View 3

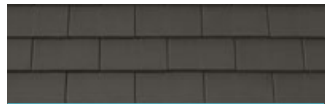




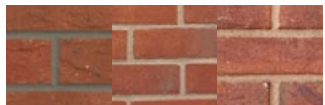
Primary Materials



Primary - Natural Sandstone



Primary - Slate Grey Tile



Secondary - Red, Multi Red and Antique Brick



