



GREENVALE, BAMFORD ROCHDALE

DESIGN & ACCESS STATEMENT

IN SUPPORT OF A FULL APPLICATION
FOR 43 DWELLINGS

Wain
HOMES

mck associates limited
architecture | building surveying | urban design

Contents

3	Preface
4	1.0 Introduction
	Purpose
5	2.0 The Site
	The Site
5	3.0 Use
6	4.0 Master Planning
	Rochdale Borough Council - Adopted Core Strategy
	Ambition & Masterplan
8	5.0 Surrounding Character
9	6.0 Process
	Landscape Plan
	Tree Survey
	Ecology Report
	Transport Assessment
	Flood Risk Assessment & Drainage Report
10	7.0 Site Opportunities and Concepts
	Urban Form
	Movement
	Landscape and existing trees and hedges
	Site Topography
	Ecology
12	8.0 Design Considerations
	9.0 Design Response
13	10.0 Detailed Layout
14	11.0 Indicative Street scenes
16	12.0 Access
	Access for All
	Education
	Public Transport
	Secured by Design
17	13.0 Crime Impact Statement
18	14.0 Conclusion

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Preface

We have been instructed by Wain homes to prepare a Design and Access Statement which will support a full planning application which seeks permission for the erection of 43 dwellings together with associated infrastructure on land adjacent to Greenvale.

The site is located within the Bamford area of Rochdale, surrounded by a small amount of residential area within a wider agricultural setting.

This document aims to provide an analytical background and concept proposals to facilitate discussions with the Local Planning Authority. This statement responds to the requirements of the Town and Country Planning (General Development Procedure (Amendment) Order 2015 for applications of this type to be accompanied by a Design and Access Statement.

The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- Assessment,
- Involvement and
- Evaluation

The following design parameters are addressed:

- Use - What the land and buildings will be used for.
- Amount - How much development can the site accommodate.
- Scale - The size of the buildings and spaces, specifically their height, width and length.
- Layout - How the buildings and public and private spaces will be positioned and the relationship between the buildings and spaces around the site.
- Appearance - What the building and spaces will look like, for example building materials and architectural details.
- Landscaping - How open spaces will be treated to enhance and protect the character of a place.
- The access - This Design and Access Statement will state location of the principal access to the development.
- Vehicular and transport links - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
- Inclusive access - How everyone can get to and move through the site on equal terms regardless of ages, disability, ethnicity or social grouping.



1.0 Introduction

1.1 PURPOSE

The purpose of this Design & Access Statement is to provide information in support of a full planning application which seeks permission for the erection of 43 dwellings on land adjacent to Greenvale (OL11 5QP).

The OS grid reference is SD 86048 13433.

The proposed development would deliver a range of high quality, high specification homes for the local community in a sustainable location.

The Design and Access Statement represents a comprehensive approach to the development and describes the response to the site context, the proposed access , the scale of development, layout and elevational treatments to the site.

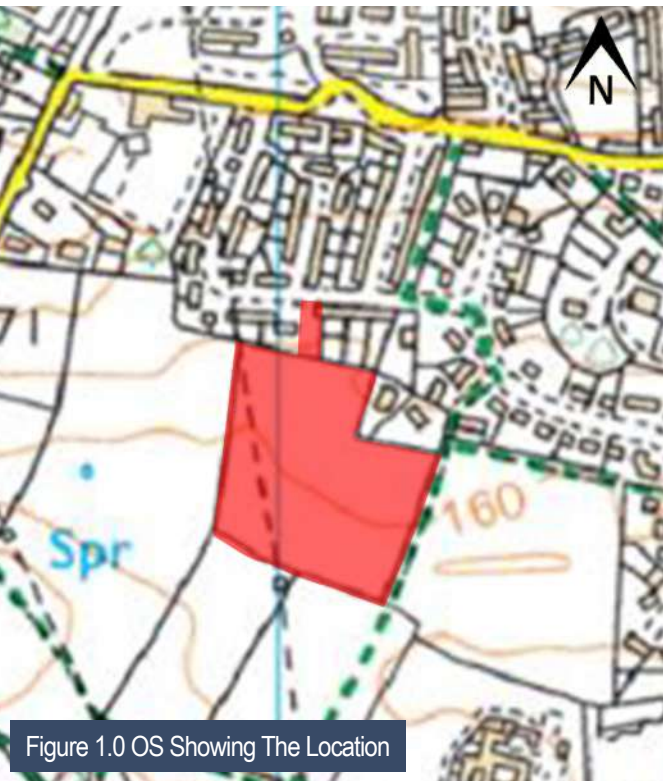


Figure 1.0 OS Showing The Location



Figure 1.1 The wider context

2.0 The Site

2.1 THE SITE CONTEXT & ANALYSIS

The application site covers approximately 6.66 acres, is irregular in shape, and is located 3 miles west of Rochdale, 2.3 miles north of Heywood, and 7 miles north from Middleton.

The site application has direct access to Greenvale, inbetween existing plots 52 & 62. The site is somewhat positioned an even distance away from both Heywood and Rochdale town centre. The Norden Rd / Bagslate Moor Rd, links to Heywood (South) also, links to the A680 Edenfield Rd, which takes you to Rochdale (East).

The Boundary of the site is defined by a mature linear tree line and hedgerow. There is a high voltage pylon that currently runs through the site, starting from the north-west corner of the site and passes through to the southern boundary. Along the northern boundary, there is existing dwellings served by Greenvale and Norford Way. To the south-east, land is used for sporting activities and to the south-west of the site, the land is used for agriculture.

There are no public rights of way running through the site. However, along the eastern boundary there is an existing public right of way that connects to Norden Way and the wider public right of way network.



3.0 Use

The site is part of the Places for Everyone (Policy JP Allocation 17: Bamford / Norden) masterplan. The overall ambition is to deliver “around 450 new homes including significant provision of larger (4, 5 and 6 bedroom) houses in spacious plots, to reflect the grain and density of the surrounding residential areas, or similar types of larger homes”. The Wain Homes development proposes to erect 43 new dwellings which range from 2 to 5 bedrooms.

The northern boundary is bordered by the existing urban area with playing fields to the east. The western and southern boundaries are bounded by agricultural land which form part of the Places For Everyone (PfE) allocation.

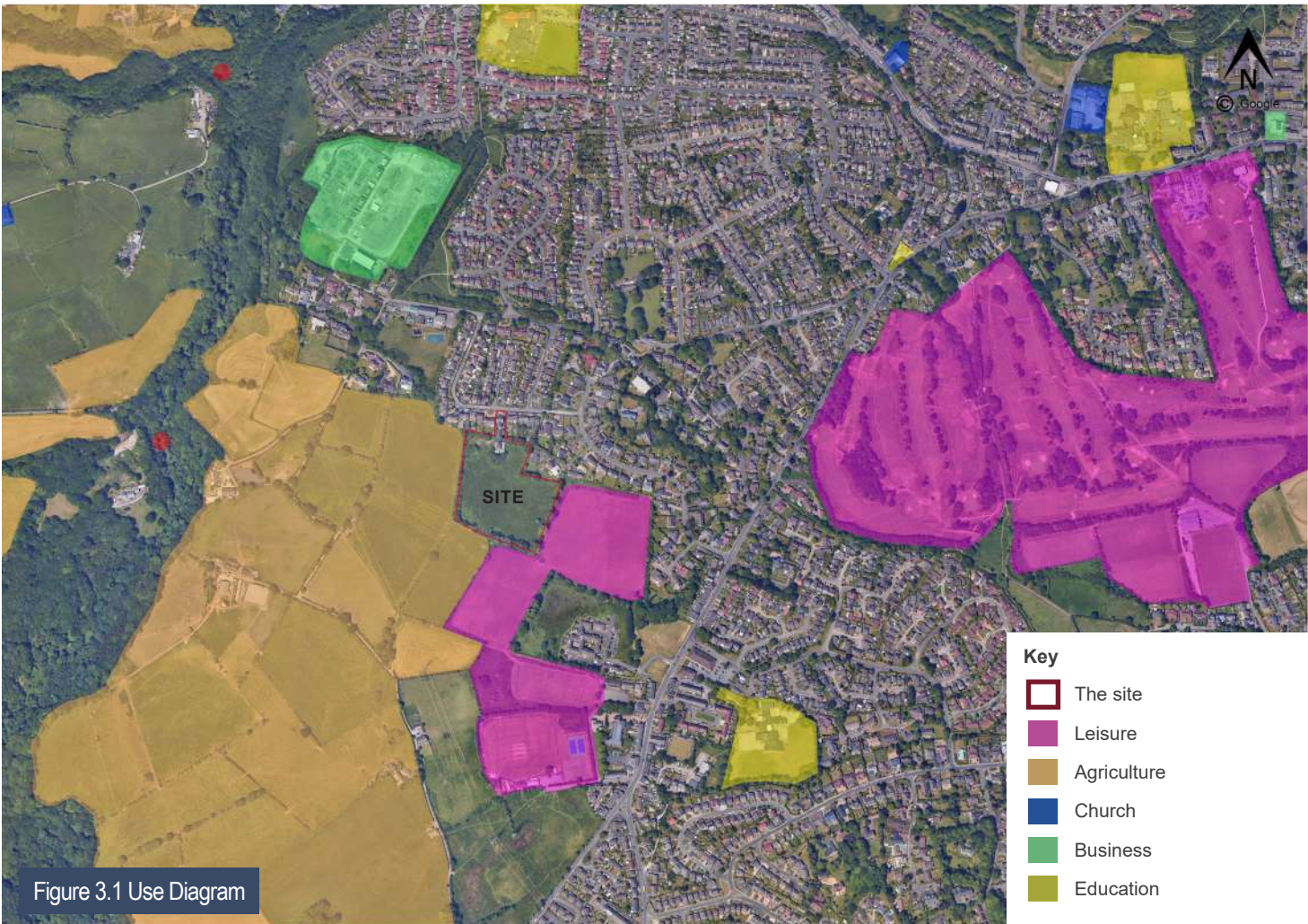




Figure 5.1 Bamford/ Norden, Rochdale Development Plan

4.0 Master Planning

4.1 AMBITION & MASTERPLAN

Development at this site will be required to:

Policy JP Allocation 17: Bamford / Norden - Deliver around 450 new homes including significant provision of larger (4, 5 and 6 bedroom) houses in spacious plots, to reflect the grain and density of the surrounding residential areas, or similar types of larger homes as agreed with the Local Planning Authority and affordable housing in accordance with relevant local plan requirements;

The Wain Homes development will provide 43 new homes with provision of 3, 4 & 5 bedroom houses which meet the local housing requirement.

Policy JP Allocation 17: Bamford / Norden - Retain and significantly enhance the existing recreational facilities as part of an integrated green and blue infrastructure network on the site. The residential development on the site will provide contributions towards the improvement of the facilities which will create a high quality recreational and sports 'hub' serving the local area and the borough as a whole. The development should incorporate existing public rights of way along with new routes for active travel into a high quality integrated green infrastructure network that links to existing public rights of way in the countryside to the west and north west of the site;

The Wain Homes development has adhered to existing landscape. To mitigate the impact of the wider landscape, the existing trees that run along the boundaries have been retained helping to integrate the development, which allows for interesting views looking out. Also, the development provides a potential footpath link which connects to the existing public right of way. This could assist with pedestrians navigating through the site and will encourage walking as well as promoting sustainable travel to the wider context.

Policy JP Allocation 17: Bamford / Norden - Achieve excellent design and sustainability through masterplanning and the use of design codes for the whole site to ensure comprehensive development This will include the need for an infrastructure phasing and delivery strategy in accordance with policy JP-D1;

The Wain Homes site will follow the broad principles of the masterplan. It will be delivered sustainably, all in conjunction with the agreed local planning authority.

Policy JP Allocation 17: Bamford / Norden - Provide access to the site from suitable points along Norden Road

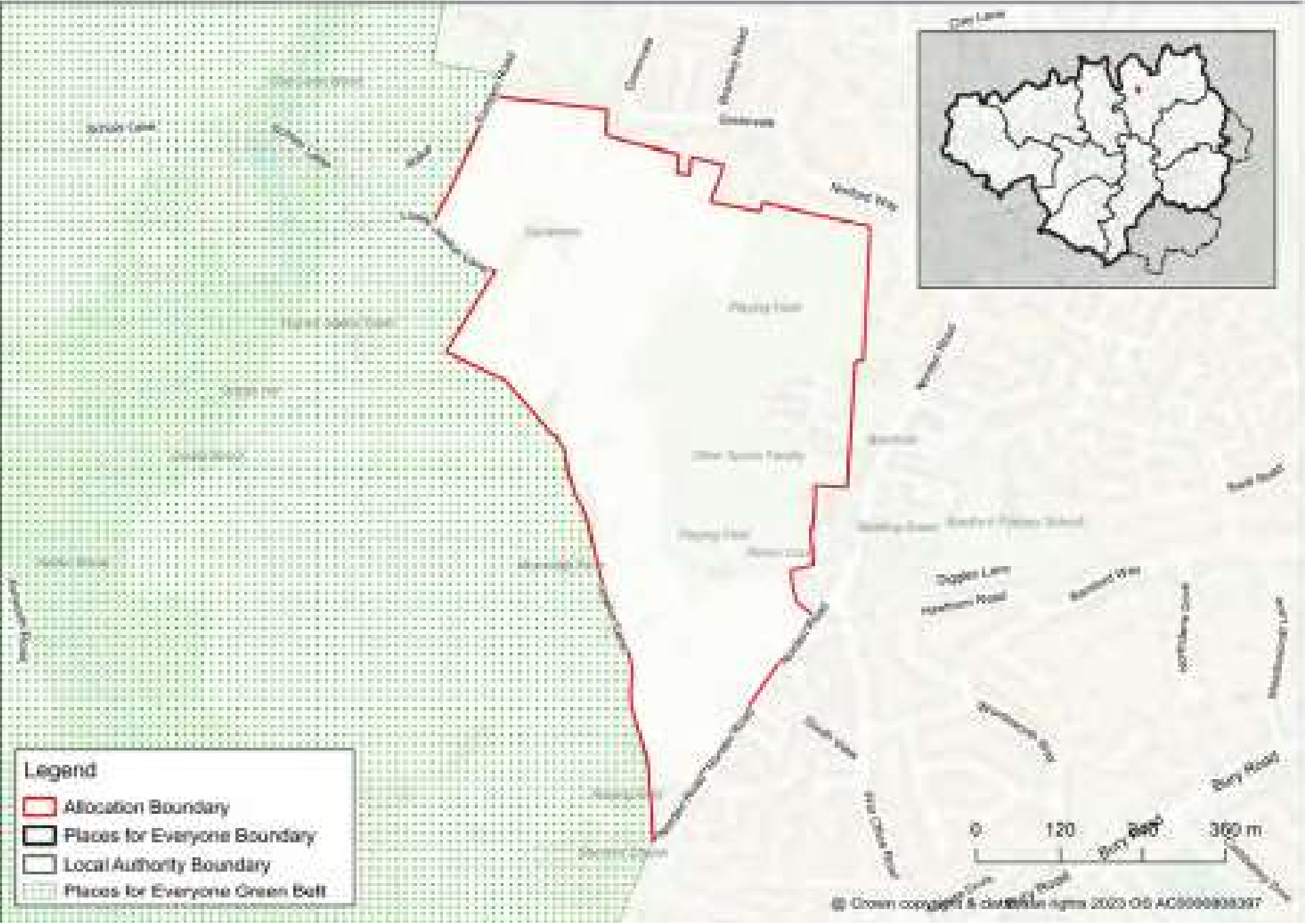
The access to the Wain Homes development is off Greenvale. From here it is approximately an 8-10 minute walk (0.5mile) to get to Norden Rd. Alternatively, by using the footpath connection within the site, it is approximately a 5 minute walk to the closest bus stop and from here you can use public transport to get to Rochdale town centre.

Policy JP Allocation 17: Bamford / Norden - Make provision for compensatory improvements to the environmental quality and accessibility of remaining Green Belt in the vicinity of the site in accordance with policy JP-G2;

Wain Homes development is retaining the existing trees along the boundary as well as adding landscaping/vegetation to enhance and soften the development. This will also create new habitats for wildlife and promote a greener development.

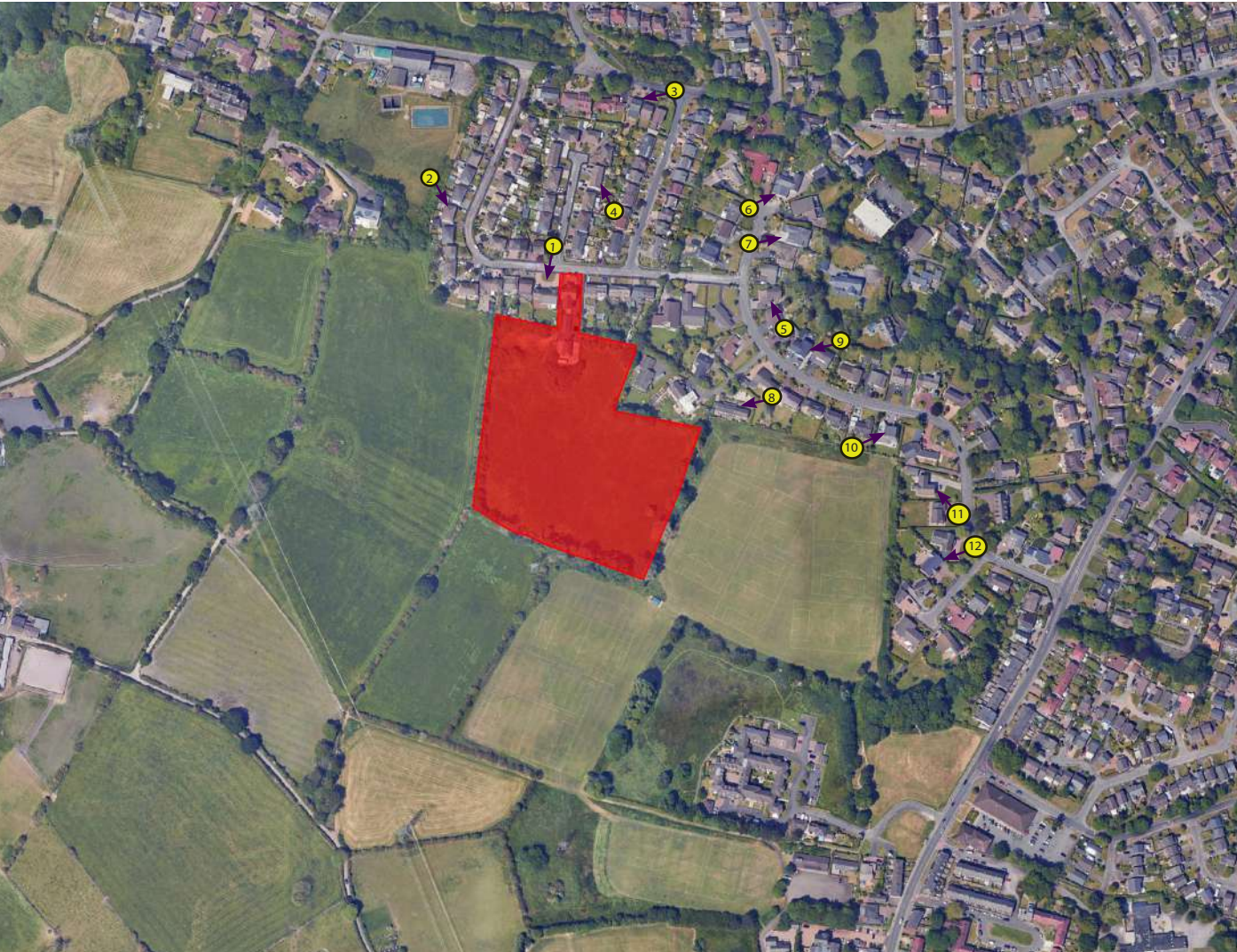
Policy JP Allocation 17: Bamford / Norden

Picture 11.29 JPA 17 Bamford / Norden



5.0 Surrounding Character

The site is surrounded by a variety of housing styles, whether they are single or two storey in height. There is a mix of mainly, semi - detached and detached housing tenures all set within private curtilages.



The existing dwellings have helped influence our housetype range, landscaping and general design of the proposed development. Illustrated below, is a selection of the housetypes taken from within the immediate area.



6.0 Process

From the initial sketch proposals, throughout the design process, technical advisors have been involved in the evolution of the proposals, analysing local information and producing reports to help guide the design, i.e. including inputs from consultants dealing with planning, ecological, landscaping and drainage matters.

6.1 INVOLVEMENT

6.1.1 Landscape Plan & Landscape and Visual Impact Assessment

Barnes Walker have produced a landscaping plan to accompany this application.

6.1.2 Tree Survey

Iain Tavendale have produced a Tree Survey that accompanies this application.

6.1.3 Preliminary ecological Appraisal & Biodiversity Nett Gain

Tyler Grange have produced an ecological appraisal and a biodiversity nett gain document to alongside this application.

6.1.4 Transport Assessment

Tetra Tech have produced a report to go alongside this application

6.1.5 Flood Risk Assessment & Drainage Report

Betts have done a flood risk assessment and drainage report to go alongside this application.

6.2 EVALUATION

The process stage allows us to prepare a robust proposal that works within its context and constraints, whilst maximising the site's potential.

The outcomes of the technical assessments and individual studies provide a good starting point for designing the scheme and for any key issues to be taken into account of at the outset. Generally, there are no inhibitive environmental constraints presented by the specialist studies that have been conducted.

The proposals will ensure that the new development will complement the local surroundings and will fit comfortably with the existing housing located near the site thus avoiding unacceptable adverse impacts on the amenity of occupants and users of surrounding or nearby properties.

7.0 Site Opportunities & Concepts

The proposals have been subject to detailed analysis of the site's constraints and opportunities. The diagram in this chapter shows the site within its context and highlights physical characteristics and constraints.

7.1 URBAN FORM

The proposed development should respect the existing character of Bamford and the various smaller settlements/developments in the area. The orientation of the properties should take advantage of the views out of the site, providing glimpses of the open scenery to the east, south and west of the site.

Consideration has been made to the design of the units when accessing the site, the access will be from Greenvale. It is anticipated that the layout will provide a continuation of the tight grain of streets with setbacks providing interesting vistas into the site.

Units near the eastern/ southern boundary could be orientated towards the vegetation along the boundary whilst overlooking the football fields. Units to the north could potentially face into the site as its a sensitive boundary. The western part of the site could be a landscaped area which could provide plots within the development views within the site.

7.2 MOVEMENT

The main access point to the site from Greenvale, inbetween the existing plots 52 & 62.

Providing a potential footpath link which connects to the existing footpath. This could assist with pedestrians navigating through the site and will encourage walking as well as promoting sustainable travel to the wider context.

Proposed footpaths and vehicle routes will be well overlooked with units facing onto main streets proposing an attractive streetscape and natural surveillance.

Key nodal junctions will be highlighted with raised tables to help calm vehicles and assist with navigation around the site.

7.3 LANDSCAPE & EXISTING TREES & HEDGES

All houses will respond positively with the local landscape and scenery.

New landscaping will be proposed where required. This will aim to create a mature setting and help blend the new development into the surrounding context. This will include new tree planting and used hedges for boundary treatments.

7.4 SITE TOPOGRAPHY

The site ground level at the access is approximately 166m. From here the site has a steady fall towards the southern boundary with a ground level height of approximately 156m. Overall, approximately a 1:23 slope. From the east to the west, the is mostly flat.

Where possible, the topography will be used to minimise the impact of the new development on the surrounding area by utilising the existing gradients.

7.5 PUBLIC GREEN SPACE

The public areas within the site will have active frontages with the properties facing the street with front doors and/or habitable room windows providing natural surveillance to the public areas whilst also framing the space.

These spaces will act as an amenity feature for new and existing residents and will be well connected with accessible footpaths for ease of pedestrian navigation.



- Key
- The site
 - potential site access
 - Views out
 - Views in
 - potential footpath link
 - Sensitive boundary edge
 - indicative positions for development
 - Overhead cable easement
 - Power Line
 - Potential green space/ landscape buffer

Figure 6.1 Site opportunities & concepts diagram

8.0 Design Considerations

- Potential access point from Greenvale will provide access to the wider network
- Residential orientation to utilise key views looking out of the site to the east.
- The layout should be designed to create a welcoming sense of arrival upon entering the development
- New landscaping/vegetation to enhance biodiversity and increase wildlife habitats where possible
- Potential for dwellings to back onto the north-eastern boundary where there is a sensitive edge
- Potential for dwellings to look and face onto open green space and provide a suitable frontage to the site
- The scheme to propose a sustainable development taking into consideration pedestrian and vehicle accessibility to access local amenities
- Road to provide safe access entering and exiting the development
- Adequate parking provisions to be provided to all properties
- Provide reasonable separation distances between proposed dwellings
- Potential green space provided as amenity feature
- Units to be a maximum of two storeys to meet the local surroundings
- Use of methods to help calm vehicle speeds on roads
- Use of surface materials to highlight private and public spaces and help make the site easy to use
- Potential pedestrian footpath links in and out of the site for accessibility

9.0 Design Response

- The 'Design Considerations' have formed the basis for the preparation of a detailed site layout for the site.
- The proposed access will be via Greenvale, where it links with the wider context.
- The provision of 43 new dwellings on the site would contribute towards PfE Norden/ Bamford development framework in the borough.
- The development will be two storeys in height in order to reflect the style of surrounding residential properties.
- Soft landscaping and trees will be planting to create an attractive and green environment
- Direct access to driveways and garages will be provided to the properties
- Adequate parking provisions will be provided to all properties within curtilage
- Soft planted boundaries will be used wherever possible
- Use of raised tables to help calm vehicle speeds and highlight key junctions
- Proposed change in surface materials to highlight private and public spaces and raised tables to assist with vehicle calming and navigation
- Proposed pedestrian footpath links to Greenvale & to the proposed public right of way
- Tree lined avenue from site access to promote attractive entrance
- Existing green buffer on the eastern and northern edges overlooked by dwellings to create a soft landscaped boundary which will merge with the open countryside adjacent
- A mix of housing tenure types to meet Rochdale Borough Council's housing requirements
- Dual aspect/focal units positioned in key locations to help frame space and create interesting vistas.
- The development will help promote natural surveillance

10.0 Detailed Layout

10.1 USE AND AMOUNT

The proposed development scheme seeks to provide 43 new high quality family homes, ranging from two to five bedroom properties, maintaining the character of the local area.

10.2 SCALE

The design is being submitted for approval for two storey dwellings in line with the local venacular. The layout will achieve 22 units per hectare.

10.3 APPEARANCE

The proposed scheme has been designed to reflect the aesthetic found within Greenvale, Bamford.

Dwellings proposed within the layout will be constructed of red brick and grey roof tiles with a variety of details including heads and cills. These characteristics are indicated in the streetscenes which will be submitted alongside this planning application.

10.4 LANDSCAPE

The existing landscape has helped shape the layout to date. To mitigate the impact of the wider landscape, the existing trees that run along the boundaries have been retained which helps integrate the development, which allows for interesting views looking out.

A detailed landscape proposal will be submitted to accompany this planning application.

10.5 DETAILED LAYOUT

The detailed layout, demonstrates how the proposed scheme is accommodated within the site and how it integrates with the surrounding area. Key elements are described below.

- 1 Prominent entrance with tree lined avenue into the development.
- 2 Dual aspect units facing onto public open space to create natural surveillance & attractive views.
- 3 A mix of housing tenures have been proposed to meet local housing requirements.
- 4 Pedestrian connectivity onto existing public right of way for ease of accessibility and navigation in and out of the development.
- 5 Change in road surface to identify junctions and slow vehicle movement to enhance safety. Dual aspects and focal units will frame this space.
- 6 Proposed units here will respect interface distances against existing properties at the north of the site.
- 7 A spine road connects the development throughout with units facing onto this road for natural surveillance. This road has no other connections creating a cul-de-sac.
- 8 Units along this area are set back behind a green landscape buffer and will face out to overlook the eastern countryside adjacent.
- 9 New landscaping/vegetation are proposed to enhance and soften the development. This will also create new habitats to wildlife and promote a greener development.
- 10 Retention of existing trees forms a mature and interesting landscape setting.

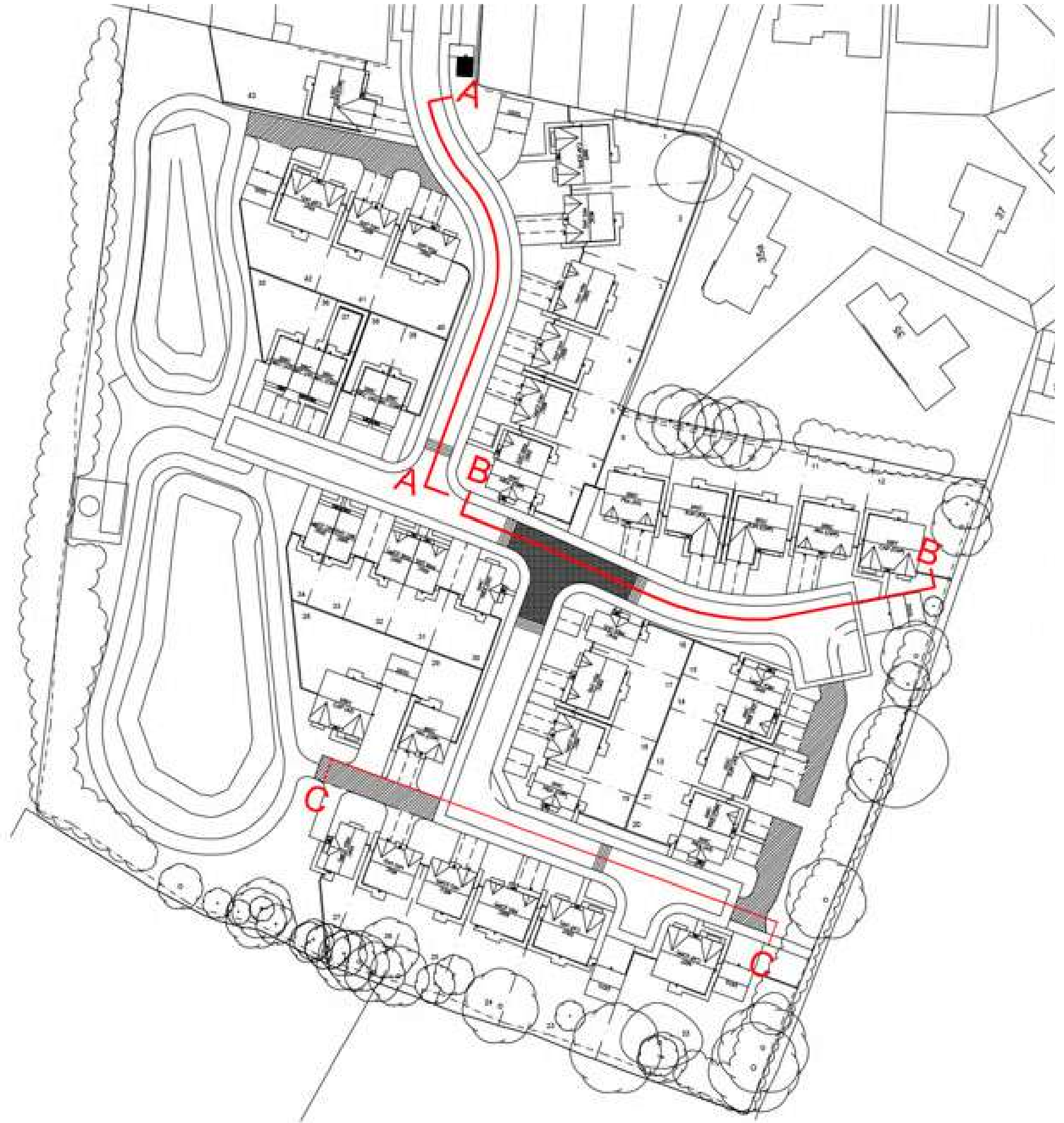


Figure 7.1 Detailed Layout

11.0 Indicative Streetscenes

The layout contains units that will be one and two storeys and have been designed with the ethos of a modern version of traditional rural architecture similar to that already in the area.

This chapter illustrates streetscenes looking at different areas of the development.





Street Scene A-A



Street Scene B-B



Street Scene C-C

12.0 Access

12.1 ACCESS FOR ALL

The proposed development addresses a number of principles and policies with regards to the access:

- The ability to access the site by car
- Readily accessible link to the existing public footpath network.
- Access to local good quality public open space which enjoys a high standard of security and access.
- All dwellings will be designed in accordance with current Building Regulations and in particular Part M to provide access for all.

12.2 EDUCATION

The closest school in Barton is Whittaker Moss Primary School, Highwood, approximately 0.8 miles away from the site.

St. Vincent's R.C. Primary School in Norden is 1.1 miles away.

12.3 PUBLIC TRANSPORT

The nearest bus stop to the site is located 0.4 miles from the site on Norden Road. This bus stop provides journeys to Rochdale.

12.4 SECURED BY DESIGN

The following principles have been taken into account at this stage.

- Vehicular and pedestrian routes have been designed so that they are visually open, direct and well used. A careful choice of materials and boundary treatments will clearly define private and public spaces.
- Vehicular, pedestrian and cycle routes are kept together and not segregated. These are well overlooked and not isolated.
- Open space and vehicle routes have been designed so that they are well overlooked, with due regard to natural surveillance.
- Cars will be parked in garages or private drives within the dwelling boundary.
- Use effective steet and pathway lighting to reduce dark spots where crime could occur, making sure all public spaces are well-lit at night.
- Use clear signage in and around the site
- Design defensible spaces by using physical features like hedges and gates.
- Regular maintenance and upkeep of the environment



13.0 Crime Impact Statement

This development has been assessed against the principles of ‘Secured by Design (SBD) (RESIDENTIAL (HOMES) GUIDE 2025 – Edition 1) “the Guide” in order to reduce the opportunities for crime and the fear of crime.

- Part 1 of the Guide provides
 - Roads and footpaths
 - Communal areas and play spaces
 - Dwelling boundaries
 - Layout and orientation of dwellings
 - Gable end walls
 - Rear access footpaths
 - Dwelling identification
 - Climbing aids
 - Vehicle parking
 - Bicycle parking
 - Planting in new developments
 - Street lighting

Below is our assessment as how this has been applied to this development.

Paragraph 8.1 of the Guide states that “Vehicular and pedestrian routes shall be designed to ensure that they are visually open, direct, well-used and shall not undermine the defensible space of neighbourhoods”.

Paragraph 8.2 goes on to state:

“It is important when designing roads and footpaths to maximise the benefits of passive surveillance, and furthermore, when addressing safety and security of street layouts, public realm, and footpaths, that designing out crime is adopted as a broader package of works. This includes landscape design, lighting, layout of buildings, etc. to ensure that all roads and footpaths (including public rights of way) are safe, secure, and accessible for all, in support of the Violence Against Women and Girls (VAWG) agenda.”

Paragraph 8.9 states:

“Routes for pedestrians, cyclists and vehicles shall be integrated and assist easy, intuitive wayfinding through the application of inclusive design by increasing activity and therefore natural surveillance, proven deterrents for crime and anti-social behaviour.”

In this development, there is a single vehicular access point into the development, which can reduce the potential for criminal and antisocial behaviour. This is achieved by the design of the vehicular and pedestrian routes so that they are visually open, direct and well used. A careful choice of materials and boundary treatments will clearly define private and public spaces.

The access road would be illuminated to adoptable standard, to reduce the potential for crime and fear of crime. The access into the site has been designed to adoptable standards however the tree lined entrance to the development conveys the impression that the area beyond is private and discouraging anyone without a legitimate reason from entering the site. Front doors are generally positioned in prominent locations where they can be overlooked from the street allowing residents to view any potential threats on approaching their property.

Cars will be parked in garages or private drives within the dwelling boundary. The plans show that all dwellings in the development will have driveways. Cars parked on driveways are less likely to be targeted by offenders than those parked on residential streets or within communal parking areas.

With regard to linkages with the wider site this development has been planned to be permeable. Therefore vehicular, pedestrian and cycle routes are kept together and not segregated. Where links are proposed for example, in the south east corner of the site, this is overlooked by the dwellings as is the PROW along the eastern boundary.

Open space and vehicle routes have been designed so that they are well overlooked, with due regard to natural surveillance. The design of the defensible spaces use physical features like hedges and gates and the management company would enable regular maintenance and upkeep of the environment.



14.0 Conclusion

This Design and Access Statement demonstrates that the proposed scheme has been fully considered, and that the proposals are appropriate in their context.

Development of the site would contribute to achieving the following aims:

- Will result in a well planned residential development of which will echo the vernacular of the surrounding area, and will therefore, blend the site into the immediate context.
- Has considered the opportunities available for maintaining the character and quality of the area.
- Helps address the needs for local housing land ensuring they are accessible, usable and easy to understand in accordance with Part-M guidance.
- Will be visually attractive as a result of the mix of good architecture, urban design and landscaping.



Figure 9.1 Detailed Layout

GREENVALE, BAMFORD ROCHDALE

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