

Ryder



**PossAbilities
Wuerdle Street
Design and Access Statement**

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Cover Image Saltwater Residences, Vancouver



Introduction

PossAbilities is a social enterprise that works to support vulnerable adults. Their schemes aim is to support vulnerable people so they can 'Live the life they choose'. Most of those they support have either learning difficulties or dementia and young people leaving care are also supported.

PossAbilities values are to:

- Remain passionate
- Be person centred
- Show integrity
- Apply creativity
- Stay happy

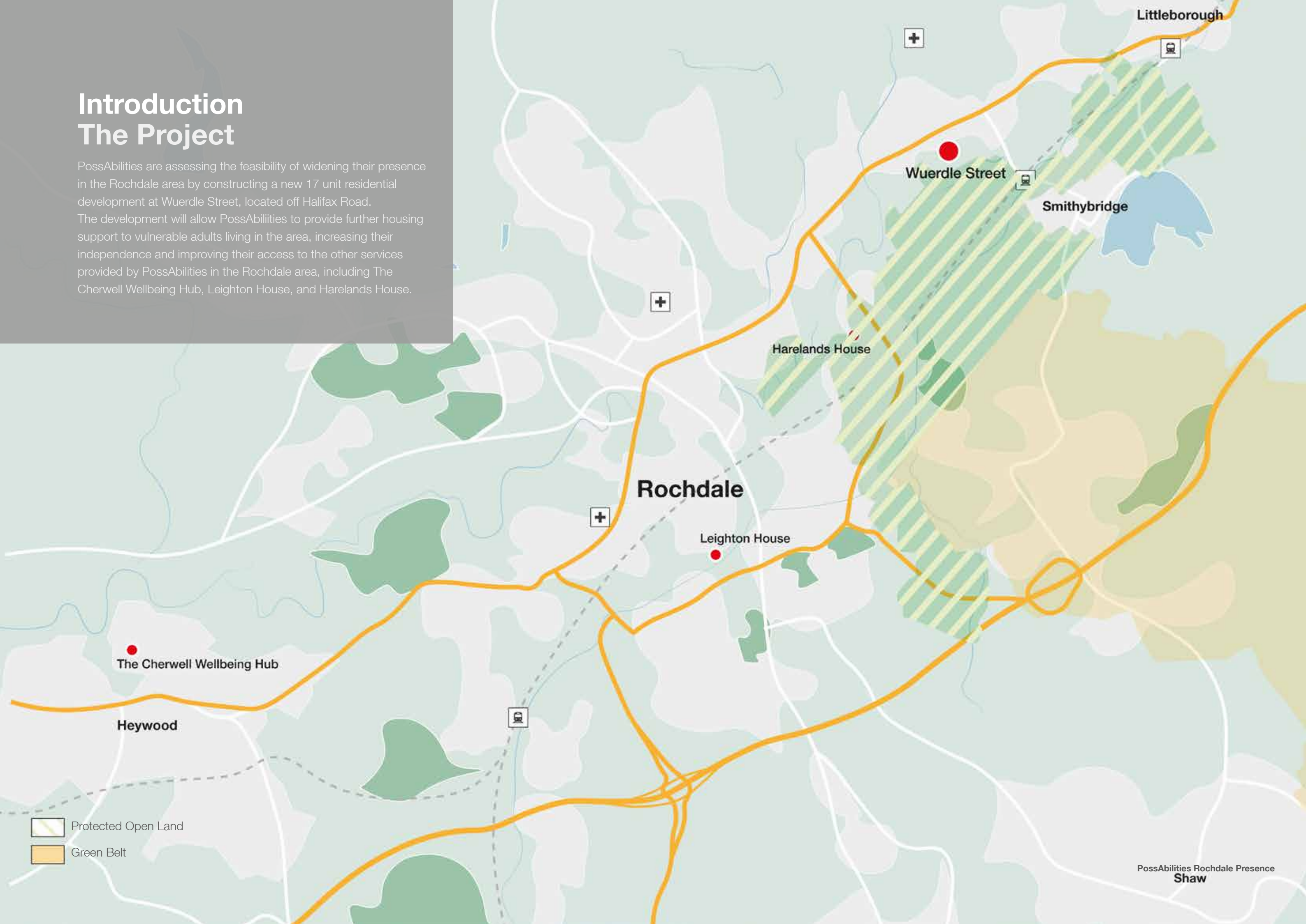
This feasibility study explores the option for a new home containing one bed units for assisted living on a site at Halifax Road, Rochdale.



Introduction

The Project

PossAbilities are assessing the feasibility of widening their presence in the Rochdale area by constructing a new 17 unit residential development at Wuerdle Street, located off Halifax Road. The development will allow PossAbilities to provide further housing support to vulnerable adults living in the area, increasing their independence and improving their access to the other services provided by PossAbilities in the Rochdale area, including The Cherwell Wellbeing Hub, Leighton House, and Harelands House.



 Protected Open Land
 Green Belt

PossAbilities Rochdale Presence
Shaw

Process

Site and Context

Development area: 1687 sqm

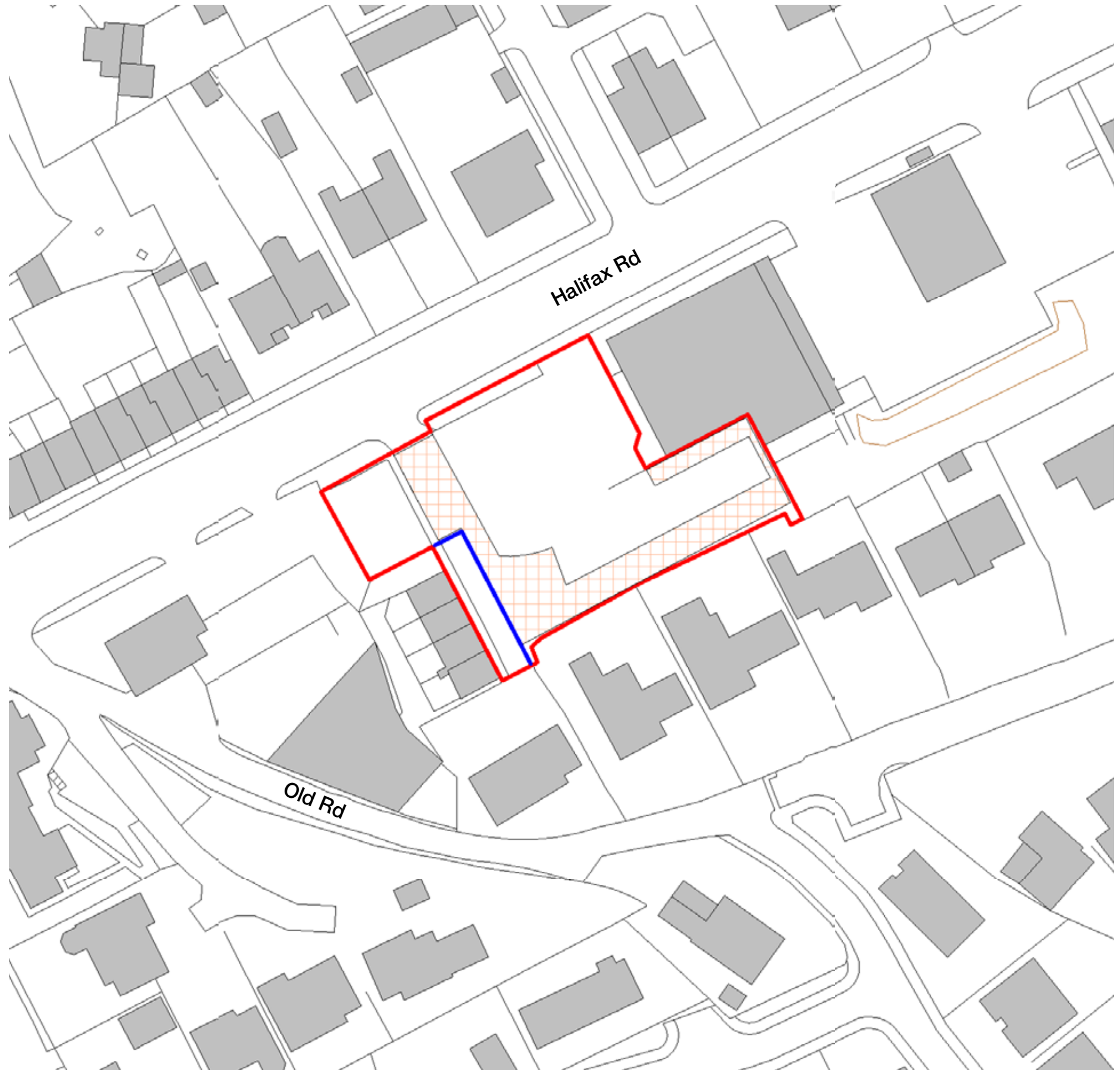
Site address: Halifax Road, Littleborough, OL16 2SQ

Local Authority: Rochdale Borough Council

Current use: Car park and field

Location

- The project is located to the north east of Rochdale on Halifax Road, A58 which links Rochdale to Littleborough and Halifax.
- The surrounding urban development is clustered around the main road with expansive open green space beyond consisting of the Peak District and South Pennines National Park, which can be viewed from the slightly elevated topography of the site.



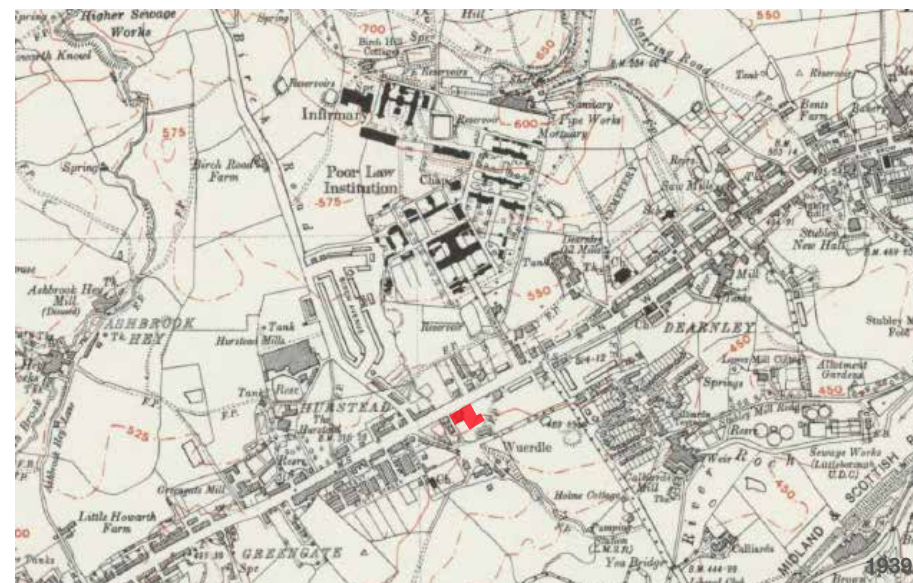
Legend:
— Site boundary
— Right of way
— Site ownership

Process Site History

Rochdale's borough boasts a noteworthy history as the birthplace of the Co operative movement, and is steeped in heritage. Recently, the area has enjoyed an exceptional influx of investment from various sources, including the council, private sector, Heritage Lottery Fund, and Transport for Greater Manchester (TfGM), contributing to the enhancement of multiple locations.

The Rochdale borough is separated into four townships; Rochdale, Heywood, Middleton, and Pennines, which encompasses Littleborough.

Wuerdle Street, located approximately two miles north east of Rochdale, was historically part of a township named Wardle-with-Wuerdle. Wardle has since been incorporated into Lancashire, and Wuerdle into the Rochdale borough. Littleborough, a prominent industrial town, is to the north east of Wuerdle Street.



Wuerdle Street, and surrounding areas, have strong links back to the industrial revolution and heavily influenced the development of townscapes within close proximity. Wuerdle's favourable location by the Scotland-Midlands railway and the Rochdale canal made it the ideal location for mills in order for them to ship their produce.

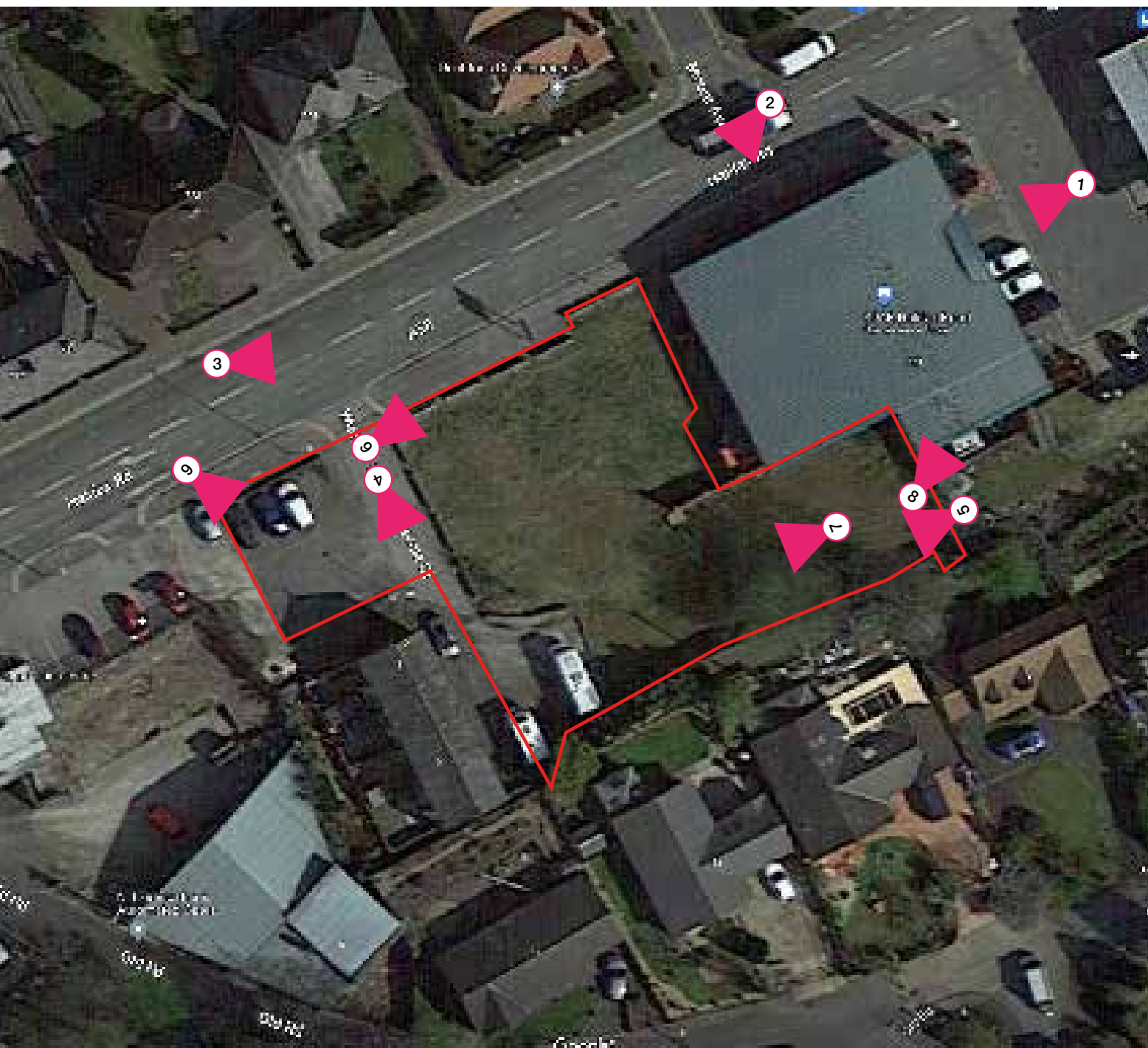
Wuerdle's size has remained modest throughout history, although it appears that during the late industrial revolution, the construction of mills in the Wuerdle area led to a surge in residential properties, likely to provide accommodation for the mill workers.



Process

Site Photographs

- 01 View from the east looking at SPAR adjacent to the site
- 02 View from Halifax Road facing the north east of the site
- 03 View from Halifax Road looking at the north west of the site
- 04 View from Wuerdle Street of terraced houses adjacent to site
- 05 View from south of SPAR facing the terraced houses
- 06 View from the west looking at the existing car park
- 07 View from site looking west at the terraced houses
- 08 View of the retaining wall at the rear of the SPAR
- 09 View of the site from Wuerdle Street
- 10 View of the rear of the SPAR





Process

Planning History

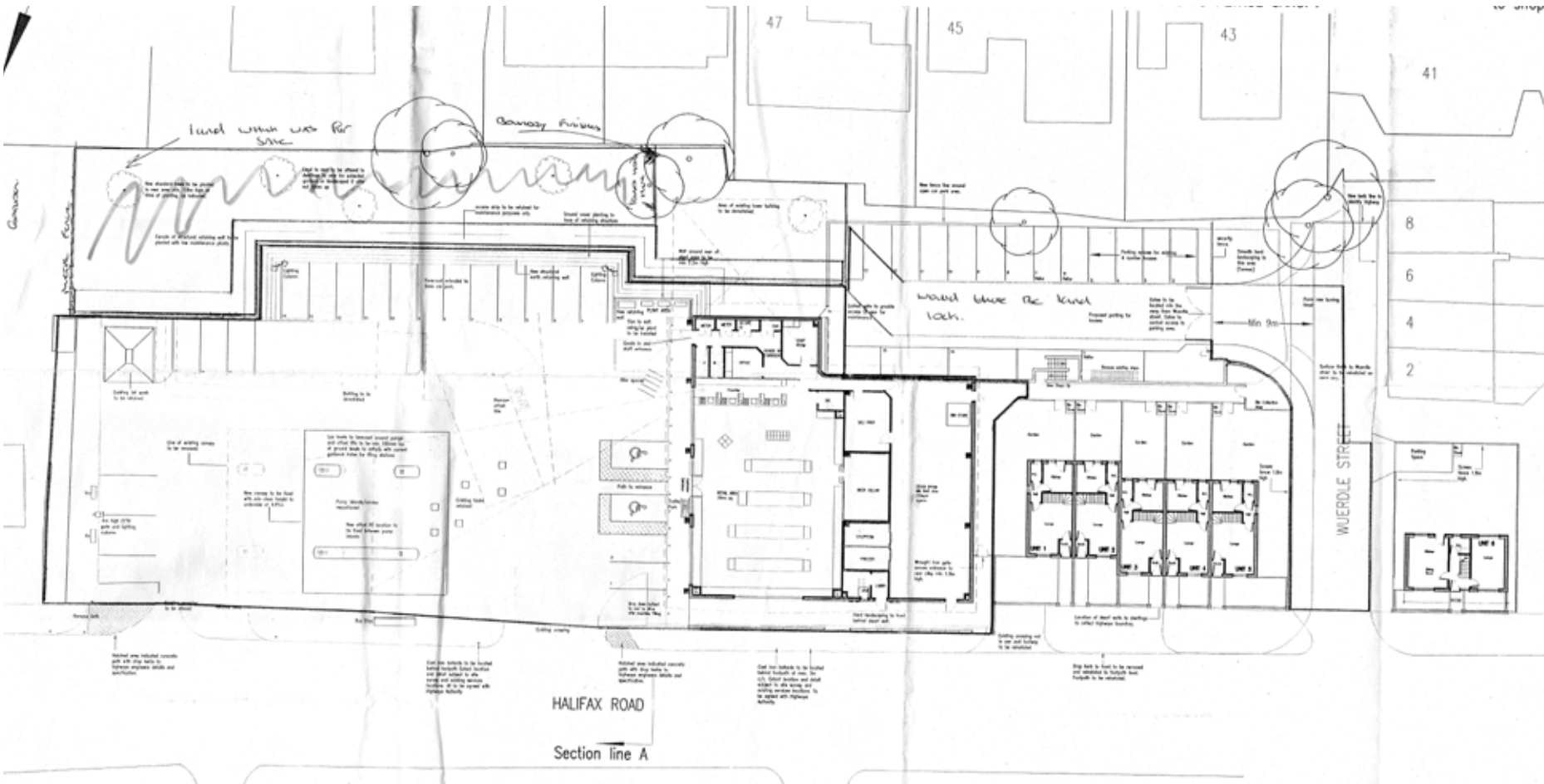
The site has previously been granted planning permission for six residential units on the site, adjacent to the Spar petrol station. These units were similar in appearance to those found in close proximity to the site and utilised a brick facade with a slate pitched roof and pediments in various places.

We have reviewed the previous successful planning submission alongside comments received at a pre application meeting with the council, these have helped inform a refined design that sits comfortably in it's local context.

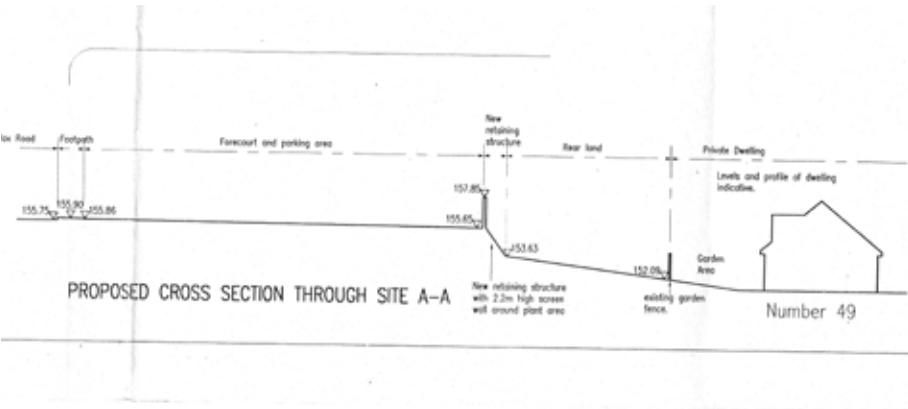
06/D47004: Erection Of 6 Dwellings, Alterations To Existing Petrol Filling Station And Erection Of New Retail Store - Resubmission D46614.
Thu 06 Jul 2006, granted.

97/D34435: Use Of Land For Display And Sale Of Motor Vehicles Including The Provision Of A Customers Car Park.
Fri 22 Aug 1997, granted.

92/D28744: Erection Of Hot Food Takeaway With Self-Contained Flat At First Floor Level.
Thu 20 May 1993, unsuccessful.



Site plan from previous application

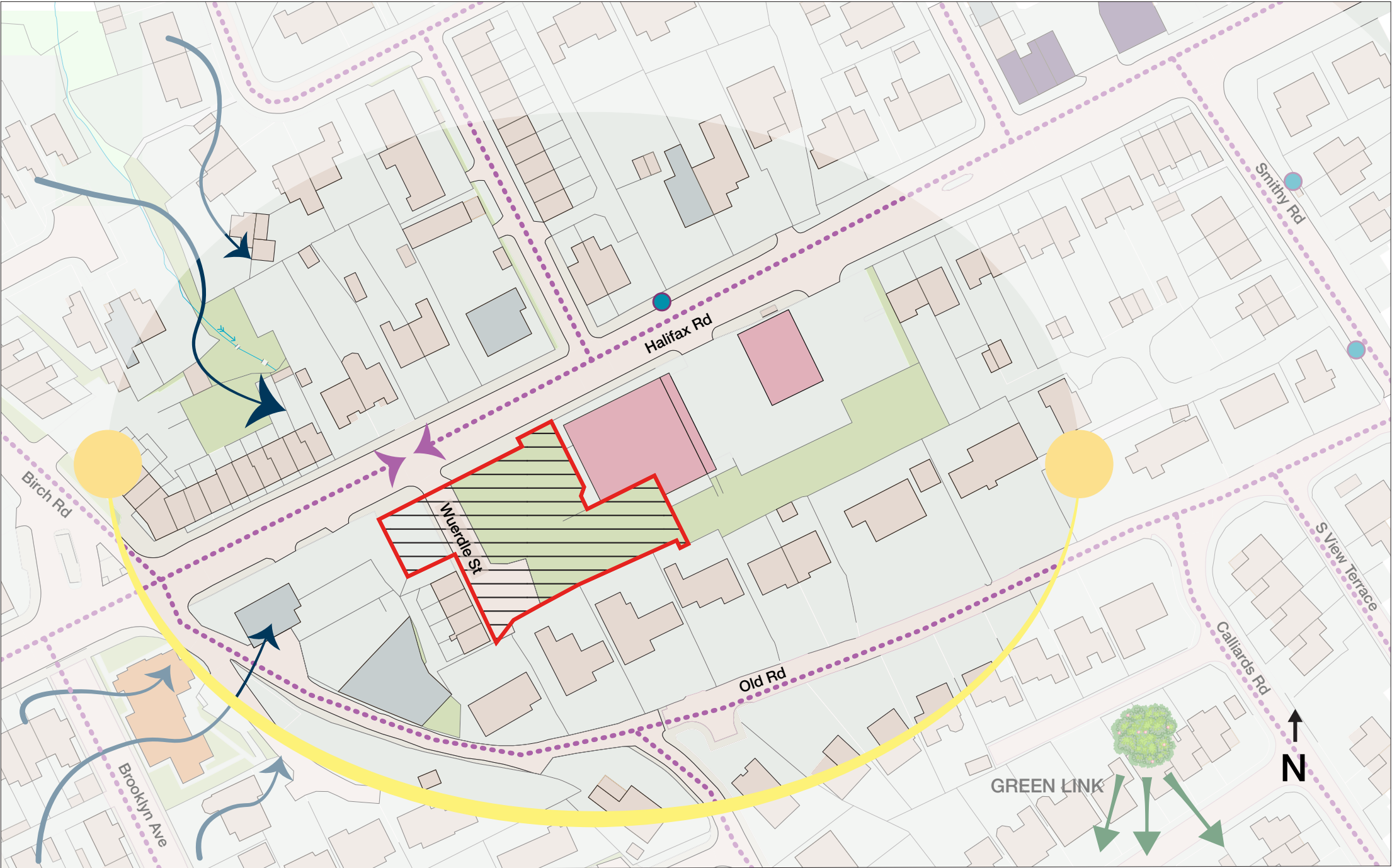


Site section from previous application



Proposed elevations from previous application

Process Site Analysis



- Legend:**
- Private housing
 - Assisted living residence
 - Grocery shops
 - Services
 - Restaurants/pubs
 - Site boundary
 - Main access roads
 - Bus stops
 - Prevailing wind direction

Process

Site Opportunities and Constraint

The proposed site presents several opportunities and constraints that need to be considered, specifically the presence of neighbouring buildings. To ensure privacy and maintain adequate light for the occupants of the neighbouring dwellings, the proposed design has been carefully positioned. The two storey apartments on the east side of the proposal have been set approximately 26 meters away from the terraced houses, while the apartments on the west side have been setback to avoid overlooking.

Another significant constraint is the existing topography of the site. The variations in ground levels necessitate the incorporation of new ramps to facilitate access to the proposed accommodations. Additionally, a ramp leading to the new car park must be constructed. Given the significant level change, a retaining wall will also be required to effectively manage the site's topography. The two storey apartments on the east side of the building have also been positioned at a lower level to accommodate this change in elevation.

Key

Retail

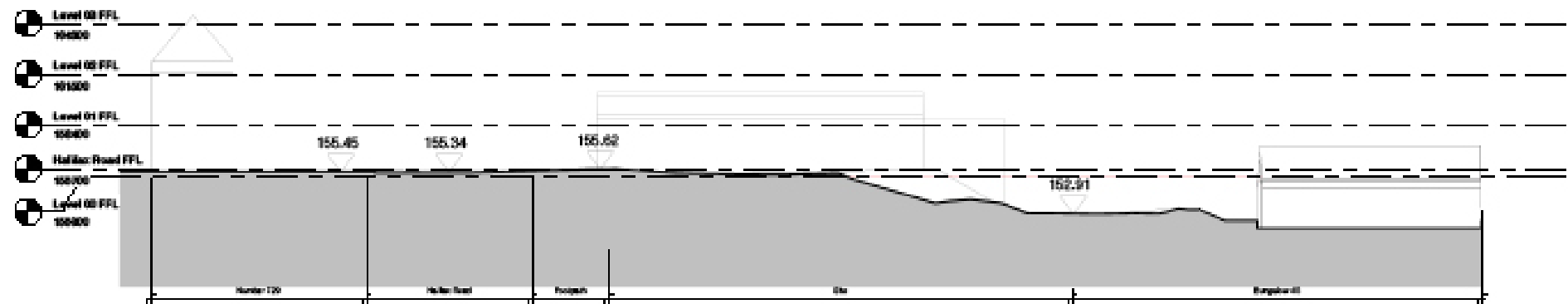
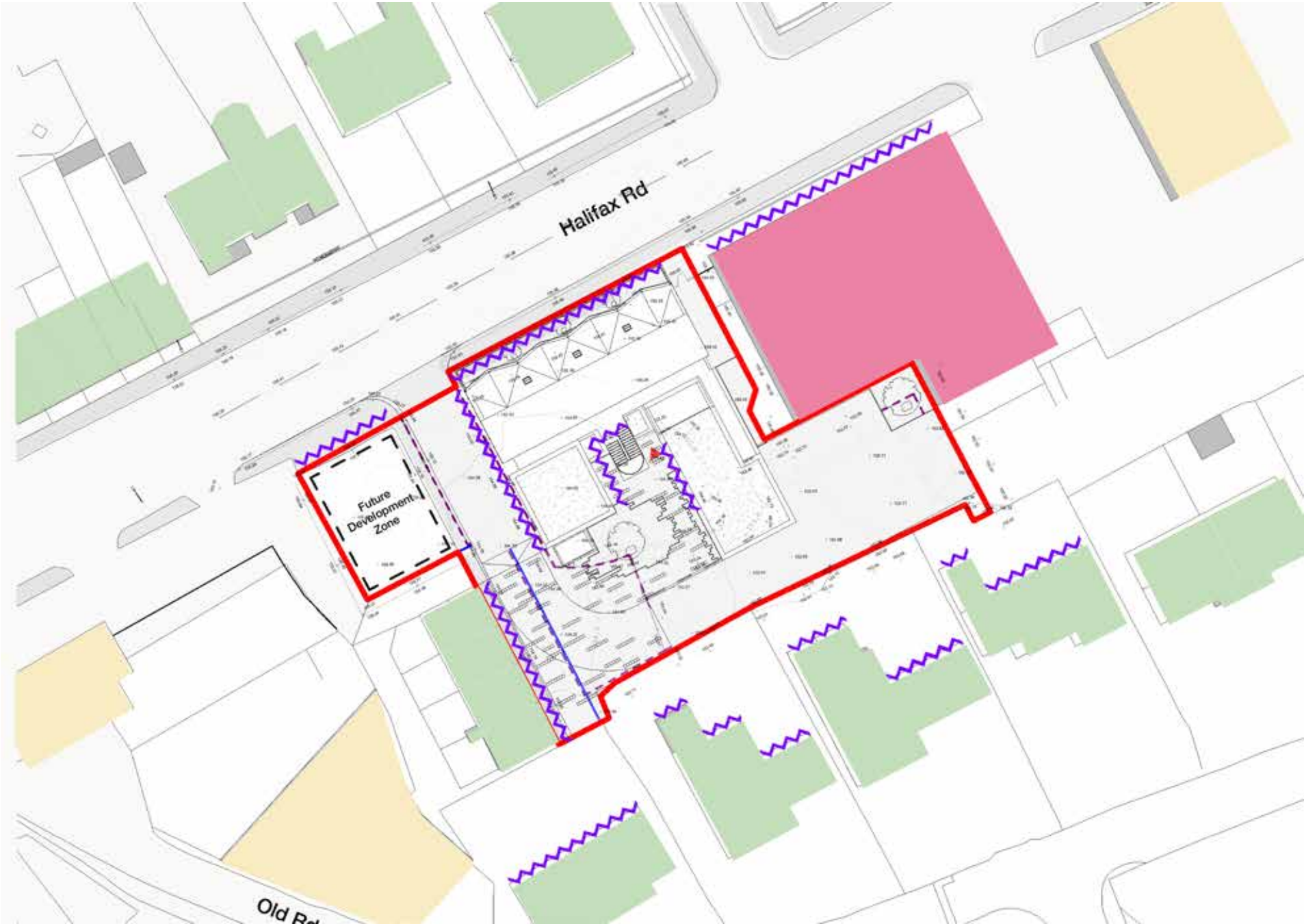
Services and Light Industry

Dwelling Houses

10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable

21m between directly facing principal windows of habitable rooms at an upper floor level

Habitable window locations



Process

Materiality and Typologies

The area is characterised by a tapestry of styles, with stone and brickwork being the prevalent material used. The residential typologies in the area commonly exhibit certain features such as terrace stone houses and red brick residential buildings adorned with pediments. These residential structures are typically two storey, although some have three storeys with dormer windows incorporated in the loft spaces. New commercial buildings constructed in the area tend to be finished in materials similar to those used in the residential buildings, maintaining architectural coherence. Heavily framed windows are a common sight, adding to the overall aesthetic.

Additionally, there are instances where residential properties have undergone conversions, with the ground floors repurposed for commercial use.



Stone terraced houses



Commercial use with flat roof



Residential typology with converted commercial ground floor use



Pitched roofs and bay windows



Pediments and bay windows



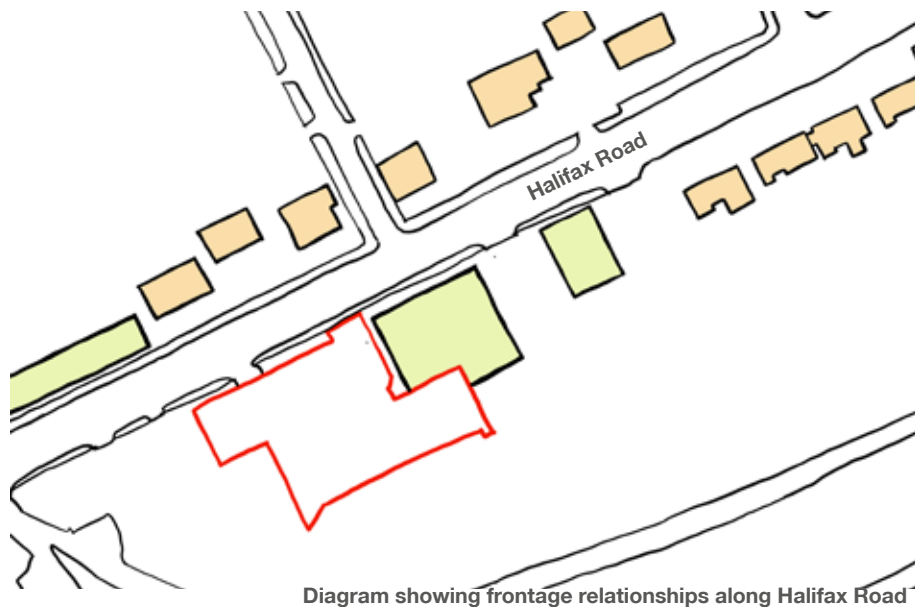
Stone terraced houses



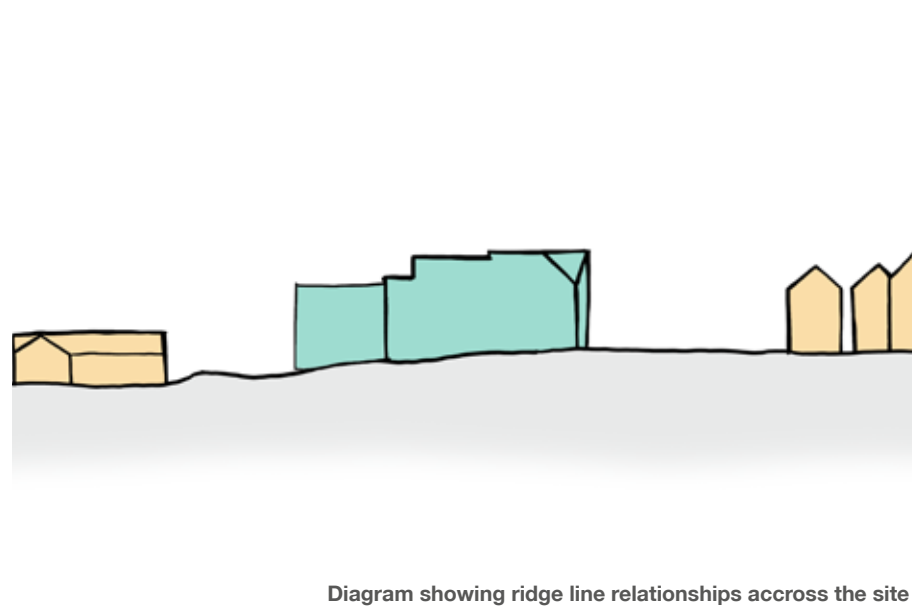
Process

Massing and Placement on Site

The diagram below shows that semi detached and detached housing have a frontage line away from Halifax Road, whereas terraced housing and commercial units have a frontage close to the paved edge of Halifax Road. The proposed elevation for the site takes queues from the terraced house vernacular and so has lined its frontage to the north of the site to suit.



The building's form adeptly responds to the falling topography by following the contours and reducing the ridge line correspondingly. Along Halifax Road to the north, the building creates a principally two storey elevation with some room within the roofscape, in keeping with the height of the properties opposite. In contrast, the building scales down and removes the pitched roof to the southern blocks, in order to maintain a positive relationship with the low height bungalow houses to the south, fostering a respectful integration with the adjacent properties.



The proposed courtyard has the potential to be a transformative addition to Wuerdle Street. Currently the terraced houses along Wuerdle Street sit at odds with the surrounding urban grain. The revised layout seeks to foster community interaction, enhancing aesthetics, providing green spaces, and offering enhanced views, this courtyard can create a harmonious and appealing environment for all residents.

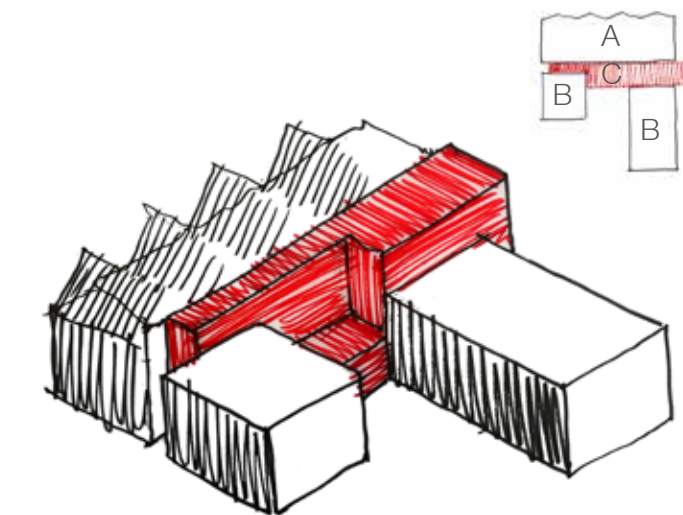


Process

Elevation and Materiality

The building features three distinct elements: a contextual red brick section with a pitched roof facing Halifax Road, (A) contemporary grey brick volume. (B) Vibrant red circulation pathways dividing the spaces. (C) Red brick element pays homage to tradition, seamlessly blending with the neighborhood, while the grey brick portion represents modernity. The red metal panelling and staircase not only physically connect the two sections but also help fuse the historical and contemporary architectural styles, resulting in a harmonious and innovative composition.

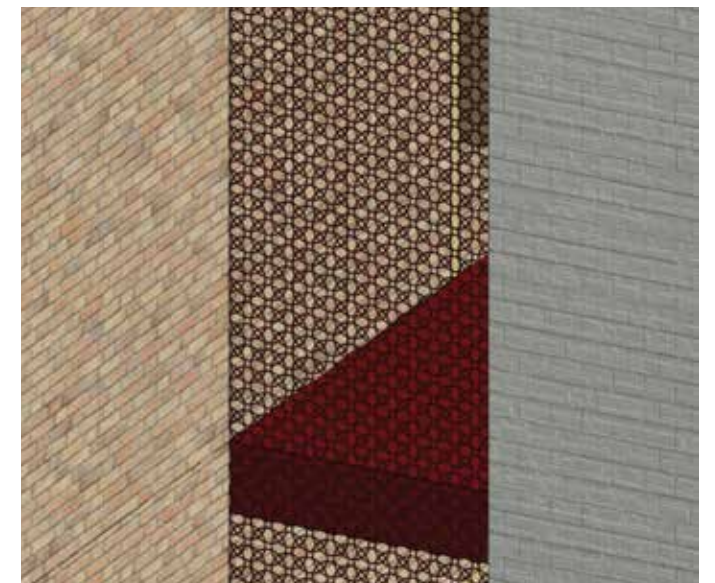
The proposed building along Halifax Road (A) thoughtfully incorporates features of neighboring terraced houses, including gable ends, red brick facades, and slate roofs. These elements establish a seamless visual connection between old and new, enhancing the neighborhood's character. This approach ensures that the new development blends cohesively with the existing neighborhood while adding a well designed, modern intervention along Halifax Road.



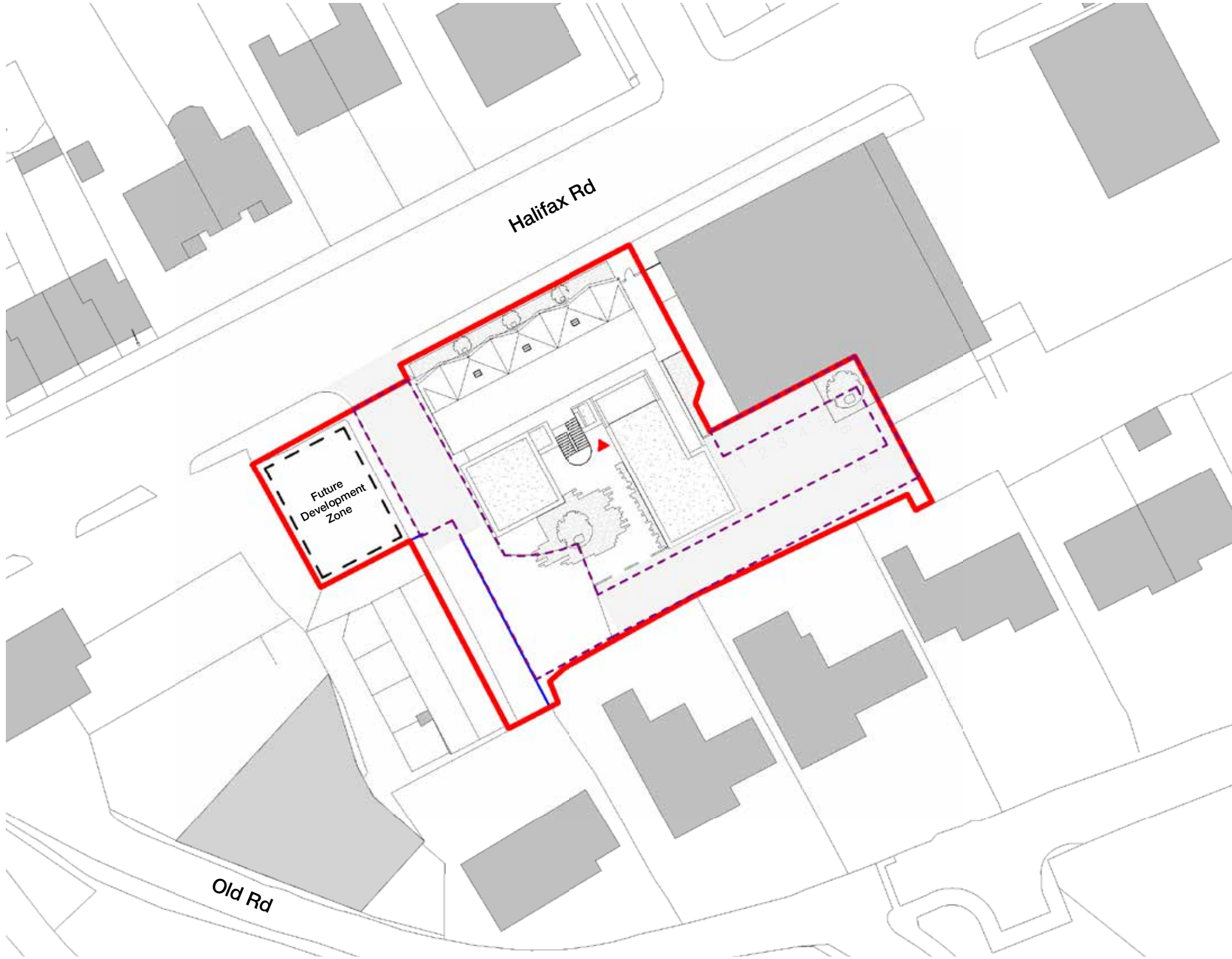
The proposed blocks deeper into the site (B) nestle behind the contextual front facade and help to create a new modern urban square for the residents of Wuerdle Street. Flat rooves here allow for a sedum roof to increase biodiversity on site and ensures the roof line steps down in relation to the falling topography and proximity of bungalows to the south elevation.



The building is connected through a series of external decks and staircase. These provide passive solar shading to windows on the south elevation. The safety and independence of the proposal's residents is paramount so the railings for the walkway have been extended to a full height. Inspiration for the screens has been taken from the historical routes of the surrounding area and look towards the prominent textile industry in the 17th and 18th century. The metal screens that form the walkways are inspired by some of these woven patterns.



Proposed Design Site Plan



- Legend:
- Site boundary
 - Right of way
 - Site ownership

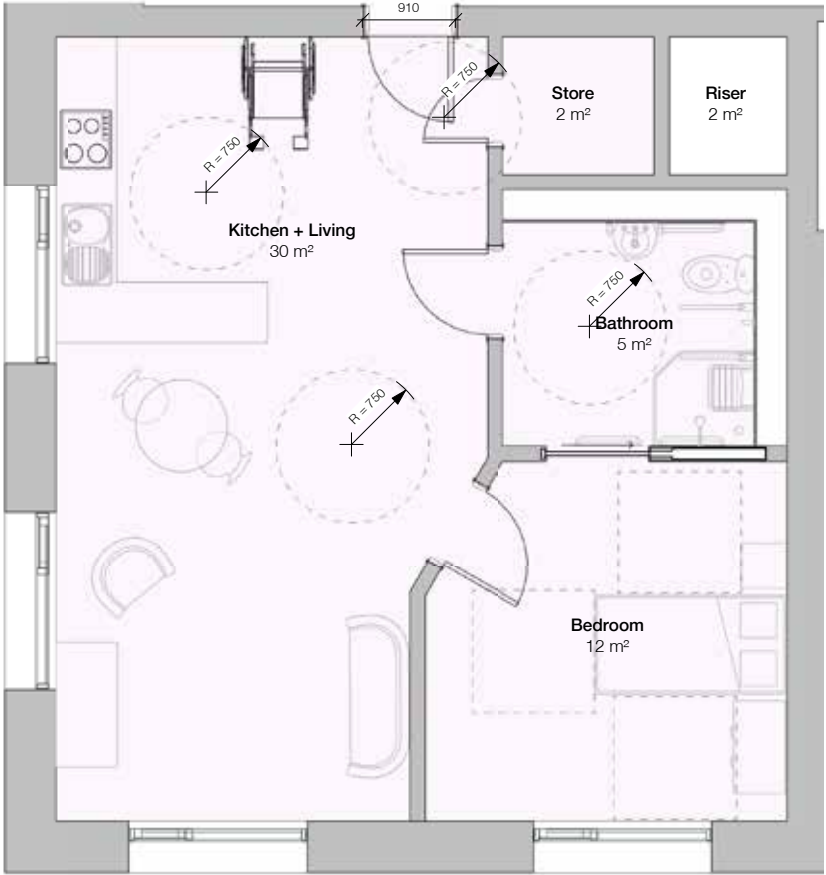
Proposed Design

Unit Types

Type A is for use by permeant PossAbiliteis residents, two layout options are utilised to ensure a number of DDA complaint options are available.

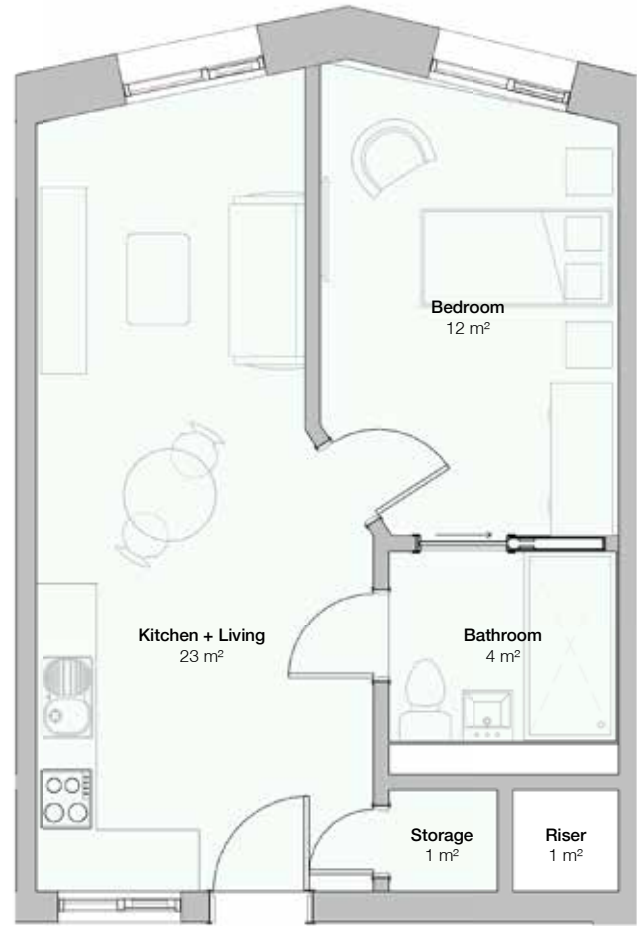
Unit Type
Type A - DDA Compliant

Internal Area
49sqm



Unit Type
Type A - Non DDA Compliant

Internal Area
42sqm



Proposed Design

General Arrangement

The proposed design looks to place two 2/3 storey blocks on the site. Towards the east, the block consists of one bed units off an external corridor connected via a single staircase and lift. The block is three storeys. At ground the site is entered via a soft landscape area off Wuerdle Street which leads to a small internal pavilion containing a reception, small meeting/activity space and sleeping room for a 24hr member of staff. From here residents navigate back outside through external circulation to their front doors.

A new lightweight refuse store is created in the landscape and allowance should be made for a new sub station within the car park area if required.

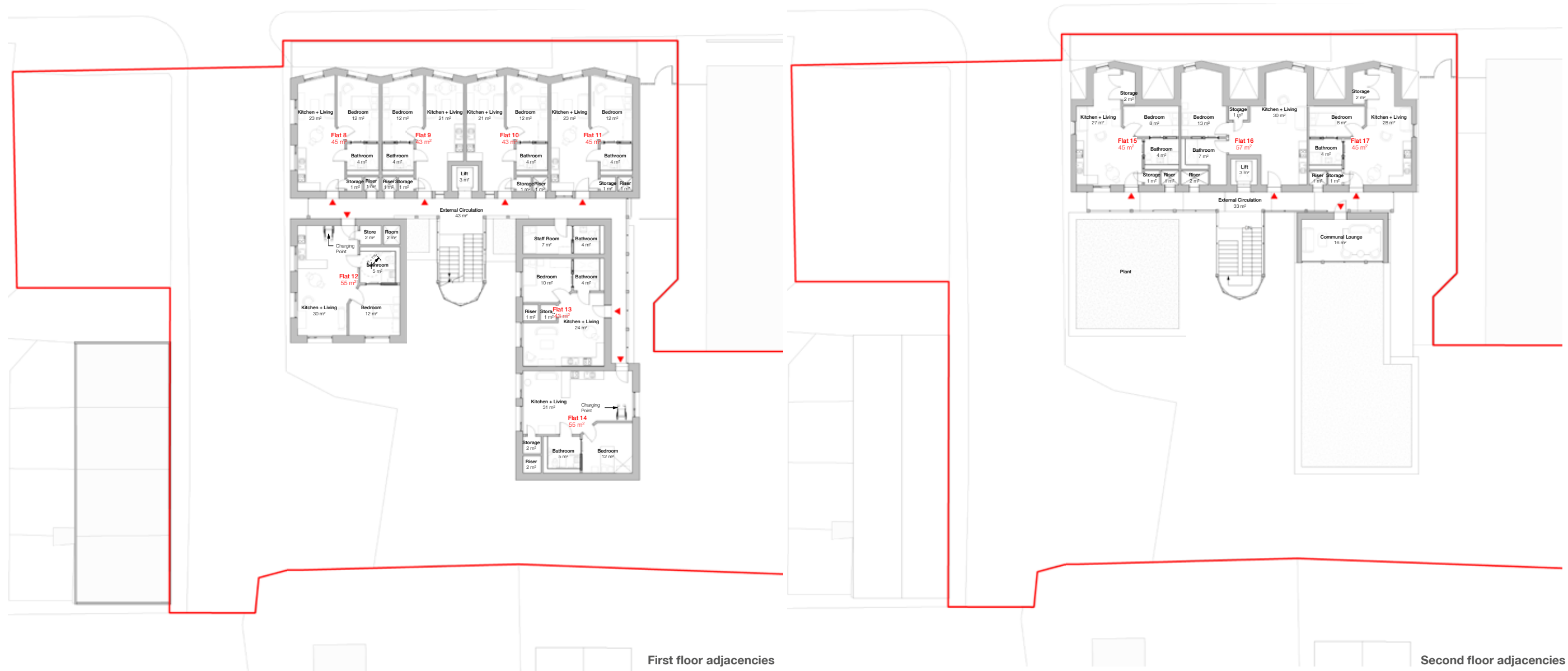
A retaining wall may required between the front two thirds of the site and the rear access and car park. The height of which is yet to be confirmed but perhaps up to 3.5m. To the south of the site parking is introduced providing nine spaces.

The western block is set over two storeys with its own entrance and vertical circulation. The block contains six studio units with views onto Halifax Road.

Gross Internal Area

Ground floor	Quantity	Total area (sqm)
1 Bed Units (DDA)	2	110
1 Bed Units	5	219
Support Space	-	9
Circulation	-	63
Lobby	-	4
Total		405





Gross Internal Area

First floor	Quantity	Total area (sqm)
1 Bed Units (DDA)	2	110
1 Bed Units	5	219
External Circulation	-	43
Staff Room	1	11
Total		383

Gross Internal Area

Second floor	Quantity	Total area (sqm)
1 Bed Units	3	147
External Circulation	-	33
Total		180

Appearance Precedents



Appearance 3D Views



View of main entrance from Wuerdle Street

Landscaping

Landscape vision

The Landscape vision for Wuerdle Street is to create a semi private courtyard for the use of the residents, together with the functional requirements of parking, access and servicing. It will also encourage biodiversity and tree planting replacing the current sparse grass area.

This vision seeks to:

- Create a welcoming environment for the residents, visitors and staff.
- Provide relaxing and peaceful outdoor spaces, where residents can enjoy they external area.
- Encourage wildlife into the site.
- Integrate to the wider landscape while contributing to the local streetscape.

Landscape concept and design inspiration

Inspiration for the Landscape scheme focusses on the creation of the entrance courtyard which will also provide a respite space to the residents. The courtyard is enclosed on the sides by the new building and will be separated by it from the busy road.

The landscape design seeks to:

- Use materials that have warm tones, creating a welcoming, homely feel to the site, while also reflecting those that proposed for the building.
- Utilise hues and colours that are complementary to both the proposed architecture and the local vernacular.
- Encourage wildlife into the site. Plants and trees are selected for their biodiversity capabilities and amenity value.
- Create a new plaza outside the existing terraced houses

Landscape masterplan

The key landscape principles for the development of the ground floor landscape plan are set out below:

- Wuerdle Street will remain in place to provide access to the existing four terraced houses. It will be extended to provide a parking court of 8nos car parking spaces including 2nos disabled bays.
- The building will be accessed via the courtyard providing a more homely experience for the residents rather than entering directly from the street.
- A low fence and buffer planting will provide defensible space along the road frontage, also contributing to the local streetscape with trees and shrub planting which will also frame the building elements.
- A new bin store of hit and miss timber panelling will also be provided to the side of the new building.



Landscaping Materials

Hard Landscape

Hard landscape materials have been selected on the following basis

- Are warm in character and have a sense of domesticity
- Can provide firm, level and fully rigid surfaces with adequate slip resistance in all weather and without overly textured finishes in order to allow a range of ambulant abilities
- Are permeable where possible and appropriate



Courtyard and Entrance Plaza Paving (ref. 1 and 2)



Courtyard and Entrance Plaza Paving Banding (ref. 1 and 2)



Parking bays (ref. 3) in PCC 200x100 permeable block paving in mid-grey



Garden benches (ref. 18) - Timber with backs and armrests



Steel railing fence (ref. 6 and 7) in bronze

Landscaping Planting

Soft Landscape

Soft landscape materials have been selected on the following basis:

- They promote biodiversity and encourage nature onto site
- Within the resident garden, create season interest through foliage and flowering
- Create structure, visual buffering and define space
- Promote sensory interaction through vision, smell and taste



Trees

Species	Height	Specification
Magnolia grandiflora 'Gallissonnieri'	350-425	heavy standard
Betula fastigata	350-425	heavy standard

Native Shrub Planting

Species	Pot size	Density
Cornus sanguinea	3L	3/m2
Viburnum opulus	3L	3/m2
Viburnum Lantana	3L	3/m2
Crataegus monogyna	3L	3/m2
Prunus spinosa	3L	2/m2

Ornamental Shrub and Perennials

Species	Pot size	Density
Alchemilla mollis	2L	3/m2
Veronica prostrata	2L	5/m2
Mentha x piperita	2L	3/m2
Thymus vulgaris	2L	5/m2
Foeniculum vulgare	2L	4/m2
Fragaria vesca	2L	6/m2
Angelica archangelica	2L	4/m2
Santolina chamaecyparissus	2L	4/m2
Achillea 'Moonshine'	2L	4/m2
Echinacea purpurea	2L	5/m2
Borago officinalis	2L	4/m2
Primula vulgaris	1L	5/m2
Centaurea 'John Coutts'	2L	3/m2
Rosa 'Bonica'	3L	3/m2
Rosa 'Kent'	3L	3/m2
Rosa 'Pink Flower Carpet'	3L	3/m2
Rosa 'Nozomi'	2L	4/m2
Lavandula angustifolia	2L	4/m2
Laurus nobilis	4L	3/m2
Rosmarinus officinalis	2L	3/m2
Salvia officinalis	2L	5/m2
Santolina chamaecyparissus	2L	4/m2
Viburnum tinus	3L	3/m2

Sustainability

Landscape Led Design

The land around the proposed scheme has been used efficiently to support a landscape design that introduces a communal square of soft and permeable hard landscaping with zones of ecology planting to encourage wildlife into the site.

Plants and trees have been selected for their biodiversity capabilities alongside their amenity value for residents. Further to this, an ecology appraisal has been submitted as part of the application which sets out mitigation measures to ensure adverse impacts on protected species and habitats will likely be wholly mitigated in line with relevant wildlife legislation and local policies.

The landscape design uses the falling topography to encourage views out over to the Pennines, and seeks to improve the sense of community on Wuerdle Street through the introduction of a semi public square. The design removes a tree from the southern boundary to ease vehicle circulation but seeks to introduce others in more suitable locations across the site.

Permeable block paving has been specified for the new hard landscaped areas, promoting sustainable urban drainages and minimising run off.

Orientation and Form

All studios have been designed with dual aspect to allow for good access to daylight and cross ventilation to help remove summer heat gains. Roof lights have been placed to introduce consistent north daylight into the top floor units which have slightly reduced apertures to the street.

In line with the context, the building's axis and elevations run parallel or perpendicular to Halifax Road. The design responds to orientation by ensuring openings on the south elevation are minimised and the external walkway design has a depth that contributes to shading glazing on parts of the southern facade.

Energy Efficiency and a Fabric First Approach

Embodied energy on the project will be combated through using low impact building materials where possible.

To ensure that the development is inherently low in energy use, the following passive design measures should be implemented:

- Efficient fabric to reduce heating and cooling demand
- Enhanced airtightness that reduces infiltration heat losses
- Energy efficient lighting
- Adequate control of building services systems and lighting systems
- Wall, ground, roof, door and window U-Values will meet or improve the current requirements of Part L2A of the building regulations
- Windows will be specified to ensure g-values meet the Part L2A requiremen

Electrical services will be energy efficient in the proposed extension through the following design parameters:

- LED Luminaries- provided throughout
- Use of Natural daylight- Average daylight factor to be maximised wherever possible
- Daylight pimming provided in all rooms with daylight access
- Lighting efficiencies >80 luminaire lumens per circuit watt
- Power factor >0.95
- Absence and presence detection for lighting controls

Adaptable and Future Proof Design

Each of the studios have been designed to ensure maximum flexibility. This enables them to be future proofed as the design allows for easy access by all abilities.

A flat roof to the shorter rear blocks allows for additional rooms to be added to the second floor, should the demand for further sheltered accommodation in the Rochdale area arise. The layout has also been designed in an efficient manner, allowing the parcel of land to the west of Wuerdle Street to remain vacant should future development be required.

Materials and Finishes

Materials with a low environmental impact will be specified where viable and available. Guidance documents, such as The Green Guide to Specification, and Environmental Product Declarations (EPDs), will guide the design team in the selection and specification of materials making their environmental impact known. The contractor should implement a procurement plan, allowing the team to monitor and track the sourcing of materials used. Materials with a high recycled content, locally sourced, with a low global warming potential, and low or zero VOCs are to be prioritised.

Indoor Air Quality

Natural ventilation will be used to enhance air quality in the proposal. Although some studio windows face Halifax Road, which has a large amount of through traffic, all studios have at least one openable window on a quieter elevation, away from the main road. This will provide good quality air without additional unwanted noise.

Water Management

Water using systems and equipment will be selected to reduce water use where it is feasible to do so without negatively impacting the performance of the building and control of infection.

Surface water run off has also been considered on site and permeable blocks have been specified for parts of the hard landscaping alongside soft landscaping where possible.

Waste Management

Sustainable design standards are integral to the proposal, including its construction and operation, and have been considered at the beginning of the design process. The design of the building is compact, allowing efficient use of materials in its construction. The building has been designed with a robust palette of materials to simplify maintenance and improve the lifespan of the building. Materials have been selected in line with the BRE's Green Guide to Specification with the majority of materials achieving A or A+ ratings. Care will be taken to reduce waste during construction and excess soil will be used in a cut and fill exercise where possible to reduce material taken off site.

The proposal will adopt the borough's waste reduction and recycling strategy. A refuse store is located in the landscape and sized appropriately to allow for segregation of recyclable materials.

Access

A separate travel statement is provide as part of this planning application therefore this section focuses on the design approach to the site.

Site Access

Vehicular entrance to the site is via Wuerdle Street which runs directly off Halifax Road. The site boundary runs to the centreline of Wuerdle Street and therefore we have incorporated a partial resurfacing of the entire road width to softly integrate the proposed access. Once on Wuerdle Street site vehicles either turn left for the rear car park or use the turning head in the centre of the site for refuse, drop off or services.

Parking

The car park has eight bays, two disabled bays, and a shared surface area to the centre of the site suitable for drop off. The policy compliant amount of electrical charging points will be provided to the parking bays. Covered cycle loops are provided for secure bike storage in a convenient location for staff and visitors alike. With convenient access to the main entrance.

Pedestrian Entrance

In addition to the existing pavement along the West of Wuerdle Street a further pavement has been added to the East side, forming safe access for pedestrians entering from Halifax Road. These pavements lead to the existing terraced houses on Wuerdle Street as well as a shared surface area which extends into a landscaped path up to the main entrance of the proposal.

Waste strategy

There is a refuse and recycling store proposed to the right of the building, adjacent to the SPAR refuse storage. We strategically located the bin store in close proximity to Halifax Road, ensuring residents can easily wheel their bins to the roadside. The store will be secure, provide a good level of ventilation, and will include separate spaces for recycling, clinical and non clinical waste.

Key

-  Pedestrian Entry
-  Vehicle Entry
-  Vehicle Route
-  Public Pedestrian Route
-  Private Pedestrian Route
-  Refuse Storage
-  Disabled Parking

Fire Strategy

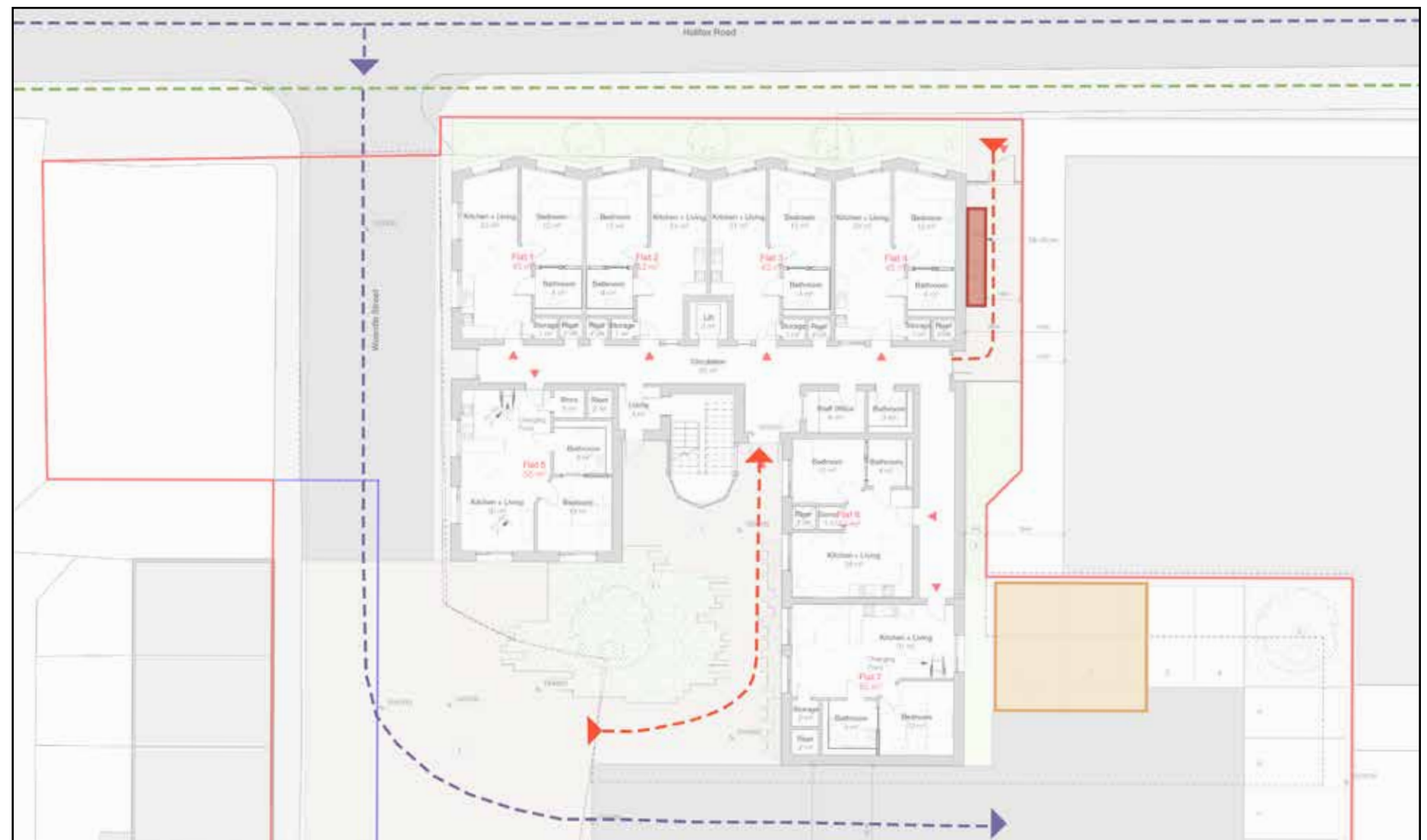
On the upper floors, apartments are accessed via external decks and external vertical circulation. The ground floor horizontal circulation is enclosed with a lobbied entrance to the staircase and additional doors at the end of corridors for fire escape.

A shared surface area has been provided to the centre of the site, allowing for fire tender access to at least 50% of the facade.

Designing for Disability

The design for the proposed units will meet the requirements set out in Building Regulations Part M. Due to the nature of the project, this is particularly important as the building users will have varying degrees of mobility alongside other complex cognitive impairments. Accessibility considerations of the design include;

- General site access is flat with hard surfaces.
- The buildings will have level or ramped access throughout.
- The main entrance to the building has been designed to be easily identified.



Appendices

Architectural Drawings

Information Issue Register

Arboricultural Report

Ground Investigation

Transport

Ecological Assessment

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