

Lower Falinge, Rochdale

Design + Access Statement

Proposal for wider regeneration of Rochdale



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01 // Introduction

This Design and Access Statement is submitted in support of the planning application REF: 23/00723/FUL: The works at Lower Falinge are part of wider regeneration of Rochdale, including refurbishment and development. Three retained blocks are included into this application which will have enhancement to lift the appearance of the area. The works include creating communal open spaces and rear private gardens with seating areas and landscaping. The works also include the replacement of existing balustrades and the proposal of new surrounds for the existing stairs/ramp.

It is to be read in conjunction with submitted drawings:

- 3749_100 - Location Plan
- 3749_101 - Site Plan as Existing
- 3749_102 - Removal Works - Site Plan
- 3749_103 - Elevations as Existing - Removal
- 3749_104 - Elevations as Existing - Removal
- 3749_105 - Elevations as Existing - Removal
- 3749_107 - Elevations as Proposed - Thetford
- 3749_108 - Elevations as Proposed - Stavordale
- 3749_109 - Elevations as Proposed - Pershore
- 3749_110 - Roof Garden Section - Thetford
- 3749_112 - 3D Views
- 3749_113 - 3D Views
- 3749_119 - Site Plan - Boundary Details

02 // Site Context

- 02.1 Site Location
- 02.2 Site Information
- 02.3 Site Photographs

02.1 Site Location



The wider surroundings of Lower Falinge neighborhood is today defined by four-story blocks of 1970s stacked maisonettes, accompanied with parking sites and a subpar public space. The neighborhood is separated from the Town Centre by St. Mary's Gate, which is a four-lane dual highway. This road serves as a physical barrier that prevents pedestrians and bicycles from accessing local services, amenities, and public transit. The majority of the adjacent roads are heavily dominated by cars and have a limited number of safe locations for pedestrians to cross.

The site currently accommodates four four-storey building blocks with surroundings that are in a poor condition. The total site covers an area of approximately 1.2ha. The site is shown on the accompanying Existing Site Layout on the right.

Within the surrounding area are numerous local services within walking distance. Local shops are located to the Ground Floor Level of Thetford block. The site is within a short distance of bus services, with a bus stop located adjacent to the Thetford block on Sheriff Street as well as bus stops located on Sportland Road.



Location Plan



View 1



View 2



View 3



View 4



View 5



Key Plan

03 // Planning Policy

03.1

Planning Policy

Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

“where in making any determination under the planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material consideration indicates otherwise”

National Planning Policy Framework (2019)

The NPPF (2018) is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.

The NPPF sets out Government planning policies for England and how these are expected to be applied. The NPPF sets out the Government's presumption in favour of sustainable development (Paragraph 11). As Paragraph 8 states, there are three overarching objectives.

Economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

Social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

Environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF provides substantial support for new housing and Section 5 of the NPPF 'Delivering a sufficient supply of homes' sets out how local planning authorities should boost significantly the supply of housing. Paragraph 73 states that local planning authorities should identify a minimum of five years' worth of housing against their adopted housing requirement or against their local housing need where the strategic policies are more than five years old.

04 // Design Proposal

04.1

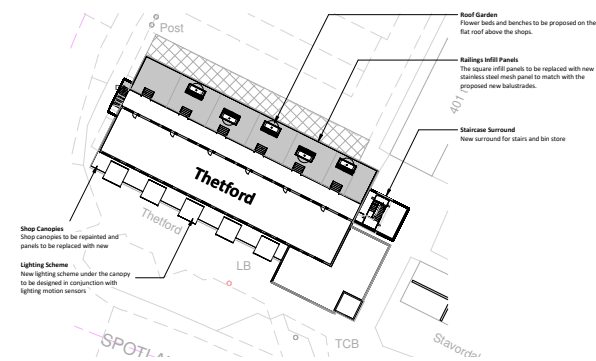
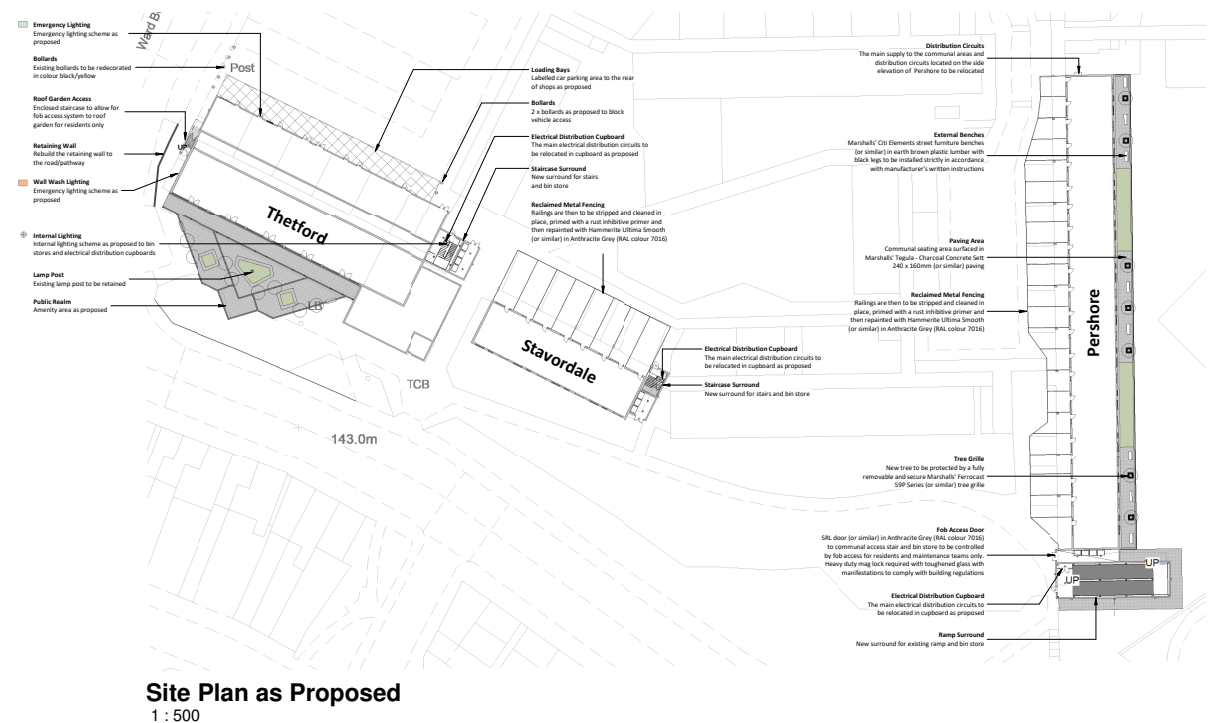
Proposed Site Plan

04.1 Proposed Site Plan

The site plan reflects the proposal we have submitted for planning approval.

The proposed staircase surrounds to the entrance of each block are designed to improve security for the residents due to unwanted visitors from off the estate. RBH will be installing security fob access to all individual blocks linked to intercoms to each individual flat and to the new bin stores.

The area in front of the Ground Floor level shops at Thetford will be developed into an amenity space that will offer various benefits that contribute to the well-being and overall quality of life for residents. It provides the residents with areas for recreation and leisure activities, green spaces that offer opportunities for physical activities and relaxation, promoting a healthier lifestyle. The amenity space also serves as a communal area where residents can interact, socialize, and build a sense of community. Shared spaces encourage neighbors to connect, fostering a stronger community bond.

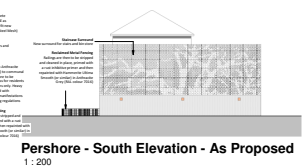
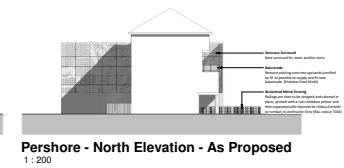
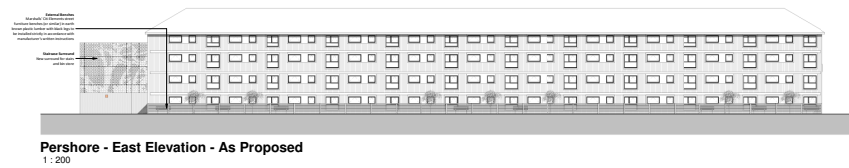
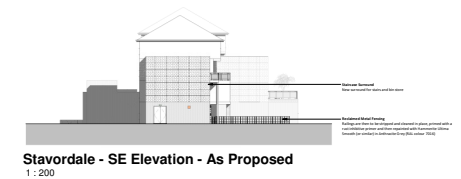
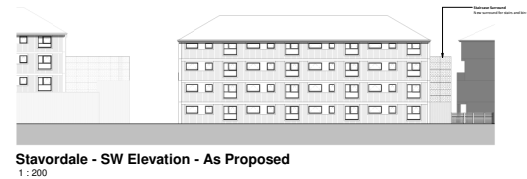
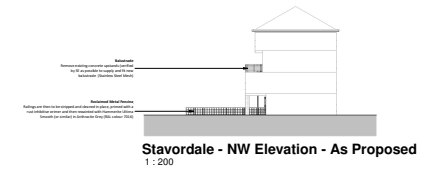


05 // Appearance

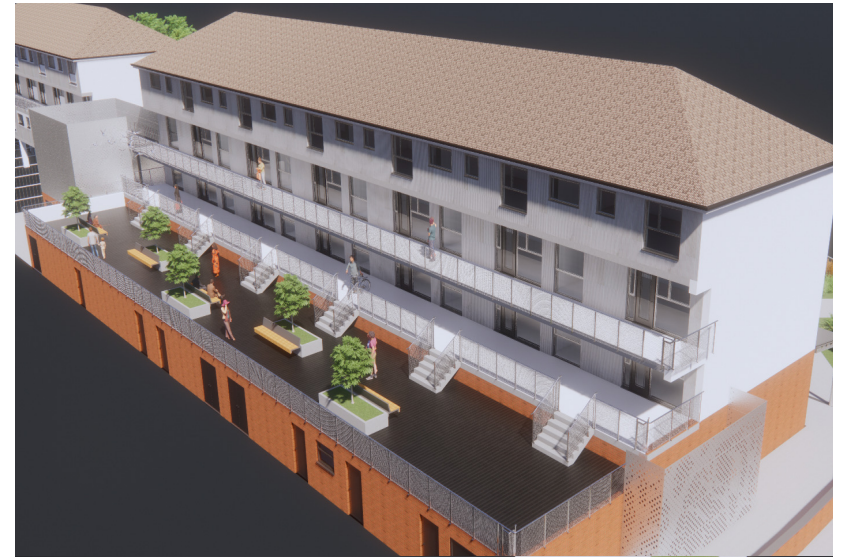
- 05.1 Appearance - Proposed Elevations
- 05.2 Materials - 3D Views
- 05.3 Materials - 3D Views

05.1 Appearance - Proposed Elevations

The visual appeal of the neighbourhood is also enhanced. This aesthetic improvement can positively influence residents' perceptions and pride in their community.



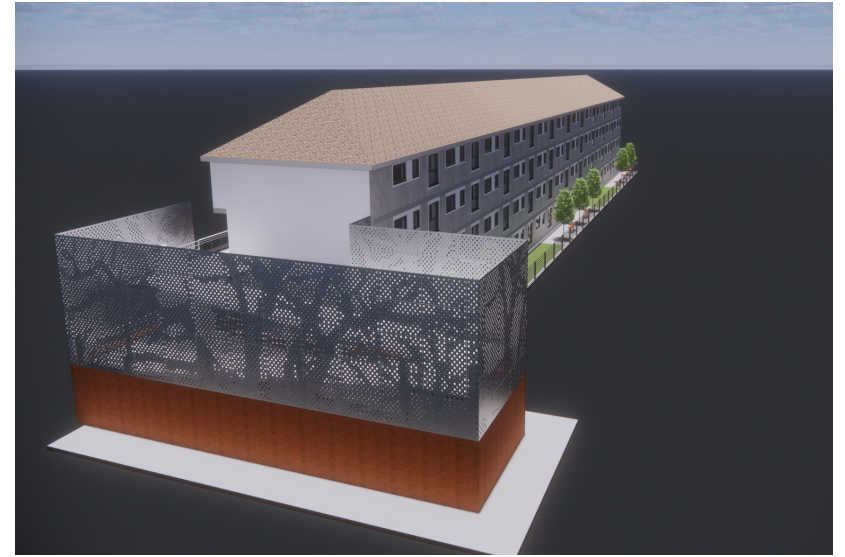
Proposed Elevations



Visual Representation of Scheme



05.3 Materials - 3D Views



Visual Representation of Scheme



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