

URBAN DESIGN CONSULTATION RESPONSE

Design Officer	Azhar Kapadi
Date	03.04.25
Application Reference	25/00149/VRCON
Address	Longley Hey Farm, Halifax Road, Littleborough, OL15 0LB
Proposal	Application for minor material amendment to approved planning application 23/01280/FUL for the erection of replacement dwelling

Introduction

The [National Design Guide](#) sets out the ten characteristics of a well-designed place. Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the [National Planning Policy Framework](#).

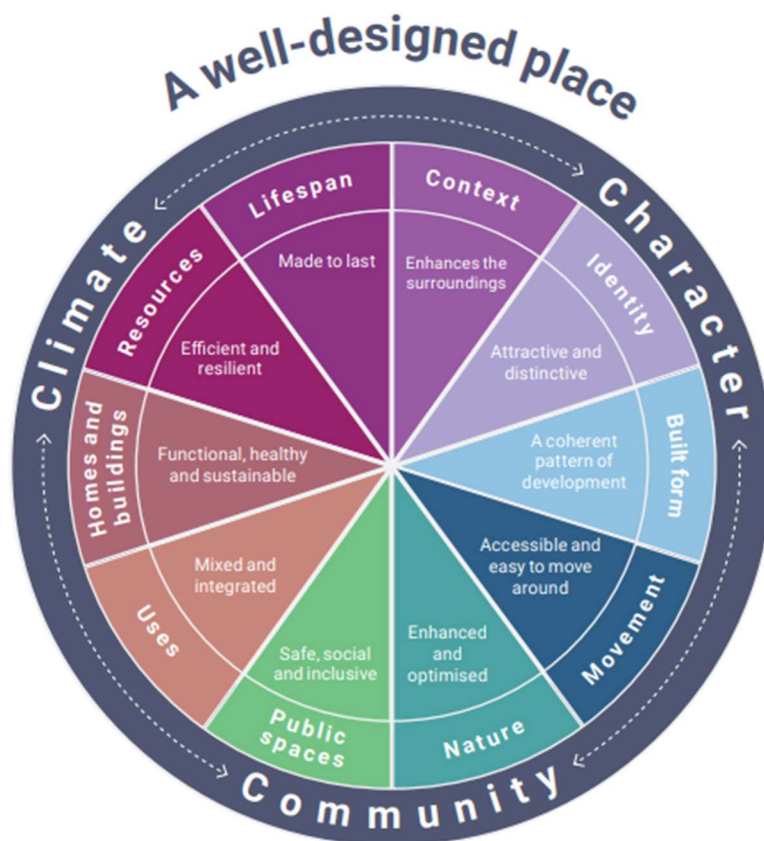


Figure: The ten characteristics of a well-designed place

Source: National Design Guide, 2021
Reproduced under the Open Government Licence

Reason(s) for Consultation

Building / Urban design

Scheme Image(s)

Source: Application submission



Assessment

SUMMARY

In principle, the scale and massing of the change is considered suitable. The changes however have resulted in empty / blank facades to the proposed double storey elements. This could benefit from internal rearrangement. The south elevation is 'quite busy' and would benefit from a revised design approach.

In principle, there is no reservation to the changes to the scale and massing of the building.

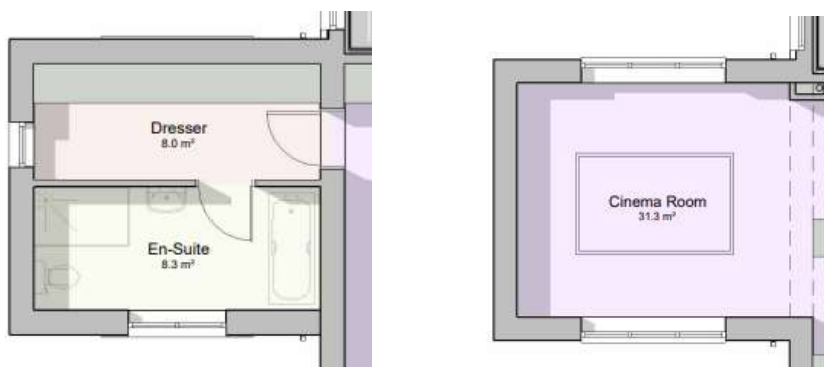
The removal of the chimney does reduce the quality / character of the development so I would advise that this is reinstated.

East Elevation

The east elevation has omitted large parts of glazing with an approach of opting for traditional fenestration instead. This is considered suitable. There is something nice about the ground floor windows (stone mullions) aligning with upper floor windows and this has been lost with the removal of the three pane window, replacing this with the relocation of the door. I would therefore continue the window to align with the windows above. Similarly the two storey element as part of this revision would benefit with a similar type of window/stone surround, to the upper floor. On the east elevation, the elevation looks blank at first floor level, so maybe a recess outline of stonework where a window and surround could have been would help reducing this elevation from being too empty and monotonous.

North Elevation

Similarly the gable to the north elevation, can something be done to prevent it from being an empty elevation? Presenting blank or largely blank elevations are not recommended and the plan can work more effectively to introduce some glazing and interest to these elevations.



South Elevation

I would encourage stepping this gable end (right hand side) to step in or step out slightly to provide some depth and relief to the elevation. This would help break up the elevation reinstating some of the interest that was provided previously in both the existing building and the previous application.

The glazing has considerably reduced also to the south elevation revision. The outline frame (oak) appears too dominant for both gables so I would advise maintaining this only for the left hand side as per the original permission and removing balconies and the frame to the right hand side. This would allow the two gables to sit more harmoniously with one another and avoid an overproliferation of glazed balconies and double doors at upper levels. This elevation as a whole seems 'too busy' and disrupts the character and style of the overall development. Previously, the glazed element worked more effectively in a single storey structure as a featured extension to the main building. Applying this to the gable at both levels does not however work well.

This exercise could be informed by a simple 3d view / CGI as what was produced for the previous scheme.

