
Design & Access Statement

Trub Farm, Rochdale

September 2024

MCI DEVELOPMENTS



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01 Introduction

MCI Developments has created this design and access statement to go with the planning application for 162 homes at the land at Trub Farm, Trub Road, Rochdale.

This document covers the design methodology used to create the application and considers site-specific concerns.

Assessment

Currently, Trub Farm is used as agricultural land. The proposed development is a natural extension to the already existing residential provisions in the area. The site is bound by residential accommodation to the north, east and west. The south boundary facing onto the M62.

Opportunities

MCI Developments' vision is to build environmentally friendly homes where people can live, work, and enjoy. We work to establish areas that are sustainable socially, environmentally, and economically, whether we are strengthening existing neighbourhoods or developing new communities.

Our core principles are developed and applied on a site-by-site basis ensuring that bespoke solutions are given to each site and the opportunities and constraints that the site presents are fully considered.

In order to realise the potential of the site and satisfy the needs of the neighbourhood, the overall vision for the land at Trub Farm has evolved through a process of on-site analysis, assessment of the constraints, and negotiations with Rochdale Borough Council.

Evaluation, Vision & Principles

Our vision for the site includes; Creating attractive, active and lively streets.

- Demonstrating the development of a site that adheres to national and local planning and design policy.
- Implement landscaping that will improve the development, the streetscape, and the community's overall perception of it.
- Relate new to existing residential development in terms of scale massing and materials.

Design

Planning policy places a strong emphasis on good design, and the following key design goals must be considered.

- Enhancing identity and sense of location through character.
- Making sure that spaces are friendly, secure, and safe.
- Movement ease making sure that locations are simple to access and navigate.
- Legibility
- Making sure that locations are clear. Adaptability
- Being able to foresee the need for change.
- Sustainability
- Reducing the negative effects on the environment.
- To ensure ease of future maintenance, design for future maintenance.
- Good streets and space - Creating places with attractive outdoor space.
- Well-designed buildings - Buildings designed to last and contribute positively to the streetscape.

02 Use

Currently, Trub Farm is used as Farmland.

The proposed development is a natural extension to the already existing residential provisions in the area.

The site is bound by the Rochdale Canal to the East, M62 to the South and Railway to the West.

1. View looking North of Trub Farm.



2. View looking East on Trub Farm.



3. View looking South of Trub Farm.



4. View looking West of Trub Farm.



5. View of entrance road.



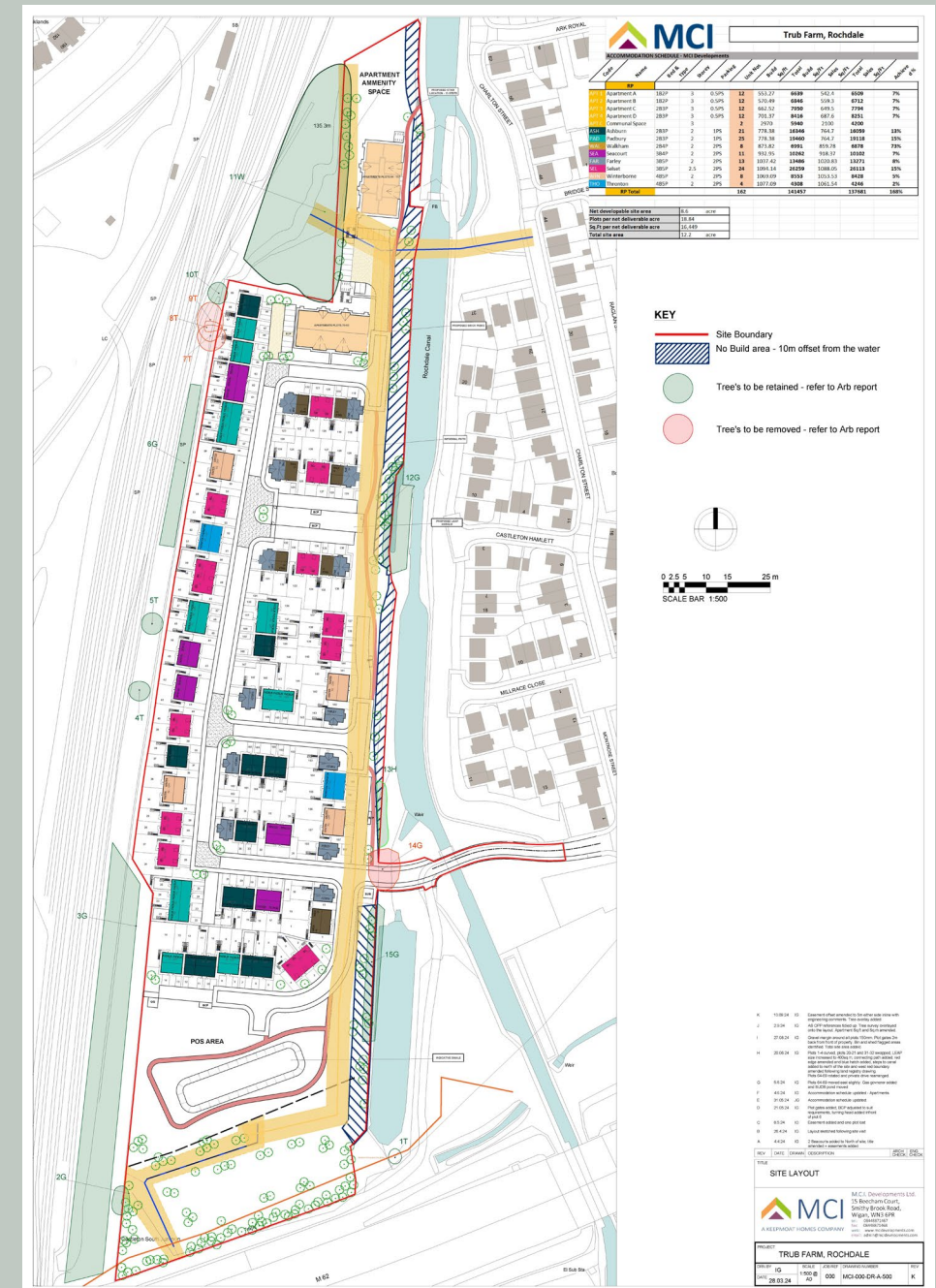
03 Amount

162 Plots are included in the development proposal.

The complex, spans an area of around 11.46 acres.

The site is made up of affordable homes, consisting of two and two and a half -storey buildings with two, three and four bedrooms, and two, three storey apartment blocks which house a mix of one and two bed apartments. The variety of properties reflects the need for high-quality, family-friendly accommodation in the neighbourhood.





04Layout

The layout provides 162 dwellings comprising of one, two three- and four-bedroom houses/apartments.

Layout

The site has a single access into the development from Trub Road. The houses form perimeter blocks where each property enjoys the benefits of secure private rear gardens, in curtilage parking and landscaped front gardens.

Scale and massing

The proposed homes will have a density appropriate for a housing project of this kind and be two and half storeys tall. The proposed design incorporates a variety of high-quality materials that give the street scene more personality and clarity while reflecting the character of the nearby residential communities.

Structure and form

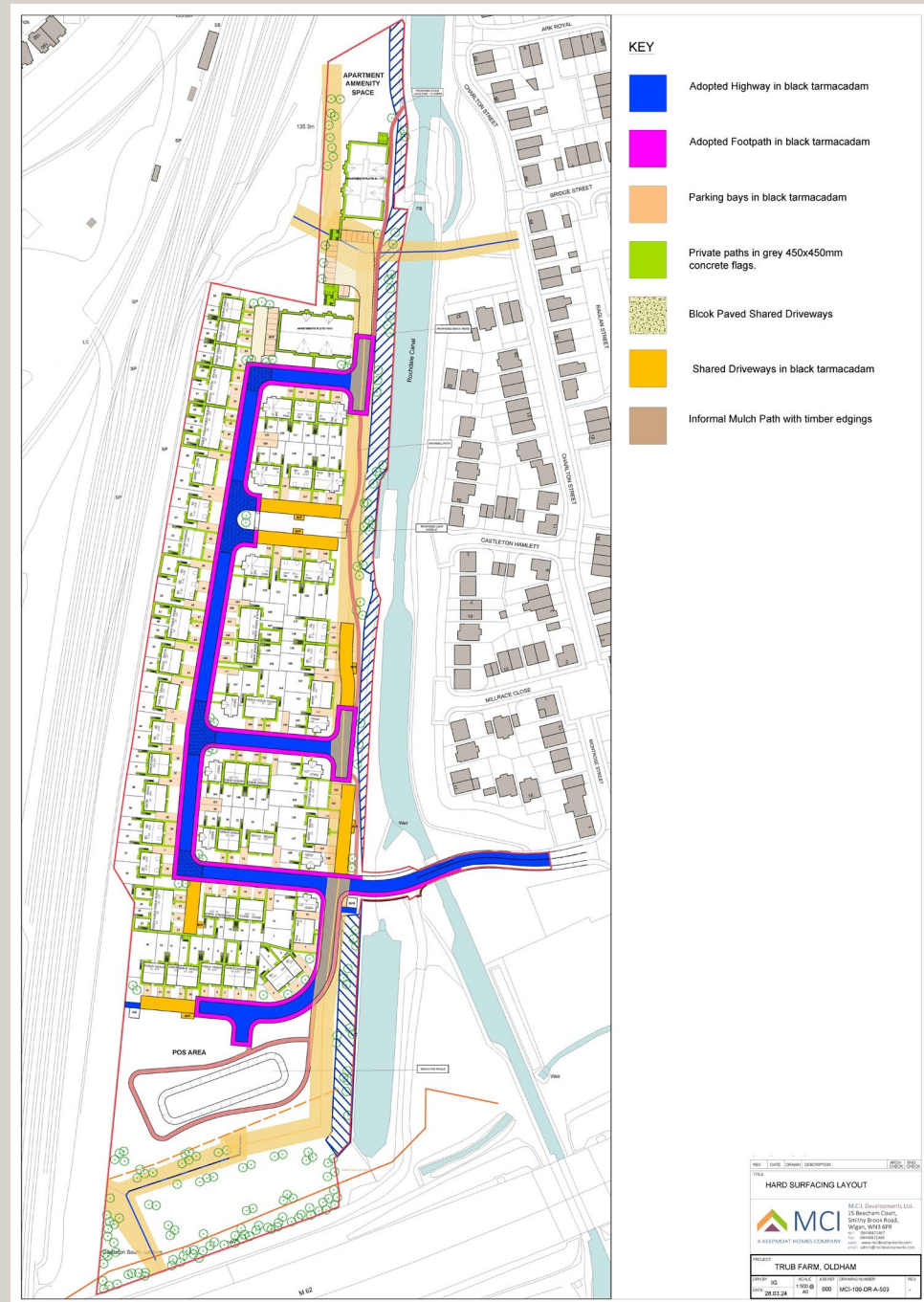
At important intersections throughout the site, feature buildings serve as focal points and visual stops. All homes have specific materials used to accentuate the corners as they face the street.

Road Hierarchy

Trub Road is the only intersection from which the development is accessible. The road inside the planned development produces a pattern of development parcels, and pedestrian permeability within the project.

Parking

The amount and size of parking are sufficient and fulfil Rochdale's council agreed-upon standards.



05 Building For a Healthy Life

Introduction

A 'Building for a Healthy Life' assessment has been produced by MCI in accordance with the 'Building for a Healthy Life' headings.

Green – Go ahead

Amber – Try & turn Green

Red – Stop & rethink.

1) Natural Connections

It is proposed that vehicular access into the site is to be taken via Trub Road.

The proposed Private Drives have been designed to promote a pleasant, low traffic environment with no through-route. The housing layout has also been designed to enhance natural observation and minimise the creation of 'negative spaces.

On-site landscaping has been enhanced throughout the site.

(Green)

2) Walking, Cycling & Public Transport

Cycle routes and pedestrian footpaths run throughout the site, providing safe, coherent access to the proposed development.

Amenity facilities such as public open spaces are provided to the south of the site and the central LEAP area. Local POS areas are also easily accessible off-site within walking distance of the development.

(Green)

3) Facilities and Services

Community facilities such as health centres, retail provision, schools, places of worship and eateries all have adequate provision off-site within walking distance and are within an accepted walking catchment area.

The nearest bus stop to the site is located along Manchester Road, around 200 metres East from the entrance of the site. The nearest train station located to the site is Castleton, which is located to the North of the site. This train station can be accessed by a 9minute walk or 4minute cycle.

Castleton Primary School is located 500m from the vicinity of the site. There is a number of supermarkets within circa 2km of the site.

(Green)

4) Homes for Everyone

The tenure of the development is exclusively for the provision of affordable homes, with a mixture of house typologies and scale provided across the site. The housing mix comprises of, apartments, semi-detached and detached units, so it is not possible to give every dwelling private outdoor space, however all semi-detached and detached dwellings will have private space, and apartments will have communal space, and every dwelling has private off-street parking.

This mixture of house types allows for changing circumstances and promotes social mobility. The scheme delivers a good supply of homes, ranging between 1-4 bedrooms that will give local people an opportunity to up size, down size or get on the property ladder.

(Green)



05 Building For a Healthy Life

5) Making the Most of What's There

The site utilises the existing access road provided by Trub Road and is ideally located to take advantage of existing amenities and facilities located in the immediate surrounding area.

The Development is located on a Greenfield site . (Green)

6) A Memorable Character

The house types have been designed to complement the influences of surrounding buildings. A cohesive visual style and materials will run through the development and will be tied back to the surrounding area. The landscaping scheme will anchor the development with it's surroundings. Additional planting will soften the edges of the development.

(Green)

7) Well Defined Street and Spaces

The development has been designed to provide active frontages and units have been oriented to avoid blank elevations facing onto public spaces. Access to all plots is simple and direct, each plot is provided with off-street parking and detached and semi-detached units have been provided with private outdoor spaces. Street planting has been provided to augment the scheme and provide a soft edge to the development.

(Green)

8) Easy to find your way around

The development has a legible layout that promotes way finding through variation in surface treatment and the provision of vista plots at key locations to help people find their way around the development. The house typologies and orientations are matched to the road layout to create a positive relationship with their surroundings. The entrance to the site is well positioned and defined by Trub Road, pedestrian and cycle routes run adjacent to the vehicular routes.

(Green)



05 Building For a Healthy Life

9) Healthy Streets

The road layout is pre-defined by Trub Road, utilising the existing entrance onto the site (Green)

10) Cycle & Car parking

The parking has been designed to remove on-street parking from the street scene. The parking spaces will be fully compliant with Rochdale Council Parking Standards.

Cycle storage is provided, with each house having a cycle shed to their private garden. And apartments having communal bike stores.

(Green)

11) Green and Blue Infrastructure

The housing layout has been designed and oriented to provide natural surveillance. The POS areas and LEAP space are overlooked by front facing properties. In a similar way properties from the canal and informal pathway.

The additional planting will spread the green infrastructure network throughout the site. Adding to this, the green corridor adjacent to the existing canal, will create wildlife corridors, enhancing to existing habitats.

Rainwater attenuation will be provided through drainage to the existing sewer systems. A SUDs basin is also provided to the south of the site.

(Green)

12) Back of Pavement, Front of Home

The housing layout has been designed to create distinct spaces, reinforcing the divide between public and private spaces. Strong boundary treatments will further reinforce these boundaries and create distinctive local characteristics.

The scheme is made up of family homes with suitable gardens and apartments. Adequate space has also been allocated for front garden spaces that will create opportunities for social interaction.

It is proposed that the refuse facilities for these properties will be contained within the private garden area of the associated dwelling. Additionally, all plots will have a gated access route from the rear garden areas to the highway at the front of the property to enable the bins to be left out on collection day. Apartments have a shared bin and cycle store.

(Green)



**Building For
a Healthy Life**

06 Scale

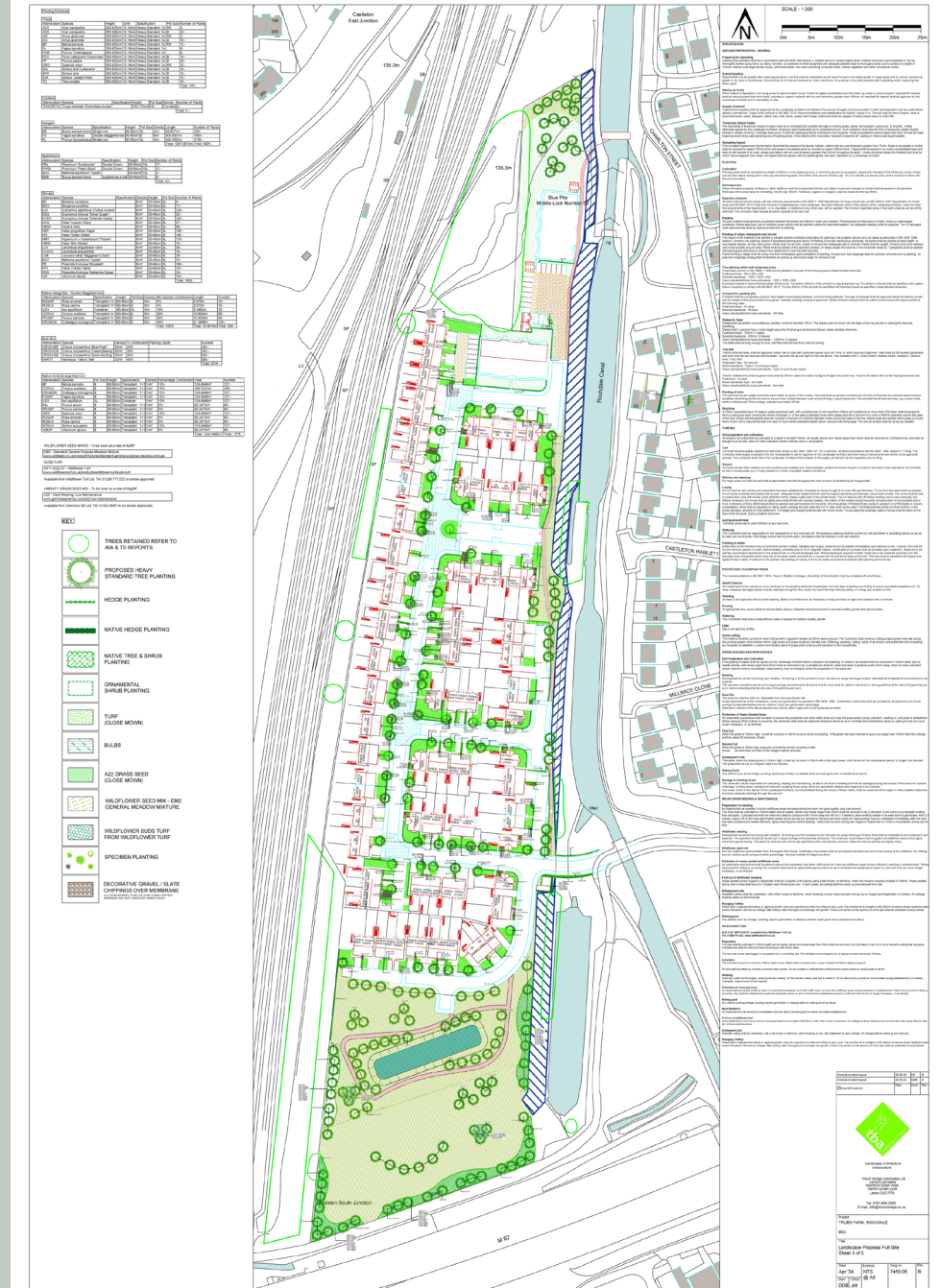


The proposed homes will have two and two and half storeys. The apartment blocks are 3storey.

This will give the street scene a wide range of personality and definition. The massing, dimensions, and materials of the buildings in this plan reveal the architectural excellence of the structures.

07 Landscaping -

Landscaping



08 Appearance

Visual Appearance / Materials

Red brick and grey roof tiles are the primary building materials in the neighbourhood surrounding the site off Trub Road. The suggested resources make references to the regional dialect without being a pastiche.

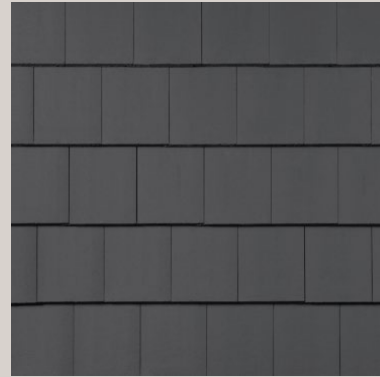
While taking care not to duplicate the form of the existing residential stock that surrounds the site's limits,.

Red mix brick will make up the architectural palette in order to add variety to the street scene. The application of slate grey interlocking tiles will improve these facing materials even further.

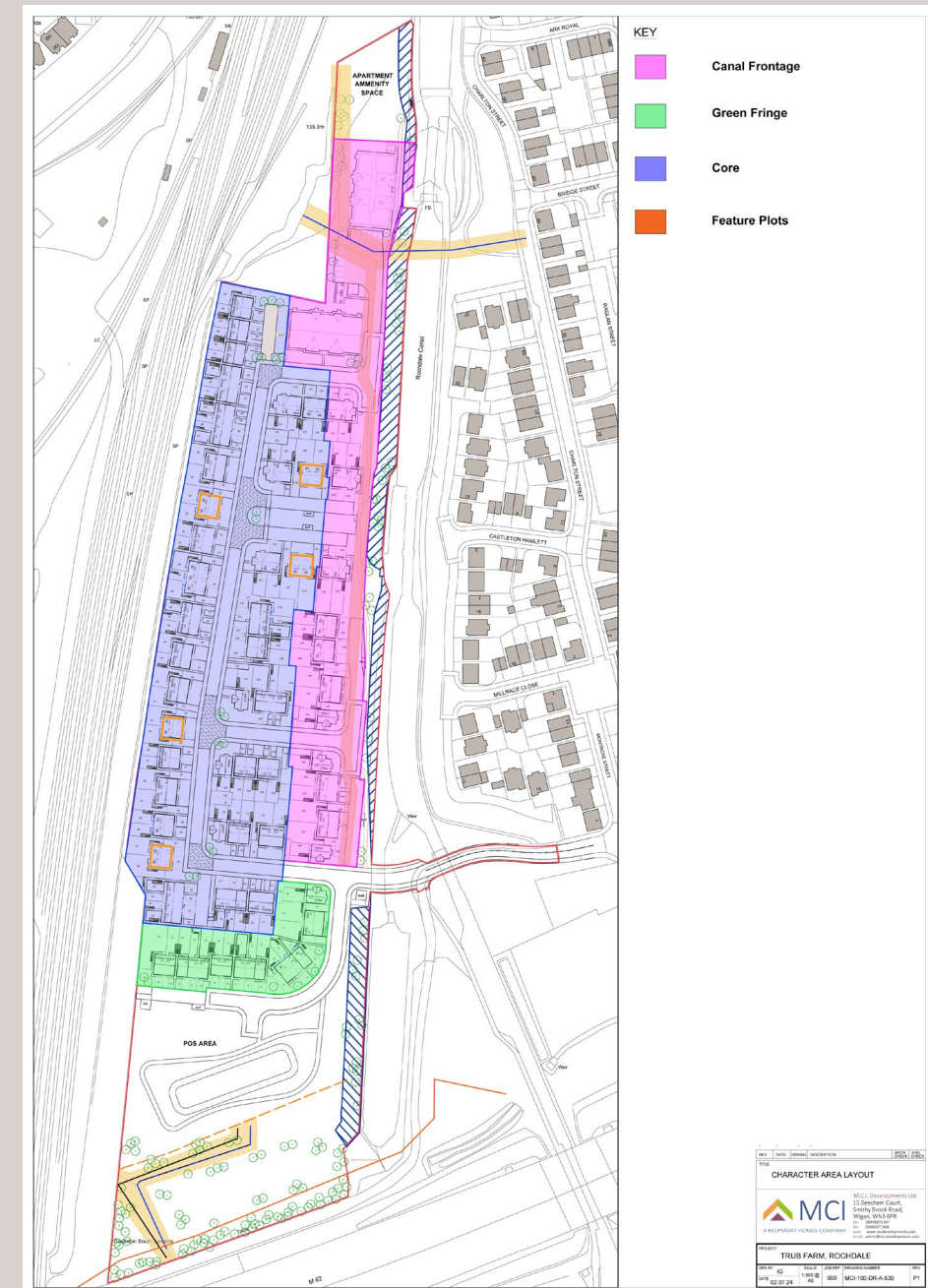
Shown adjacent are examples of the suggested material palette. The durability, aesthetic appeal, and contextual understanding were all taken into consideration when choosing each material. The suggested materials will employ colour, texture, and detailing along with high-quality construction to give the elevations a lively but tactile finish..

There are a mix of 3-character areas, green fringe, Core and Canal Frontage. The selsets also provide feature plots, consisting of different door colours and brick detailing.

Grey Roof Tile



Red Brick



09 Access

Access

Site access will be taken directly from Trub Road, via a bridge and walkway over the canal to allow pedestrians to join the existing connection onto the canal footpath.

Proposed stairs to the north of the site, leading up to the canal, will allow easy connections to Castleton town centre. Castleton train station will also be within a short walk from the proposed connection.

An informal path following the canal edge throughout the development, will provide pedestrians to access the central LEAP space and POS areas to the north and south of the site.



1. View of existing connection onto the canal path



2. The canal path



3. View from the existing bridge



4. Existing bridge to the North of the site.



3. Canal connection in Castleton

09 Access

Movement

Site access will be directly off Trub Road.

Within the development, all roadways and footpaths are shown to be safe by having good natural surveillance during daylight and being well illuminated during the hours of darkness. There are no through routes for vehicles. Footpaths from car parking areas lead directly to the dwellings they are provided for.

Natural Surveillance

The front elevations of this development face public highways. Care has been taken to keep natural surveillance over the public realm to the maximum, with building design offering no opportunities for concealment, thus promoting a sense of security for the community and visitors. Door and windows in gables overlook public areas providing natural surveillance.

Lighting

Good lighting provides clear and safe access through developments for pedestrians up to the private front doors of dwellings.

Boundary Treatments

Care has been taken to ensure that all boundary treatments provide clear and well defined public and private spaces.

The plans show mix of boundary treatments consisting of timber fencing and screen walls, along with various forms of planting, all of which will provide a physical barrier. The boundaries, while providing privacy where required, will not obstruct the requirement of maintaining maximum, natural surveillance.

Maintenance of Spaces

Private gardens are well defined.

Trees will be pruned to a height no lower than two metres, and shrubs pruned to a height no greater than 1 metre, thus providing a clear window of surveillance at all times.

Car Parking

Parking is in curtilage and follows the principles of manual for streets. Parking provision meets the requirements Rochdale Council, both in terms of quantum and size.

Traffic Calming

Building design, site layout and landscaping, will all play their part in assisting vehicle and pedestrian movement within the development.



09 Access

Inclusive Design

The built environment and how we interact with it has a profound effect on our quality of life whether it is our working, living or recreational environment. Well-designed places ensure variety and ease of use for all members of the community. The proposals at land at Trub Farm, Trub Road, have been developed and take regard of CABI's publication The principles of Inclusive Design (CABI 2006) which sets out 5 key principles:

- Inclusive design places people at the heart of the design process
- Inclusive design acknowledges diversity and difference
- Inclusive design offers choice where a single design solution cannot accommodate all users
- Inclusive design provides for flexibility in use
- Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

These key principles should lead to development that is inclusive, responsive, flexible, convenient, accommodating, welcoming and realistic.

The proposals at land at Trub Farm, meet these aspirations for the reasons set out below.

The proposed access points and the road hierarchy, incorporating footpaths, the existing public right of way, provide a network which is easy to navigate and is well overlooked. The overall pattern of the streets ties in with the wider area.

The proposed residential development offers choice and variety for all groups within the community and aims to appeal to a multitude of people with differing lifestyles and social backgrounds. The housing types designed with a flexible approach to varying lifestyle choices and providing a sound base for future adaptation.

The built form provides a clear distinction between public and private space with the use of clear boundaries treatments utilising varying materials. Corners and vista stops have also been carefully thought about to assist way finding and ease movement and create the sense of a distinctive environment.



10 Conclusion

The proposed scheme Trub Farm will be developed to provide a beautiful, well-designed neighbourhood for residents. The scope and nature of the suggestions will guarantee that the plan will benefit and improve the neighbourhood and surroundings.

The development is placed in context with the surrounding region by carefully considering the structure, massing, streetscape, landscaping, and materials, resulting in an appealing, distinctive, and aspirational plan.

