

Design, Access, Planning and Open Space Statement

Proposed Development of 52 New Dwellings

Land at:

Former Oakenrod Primary School

Bury Road

Rochdale

Lancashire

OL11 4EE

Rev 0 February 2022

hallmark
ltd.co.uk



A photograph of a road scene, likely at dusk or dawn, showing a road with a red car, a street sign, and a billboard. The image is partially obscured by a blue curved shape on the left side of the slide.

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1.0

Introduction

- This Design, Access, Planning and Open Space Statement is prepared to support the Planning application to Rochdale MBC for the redevelopment of the Brownfield Site At Oakenrod.
- Architects at Nicol Thomas have worked together with Hallmark and the Planning department to present this high quality scheme of XX Units for Open Market sale.
- Confirm above





2.0 The Site

- The site is located with direct access to Bury Road which connects Rochdale to Bamford, and Bury beyond.
- The site is currently vacant and overgrown with a mix of rubble and historic land cover. It is located to the west of Rochdale town centre and is bound by the River Roch and Bury road.
- It is a plot which is almost triangular in nature and rises from the lowest point along the river, to the West and North.
- This report will be accompanied by a Heritage Statement and Phase 1 Site Survey which will describe further the site background and history of the area. Further interesting reading and history is available online from links in these documents.
- A full arboricultural survey and Habitat report have been submitted separately and the findings of these support that the site will significantly enhance the area and provide complementary habitats for wildlife and planting.
- Mature tree planting along the Northern boundary will be retained and complimentary planting provided as noted by the landscape architect.
- The topographic survey of the site has been carried out recently and level survey is included in this submission.

3.0 Planning Statement

- This site has previous planning approval for residential use and has been discussed with the council previously with the applicant.
- A major application was approved in 2007 for 29 Houses and 36 apartments, Application 07/D49652.
- The site lies within the Defined Urban Area as defined in the Rochdale Unitary Development Plan.
- The site is previously developed, and its redevelopment accords with Planning policy Statement 3 (housing) which encourages the use of previously developed land within urban areas in preference of the development of greenfield sites and encourages housing development which makes more efficient use of land.
- A pre-application was made in 2021 for 43 dwellings, which was supported in principle, with comments regarding two options. Further information was requested regarding urban design, landscaping and elevational treatments.





3.0 Planning Cont.

Relevant Policies

In addition to the requirements of the National Planning Policy Framework, any application for the proposed use of the site would be subject to an assessment against the following list of key policies contained within the Rochdale Core Strategy:

- SO2 Creating successful and healthy communities
- SP2 The Spatial Strategy for the borough
- SP3/R The Strategy for Rochdale
- C1 Delivering the right amount of housing in the right places
- C3 Delivering the right type of housing
- C4 Providing affordable homes
- C6 Improving health and wellbeing
- C7 Delivering education facilities
- C8 Improving community, sport, leisure and cultural facilities
- SO3 To improve design, image and quality of place
- P1 Improving image
- P2 Protecting and enhancing character, landscape and heritage
- P3 Improving design of new development
- SO4 Promoting a greener environment
- G1 Tackling and adapting to climate change
- G2 Energy and new development
- G6 Enhancing green infrastructure
- G7 Increasing the value of biodiversity and geodiversity
- G8 Managing water resources and flood risk
- G9 Reducing the impact of pollution, contamination and land instability
- SO5 Improving Accessibility and delivering sustainable transport
- T2 Improving Accessibility
- DM1 General development requirements
- DM2 Delivering planning contributions and infrastructure
- SD1 Delivering sustainable development

3.0 Planning Cont.

The following saved policies from the Rochdale Unitary Development Plan (UDP) are also relevant:

- G/D/1 Defined Urban Area
- G/8 Greenspace Corridors
- EM/7 Development and Flood Risk
- EM8 Protection of Surface and Ground Water

Additional Core Strategy and saved UDP policies may also be relevant depending upon the details of any submitted proposal.

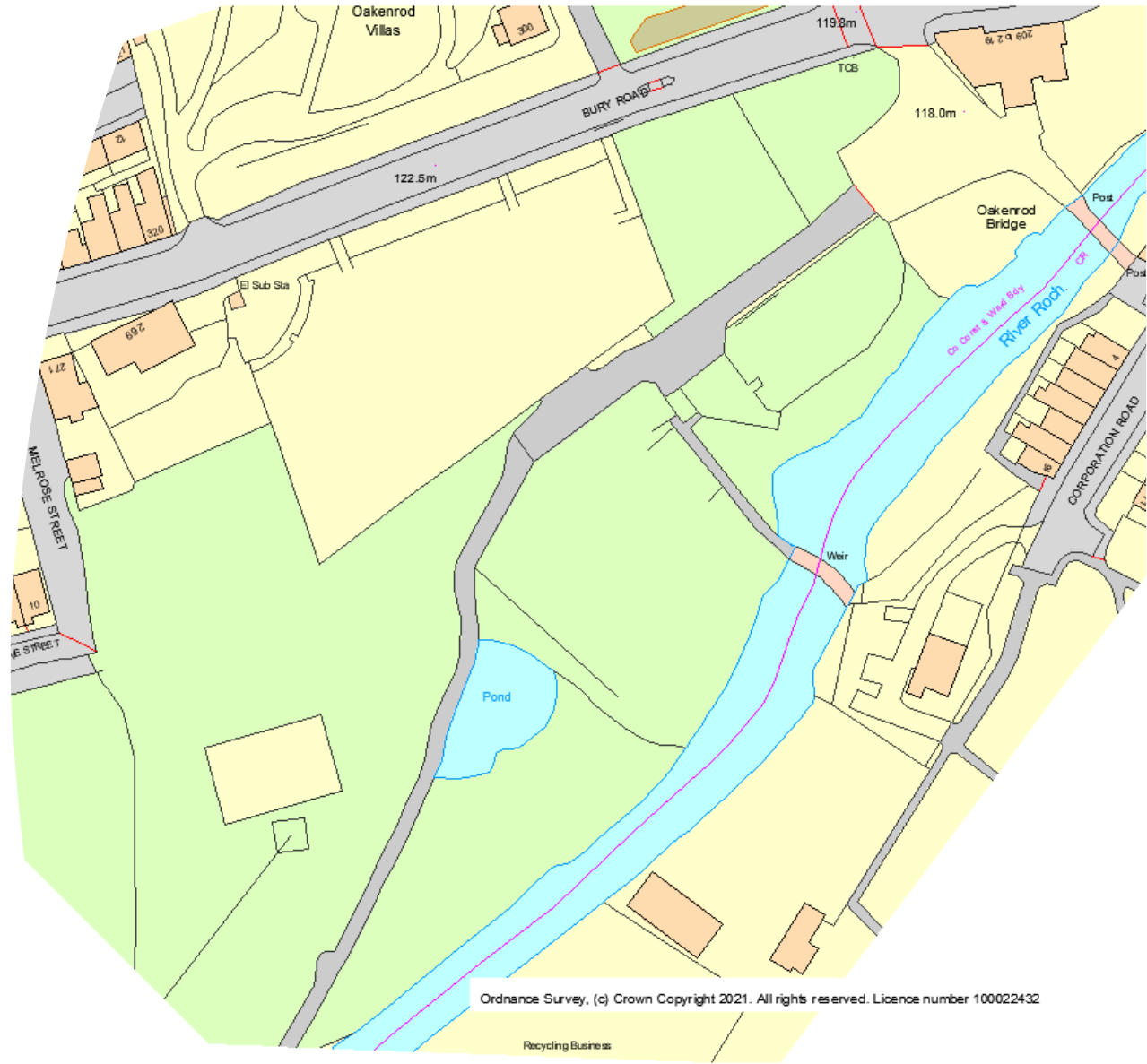
There are also a number of SPDs which are of relevance to the proposals including the following;

- Affordable housing
- Provision of recreational open space in new housing
- Guidelines and standards for residential developments
- Climate change adaptation
- Residential design guide



4.0 Scheme Proposals

- Hallmark and Nicol Thomas have been working together on the design of the scheme for over a year.
- During this period various surveys and studies have been carried out to support this application as required by the validation team and planning consultation.
- The site is sandwiched between the River Roch and Bury Road in Rochdale. Its shape is almost triangular, however due to the river and flood areas not all of the land is available for building use.
- To the East lies Oakenrod footbridge and to the West lies Melrose Street.
- The area has good road links to Rochdale and Bury and is within walking distance of Rochdale Town Centre.
- The site boundary at Bury Road slopes down from West to East and the site generally slopes from North to South. Further level studies can be seen in the main drawing package.
- Design drivers include the following – Existing topography and flood zones from river Roch. Existing Roads, access and noise sources. Orientation and Existing site features.



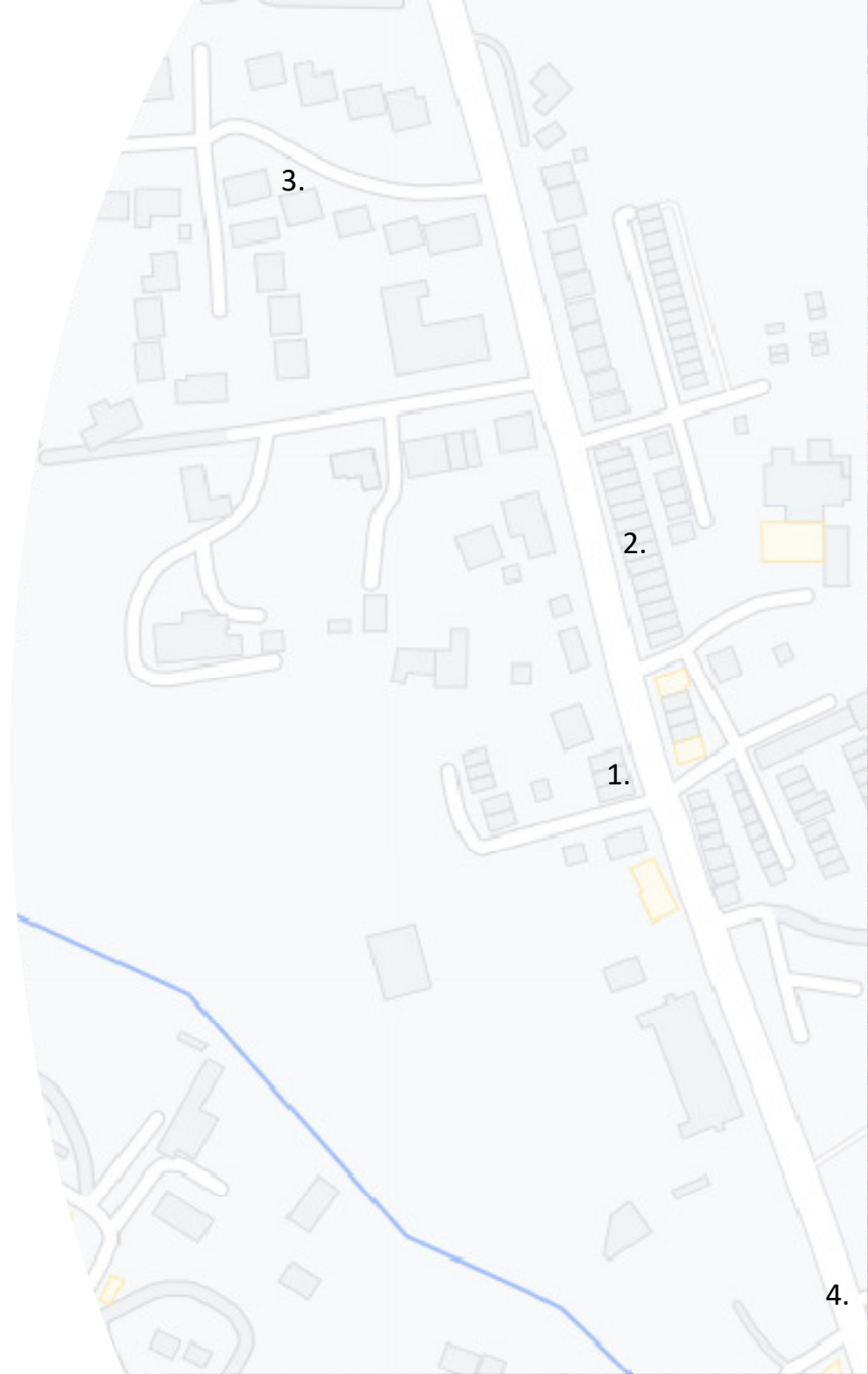
It is the development teams aim to create a diverse community within the scheme as such there are 52no dwelling proposed with a range of house types in order to offer to a wide collective of people including young professionals and families. There are 4 no 1 bedroom units, 12no 2 bedroom units, 26no 3 bedroom units and 8no 4 bedroom units. In order to reduce on street parking each dwelling is to have 200% car parking within curtilage either to the front or the side of the unit.



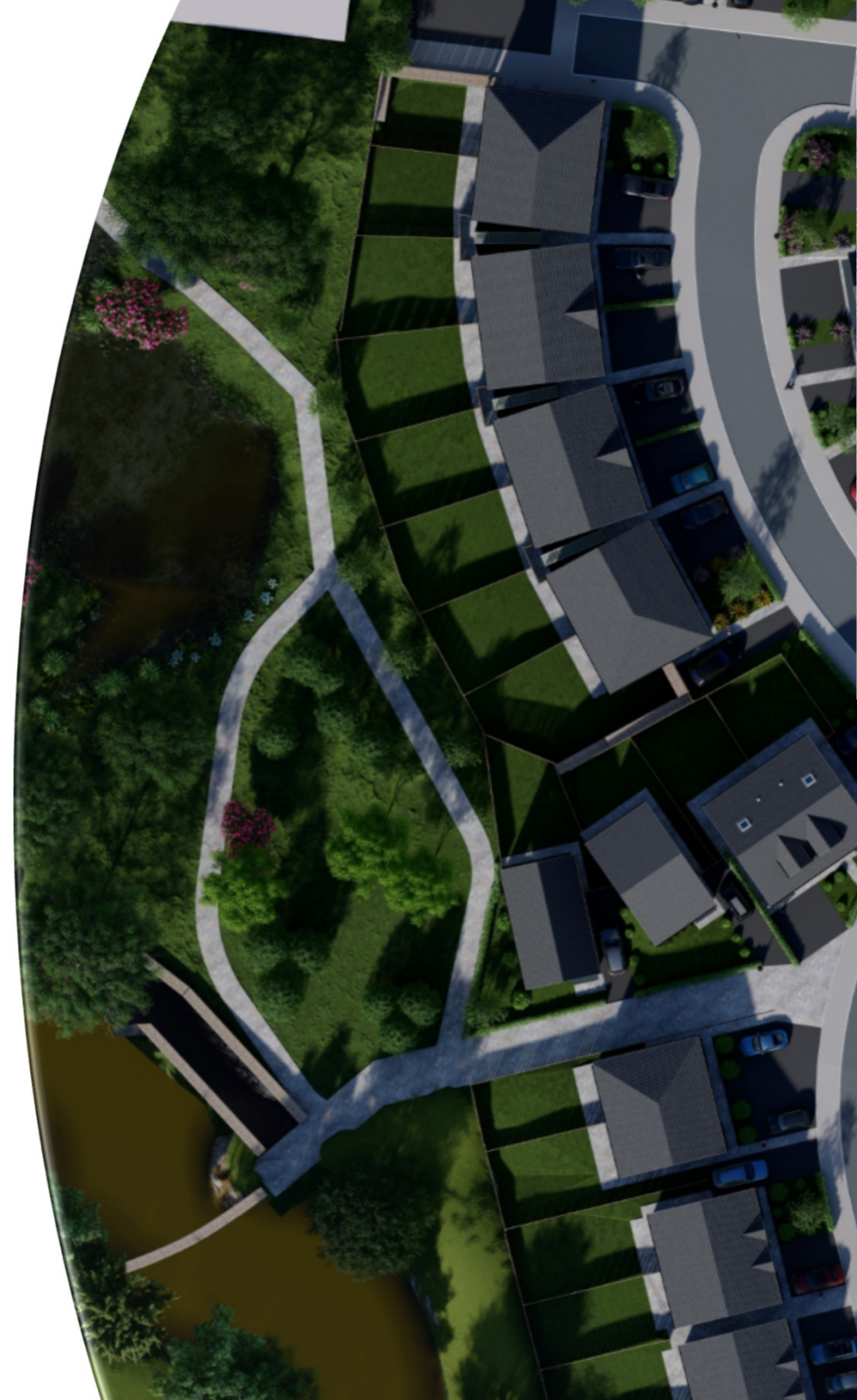
The units have all been positioned to provide natural surveillance through the scheme with corner plots having windows in the gables and sufficient planting to blend the urban into the natural. The site topography allows for most plots to have a view towards the River Roche and wildlife area to the South.



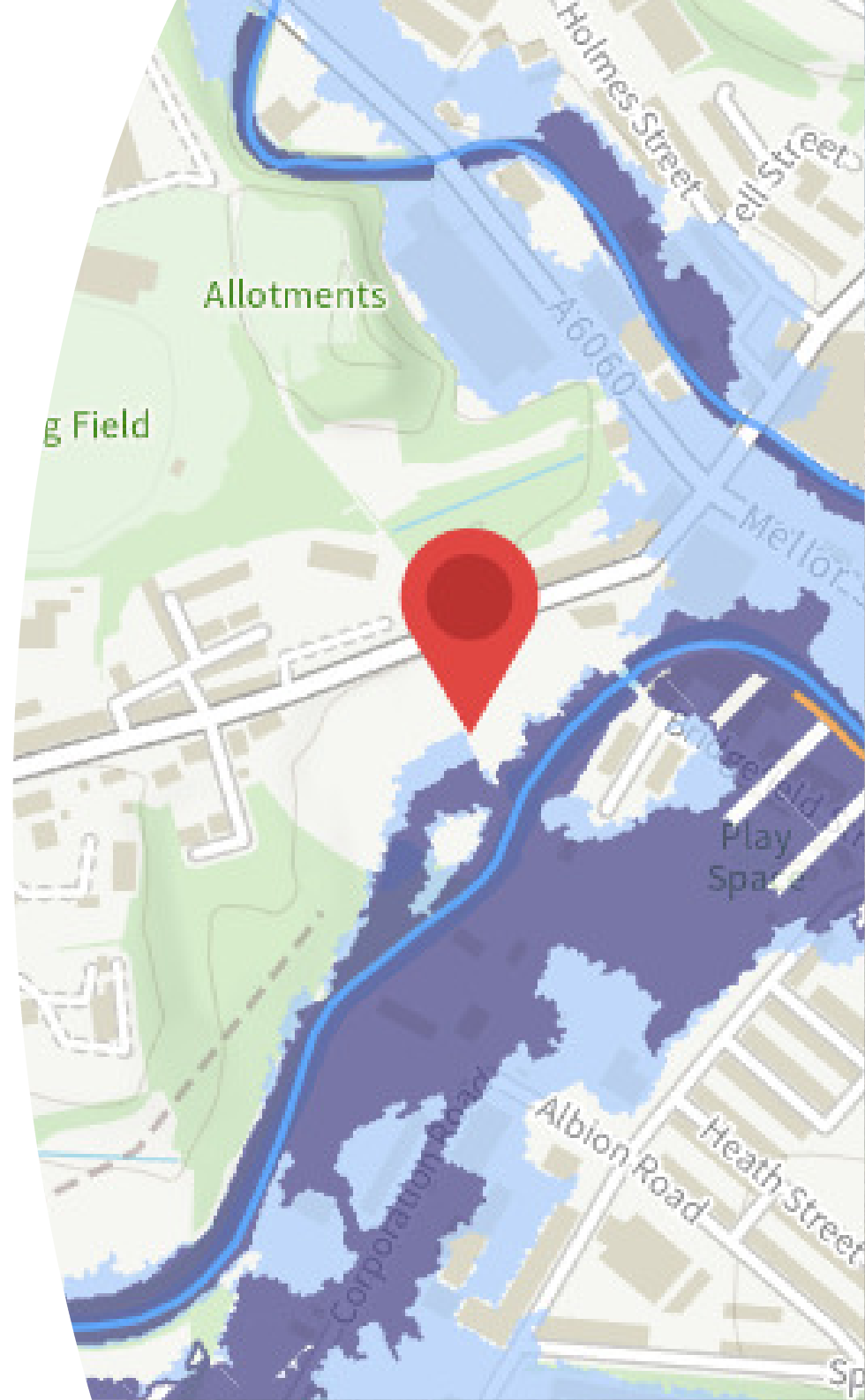
The local vernacular is very traditional to the area and this scheme proposes to use a red multi faced brick as seen in other schemes in the area including along Bury Road. The images below demonstrate some of the examples in the surrounding area. Art stone cills and head will be used across the corner and front elevations. Hipped roofs have been used in an effort to further reduce the urban scheme of the scheme alongside a natural edge of the River Roche.



Climate change is having a large effect on all industry's especially in construction and as such the development team wanted to put environmental design at the forefront of this scheme. The site is ideally located adjacent to the River Roche to the South to introduce an Archimedes Screw. The Archimedes screw is a form of positive-displacement pump, which traps fluid from a source and then forces the fluid to move to a discharge location. This screw would be driven by the flow of the River Roche to turn a turbine and produce clean electricity to be distributed across the site.



The site is partially within flood zones 2 and 3 as such this area has been efficiently used to provide an ecological area with a pond and native species throughout. Details of this area can be located within the ecology report. A wide a path leading towards the Archimedes Screw and wildlife area has been incorporated to encourage visitors and local users into the green corridors of the site .



5.0 Access Statement

- This site is in a highly accessible location and has good access to local transport. It is served by an established bus route between Rochdale, Bury and Norden, and has links to the Rochdale Interchange where users can change for other bus and Metrolink services.
- The Rochdale Access Bus service, Ring and Ride is available for people who have difficulty using public transport. This can be accessed through the telephone or Ring and ride website.
- The footbridge over the River Roche provides a convenient shortcut to the South which pedestrians and cyclists will find very useful.
- Access for disabled people will be provided in the design of the new scheme to comply with current regulations and best practice. Ground floor access will be provided to all properties with a WC at entrance level.
- Road access and pavements will be designed to minimize gradients and provide drop kerbs and crossings with tactile surfaces to modern access standards.



7.0

Conclusion

- Hallmark have worked closely with Nicol Thomas to re-design the scheme following the pre-application submission made to Ryan Grant in April of 2021.
- The principle of the development of this site has already been established and an approval given in 2007. (07/D49652.)
- Our on going consultation with Rochdale Council reinforces this decision with a positive set of responses from the Council. All of the principal comments have now been incorporated into the proposals.
- Further detail information and reports have now been completed and accompany this application.
- We hope that the Council will continue to support our proposals so that we can deliver much needed new homes in Rochdale.

