

DESIGN AND ACCESS STATEMENT

JUNE 2023

Edenfield Road
Norden, Rochdale

U R B A N
G R E E N



QUALITY MANAGEMENT

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CONTENTS

0.0	Executive Summary	04
1.0	Introduction	06
2.0	Contextual Appraisal	08
3.0	Technical Appraisal	18
4.0	Scheme Proposals	26
5.0	Conclusion	42

0.0 EXECUTIVE SUMMARY

0.1 SUMMARY OF PROPOSALS

This Outline Planning application is seeking consent for:

- The development of 49 high quality residential dwellings (Use Class C3), that are sympathetic to their surroundings through the use of appropriate materials, colours, and architectural styles.
- Landscaping, including the retention of existing woodland.
- Access off Edenfield Road.

The description of development is as follows:

'Outline application (including details of access, appearance, layout and scale) for 49 dwellings with only details of landscaping reserved'

Figure 0.1 (right) includes the Proposed Site Layout Plan illustrating the proposed scheme in relation to its wider context.

This Design and Access Statement is underpinned by a number of supporting documents and drawings that are including within the submission package.



FIG 0.1: PROPOSED SITE PLAN

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1.0 INTRODUCTION

This Design and Access statement has been prepared by Urban Green on behalf of Stonebond to support a full planning application for residential development for up to 49no. Dwellings and associated landscaping and infrastructure on land at Greenbooth Road/Edenfield Road, Norden.

1.1 PURPOSE OF DOCUMENT

The purpose of this Design and Access Statement (herein after referred to as the DAS) is to provide a detailed account of the proposals that comprise this outline planning application.

1.2 PLANNING CONTEXT

This site is contained within the Rochdale Borough Council draft allocation plan AL/HOU/54 meaning the principle of housing on this land has been considered as acceptable.

KEY



SITE BOUNDARY



FIG 1.0: SITE LOCATION PLAN

1.3 SCOPE AND STRUCTURE

The structure of this Design and Access Statement has been informed by the guidance set out in ‘Design and Access Statements: How to Write, Read and Use Them’ published by CABI in 2006. This statement is set out as follows:

Chapter 1: Introduction - Introduces the site, planning context, and the scope and structure of this design and access statement.

Chapter 2: Site Context - describes the application site, its wider context, accessibility and planning history.

Chapter 3: Technical Context - provides an overview of technical matters relevant to this planning application including Ecology, Arboriculture, and Access.

Chapter 4: Scheme Proposals - outlines the scheme proposals for which planning consent is sought.

Chapter 5: Summary and Conclusion - provides a summary of the proposals and overall merits of the scheme

2.0 CONTEXTUAL APPRAISAL

The proposed site is a current brownfield site with previous industrial usage in Norden. Development on this site will be a sustainable change of use and will form a logical and discrete extension to the current urban fabric of Norden and will integrate into the wider landscape setting.

2.1 REGIONAL CONTEXT

The site located in Norden, a village 3 km to the west of Rochdale, a town in Greater Manchester at the foothills of the South Pennines.

The site is strategically located on the A680 which connects to Rochdale to the east, the main employment area for the site. A-roads and motorways connect to Oldham to the southwest and the city of Manchester to the south.

The site benefits from its proximity to the substantial open space of the moorlands to the north, with a wealth of cycle and walking routes that connect onwards to the Forest of Rossendale to the north, Soyland Moor and Rishworth Moor to the east, and continue on to connect to the Peak District to the south east.

A wealth of well-connected cycle and walking routes surround the area; the National Cycle Network Route 92 can be joined 3.6km from the site. This connects to Route 66 in Rochdale which then leads directly into Manchester city centre. Route 6 can be reached in 8.4km. The Rochdale Way lies 500m walk from the site, connecting to the Pennine Bridleway.

KEY

	SITE		A ROAD
	TOWN/ VILLAGE		NATIONAL CYCLE ROUTE
	OPEN SPACE		RIVER
	RAIL AND TRAIN STOP		CANAL (BLUE)
	MOTORWAY		

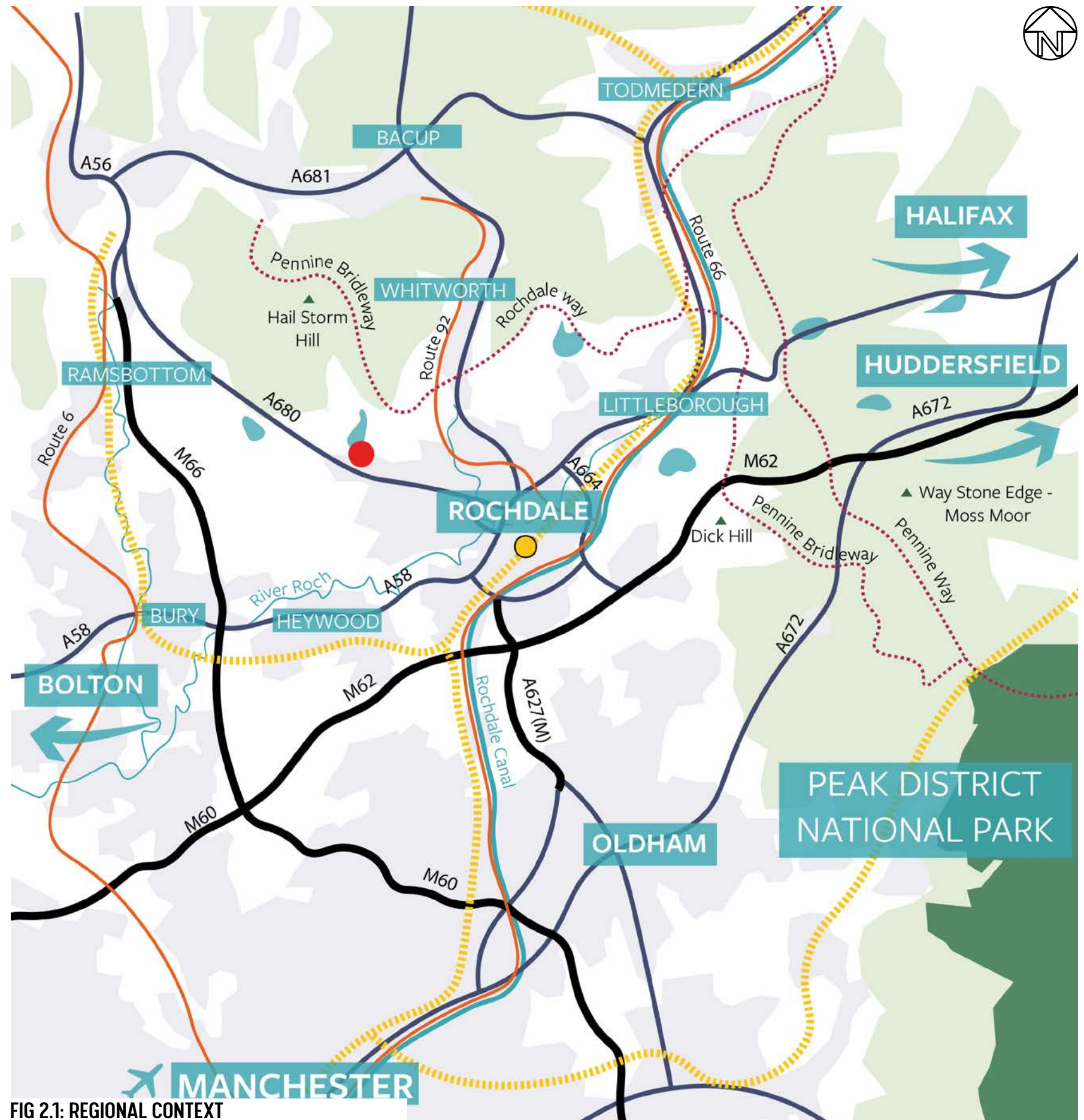
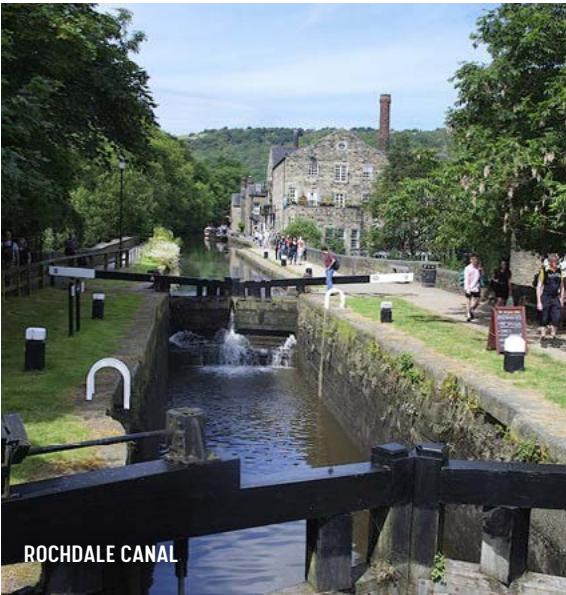
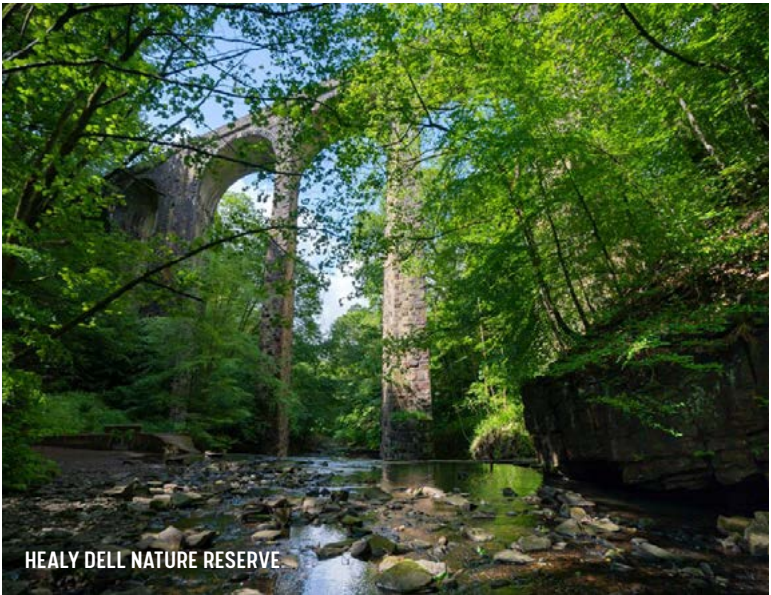


FIG 2.1: REGIONAL CONTEXT

FIG 2.2: LOCAL AREA IMAGES



2.2 LOCAL CONTEXT

Norden is a suburban village to the west of Rochdale with a history of cotton mills and the textiles industry. The site is considered to be in a sustainable location given its proximity to local amenities and services in Norden and Rochdale, good public transport connections, and a comprehensive network of cycle routes and footpaths.

The local context plan (Figure 2.3) illustrates the site's sustainable location in relation to a range of local facilities and services, as well as an abundance of footpaths and cycle routes that extend to the towns and surrounding countryside. These benefits are outlined below:

- Services including primary schools, sports fields, children's playpark, community allotment, parks, and high street with food shop, pharmacy, library, post office, and pubs, are all within a 15 minute walk from the site.
- Proximity to Rochdale, which provides access to further shops and services including pharmacies, secondary schools and further education, leisure centres, larger food shops (Iceland, ASDA, Tesco), as well as many other shops and services in Rochdale town centre.
- Primary schools (Norden Community Primary School and Whittaker Moss Primary School) can be reached in 10 - 15 minutes on foot. Willow View SEMH school, the nearest secondary school at Dean trust Rose Bridge can also be reached in 20 minutes using public transport.
- Good public transport links with regular bus services connect to Rochdale in 20 minutes. Rochdale station is located approximately 5km from the site, providing further access to links to the city of Manchester in 15 minutes by train, and Oldham in 25 minutes by tram or bus.
- Pedestrian routes from the site to Rochdale are available along quieter back roads and footpaths, including a longer route down Naden Brook and up the River Roch. Naden Valley Country Park lies to the immediate north of the site with gravel footpaths with plenty of Public Rights of Way crossing the countryside in close proximity of the site. Dedicated cycle routes and bike friendly roads are available from the site which connect to Rochdale and the nearby National Cycle Routes.

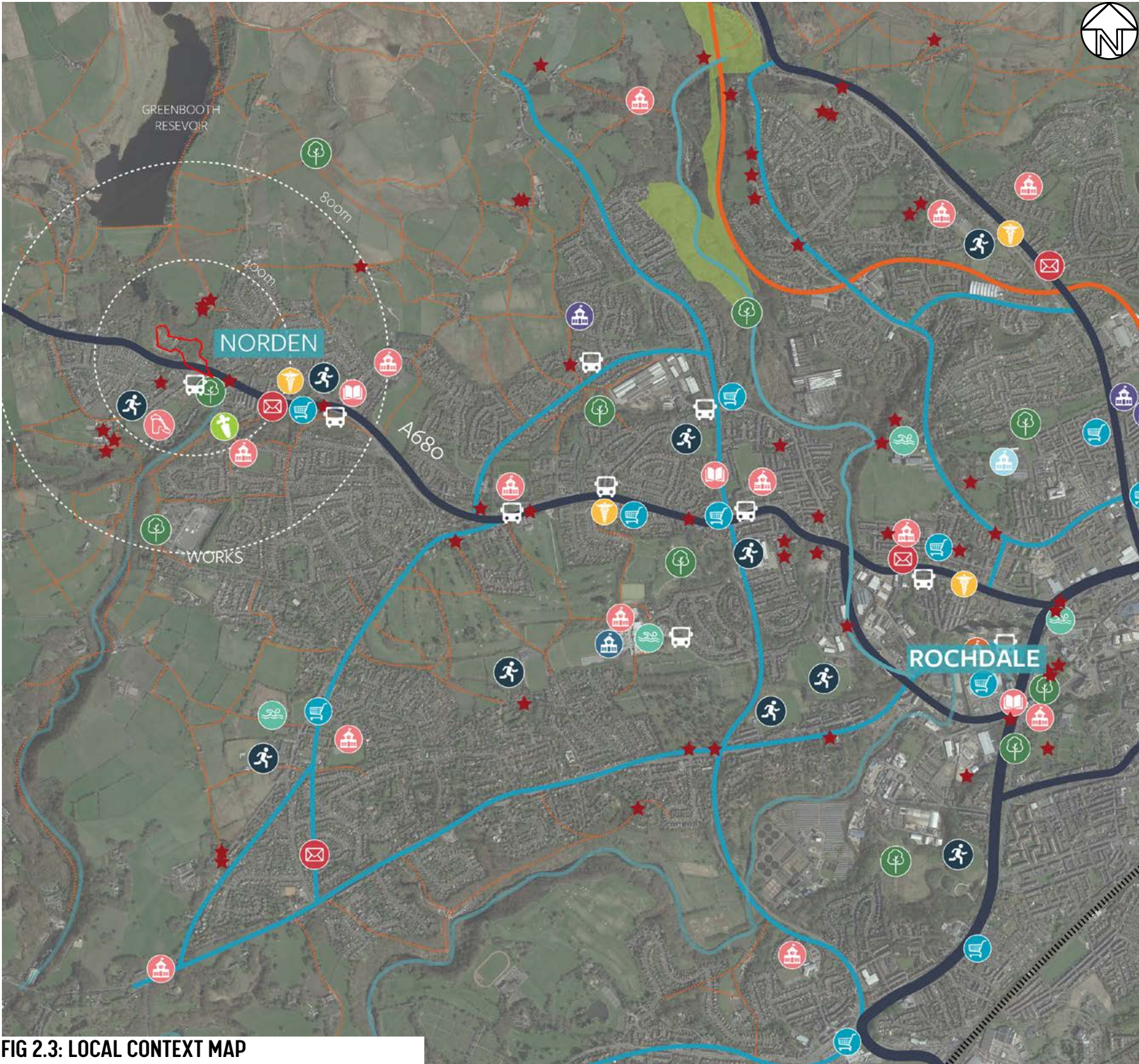


FIG 2.3: LOCAL CONTEXT MAP

KEY

PRIMARY ROADS	RAILWAY LINE	COMMERCIAL LAND USE	TRAIN STATION	PEDESTRIAN CONNECTIONS	GENERAL PRACTITIONER	LEISURE CENTRE	PRIMARY SCHOOL	GI NETWORK	CHILDREN'S PLAY PARK	POST OFFICE
SECONDARY ROADS	INDUSTRIAL LAND USE	BUS STOP	CYCLE CONNECTIONS	HERITAGE ASSETS	FOOD SHOP	PLAYING FIELDS	SECONDARY SCHOOL	PARK	LIBRARY	COMMUNITY CENTRE

2.3 SITE CONTEXT

The proposal site covers an area of 2.77 hectares and is situated in Norden, Rochdale, to the north of Greenbooth Road. The site is an old industrial site, physically split by Woodhouse Lane Brook which flows south into Naden Brook. The central and western area of the site is the former Tack Lea Works area and the eastern area is the former Shepherd Mill area. The land is currently occupied by the vacant and partially derelict buildings of the former Tack Lea Works.

The site comprises of previously developed land including areas of hard standing and industrial units for distribution and storage with woodland to the north. The site was previously occupied by a large milling factory and whilst some of the industrial units have been demolished, the development history of the site is evident from the varied age of buildings on the site which have been constructed of different materials, including red-brick with slate roofs and steel framed buildings with corrugated iron walls and roofs. A mill chimney stands in the centre of the buildings.

To the rear (North) of the site the topography slopes upwards, with the existing buildings are on level ground. The site is located in a valley with higher ground to the north and north east, a central flatter “plateau” and further fall in levels to Naden Brook to the south, with the existing buildings not visible from Edenfield Road.

The site is immediately bound by:

- Upward sloping TPO woodlands to the north, with agricultural fields beyond.
- To the east by Brook House residence and Heap Road, with a residential estate beyond.
- To the southeast by Edenfield Road.
- To the southwest by Naden Brook, over which lies Greenbooth Road which wraps around the south of the site, servicing the commercial buildings that and 2-storey terraced residences that adjoin the site.

The site is currently accessed by the existing route into the site from Edenfield Road via a gated priority access, and forms a priority cross roads with Blackpits Road.

KEY

	SITE BOUNDARY		POND
	COMMERCIAL USE		BROOK
	RESIDENTIAL USE		BUS STOP
	INDUSTRIAL USE		SITE ACCESS

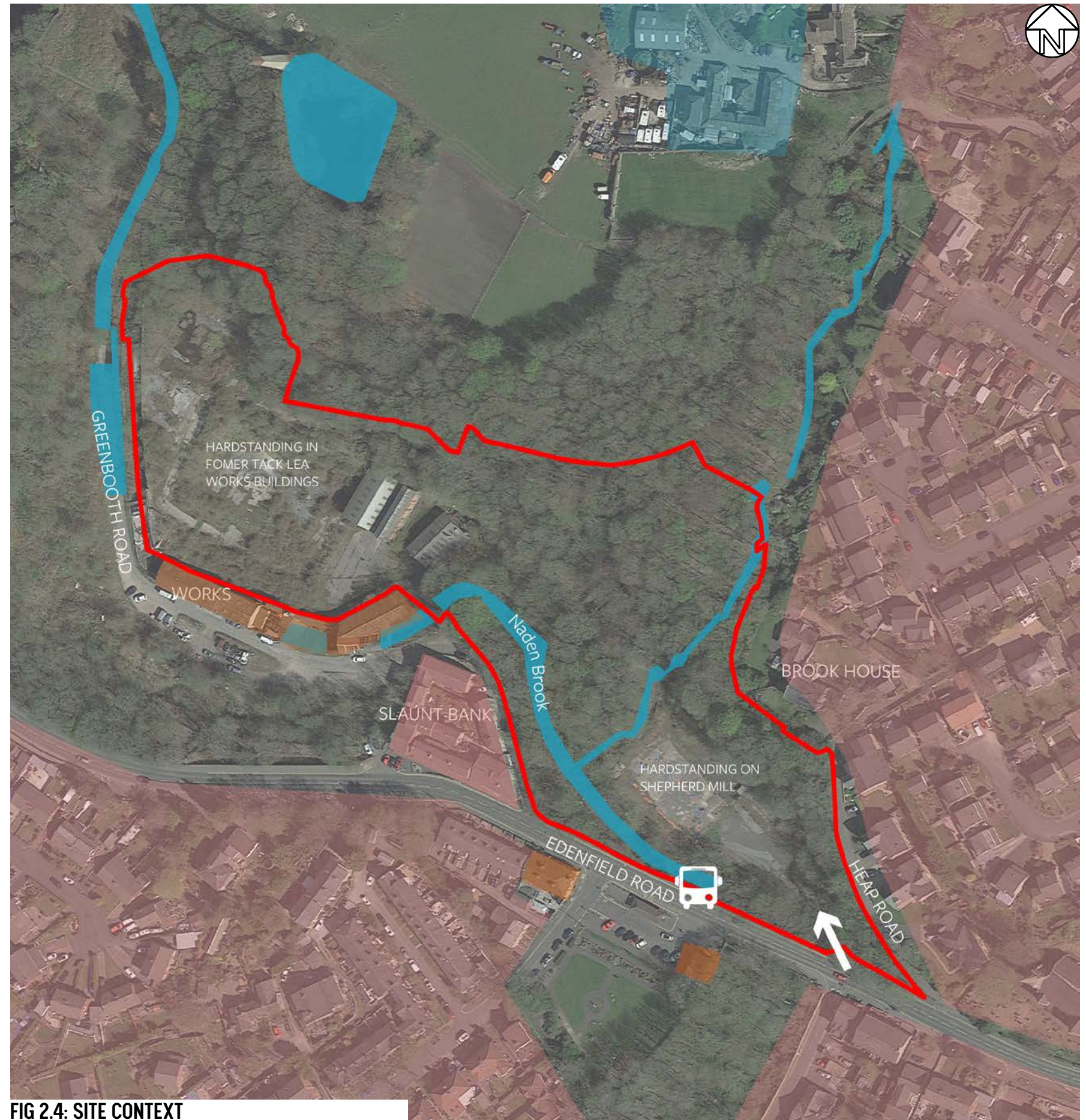


FIG 2.4: SITE CONTEXT

FIG 2.5: SITE IMAGES LOCATIONS



FIG 2.6: SITE IMAGES



2.4 LOCAL CHARACTER ANALYSIS

Norden is a small village with many historical mills and terraces, around which residential developments, predominantly from the 1980s, have grown outwards from.

The immediate site context is predominantly residential, with a range of architectural styles and materials which are represented across the following pages.



FIG 2.7: HISTORICAL IMAGE: 1890



FIG 2.8: HISTORICAL IMAGE: 1910



FIG 2.9: HISTORICAL IMAGE: 1960

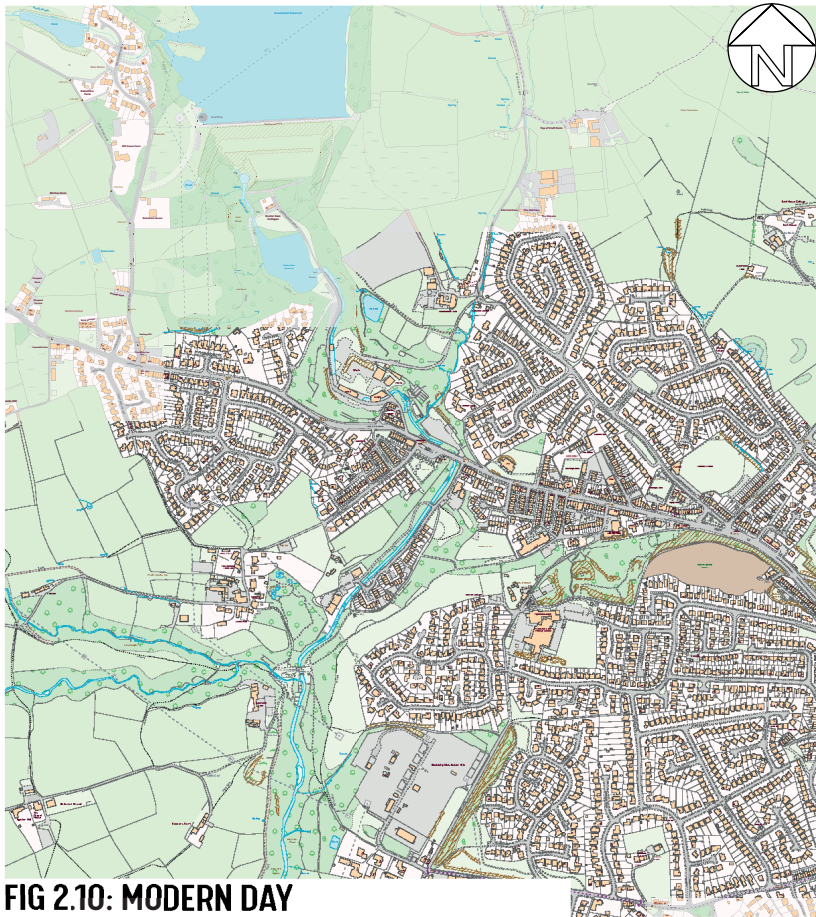


FIG 2.10: MODERN DAY



SUMMARY

- Pre-1900s narrow block 2-storey terraces with small frontages, with none onto Edenfield Road, and 2 metres in streets off Edenfield Road
- Predominantly sandstone facade with slate roof tiles. Remnants of cobbled streets.
- Mix of residential and commercial, especially along Edenfield Road.



- Mix of post-war and post-1960s detached residential dwellings.
- White painted wood panelling and red-brick or sandstone. White PVCu windows, door frames, and details. Plain and red concrete roof tiles.
- Mix of architectural styles; 1.5 story dormers, 2 storey dwellings with entrance set-backs, and mix of front and side-facing gabled roofs.
- Predominantly soft boundaries.



- Late 1900s residential dwellings with large plot sizes.
- Mix of gabled bungalows and hipped 2-storey dwellings.
- Dark wooden window and door frames and details, with (Cheshire brick like).
- No hard boundaries.
- Shared-surface streets.



- Post-1960s mix of bungalows, 1.5-storey dormers and 2-storey dwellings.
- Dark and lighter red-brick with white PVCu windows, doors, and details. Curved roof tiles.
- Large manicured front lawns with no raised boundaries.
- Strong architectural 3D features including set-back entrances, bay windows, columns, and gables.



- 1980s to late 1990s residential development of predominantly 1.5 storey semi-detached dormers to 2 Storey semi-detached and detached dwellings with gabled roofs.
- Formal block layout close to Edenfield road with informal street layout defined by cul-de-sacs further out.
- Large front gardens with low hard and soft boundaries.

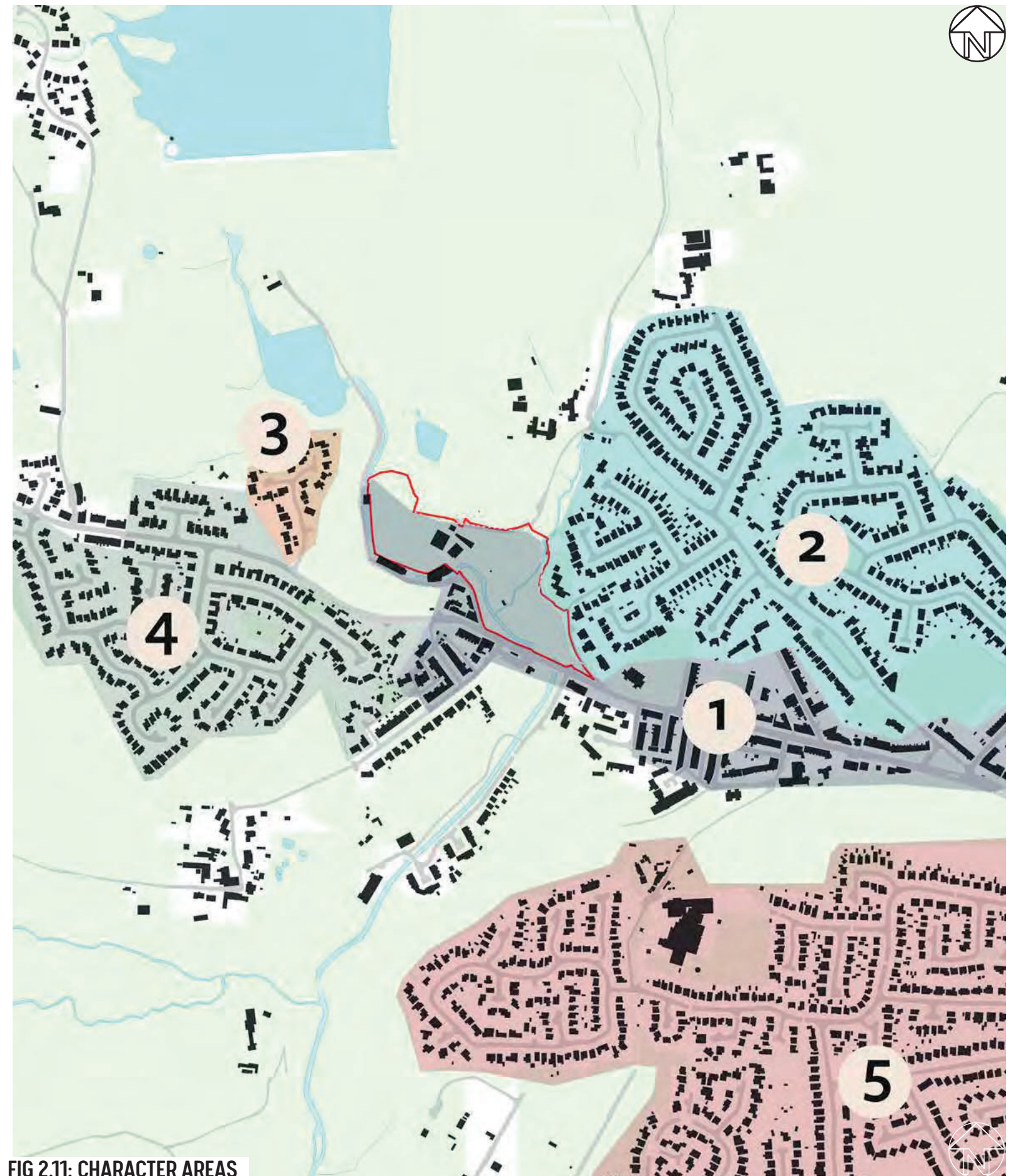


FIG 2.11: CHARACTER AREAS