

Parkfield House, Middleton

Design and Access Statement

March 2023

PARKFIELD HOUSE

MANCHESTER OLD ROAD, MIDDLETON



DESIGN & ACCESS STATEMENT

MARCH 2023

MÜLLER



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C O N T E N T S

1. BACKGROUND

- 1.01 Scope of DAS
- 1.02 Design Ethos
- 1.03 Site Location & Designation
- 1.04 The Vision & Design Objectives

2. RESPONSE TO CONTEXT

- | | | | |
|------|----------------------------------|------|-----------------------|
| 2.01 | Approach & Planning History | 2.09 | The Site |
| 2.02 | Planning Backdrop | 2.10 | Archaeology |
| 2.03 | Care Home Need | 2.11 | Arboriculture |
| 2.04 | Access, Movement & Connectivity | 2.12 | Ecology |
| 2.05 | Facilities, Services & Amenities | 2.13 | Drainage & Flood Risk |
| 2.06 | Heritage | 2.14 | Air Quality |
| 2.07 | Local Character | | |
| 2.08 | Open Space & Equipped Play Areas | | |

3. EVALUATION & EVOLUTION

- | | | | |
|------|---|------|------------------|
| 3.01 | Site Analysis | 3.04 | Design Evolution |
| 3.02 | Evaluation | 3.05 | Key Drivers |
| 3.03 | Existing Building Conversion Design Evolution | | |

4. DESCRIPTION OF PROPOSAL

- | | | | |
|------|-------------------------|------|----------------------------------|
| 4.01 | Design Concept | 4.09 | Soft Landscape |
| 4.02 | Character Justification | 4.10 | Arboricultural Strategy |
| 4.03 | Use & Amount | 4.11 | Heritage |
| 4.04 | Scale & Massing | 4.12 | Sustainability |
| 4.05 | Hard Landscape | 4.13 | Drainage Strategy |
| 4.06 | Boundary Treatments | 4.14 | Ecology Strategy |
| 4.07 | Access & Movement | 4.15 | Noise, Crime & Ground Conditions |
| 4.08 | Open Space Strategy | | |

5. ARCHITECTURAL APPEARANCE

- 5.01 Materiality & Detailing
- 5.02 Care Home
- 5.03 Townhouses
- 5.04 Building For Healthy Life



BACKGROUND

1.01 SCOPE OF

THE DAS

1. BACKGROUND

An overview of the existing situation in terms of the site itself, planning history and the proposal aspirations.

2. RESPONSE TO CONTEXT

An illustration as to the steps taken to analyse the relevant context of the proposed development site itself and the surrounding area.

3. EVALUATION & EVOLUTION

An outline of key design parameters, identified within the Response to Context section, which have informed the decision making process.

4. DESCRIPTION OF PROPOSAL

An explanation of the design principles underpinning the proposal.

5. ARCHITECTURAL APPEARANCE

An detailed overview as to the architectural appearance of the proposed scheme.

This Design and Access Statement (DAS) has been prepared by Archi-Scape Ltd on behalf of Müller Property Group, to accompany a Detailed Planning Application, which seeks permission for:

"Full planning application proposing the demolition of Parkfield House and removal of hard standing and the erection of a residential development (Use Class C3) and care home development (Use Class C2) with associated access, car parking, landscaping, open space and other associated works."

To conform with Planning Practice Guidance and the Development Management Procedure (England), this DAS aims to highlight the fundamental contextual analysis undertaken to inform initial design concepts, how the design for the scheme has evolved, and then explain the principles upon which the refined proposal is based. The following items will be illustrated throughout:

- Design rationale and vision for the development;
- Relevant planning policy;
- Steps taken to analyse context and demonstrate how the design has responded;
- Initial design principles and concepts;
- Relevant consultation and design evolution;
- Characteristics of the final proposal.

This DAS has also been written in accordance with industry recognised best practice guidance including the CABE Design and Access Statements - How to Write, Read and Use Them. A number of additional reports and surveys have been produced to supplement the application and should therefore be read in conjunction with this DAS as follows:

- Planning Statement (Asteer Planning)
- Heritage Statement (Nexus Heritage)
- Character Study (Archi-Scape)
- Arboricultural Impact Assessment (Trevor Bridge Associates)
- Flood Risk Assessment & Drainage Management Strategy (Betts Hydro Consulting Engineers)
- Crime Impact Statement (Design For Security)
- Noise Impact Assessment (Apex Acoustics)
- Air Quality Assessment (Redmore Environmental)

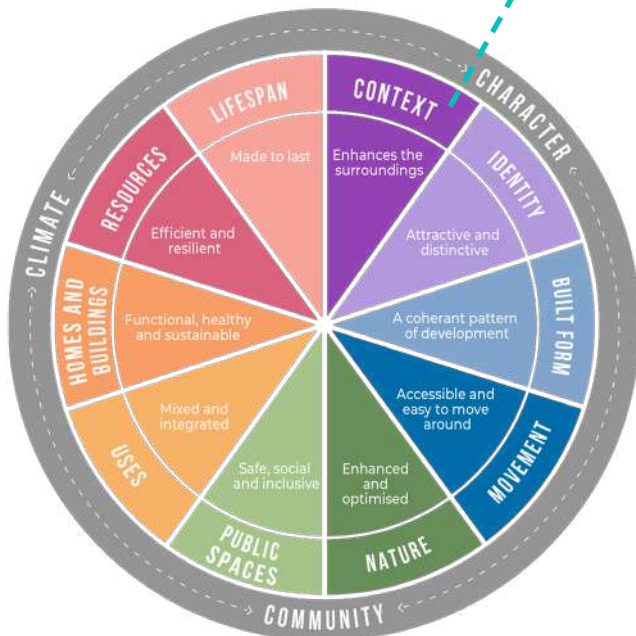
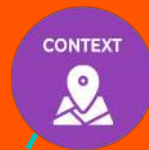


RATIONALE

This proposal has been designed by embracing the current and nationally recognised design guidance. Both the National Design Guide and the Building for a Healthy Life (BHL) design principles have been employed to steer the design evolution.

Throughout this DAS references to the National Design Guide will be made with a symbol, affiliated to the relevant aspect of the 'ten characteristics of well-designed places' from the guide, to demonstrate how and where the guides have been utilised.

A concluding Built for a Health Life checklist is populated to demonstrate compliance and act as common ground for discussion throughout the application consultation stage.



The ten characteristics of well-designed places - the National Design Guide

NATIONAL DESIGN GUIDE - TEN CHARACTERISTICS OF WELL-DESIGNED PLACES

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.

CONTEXT

Design should be based on a detailed study of the site's features and the surrounding context. Be integrated, be influenced and positively influence the context, and be responsive to local culture, and heritage.

- C1 Understand and relate well to the site, its local and wider context;**
- C2 Value heritage, local history, and culture**

IDENTITY

Design should have a positive and enduring identity, as well as a character that fits the setting's past, present, and future; and be visually appealing in order to delight the occupants and other users.

- I1 Respond to existing local character and identity;**
- I2 Well-designed, high quality and attractive places and buildings;**
- I3 Create character and identity**

BUILT FORM

To ensure sustainable development, design should include compact forms of development, have accessible public transportation and facilities and create a sense of place, promoting inclusion and cohesion.

- B1 Compact form of development;**
- B2 Appropriate building types and forms;**
- B3 Destinations**

MOVEMENT

A network of well-defined streets that prioritise walking, cycling, and public transportation, fosters activity and socialisation, and includes green infrastructure to improve air quality and biodiversity.

- M1 A connected network of routes for all modes of transport;**
- M2 Active Travel;**
- M3 Well-considered parking, servicing and utilities for all users**

NATURE

Design should combine existing and new natural features into a multifunctional network that promotes quality of place, biodiversity, and water management, as well as climate change mitigation.

- N1 Network of green open spaces with landscapes and activities;**
- N2 Improve and enhance water management ;**
- N3 Support rich and varied biodiversity**

PUBLIC SPACES

Design should include a hierarchy of public places that support a wide range of activities and encourage social interaction and promotes health, well-being, social and civic inclusion.

- P1 Create well-located, high quality and attractive public spaces;**
- P2 Provide well-designed spaces that are safe;**
- P3 Make sure public spaces support social interaction**

USES

Design should include a variety of uses, housing tenures, and types that are appropriate for people's life phases and are socially inclusive.

- U1 A mix of uses;**
- U2 A mix of home tenures, types and sizes;**
- U3 Socially inclusive**

HOMES AND BUILDINGS

Buildings should interact favourably with the private and public areas around them and integrate operational and servicing details.

- H1 Healthy, comfortable and safe internal and external environment;**
- H2 Well-related to external amenity and public spaces;**
- H3 Attention to detail: storage, waste, servicing and utilities**

RESOURCES

Design should reduce resource requirements, be fit for purpose, adaptable, and use technologies having low environmental effect.

- R1 Follow energy hierarchy;**
- R2 Careful selection of materials and construction techniques;**
- R3 Maximise resilience**

LIFESPAN

Places should be well managed and for long term stewardship.

- L1 Well-managed and maintained;**
- L2 Adaptable to changing needs and evolving technologies ;**
- L3 A sense of ownership**

BUILDING FOR A HEALTHY LIFE

This document has superseded the widely used Building for Life 12 (BFL). BHL is underpinned by the original twelve point criteria set out within BFL but integrates results of the three-year Healthy New Towns Programme led by NHS England and NHS Improvement seeking to 'Put Health into Place').

Building for a Healthy Life aims to assist the delivery of neighbourhoods and new places whilst thinking about and applying twelve key considerations. Furthermore, it is designed to 'frame' discussions between Local Authorities, developers, local communities and other stakeholders. BHL aims to assist in creating better places for both people and nature. BHL uses the traffic light system as a 'design process structure' not a scoring system. The more green lights the better the development will be, amber lights suggest an element is not entirely resolved and red lights indicate the relevant aspect should be reconsidered.



Building for a Healthy Life design toolkit

The criteria is set out below:

Integrated Neighbourhoods

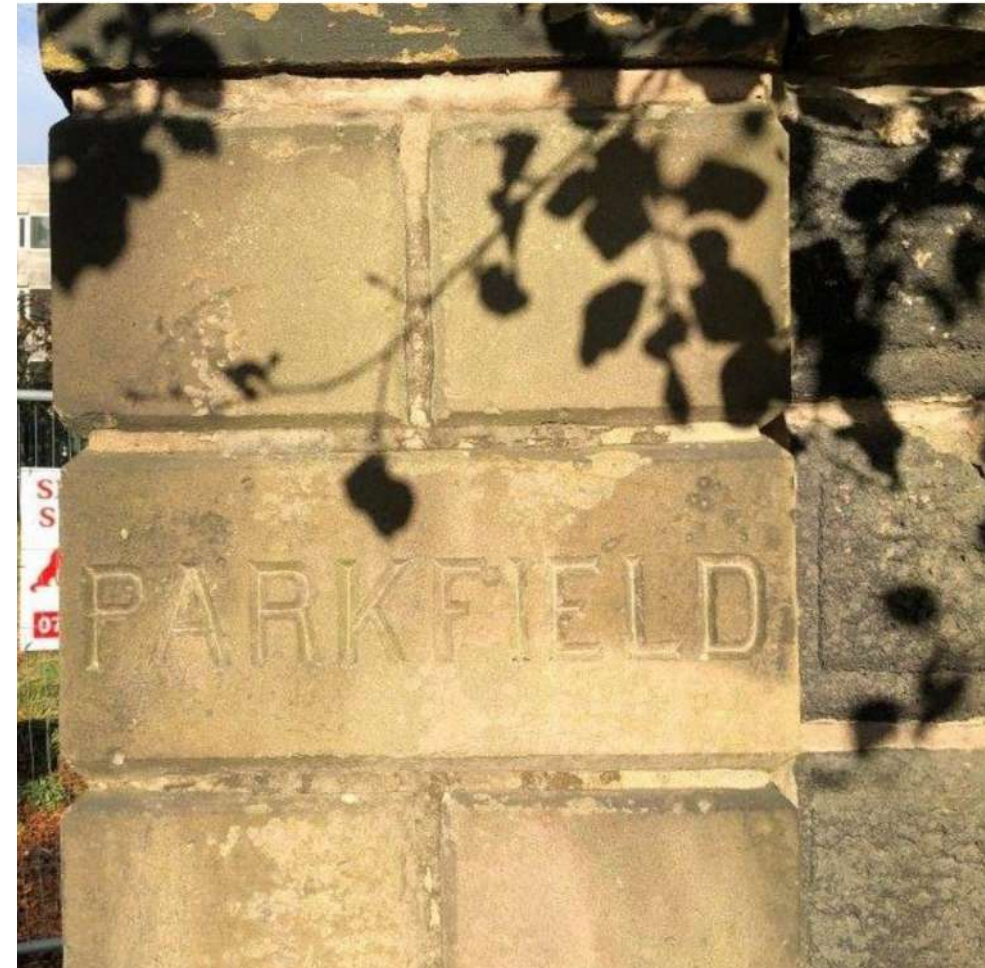
1. Natural connections
2. Walking, cycling and public transport
3. Facilities and services
4. Homes for everyone

Distinctive Places

5. Making the most of what's there
6. A memorable character
7. Well defined streets and spaces
8. Easy to find your way around

Streets For All

9. Healthy streets
10. Cycle and car parking
11. Green and blue infrastructure
12. Back of pavement, front of home



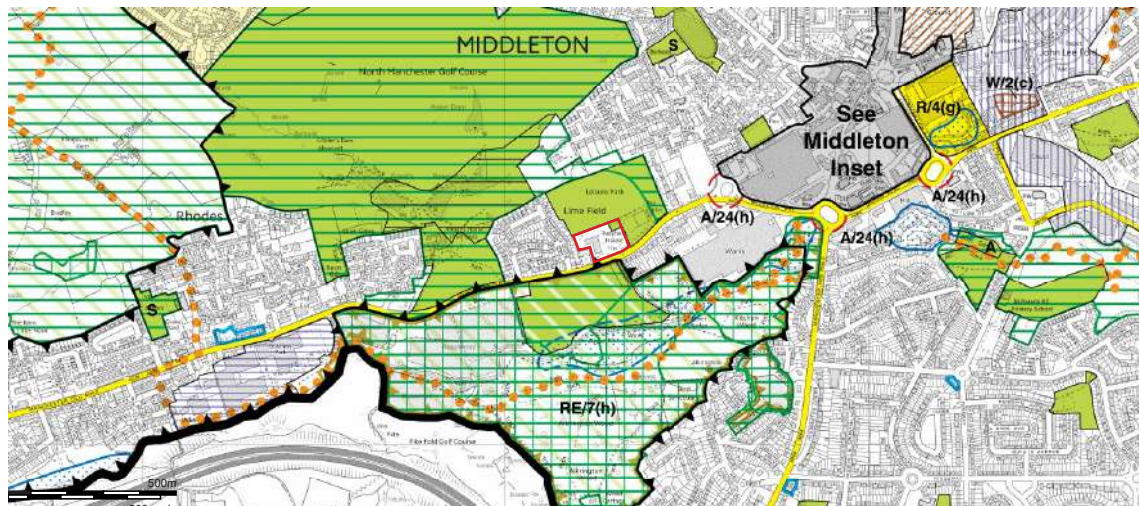
SITE LOCATION & DESIGNATION

The application site, edged red on the adjacent plans, extends a little over 1.1 hectares (2.72 acres) and is located within the administrative boundary of Rochdale Borough Council. The site, containing the existing vacant Parkfield House office building and associated hard standing, is situated within the Manchester Old Road Conservation Area, to the west of Middleton town centre. The immediate area surrounding the site is predominantly residential and is sandwiched between the protected open recreational spaces of Limefield Leisure Park to the North and Alkrington Woods and Nature Reserve to the south.

As defined by the borough's Unitary Development Plan (UDP) map, the majority of the site is identified as unallocated land within the Defined Urban Area. A small part of the site to the north-east falls within the Lime Field Leisure Park open space designation, however it serves no recreational function and is currently inaccessible for public use. The town centre boundary for Middleton is located approximately 350m to the east of the site.



Local Setting



Local Plan Policies Map

Legend

DEFINED URBAN AREA, GREEN BELT AND PROTECTED OPEN LAND (Chapter 7)

Defined Urban Area
GDU1 (Land between the Defined Urban Area and the Green Belt or between the Green Belt and the Borough Boundary is subject to Policy GDU2 Protected Open Land)

Green Belt
GDU2 and GDU3
Protected Open Land
D10

EMPLOYMENT AND THE ECONOMY (Chapter 8)

Primary Employment Zones
EC2
Mixed Employment Zones
EC3
Village/Business Park
EC4

SHOPPING AND THE ROLE OF CENTRES (Chapter 10)

Town Centres
GSA1 and GSA2 (See Town Centre Inset Map)
Local Centres and Linear Commercial Areas
GSA1 and GSA2

REGENERATION (Chapter 12)

Physical Regeneration Areas
R2 R3
Areas of Opportunity
BDA1-BDA4

GREENSPACE (Chapter 14)

Protection of Existing Recreational Open Space
GSA
Protection of Existing Recreational Open Space (Schools)
GSA
Protection of Allotments
GSA
Greenspace Corridors
GSA

COUNTRY SIDE AND THE RURAL ECONOMY (Chapter 15)

Recreational Rights of Way
RES (After distance cross border route)
Recreational Management Areas
REDA1, REDA2

MINERALS (Chapter 16)

Revised note that from 26 April 2013 the Mineral policies and associated boundaries have been replaced by the Greater Manchester Joint Minerals Development Plan Document (Adopted April 2013)

Areas of Search for Minerals
M2
Sandstone
Sand
Gravel

ACCESSIBILITY (Chapter 18)

Improvements to Strategic Highway Network
A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100

DESIGN AND BUILT ENVIRONMENT (Chapter 19)

Protection and Enhancement of Conservation Areas
BDA1-BDA4

ENVIRONMENTAL MANAGEMENT (Chapter 20)

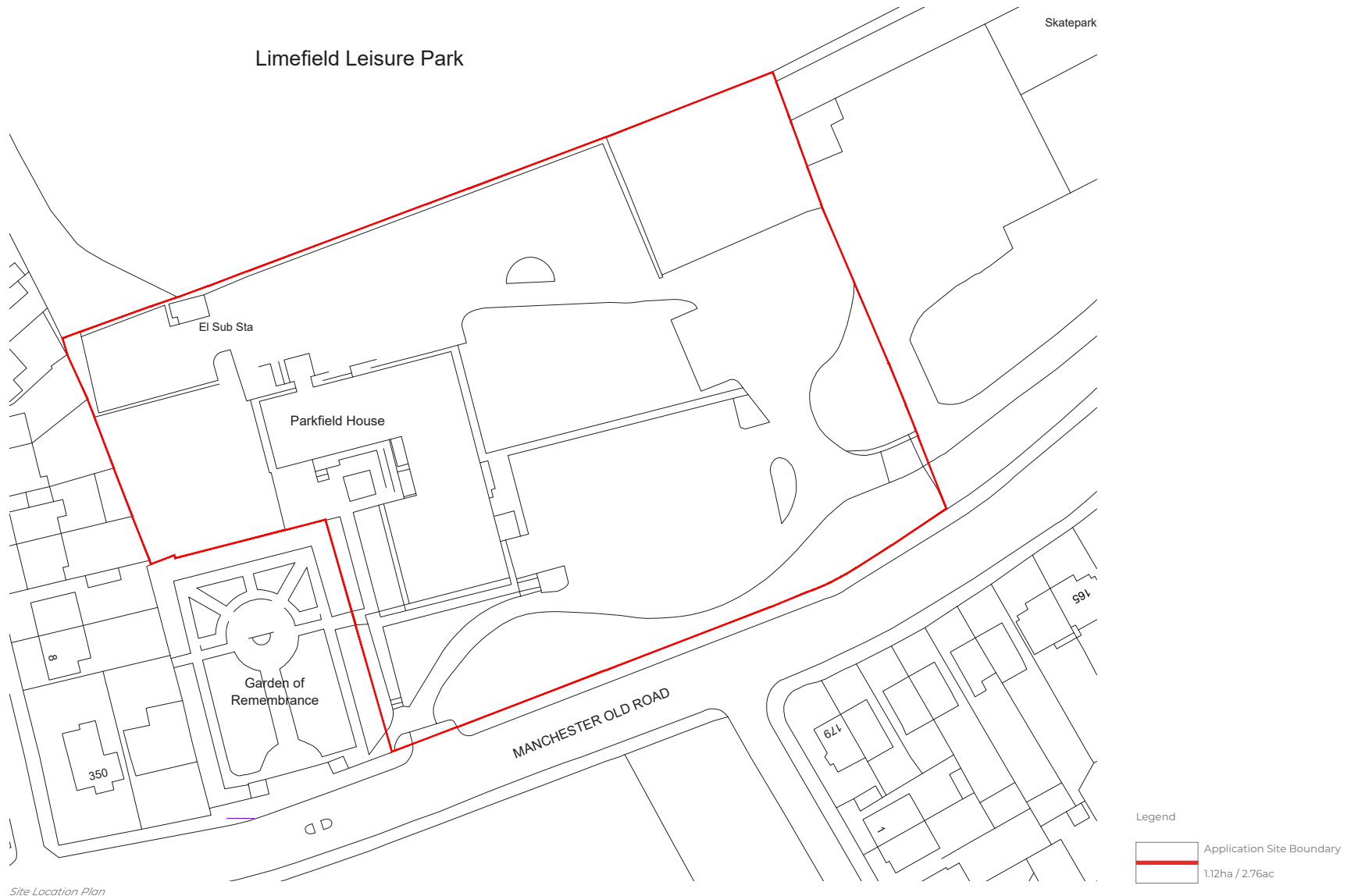
Development and Flood Risk
EM2
Flood plans as shown are indicative and only the most up to date flood risk information should be used for assessment purposes. Please contact the Local Authority or Environment Agency for up to date Flood Map Information

THE NATURAL ENVIRONMENT (Chapter 21)

Designated Sites of Ecological and Geological/Geomorphological Importance
NE2 (See also LT2 - Rochdale Canal is a Site of Special Scientific Interest and candidate Special Area of Conservation. The provisions of Policy NE2 apply to all proposals in or adjacent to the Rochdale Canal)

Site Boundary

SITE LOCATION & DESIGNATION



1.03

SITE LOCATION & DESIGNATION



Satellite image with application boundary



THE VISION & DESIGN OBJECTIVES

DESIGN OBJECTIVES

Sensitively design the new buildings to celebrate the existing contemporary style of Parkfield House and retain the extant unique modern character of the site;

Use the redevelopment of the site as a vehicle for enhancing the conservation area, whilst protecting the setting of the adjacent Grade II listed Garden of Remembrance;

Make elements of the historic grounds accessible to the general public;

Safeguard and enhance the existing mature vegetation where possible;

Produce a range of dwellings which are fit for modern twenty-first century living;

Provide a secure, comfortable care home with associated services and facilities to ensure exemplary levels of care and wellness for both residents and staff;

Promote climate resilience by considering embodied energy, end user energy consumption and recycling provisions for example;

Take opportunities to enhance biodiversity and preserve local habitats, to create an overall net gain;

Ensure the proposal functions adequately in terms



THE OVERARCHING VISION FOR THE PROPOSAL IS TO REDEVELOP THIS UNIQUE SITE IN ORDER TO MAINTAIN IT'S PLACE AS THE CONTEMPORARY CROWN JEWEL PART OF THE CONSERVATION AREA FOR YEARS TO COME.

BREATH NEW LIFE INTO THE SITE TO UNLOCK BOTH PUBLIC BENEFITS AND TO PROVIDE A NEW FOCAL POINT FROM WHICH TO ENJOY THE CONSERVATION AREA FROM.

RESPONSE TO CONTEXT

2.01 APPROACH & PLANNING HISTORY

APPROACH

A wide range of considerations have been explored, as part of the design process, in order to comprehensively analyse both the site itself as well as the surrounding context to identify 'key drivers', which have informed the design. Moreover, this analytical approach has greatly assisted in 'understanding the place' and allowed the design proposal to respond appropriately and effectively. The character of the local area has been studied, in terms of prominent defining landscape and built features including form, the aspects of scale, materiality and architectural detail.

The context appraisal has considered:

- Planning Backdrop
- Care Home Need
- Archaeology
- Heritage
- Local Character
- Access, Movement and Connectivity
- Facilities, Services and Amenities
- Open space and recreation
- The Site
- Arboriculture
- Ecology
- Noise Impact
- Drainage and Flood Risk
- Site Opportunities and Constraints

A summary of the main opportunities and constraints for the site follows the contextual analysis within the Evaluation and Evolution section. How the analysis and 'key drivers' have shaped the proposal are also illustrated.

PLANNING HISTORY

There have been a variety of applications to redevelop and/or change the use of the existing Parkfield House. Notably approval was granted in 2020 for a change of use from an office to residential.

This extant approval, which sought to convert the existing building into 33no. apartments, would suggest that the loss of employment use in favour of developing the site was previously supported.

Planning Reference	Description	Status
20/00699/PRA56	Prior approval for change of use from existing office accommodation to 33 apartments	Approved 10 th August 2020
97/D33886	Residential Development - 28 Dwellings	Withdrawn 18 th June 1997
97/D34066	Change of Use and Conversion of Office Building into Hotel	Approved 6 th May 1997



PLANNING BACKDROP

A detailed assessment of the proposals against the relevant planning policies is contained within the Supporting Planning Statement, which should be read in conjunction with this DAS. This overview focuses on planning policies relating specifically to design and which will have influenced subsequent proposals.

National Planning Policy Framework (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development comprises three parts which include economic, social and environmental. These dimensions should be seen as a golden thread running through plan making and decision taking processes. Section 12 Achieving well-designed places, paragraph 126 makes specific reference to good design as a fundamental aspect of sustainable development.

Paragraph 130 requires developments to:

- Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 197 states in determining applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The Development Plan for Rochdale consists of the Rochdale Core Strategy, adopted 2016, and saved Unitary Development Plan policies.

Rochdale Core Strategy Policies

Policy P1 - Improving Image requires high quality design in all new developments. This will be ensured through:

- Requiring design which demonstrates innovation and originality;
- Working with developers of major developments to incorporate public art in the design of buildings;
- Help to green the urban environment, by securing tree planting on sites;
- Promoting the development and reuse of underutilised land and buildings, and maximising the potential for heritage assets to provide a sense of place.

Policy P1 - Protecting and enhancing character, landscape and heritage aims to protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. This is to be achieved, among others, by:

- Requiring new developments to integrate successfully with key natural features;
- Require new developments to take opportunities to protect and open up important views;
- Conserve and enhance townscape character.

The borough's heritage is to be protected by:

- Conserving, enhancing and promoting both statutory and non statutory key heritage assets, including listed buildings and conservation areas;
- Conserving, enhancing and utilising non statutory heritage assets of local interest;
- Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes;
- Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.

Policy P3 - Improving Design of New Development requires all new developments to adhere to high standards of design. The following design principles should be adhered too:

- Enhance the boroughs identity and sense of place, respecting positive context with regard to scale, density, massing, height, layout, landscape, materials and access of surrounding buildings;
- Ensuring development contributes positively to the townscape and are well proportioned;
- Incorporating measures that design out crime;
- Provide an appropriate mix of uses, considering the needs of all sections of society;
- Ensure a development is easy to move through and get around, especially for pedestrians, cyclists, public transport, disabled people and emergency service vehicles.



PLANNING BACKDROP

- Provide a hierarchy of routes, streets and spaces, relating positively to visual connections between the development and its surrounding;
- Ensure that the intended functions of buildings and spaces are easily understood, and their entrances appropriately located and visible;
- Ensure buildings can be easily adapted to meet future/alternative needs of occupants;
- Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage;
- Design buildings and spaces so that quality and appearance can be maintained over time;
- Reduce the monotony and visual impact of car parking areas by using substantial and well integrated landscaping.

Unitary Development Plan policies

Policy BE17 New Development Affecting Conservation Areas notes that development proposals will be permitted that preserve or enhance the character or appearance of a conservation area. The following principles will be taken into account:

- The relationship to existing buildings and sites and surroundings;
- Design, including elevations, roof form, materials, finishes and detailing;
- Retention, replacement and restoration of historic features and details of buildings;
- Design and siting of car parking and servicing facilities.

The Middleton Masterplan

The site falls within the boundaries of the Middleton Town Centre Masterplan. The Masterplan looks to create a town centre which is beautiful and exciting, that celebrates the best of the town's heritage, geography, and population. The emphasis in all the framework plans is on establishing a connected and characterful place with high value placed on Middleton's heritage and green assets with the creation of a network of high-quality public spaces to complement them. The application site is shown as being redeveloped within the Illustrative Masterplan (number 9 on the adjacent plan).



Illustrative Masterplan from Middleton Town Centre Masterplan 2022



CARE HOME NEED

Healthcare Property Consultants have produced a Care Home Need Assessment to supplement the application. Findings of the report are summarised here:

On 26th June 2019 the Ministry of Housing, Communities & Local Government published planning guidance entitled 'Housing for Older and Disabled People'. The document included the provision of registered care home accommodation and the opening words set the tone:

'The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is increasing.'

Across the Rochdale Borough the number of persons over the age of 65 exceeds 37,000. Indeed, the most elderly band of population (85 +) is forecast to increase in number between 2023 and 2035 by a staggering 45%. If central government deems the need to provide appropriate accommodation for older people as critical nationwide, the argument exists that it is similarly crucial in this instance.

However it is not merely numeric need that falls to be considered but also qualitative need. In our experience a single occupancy en-suite bedroom is now considered the appropriate standard throughout the country by providers and commissioners alike.

Whilst it is always appropriate to provide suitable accommodation for the elderly, the ongoing COVID-19 pandemic has highlighted the importance of environmental configuration.

There have (to date) been comfortably in excess of 100 fatalities within Rochdale care homes where death has been attributed to COVID-19. Converted and dated homes not only lack the ability to lockdown 'mini units' but facilitate cross infection through use of communal bathing facilities. As lessons are being learned, so architects now have the opportunity to limit viral risk through the improved design of new purpose built homes.

The Borough care home estate incorporates a variety of environment including converted former dwellings and purpose built facilities. Crucially, however, development in recent years has been sparse. Modern design benefits are therefore limited whether that be increased room sizes, ensuite wetrooms or even incorporation of stretcher lifts as the age (and care needs) of clients continues to increase. Conversely, attrition across the Borough's dated bedstock has continued apace to the point where beds lost through care home closure has comfortably exceeded new home provision over recent years.

Rochdale Borough is currently served by 44 registered care homes for the elderly – offering a mix of residential and nursing care (including care to clients with dementia). There are currently 1,537 registered beds serving the elderly population in total although this accommodation includes just 695 en suite bedrooms. As identified in the table alongside, the result is a quite substantial shortfall across the Borough.

The Client is seeking to develop a new care home for the elderly designed for purpose and incorporating good quality accommodation. Statistical dynamics point towards such a proposal being of significant benefit to both the locality and wider Borough – meeting the increasing needs (whether physical or mental) identified by Rochdale Borough Council Adult Social Care in strategic documentation.

Supply / Demand Dynamics

	Current	2025
Statistical Demand (elderly care beds)	1,086	1,131
Current supply of Ensuite Bedrooms	695	695
Baseline Need	391	436

BENEFITS

- Assist in offsetting the significant existing statistical under supply of appropriate accommodation across the Borough;
- Assist in offsetting the significant existing statistical under supply of appropriate accommodation across the immediate locality;
- Create additional capacity purpose designed to facilitate nursing and / or dementia specific care - in line with Rochdale Adult Social Care strategy;
- Improve the overall environmental quality of the care home estate through development of modern accommodation designed for purpose;
- Help offset future care home closures as dated premises become either unviable or unfit for purpose in the face of changing/ increased care needs;
- Reduce the impact risks of future pandemics and virus through provision of environment specifically designed for purpose.



2.04 ACCESS, MOVEMENT & CONNECTIVITY



Movement Plan

Eddisons Incorporating Croft have provided advice as to the traffic and transport issues relating to the application, which are summarised within a Transport Statement.

Local Highway Network

The site is located off Manchester Old Road (A576) which provides access to Middleton town centre, A627(M) and Oldham to the east as well as the M60 and central Manchester travelling west.

Pedestrian and Cycle Infrastructure

Manchester Old Road provides footways with a width of around 3m to Middleton town centre. An on-road cycling route passes along Manchester Old Road, connecting further into the town centre.

Bus Services

The nearest bus top is approximately 120-metres east and 200-metres west of the site. These provide links to destinations such as Middleton, Crumpsall, Oldham and Manchester City Centre.

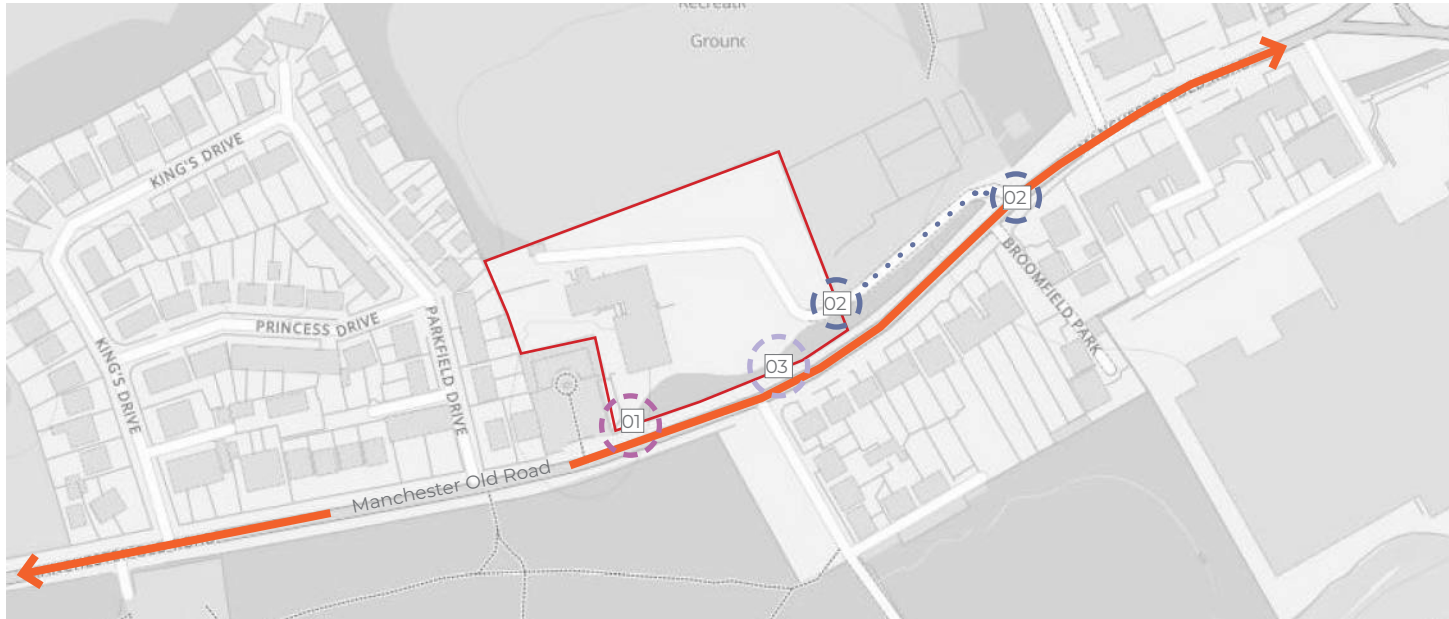
Rail Services

The closest train station to the site is Mills Hill, accessible via a 11-minute bus journey, provides services per hour to destinations including Manchester Victoria, Rochdale, Burnley, Blackburn and Clitheroe.

The above demonstrates that the site is highly accessible via sustainable modes of travel, including walking, cycling and public transport, to offer realistic and convenient alternatives to motor vehicles.



2.04 ACCESS, MOVEMENT & CONNECTIVITY



Vehicular Access Plan

Legend

- Application site boundary
- Manchester Old Road
- Existing site access 01
- Existing site access 02
- Recommended new site access point

There are two existing vehicular accesses into the application site. The first is directly from Manchester Old road. (marked as 01 on the adjacent plan). The second access is located to the east, through land currently owned by the Council (marked as 02).

Unfortunately, the following issues are present with the second access which therefore make it's use as a vehicular access within any new development extremely difficult:

- The existing access road is not adopted;
- No dedicated footways are currently provided;
- The geometric parameters would make it difficult for a refuse vehicles.

A swept path analysis exercise for a refuse vehicle was undertaken and is shown to the left. As demonstrated a refuse vehicle would struggle to negotiate the acute angle of the bend and would be required to straddle the full width of the access road. Even with some modifications, it would raise significant safety concerns with regards to the manoeuvres which do not exist at present.

In light of the above a new vehicular access (marked as 03), taken via a new priority junction off Manchester Old Road, is recommended in addition to re-utilising the existing access (01) as a one-way system. Access 02 could be utilised as a pedestrian link.



Swept path of existing access from Manchester Old Road serving site access 02 by Eddisons



FACILITIES, SERVICES & AMENITIES

The NPPF highlights the importance of sustainable development. Moreover, it is commonly accepted that walking has the greatest potential to replace short car journeys for activities such as 'school runs' or 'top up shopping trips' for example, particularly those under two kilometres.

The site benefits from a vast array of services and amenities within walking distance, predominantly through Middleton town centre which is located less than 800m away. The plan to the right illustrates the location as to the amenities within the surrounding vicinity.

The array and proximity of local amenities would indicate that the application site is located within a highly sustainable location and a 'walkable neighbourhood'.



Legend

- ▲ Local Shop
- ▲ Supermarket
- ▲ Nursery
- ▲ Primary School
- ▲ Secondary School
- ▲ GP Surgery/Pharmacy
- ▲ Dental Surgery
- ▲ Restaurant
- ▲ Post Office
- ▲ Park/Open Space
- ▲ Leisure Facility

Amenities Plan

In the first instance it is necessary to recognise that the site lies within Manchester Old Road Conservation Area (referred to from here on in as CA). The adjacent map identifies the CA boundary as well as the heritage assets within the immediate vicinity and surrounding area. Notably the Parkfield House building, contained within the site, is deemed by the Local Authority as having local interest and is therefore classified with local listing status but does not meet the criteria for national designation.

It is critical that the implications of design proposals have regard as to the impacts upon the CA and heritage assets and seek to make a positive contribution overall. Therefore, Nexus Heritage have produced a Heritage Statement to supplement the application. This has assisted in understanding the form, materials, history and significance of the relevant heritage assets as well as the potential impacts proposals could have. Measures to avoid, minimise and mitigate any negative impact and opportunities to better reveal or enhance significance have fed into the design evolution.

Furthermore, in addition to the Heritage Statement, a Character Study has also been commissioned to examine, understand and analyse in detail the CA and surrounding designated and non-designated heritage assets. Both supporting documents should be read in conjunction with this DAS.

LEGEND

-  Designated Heritage Asset
-  Local Interest Grade 1
-  Local Interest Grade 2



*Garden of Remembrance
(Grade II)*



Alkrington Hall (Grade II)*



*Parkfield House - Non designated
heritage asset (Local Listing)*

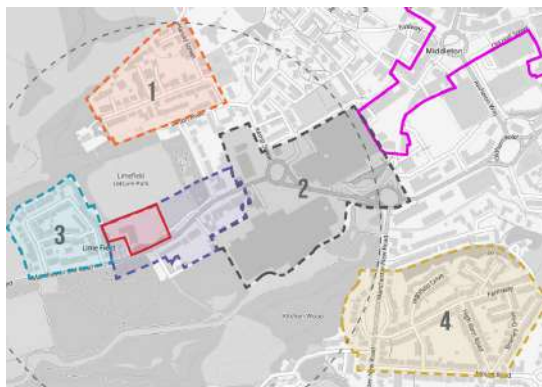
2.07 LOCAL CHARACTER

The detailed Character Study Document which supplements the application provides a cross examination as to the character of the CA, the key approaches and immediate adjoining neighbourhoods, in order to gain a comprehensive understanding of the local vernacular, character traits and qualities of the area. This study and subsequent understanding of the local character has informed and assisted with the evolution of the design proposals for this application.

The areas covered by the study are shown on the below locator plan. The document is assembled through a number a key chapters:

- Planning Policy Context;
- General Character & Use;
- Historic Development & Interest;
- Built Form & Architecture
- Locally Important Buildings - an outline of important buildings and monuments and their defining architectural features;
- Spatial Analysis;
- Open Space & Landscape;
- Setting, Gateways & Views;
- Assessment of Character.

The adjacent extracts offer a snapshot as to the detail included within the study and character of the CA.



Character Study Area Locator Plan

Built Form & Architecture



The Pavilion - A landmark building reflecting unique style, material and the historic period of the area. Being a care-home it contributes to the residential character of the area and associates with the historic road layout.



161-163 Manchester Old Road - Semi detached houses with materials and characteristics of the historic period of the area and associates with the historic road layout.



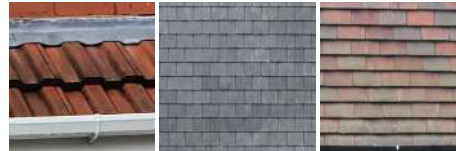
165-167 Manchester Old Road - Semi detached houses which stands out as a landmark due its material composition and form, also aligns with the building line along Manchester Old Road.

Architectural Details

Wall Materials



Roof Materials



Doors & Entrances



Eaves, verges & Roofscape



Window Fenestration



Boundary Treatments



2.08 OPEN SPACE AND EQUIPPED PLAY AREAS

The existing green infrastructure is a prominent defining element of the CA, not only the vast public spaces of Limefield Leisure Park and Alkrington Woods and Nature Reserve but also on a localised level through soft landscape within private curtilages. Together, both aspects create a mature landscape setting throughout and provide high quality levels of visual amenity through vistas and views from within the CA.

In terms of residential amenity, the site benefits from these green spaces offering an array of activities for play, exercise and socialising. There is an existing childrens play area, sensory garden, skate park, outdoor gym as well as sports fields, a golf course, nature trails all within short walking distances of the site, making active healthy lifestyles incredibly accessible for future residents.



Limefield Leisure Park sports fields



Alkrington Woods & Nature Reserve



Sensory garden & outdoor gym adjacent to Limefield Leisure Park



Local residential amenity spaces



EXISTING USE

The site contains the existing vacant, derelict Parkfield House office building (circa 2500sqm of gross floor area) and associated hard standing (providing approximately 150 parking spaces) as well as patches of grass scrub areas. The perimeter comprises mature landscaping and hard boundary treatments in the form of stone-built walls and steel palisade security fencing.

TOPOGRAPHY

The site occupies an elevated position approximately 1.8-2m above Manchester Old Road, retained by the existing stone wall. The site itself has a gentle fall from the north at circa 80.4m AOD to the south at circa 78m AOD.



Viewpoint Locator Plan



Viewpoint from 1



Viewpoint from 2



Viewpoint from 3



Viewpoint from 4



Viewpoint from 5



Viewpoint from 6



Viewpoint from 7



Viewpoint from 8

Nexus Heritage have compiled a Archaeological Desk-Based Assessment to supplement the application to determine the presence or absence of archaeological monuments and the character, survival and state of preservation of such monuments on and in the vicinity of the Site. Extracts from the report as follows:

Several previous archaeological/heritage interventions have taken place within the Assessment Area, but none within the Site.

There are no registered World Heritage Sites, Scheduled Monuments, Registered Parks/Gardens or Registered Battlefields wholly or partly within in the Site. Therefore, this Assessment confirms that the Site does not contain designated heritage assets of archaeological interest for which there would be a presumption in favour of preservation in situ.

The GMHER identifies no archaeological monuments within the Site. The GMHER does note that the historic landscape character of the Site is identified as 20th century commercial (offices) and part of a small parcel in the north-eastern corner labelled as 20th century playing fields/recreation ground. For planning purposes the historic landscape character parcels may be considered as non-designated heritage assets, although this consideration in no way admits or confirms that they are non-designated heritage assets or confirms that they enjoy such status.

The Site corresponds to the location of Park Field House, a county villa, with, potentially, late 18th century origins, which remained extant until 1978. Any archaeological remains associated with Park Field House, characterised to be of low (local) significance, would be impacted upon by the proposed development. For planning purposes these remains (should they exist) may be considered as non-designated heritage assets, although this consideration in no way admits or confirms that they are non-designated heritage assets or confirms that they enjoy such status.

Former Parkfield House

The Site once contained a Georgian and Victorian country house, archaeological impacts of which have also been investigated within the report.

Archaeological Monument	Values and Significance
Park Field House	Evidential - the evidential/research value is moderate-high and is encapsulated within the potential archaeological remains of the Park Field House complex. The evidential value of the walled garden is, however, compromised as the construction of Parkfield House will have disturbed the ground beneath it. Historic - Park Field House has a strong historic interest and illustrates a specific (high status) type of county residence in south Lancashire. Aesthetic - there is unlikely to be much of an aesthetic response to any archaeological remains of the built structures of the Park Field House complex. However, garden design has a considerable aesthetic component. It is unlikely, however, that archaeological remains of the walled garden will survive in a sufficiently coherent form to facilitate a two-dimensional rendering of how the garden once looked. Communal - Park Field House is unlikely to contribute strongly to the identity of the local population and the community and few (former employees of the Council or North West Water perhaps) will have emotional links to it. It would probably score poorly in the collective memory and identity of the community but meaning can be understood through information and interpretation. There are some information sources freely available on-line (e.g. https://www.parksandgardens.org/places/parkfield-house) but there is some barrier to understanding and appreciation as there is no obvious on-site indication that Park Field House once existed. The communal value trends towards the lower end of the spectrum as the site has no current civic or public use. Any essential connection between the community and the history of the asset is not directly accessible. There is some associative value is low, as there is no famous historical figure directly associable with Park Field House, although some owners are known and there is a link with the civic history of Middleton. Nothing especially momentous is known to have happened at Park Field House and there is little facility to intensify understanding through a link between it and any historical accounts of its use. It retains very little semblance of its historic appearance and its capacity to act as tangible testimony to the past is diminished. Overall Significance - the archaeological remains of Park Field House (should they exist) has interests which are of variable value. It is a common and unremarkable type of potential archaeological monument of Local (Low) Significance.

Former Parkfield House archaeological assessment



Parkfield house - Demolished in 1978



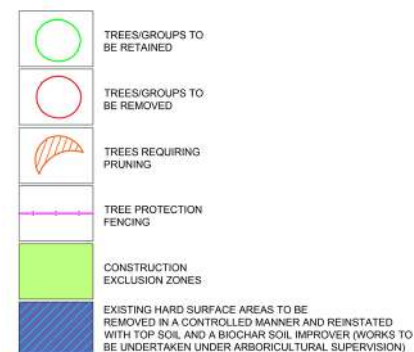
Pictures of the former Parkfield house and it's surrounding grounds





Trevor Bridge Associates have consulted with regards to Arboriculture. The Arboricultural Survey has assessed the quality of existing trees on site.

A total of 69no. items comprised of 53no. trees and 16no. groups have been assessed. 17no. trees were identified as Category A (trees of high value), 16no. trees were graded Category B (trees of moderate value), 26no. trees were graded Category C (trees of low value) with 10 trees being graded category U (trees of poor quality and unsuitable for retention)



Tree Schedule

Tree Number	Species	RPA Radius	Category
1T	Dead cherry	2.4m	U
2T	False Acacia		C2
3T	False Acacia		C2
4T	Horse Chestnut		C1
5T	Variegated Holly		C2
6T	Deodar Cedar		C1
7T	Dead Hawthorn		U
8T	Horse Chestnut		B2
9T	Beech		B1
10T	Beech		A1
11T	Beech		A2
12T	Hornbeam	5.1m	U
13T	Lime		B2

14G	Young Cherry, Semi-mature Sycamore, Semi-mature Beech, Lawson cypress		C1
15G	5x Hornbeam and 1x Beech		B2
16T	Whitebeam		C1
17T	Cypress		C1
18T	Rowan	2.1m	C1
19T	Horse Chestnut		A2
20T	Lime	6m	A2
21T	Sycamore	4.2m	B2
22T	Horse Chestnut		A2

23G	2x Holly and 1x Cherry		C1
24T	Sycamore		A2
25T	Bay	2.4m	C2
26T	Lime		A2
27T	Lime		A2
28T	Lime	8.4m	A2
29G	Common Oak, Goat Willow and Silver Birch		C3
30G	6x Goat Willow		C3
31G	4x Ash, 2x Hawthorn, 1x Oak, 1x Elm		U
32T	Ash		C1
33G	4x Silver Birch		C1

34T	Beech		B2
35T	Hornbeam		A2
36T	Beech	8.4m	A1
37G	3x Holly & 1x Silver Birch		C1
38T	Whitebeam		C2
39T	Holly	4.2m	B2
40T	Whitebeam	2.7m	C2
41T	Silver Birch	2.7m	C1
42G	Juniper, Lawson's Cypress, 2x Whitebeam, Common Oak		C3
43T	Wild Cherry		C2
44G	9x Cherry & 1x Ash		C1
45G	2x Ash		U
46T	Ash		U
47T	Ash		U

48T	Sycamore	6.3m	B2
49T	Lombardy Poplar		B2
50T	Sycamore	6.6m	B2
51T	Ash	2.4m	C3
52G	2x Ash, 1x Horse Chestnut and 1x Dead Tree		U
53T	Ash		U
54T	Lawson's Cypress	6m	A2
55T	Scots Pine	4.8m	A2
56T	Scots Pine	4.8m	A2
57T	Sycamore		B1
58T	Sycamore		B2
59G	2x Flowering Cherry		C3
60G	Hawthorn and Holly		U

61G	Mixed Species Group		C1
62G	Beech and Hawthorn		B2
63T	Beech		B2
64T	Beech		A2
65T	Beech		A2
66T	Lime		B2
67T	Sycamore		C1
68T	Sycamore		B2
69T	London Plane		A2

The application is accompanied by a Ecological Survey and Assessment (Including a Licensed Bat Survey), completed by ERAP Consulting Ecologists. A summary of the findings is as follows:

- Only common and widespread plant species were found. None of the habitats present are representative of semi-natural habitat. The NVC communities present are typical of the geographical area and conditions present. No Priority Habitats are present within the site. The tree lines are assessed to be of 'local' value (in terms of their geographical context) as they contribute to the diversity of habitats within the site and its surroundings and provide suitable habitat for species such as foraging and nesting birds and foraging and commuting bats. Recommendations for the retention and protection of the tree lines (where feasible) are presented;
- Entire-leaved Cotoneaster, Rhododendron and Indian Balsam, invasive plant species were detected within the site;
- Both buildings are assessed to be of 'negligible' suitability for use by roosting bats. No further surveys are required to determine the presence or absence of roosting bats at the buildings within the site. Trees 1 and 2 are assessed to be of 'low' suitability for use by roosting bats; recommendations relating to both trees are presented. The trees and both buildings are suitable for use by nesting birds; all wild birds are protected whilst they are nesting. No other protected species have been detected;
- No other protected species have been detected;
- Redevelopment at the site will provide an opportunity to secure ecological enhancement for wildlife associated with residential development.



Phase 1 Habitat Survey

DRAINAGE & FLOOD RISK

A Flood Risk Assessment and Drainage Management Strategy has been compiled by Betts Hydro Consulting Engineers to supplement the application. A summary of development implications is as follows:

Flood Risk

Engagement with the Environment Agency, United Utilities, and Rochdale Borough Council has not uncovered any historical flooding at the site or within the immediate vicinity. The online flood risk datasets have identified the site as at a low risk from fluvial/tidal flooding. Given the quantum of hard standing currently present on site, there is a risk of surface water flooding.

Drainage

Early investigations have indicated the proposal will not be suitable for the introduction of infiltration based drainage systems therefore, positive surface water outfalls are required in the form of connecting to a public surface water sewer, given that there are however no watercourses suitable for outfall within proximity of the site.

A review of the UU sewer records show there to be public sewer infrastructure to the south of the site. The nearest foul water compatible public sewer is a public combined water sewer located within Manchester Old Road adjacent to the southern boundary of the site.



Fluvial/Tidal Flood Zone Map for Planning Extract



Surface Water Flood Map Extract



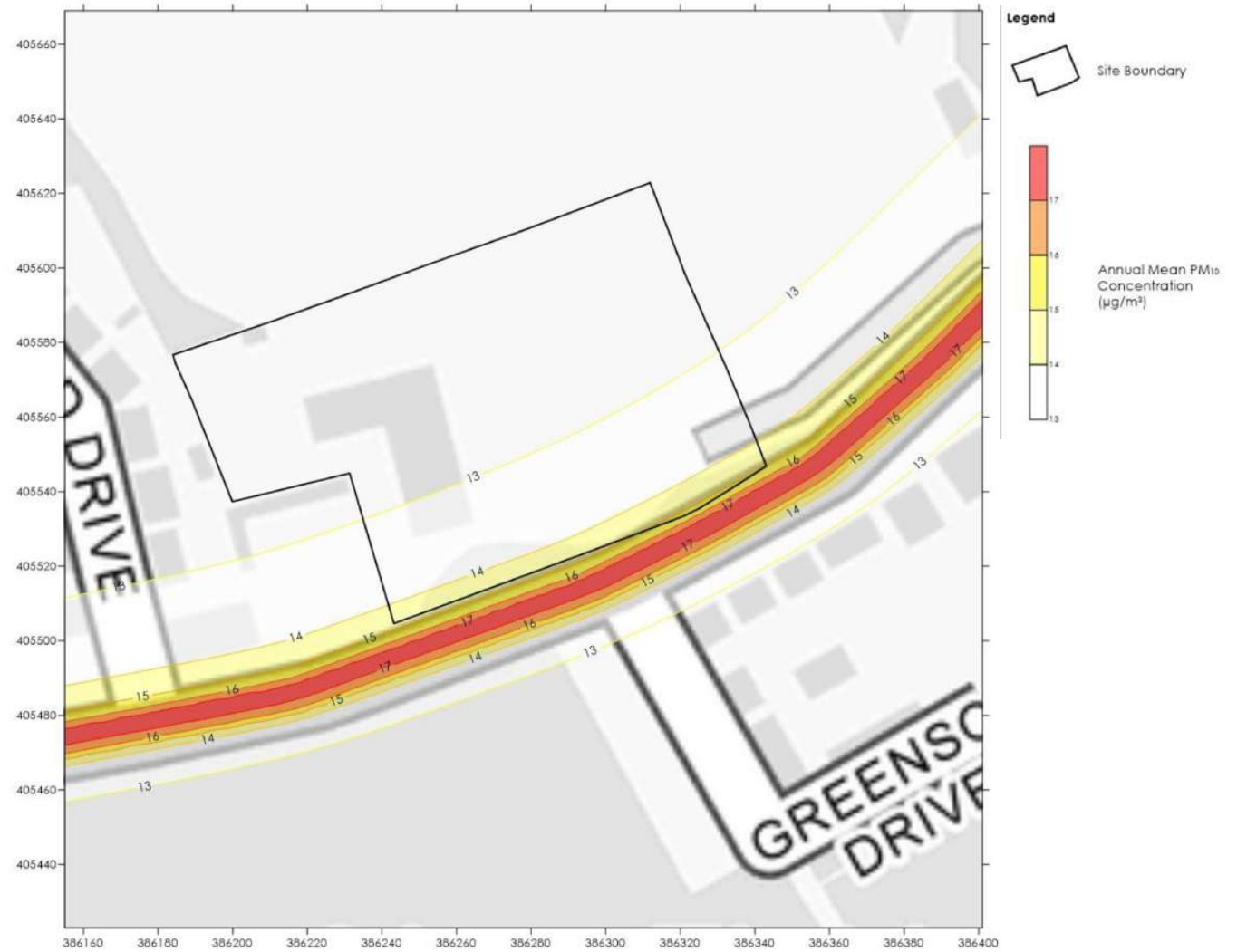
United Utilities sewer records



AIR QUALITY

Redmore Environmental Ltd have undertaken an Air Quality Assessment to determine baseline conditions for the proposed development site. Extracts from the assessment are included below:

- During the operational phase of the development there is the potential for the exposure of future occupants to elevated pollution levels. Dispersion modelling was therefore undertaken in order to predict concentrations across the proposed site as a result of emissions from the highway network. Results were subsequently verified using local monitoring data.
- The results of the dispersion modelling assessment indicated that predicted pollutant levels were below the relevant criteria across the development. As such, the site is considered suitable for the proposed end use from an air quality perspective and mitigation is not required.



Air Quality Assessment

EVALUATION & EVOLUTION



The adjacent site analysis plan has been produced in response to the proceeding contextual analysis as a visual representation of the opportunities and constraints for the application site.

This analysis and subsequent plan has formed the key drivers and parameters for the design proposal, to enable the scheme to work with the context by responding in a measured and appropriate manner.

Legend

- Existing vehicular access point
- Potential vehicular access location
- Potential pedestrian connection link
- Potential inclusive pedestrian access to the Garden of Remembrance
- Remembrance
- Existing primary road (Manchester Old Road)
- Potential noise source
- Existing vegetation
- Close range views from existing residents
- Long range view (of Alkrington Hall)
- Grade II Listed Garden of Remembrance
- Non designated heritage assets
- Sensitive edge
- Existing urban grain
- Conservation area extents
- Existing hard standing

EVALUATION

This page offers a summary as to the key findings extracted from the contextual analysis undertaken, which should to be considered when shaping the design.

Planning & Context

- The site previously had approval for a change of use and conversion of Parkfield House to apartments;
- The site has been identified as having redevelopment potential as part of the Middleton Masterplan;
- There is a proven need for care in the Borough;
- The site is highly sustainable through public modes of transport and the accessibility of local amenities;

Access

- Vehicular access is to be taken from the existing site access and new access directly from Manchester Old Road. The existing eastern access is not suitable;
- No additional emergency accesses are required due to the size of the site and dual access arrangement potential;
- Pedestrian connectivity can be enhanced through the design proposals. Access to the Garden of Remembrance could be improved by providing a 'step free; and therefore more accessible and inclusive from within the development. In addition, offering pedestrians an alternative route than the Manchester Old Road footpaths will improve the experience of the CA whilst walking through.

Physical and Environmental

- Topography, the site is relatively flat however consideration as to levels will be required given that Manchester Old Road is lower than the application site platform;
- The existing vegetation should be largely retained around the peripheries. Exceptions will be to facilitate the new access and prevent further damage to the stone wall being caused by tree proximity;

- Proposals will need to have regard to making a positive contribution to the CA to outweigh any harm;
- The site has a distinctive modern character in contrast to the CA. The existing Parkfield house has local significance;
- The impact upon the designated Garden of Remembrance setting could be improve;
- Alternative open space and recreational areas are immediate available within the local vicinity;
- No major ecological constraints exist;
- The site is at low risk of flooding and the removal of some of the hard standing will reduce the risk of surface water flooding further. There are no existing watercourses or ponds on site;
- On site surface water attenuation methods are not considered appropriate.
- There are no other easements requiring stand-offs zones;
- The site is not adversely affected by air quality pollutants.

Social and Neighbourhood

- The site has prominent and intimate interfaces with Manchester Old Road and Limefield Leisure park;
- Existing habitable façades will require adequate separation distances from the proposal;



3.03 EXISTING BUILDING CONVERSION

EXISTING PARKFIELD HOUSE CONVERSION

The feasibility as to the conversion of the existing Parkfield House office building, into a care home fit for purpose, is extremely constrained.

Most end user care home providers limit the placement of bedroom accommodation to three stories. The lack of space for bedrooms is further hampered by the need to provide adequate communal living accommodation accessible for each floor. Therefore, with only three of the four existing levels available, the realistic number of bed spaces would be limited to approximately 30no.

Moreover, the internal layout would be further constrained by the existing concrete frame structure and location of the supporting columns (marked by red squares of the adjacent floor plans).

Notwithstanding the layout issues, further difficulties as to a conversion would include:

- Buildings services - providing drainage, water and heat to the individual bedrooms;
- Poor ventilation usually associated with buildings of this age;
- Achieving thermal efficiency - lack of air tightness, insulation and inefficient windows;
- Risk interstitial condensation and health affects as a result, caused by cold spots in hard to treat areas;
- Applying insulation externally would mask the existing building character.



Ground Floor Plan
Total floor area - 947sqm
Total no. of bed - 10



Typical Floor Plan
Total floor area - 744sqm
Total no. of bed - 10

.EGEND

- Bedroom - 19sqm
- Lounge/ Dining/ Activity Space - 68 to 24sqm
- Treatment Rooms/ Nurse Station/ Assisted Bathrooms - 30sqm
- Kitchen/ Changing rooms/ Maintenance office/ Laundry/ Plant room - 35 to 11sqm
- Admin Spaces/ Staff rooms/ Reception - 25 to 30sqm
- Staircase/ Lifts/ Comms - 24 to 8sqm



3.04 DESIGN EVOLUTION



- Sketch proposals initially discussed:
- Separate residential & care home scheme;
 - 19no. townhouses & 74no. Bed care home;
 - Existing access utilised for care home. New access to serve townhouses;
 - Traditionally elevated in appearance.

PRE APPLICATION MEETING DECEMBER 2022



- Developed concept proposals discussed:
- Holistic residential & care home scheme;
 - 20no. townhouses & 80no. Bed care home;
 - Existing access utilised for care home. New access to serve townhouses;
 - Contemporary elevated proposal with nod to existing Parkfield House modern

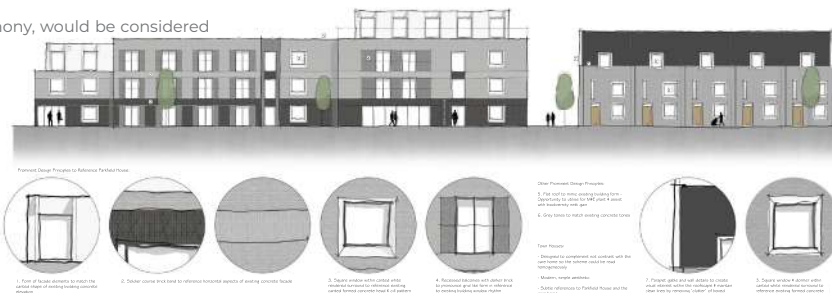
PRE APPLICATION VERBAL CONVERSATION FEBRUARY 2023

PRE APPLICATION FORMAL FEEDBACK FEBRUARY 2023

Key points & feedback:

- Principle of development broadly acceptable;
- LA's masterplan identifies the site as potential for residential development;
- As the site is within the conservation area, any harm arising from the development will need to be weighed against the public benefits;
- Council's position as to existing Parkfield House building - meets the criteria of a non-designated heritage asset;
- Layout acceptable in terms of density;
- Either a traditional or more contemporary design could be pursued;
- One scheme, designed in harmony, would be considered favourable.

DESIGN RESPONSE JANUARY 2023



As a result of the initial dialogue with the LA, the initial concept was altered to pay much greater homage to the contemporary character currently afforded by the existing Parkfield House building to the site and conservation area. The visual appearance of the scheme, with the inclusion modern referencing architectural details, was revised in order to maintain a contemporary aesthetic in line with the existing

Key points & feedback:

- Revised concept explained and was well received, the Local Authority appreciated the level of detail and rationale underpinning the design;
- Local Councillor Members had seen the revised proposal and said to have liked the concept and welcomed the redevelopment of the site;
- Thinning out of trees along Manchester Old Road as a result of the new access would make the site more prominent and was considered a positive new aspect for the conservation area;
- Offside contribution for affordable housing would be acceptable.

Key points & feedback:

- Considered that the loss of the site as an existing employment site could be acceptable in principle with high density scheme being supported by SHLAA;
- Local Authority consider the existing Parkfield House building does detract from the Garden of Remembrance setting;
- Considered the care home would result in less than substantial harm to the designated heritage asset;
- The demolition of Parkfield House would result in substantial harm to the Non-Designated Heritage Asset through complete loss of the building;
- Strongly suggested that alternative access is sought given that there are already two vehicular entrances to the site;
- The proposals are generally effective at reflecting the character of Parkfield House, the design language by passing members needs to be understood;
- The rigid format of the layout, with strong building lines, overall is broadly satisfactory and corresponds to existing dwellings along Manchester Old Road;
- The approach to landscaping across the scheme is generally welcomed, clarification as to open space areas will be required. Consider relationship to Limefield Park;
- Dedicated pedestrian route through the scheme is required;
- Concerns raised as to proximity between some plots and the care home;
- Taking into account the proposed number of Townhouses the access road would need to be adopted by the Council.



THE SITE AND SURROUNDING CONTEXT

- Application site boundary defined and extent edged in red;
- Existing on site building and historic wall identified;
- Quantity of hard standing and designated open space land noted;
- Prominent vegetation pinpointed;
- Conservation Area, existing urban grain and vernacular examined;
- Primary vehicular access route noted;
- Proximity & relationship to designated Garden of Remembrance acknowledged.

TECHNICAL CONSTRAINTS

- Need to demolish existing building explored and confirmed - 980sqm footprint & 13.8m in height;
- Existing and potential vehicular access points identified;
- Existing and potential pedestrian links highlighted;
- Topography and changes in level to Manchester Old Road acknowledged;
- Existing vegetation requiring removal marked (causing damage to exiting wall / to facilitate development/ access);
- Existing neighbour amenity and long range views from the site identified;
- Sensitive peripheral boundary edges pinpointed;
- Potential noise constraint noted.



SPATIAL PLANNING, LAYOUT STRUCTURE AND MOVEMENT HIERARCHY

- General developable area outlined;
- Open space area location moved from periphery to central part of the site to act as a focal point and take advantage of views to Alkrington Hall;
- Pedestrian circulation and potential pedestrian links developed in accordance with former coach road alignment;
- Key movement nodes and additional potential focal area identified.



DEVELOPMENT PARCELS REFINED

- Perimeter blocks established with proposed building orientation refined and back to back housing need identified;
- Positive termination of internal vistas catered for - with buildings or pleasant views;
- Legible movement hierarchy considered;
- Existing neighbour amenity accommodated;
- New key building proposed to celebrate the significance of demolished Parkfield House;
- Refuse and fire access strategy implemented.



DESCRIPTION OF PROPOSAL

The adjacent proposed site layout has evolved through informed research and in collaboration with the wider design team as well as through detailed dialogue with the Local Authority. The underpinning design principles also adhere to general urban design guidance articulated within the *National Design Guide 2021*, references to which have been referred to below. The scheme aims regenerate this otherwise stale piece of land to provide community benefits and to enhance the conservation area by celebrating it's modern predecessor. Furthermore, it is hoped that the proposal will serve as a exemplar high-quality development for Middleton and the wider borough.

1. The existing vehicular access serves the proposed care home with the characterful stone wall and piers retained (C2);
2. Proposed 'step-free' pedestrian access to the Garden of Remembrance (U3);
3. Retention of existing mature trees to retain the prominent landscape setting of the conservation area and add instant maturity to the development (N3);
4. The alignment of the original Parkfield house coach road has been incorporated to evoke the site's previous historic significance (C2);
5. In terms of layout, scale, and massing, the proposed care home has been designed to relate to the exiting Parkfield House and provide a betterment in terms of impact upon the designated Garden of Remembrance and general bearing over the conservation area. (C2);
6. Provision of private garden amenity spaces for both the care home residents to promote active lifestyles, comfort, relaxation and stimulation (H2);
7. Communal garden proposed to the centre at the scheme, as a focal point, to offer a visual connection between the care home and townhouses whilst also providing a meeting space to enhance opportunities for engagement and social cohesion. (B3);
8. Variety of parking solutions proposed throughout the site, with an emphasis towards limiting vehicles from dominating the street scene and allowing soft landscaping to be the prominent feature. a minimum 1 car park allocated per dwelling (M3);
9. Provision of a pedestrian link (along the former coach road) to improve the pedestrian experience of the conservation area and connectivity through the neighbourhood (M2);
10. Continuous and consistent building line along the streets to providing a sense of urban character and reference the linear form of the conservation area. The heights of the buildings and landscaping along the streets create a strong presence, degree of enclosure and surveillance over the public realm (I3, B1, P1);
11. Gated access to the residential townhouses to provide clear distinction between public and private spaces. The provision of a single shared surface is aimed at prioritising the pedestrian and a focus on social interaction as a result (I3, P3);
12. Mixed array of house types and sizes respond to the local identity and the existing built form through a contemporary approach to the traditional typologies (C1, B2, U2);
13. Trees or vegetation used to terminate s where appropriate to enhance visual quality (I2).



Illustrative Masterplan

CHARACTER JUSTIFICATION

This page sets out how the character study, and understanding of the CA character gained as a result, has underpinned the design rationale in order to demonstrate how the proposal can make a positive contribution to the conservation area

Character Study Corresponding Heading & Analysis	Design Response
Land Use	
The CA is sandwiched between substantial green spaces in the form of Limefield Leisure park and Alkrington Woods and Nature Reserve.	The development has been structured to provide an attractive and active facade towards these areas through building orientations, upper balconies and soft landscaping.
Building Use	
The CA comprises residential, care home, medical services uses.	The proposal exhibits the same uses which are more appropriate and will improve the harmony of the CA compared to the existing office use.
Route Hierarchy & Pedestrian Permeability	
Manchester Old Road is an incredibly prominent aspect of the CA defined by the existing mature trees and stone wall.	The proposal will retain the vast majority of the stone wall and repair where necessary to prolong and maintain it's contribution. Many of the existing trees have been retained and will be enhanced with additional soft landscaping. The scheme will improve the visual interest of Manchester Old Road provide an attractive contemporary, backdrop to as a significant improvement to the existing hard standing areas.
The former coach road.	The former coach road has been reinstated as a pedestrianised shared surface for public use. This route will offer an improvement to the pedestrian experience of the conservation area in terms of being safer and offering alternative views of the immediate vicinity and Alkrington Hall.
Access to the Garden of Remembrance is currently only available to the public via a stepped access from Manchester Old Road.	The proposal has incorporated a ramped and step free access to improve the accessibility for the general public.
Public Realm & Open Spaces	
The immediately adjacent play area, sensory garden and outdoor gym provide good opportunities for exercise and social interaction.	The scheme incorporates private green spaces for both the care home and townhouse residents to further enhance opportunities for play, exercise and social cohesion.
Designated & Non-Designated Heritage Assets	
The Grade II Listed Garden of Remembrance is currently dominated by Parkfield House.	The proposal seeks to improve this outlook from the Garden of Remembrance by lowering the building height, offsetting the fourth floor and providing additional soft landscape screening.
Parkfield House modern, Brutalist aesthetic.	The modern influence Parkfield House has upon the CA has been recognised. The overarching rationale with regards to the appearance of the proposal is to continue this contemporary aesthetic through both the care home and townhouse appearance. This is achieved through design of the buildings, material selection and architectural detailing references. Information as to how is included within the Architectural Appearance section.
Alterations	
The application site has been heavily fragmented which has distorted its identity.	First and foremost the development will bring a prominent part of the CA back into use, as opposed to an abandoned decaying building with expansive areas of unused, unsightly hard standing. The residential buildings (care and townhouses) will restore the site's original intended use. Moreover, the incorporation of focal green spaces will evoke the historic gardens of the former Parkfield House building. The coach road alignment will also be brought into public use.
Scale & Massing	
The CA is predominantly 2 and 2.5 story, with the exception of Parkfield House which 4 storey.	The development respects the scale and massing of the CA with the proposed townhouses being comparable to the adjacent historic dwellings at 3 storey with flat roofs. The Care home has a scale much more in keeping the CA, which still retaining presence. The overall height is lower and at a scale which can be read in harmony within the surrounding context.
Materiality & Architectural Detailing	
The most prominent facade material is brick. Other materials such as stone and render are also present. The materials and detailing of Parkfield contrast with CA.	The proposal seeks to provide a continuation of the existing contrasting Parkfield House aesthetic. Therefore, the visual appearance in terms of architectural style, detailing and tones of the scheme has sought to heavily reference a modern aesthetic as opposed to the other aspects of the CA. The use of brick, albeit in differing colours, does draw comparisons with the CA as whole however.
Prominent Contributors	
Parkfield House was identified as being one of if not the most prominent building within the CA and a notable exception to the rest of the CA.	The proposal looks to maintain the site as a prominent modern feature of the CA and therefore in effect a continuation of the existing influence.
Negative Contributors	
The unoccupied and deteriorating nature of Parkfield House was recognised as having a negative effect upon the CA.	The redevelopment of the site will provide multiple benefits to the community and restore the site back to being a unique positive contributor to the character of the CA.
Settlement Patterns	
The CA overwhelmingly embodies a linear settlement pattern along Manchester Old Road. Buildings, together with their respective principle elevations, are orientated towards and accessed from the street.	The linear, rigid arrange of the townhouses is a direct and prominent reference to the existing settlement pattern and consistent build lines of the CA. Buildings are principally elevated to the street or open space to which they face, again in a similar vein to the CA.
Setting, Gateways & Views	
Two gateways recognised, one to the west and one from the east as one travel along Manchester Old Road.	The western gateway into the CA will continue to be defined by the entrance to the Garden of Remembrance and mature trees. Although less impacted by the care home than the existing Parkfield House. The proposal does not alter the eastern gateway.





Housing Mix Plan

Detailed planning permission is sought for 20no. new dwellings and an 80no. bedroom care home. The density of the development accords with the Council's Strategic Housing Land Availability Assessment (SHLAA).

With regards to affordable housing, the applicant wishes to make an off site contribution secured through a S106 agreement.

The scheme proposes a mixture of dwelling types, in order to reflect the needs of the area and provide relevant buildings for the surrounding context, including two and four bedroom units. A summary of the mix quantum is shown within the accommodation schedule below the adjacent plan.

The care home is provisioned with 80no. ensuite bedrooms, a mixture of communal facilities including a Cafe Bistro, a hair and nail salon, as well as a variety of lounges

RESIDENTIAL									
House Type	Bed No.	Storey	Type	No.	Sqm	Sqft	Total Sqm	Total Sqft	Split
HT 1 A	2	2	Back to back	2	87.2	939	174.4	1878	10%
HT 1 B	2	2	Back to back	2	87.2	939	174.4	1878	10%
HT 2 A	4	3	Townhouse Mews	4	147.6	1589	590.4	6356	20%
HT 2 B	4	3	Townhouse Mews	1	150	1615	150	1615	5%
HT 3	4	3	Townhouse Mews	11	158.2	1703	1740.2	18733	55%
Grand Total				20			2829.4	30460	100%

CARE HOME									
Care Home	80	4	Care Home	1	4824	51925	4824	51925	

Legend

- House Type 1A
- House Type 1B
- House Type 2A
- House Type 2B
- House Type 3
- Care Home

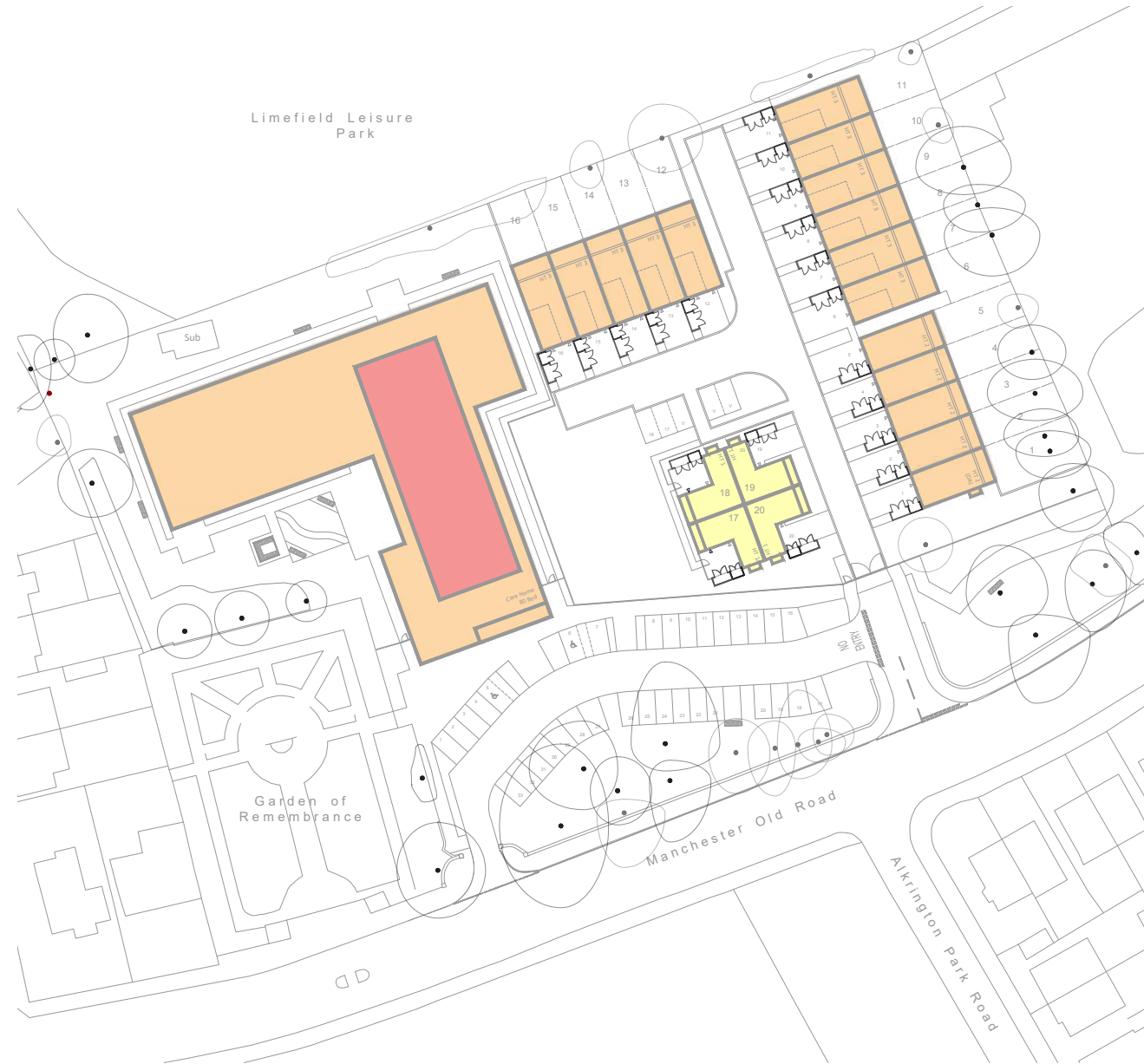


4.04 SCALE & MASSING

The residential dwellings proposed are predominantly three storey in height with flat roofs, to offer a contemporary aesthetic. The central dwellings are two storey flat roofed. The care home is largely three storey with an offset fourth floor dedicated to servicing the home, exclusively accessed by staff members. The second floor further steps away from the existing residents backing on to the western facade.

The existing Parkfield house building occupies a building footprint of circa 980sqm and is approximately 13.8m in height (measuring to the roof of the fourth floor with service housings placed above).

Whilst the proposed care home occupies a larger footprint of 1562sqm, the building better utilises the available land to lower the overall building height. This reduces the impact and dominance over the Garden of Remembrance and is far less alien to the conservation area as a whole.

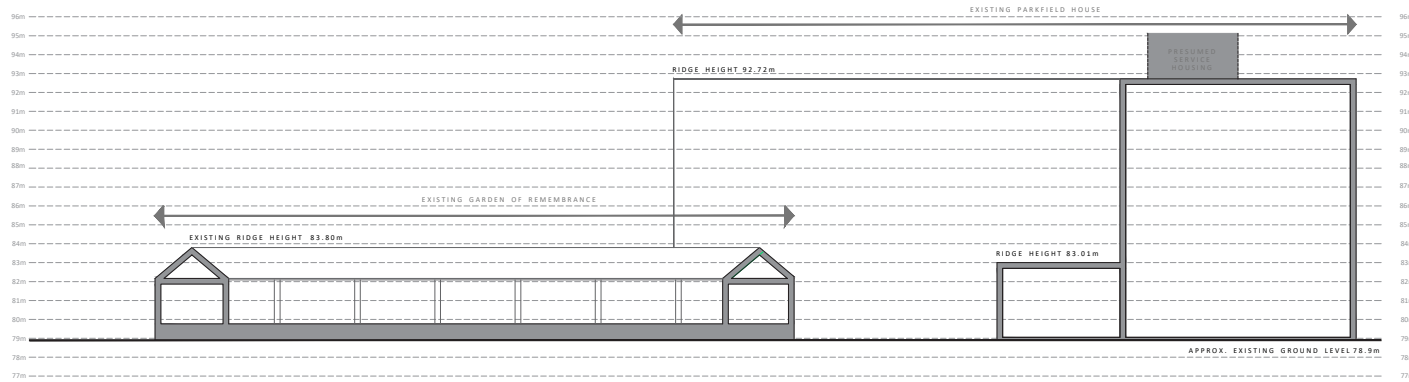


- Legend
- Denotes 2 Storey Building
 - Denotes 3 Storey Building
 - Denotes 4th Storey Aspect

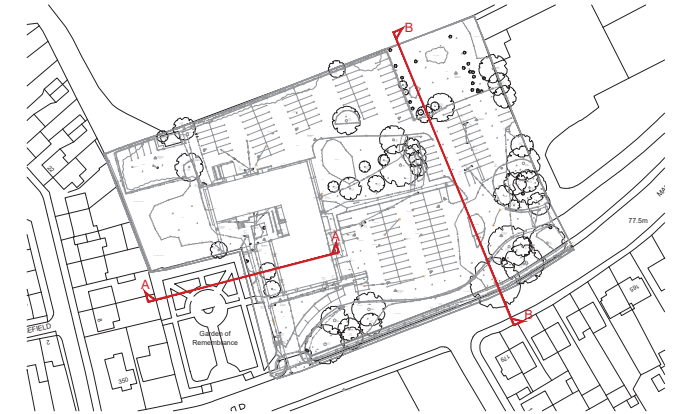


Building Heights Plan

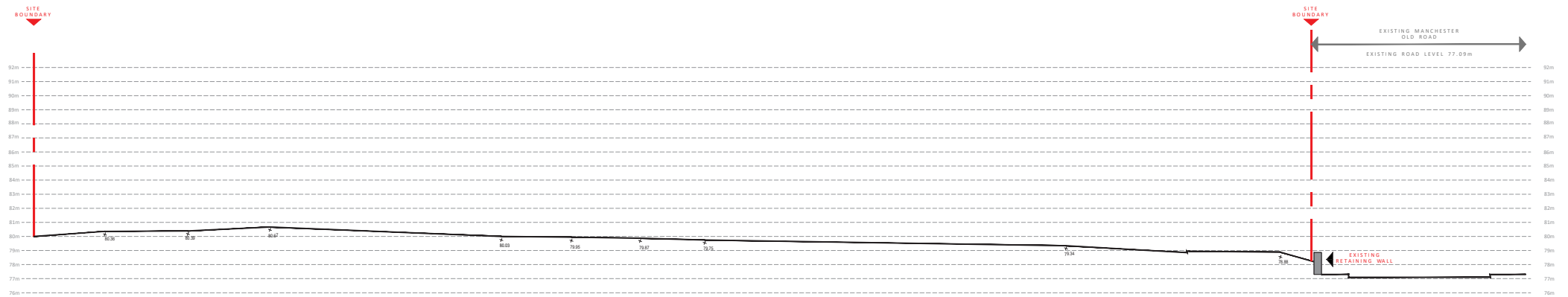
4.04 SCALE & MASSING



EXISTING SECTION A-A



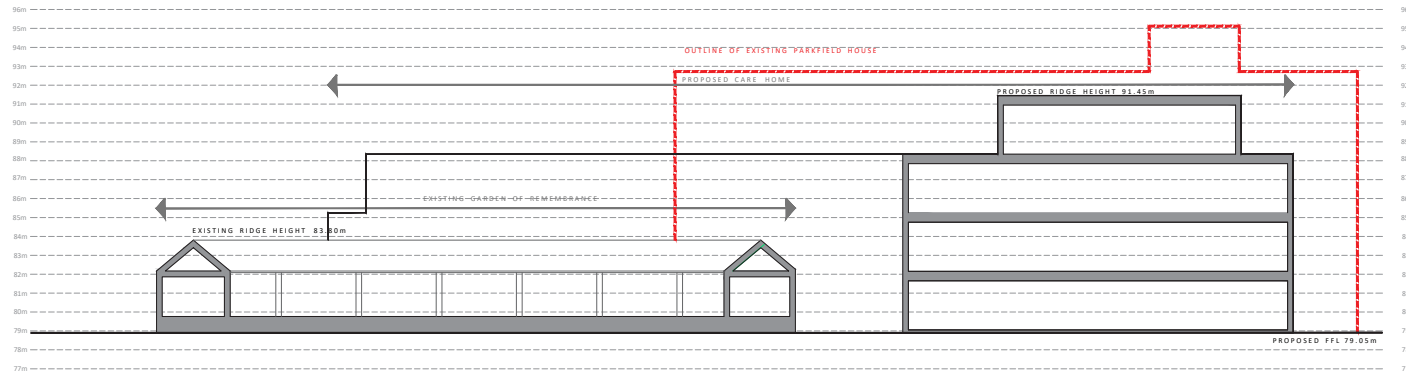
LOCATOR PLAN (NTS)



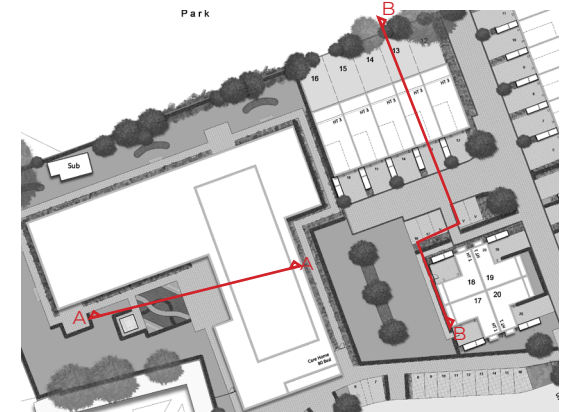
EXISTING SECTION B-B



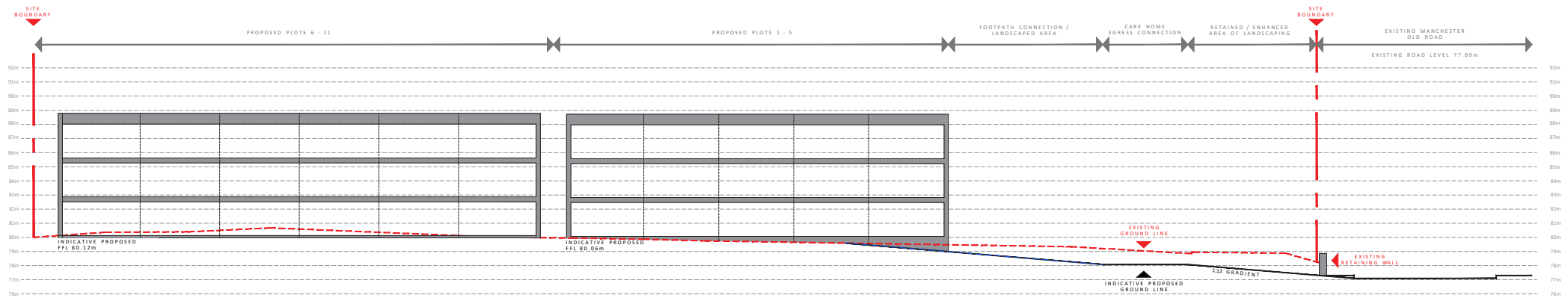
4.04 SCALE & MASSING



PROPOSED SECTION A-A



LOCATOR PLAN (NTS)



PROPOSED SECTION B-B



4.04 SCALE & MASSING

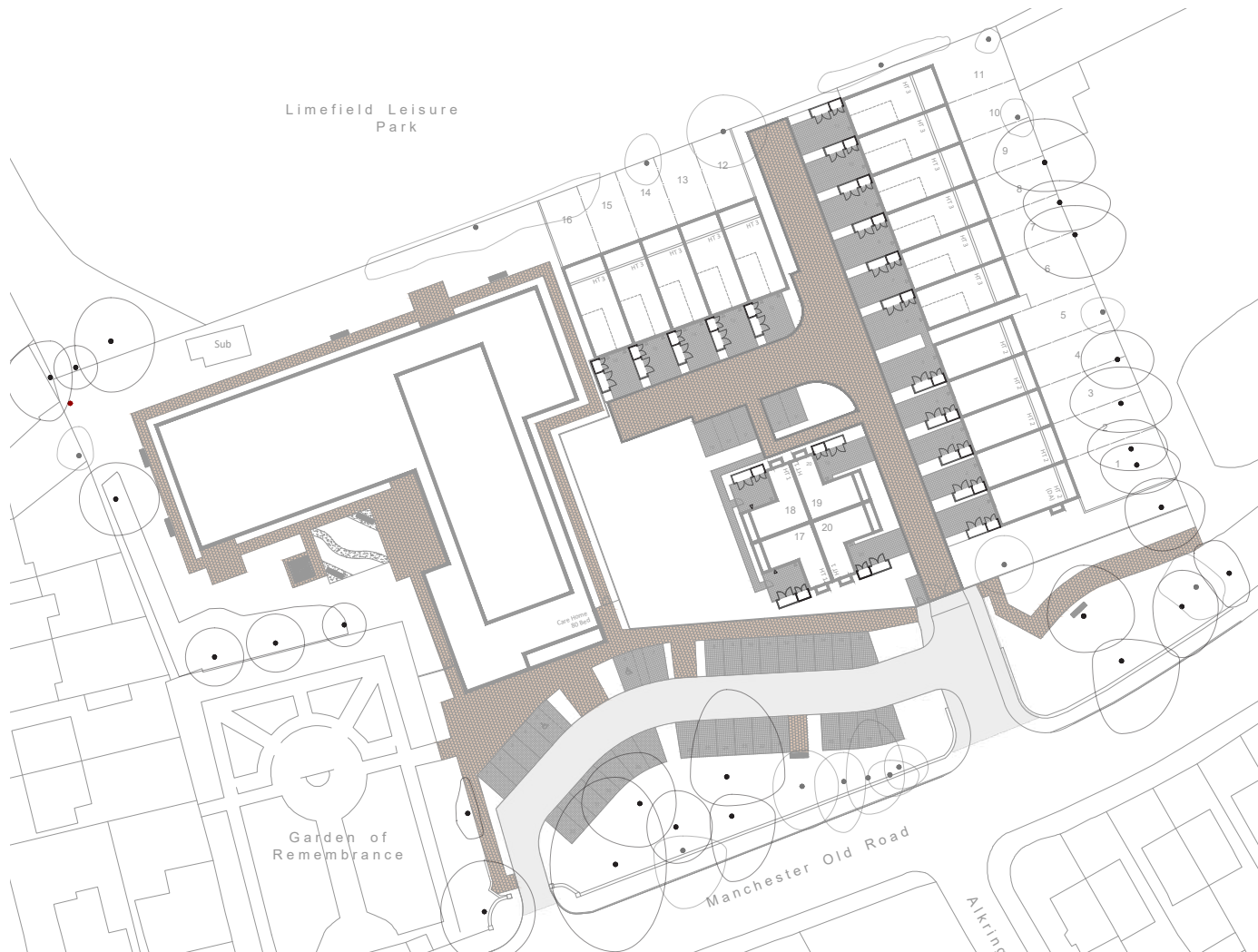


View of the proposed care home from the Garden of Remembrance



View of the existing Parkfield House from the Garden of Remembrance





LEGEND



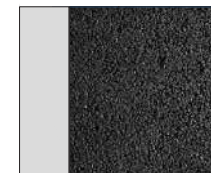
Tegula Block Paving
(Exact specification to be agreed by condition)



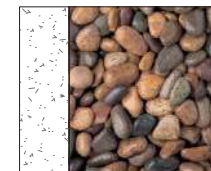
Granite Setts
(Exact specification to be agreed by condition)



Contrasting Linear Edging
(Exact specification to be agreed by condition)



Bitmac
(Exact specification to be agreed by condition)

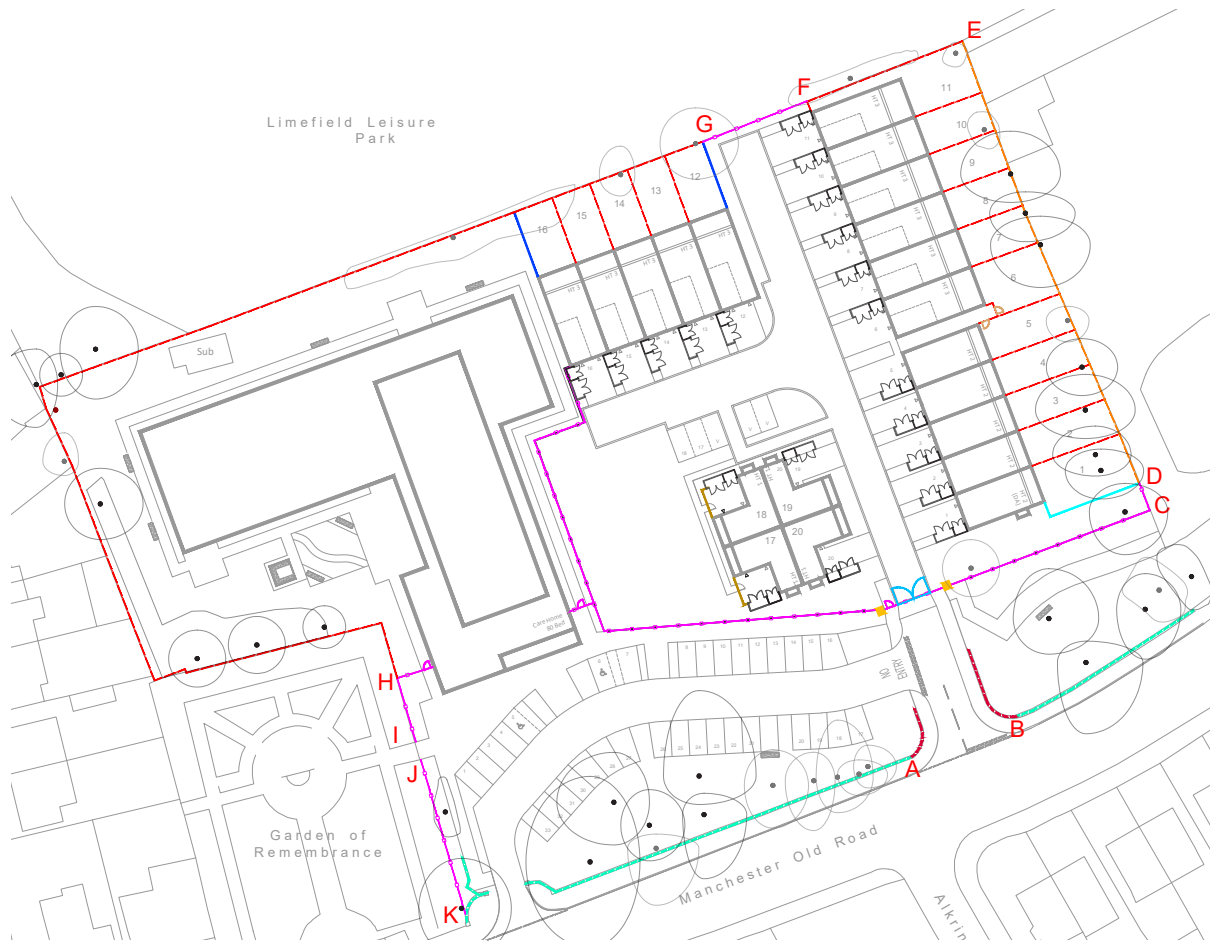


Scottish Garden Pebbles
(Exact specification to be agreed by condition)

Hard Landscape Strategy

The proposed hard landscape materials have been selected to allow the development to portray a quality visual aesthetic with block paving being the dominant finish. There is also a functional rationale behind the material selections in that the pedestrianised areas and street surfaces are specified with the same block paved finish to achieve a shared surface feel. Furthermore the divide between public and private spaces is defined by alternative block materials and tones.

BOUNDARY TREATMENTS



LEGEND



Denotes 1.8m/2.4m Closeboard Fence
(Exact specification to be agreed by condition)



Denotes 1.8m Screen Wall
(Exact specification to be agreed by condition)



Denotes 1.8m Screen Wall
(Exact specification to be agreed by condition)



Denotes 0.6m Brick Wall
(Exact specification to be agreed by condition)



Denotes existing wall to be retained



Denotes wall to be constructed using stone from existing wall proposed for removal



Denotes 1.8m railing
(Exact specification to be agreed by condition)



Denotes new pillars to be constructed using stone from existing wall proposed for removal



Denotes 1.8m Timber Gate



Denotes 1.8m metal gate to match railings



Denotes electric gated access to match railings

Perimeter Boundary Treatment:

- A - B Proposed site access (section of existing wall to be removed)
- B - C As existing
- C - D 1.8m Railings
- D - E 2.4m Closeboard fence
- E - F 1.8m Closeboard fence
- F - G 1.8 Railings
- G - H 1.8m Closeboard fence
- H - I 1.8 Railings
- I - J Ramped access to Garden of Remembrance
- J - K 1.8 Railings
- K - A As existing

Boundary Treatments

The selected boundary treatments will help to reinforce both the contemporary nature of the proposal and historic aspects of the CA. Corresponding brick walls are used within prominent locations of the site to enhance the visual amenity of the public realm interface. The railings provide an important role with regards to physically segregating certain aspects of the site subtly, whilst remaining visually unobtrusive. Views through to Limefield Leisure park, looking up the shared surface access, will also be facilitated by incorporating railings within the public realm. To aid security it is proposed to have a gated entrance to the townhouses, flanked either side by new stone piers which correspond to the piers currently located at the existing site access. The material gained from the removal of existing stone wall (to facilitate the new site access) will be reused to provide a stone return adjacent to the access.



4.07 ACCESS & MOVEMENT

Vehicular access details have been designed by Eddisons Transport and Design (incorporating Croft). The existing site access is proposed to serve the care home and link to a new site access, off Manchester Old Road, providing a one-way system. This has been designed to negate the need to widen the carriageway that could result in damage to the existing trees and/or removal of one of the existing entrance stone piers. The extent of the care home parking area does not extend beyond the existing kerb edging and therefore does not encroach further into the tree root protection areas.

Cutting a new vehicular access into the site will service the townhouse aspects of the scheme. The extent of this, beyond the gated access, is proposed as a private road although will be built to adoptable standards to facilitate refuse and fire access. The extent of new road proposed for adoption will end at the gates.

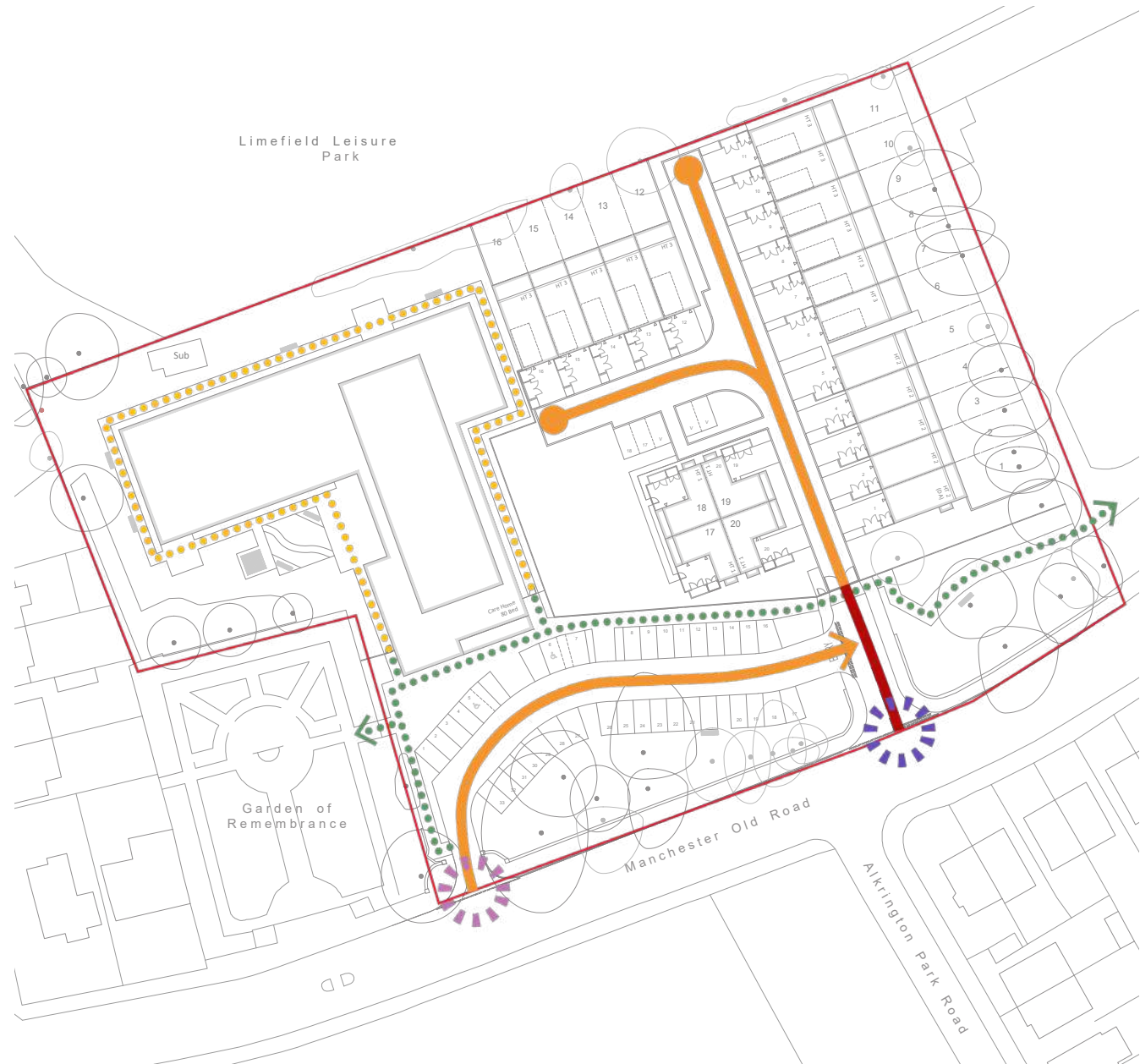
Pedestrian access is accommodated within both the existing and new access points. An improved inclusive ramped access to the Garden of Remembrance will be provided within the proposal.

The former coach road alignment will be reinstated as a shared surface and link the site to the east to improve the pedestrian experience of the conservation area. An alternate segregated pedestrian only route will also be provided.

Private resident routes are facilitated both around the care home through the dedicated amenity space surrounding the building. Beyond the residential gated access, a shared surface, which replaces traditional dedicated walkways or service verges with landscaping to improve the visual amenity of the public realm and slow vehicles, aims to prioritise pedestrians over vehicles.

Legend

- Adoptable site access 
- Private shared surface (Non-adoptable) 
- Pedestrian route (open to general public) 
- Private pedestrian route (residents only) 
- Modified existing vehicular access 
- New vehicular access 

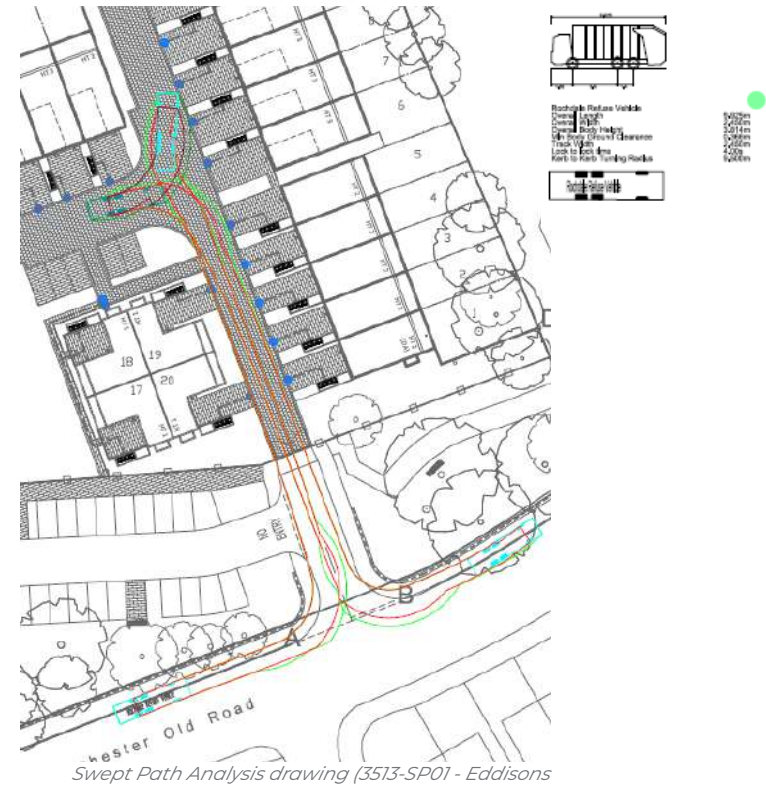


Illustrative Movement Plan

4.07 ACCESS & MOVEMENT



Proposed Site Access drawing (3513-F02) - Eddisons



Swept Path Analysis drawing (3513-SP01) - Eddisons



4.07 ACCESS & MOVEMENT

PARKING

The parking provisions have been devised in accordance with the parking standards contained within Appendix C of the Unitary Development Plan, whereby the schedule provides maximum rather than minimum standards for car parking. Every dwelling has at least one dedicated parking space, with the integral garages being sized to accommodate an additional space for the relevant dwellings. Visitor bays are also provisioned within the scheme.

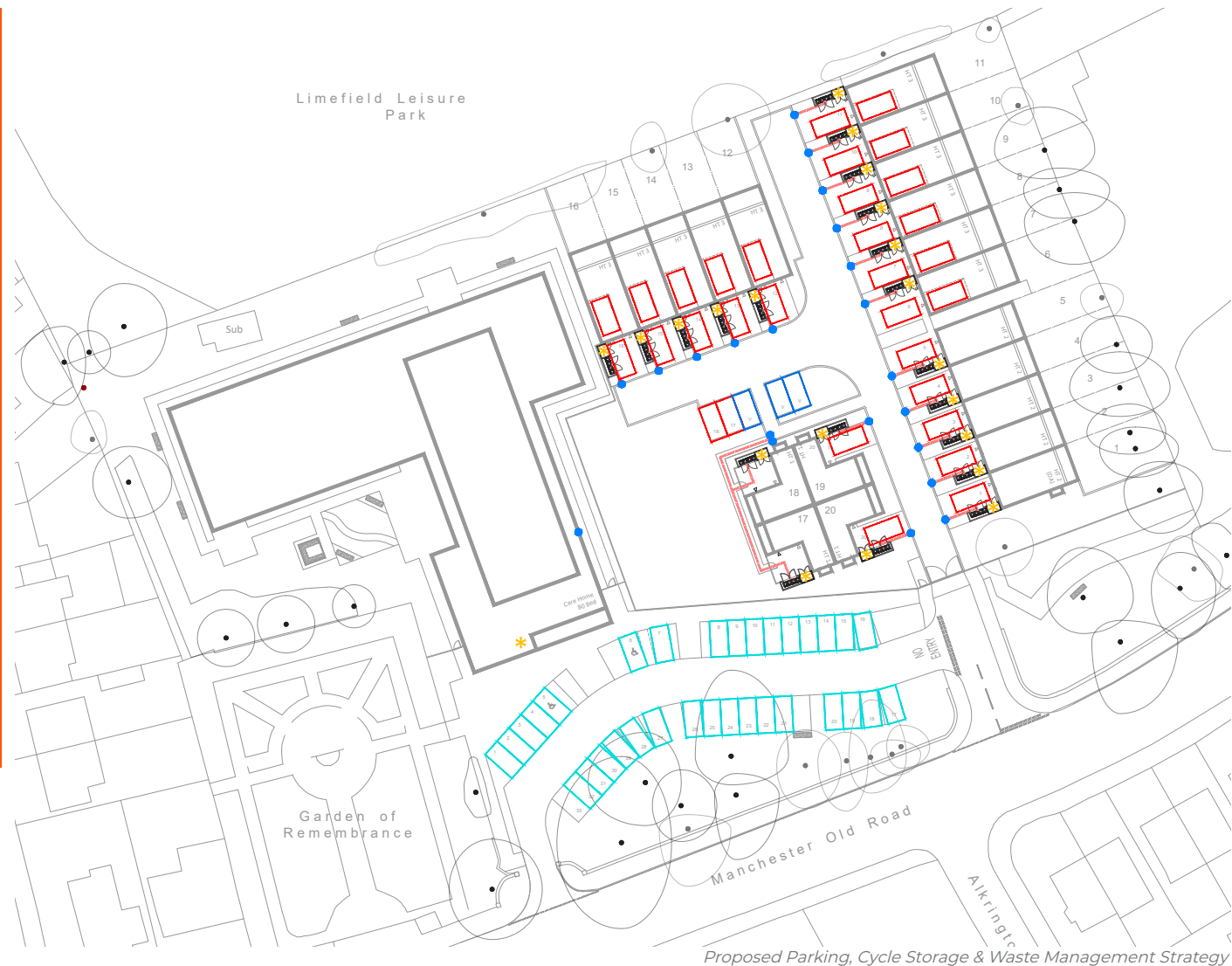
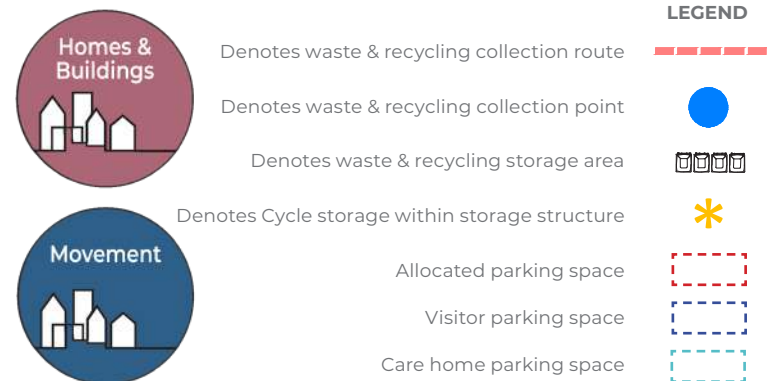
A total of 33no. parking bays are proposed to serve the care home residents and staff at a ratio of 1 no. space per 3 bedrooms (27no. total) and 6no. for staff.

CYCLE STORAGE

To promote sustainable methods of transport and active life styles, cycle stores have been located within plot curtilage for each dwelling. The care home has a dedicated cycle storage area adjacent to the building entrance.

WASTE MANAGEMENT

Upfront storage housings enable convenient individual recycling and together with the cycle stores provide a rhythmic design trait to the streetscene. The care home waste is to be stored internally on the upper service floor, within a dedicated space, and collected privately via a dedicated service lift. The collection point will be via a side door, accessed close to the care home parking area.



4.08 OPEN SPACE STRATEGY

LEGEND

- Private amenity space for Care Home
0.46 Ac / 0.19 Ha
 - Private amenity space for dwellings
0.18 Ac / 0.07 Ha
 - Retained tree belt / wildflower meadow
0.28 Ac / 0.11 Ha
- Total area of open space - 0.92 Ac / 0.37 Ha

Limefield Leisure Park

Garden of Remembrance

Manchester Old Road

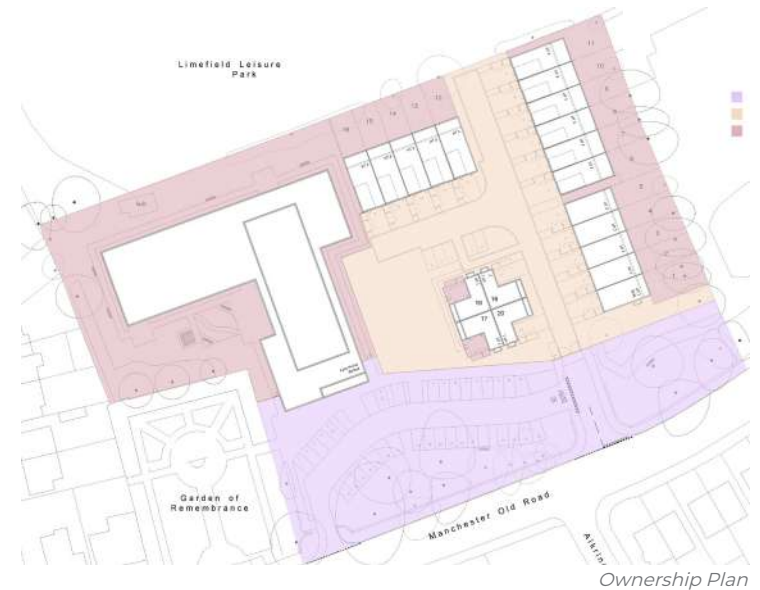
Alkington Pr

Proposed open space strategy plan

The open space strategy for the proposal is depicted on the adjacent open space strategy plan. Essentially this is split into three defined areas:

- Publicly accessible amenity space - located to the front of the site incorporating the existing tree line, enhanced with windflower meadow and shrub planting and seating;
- Townhouse amenity space - privately accessed by the dwelling residents;
- Care home amenity space - privately accessed by the care home residents.

The ownership plan below demonstrates how the hierarchy works from public spaces bleeding into semi-private spaces to enhance the public realm.



Legend

- Private Space
- Semi Private Space
- Public Space

