

DESIGN AND ACCESS STATEMENT

FULL PLANNING APPLICATION FOR 3 NO. DETACHED DWELLINGS
AT LAND OFF AND TO THE EAST OF HARROW AVENUE
BAMFORD
ROCHDALE
OL11 4DS

July 2023
AS826DMR|E
Revision A

Prepared on behalf of **Hallmark Developments**
By

CUBE architecture and design

1. Introduction

- 1.1. This statement sets out the process that has led to this application and explains the scheme in a structured way. It has been prepared in line with the Town and Country Planning (Development Management Procedure England) Order 2015 in support of a full planning application for a proposed residential development at land off Harrow Ave. This statement is to be read in conjunction with all other planning application drawings and reports.
- 1.2. The application seeks planning approval for the erection of 3 detached two storey dwellings. The planning order use class is C3 and the housing will be a mix of 2 and 3 bedroom properties.
- 1.3. The proposals seek to deliver new housing stock that are of a high quality design which are both visually attractive and energy efficient to take the opportunity to enhance the character and overall quality of the area.
- 1.4. The three dwellings will be owner occupied and are design to adopt the same design dialect throughout. The three houses are all of differing internal layouts which creates visual interest across the development frontage by utilising subtle adjustments to the component arrangements whilst retaining design unity to create a family of homes with nuance.
- 1.5. House Type 2 is a two-bedroom property set over two storeys with a rear balcony area. For balance the property has been located in between the two three-bedroom properties which are mirrored to either side. The three bedroom properties are designed over two storeys and include integral garages.
- 1.6. The application site is within an urban area as allocated under the saved UDP land allocations map and is surrounding by existing residential properties of varying design styles.
- 1.7. The proposals put forward would deliver high-quality modern dwellings. This is a genuine opportunity to deliver a sustainable development to assist to increase the supply and variety of homes, particularly larger detached properties for which there is a recognised shortfall of in the borough.
- 1.8. The purpose of this report is to set out the intentions of the proposals and to demonstrate how the design appropriately accords with its geographical and planning backgrounds and contexts. This document has been written in accordance with paragraphs 29-30 of Planning Guidance 'Making a Planning Application' and has been undertaken to contain a level of detail which is proportionate to the complexity of this application.

2 Site Location and description

2.1 The application site is a total of 0.2 hectares and is located approx. 1.4 mile east of Rochdale town centre. The application site is accessed off Harrow Avenue which runs to the east of the site. The site topography is generally flat with steep falls from east to west occurring immediately off Harrow Avenue which reduces the site levels considerably compared to both Harrow Avenue and Bury Road to the north. The site has trees and vegetation to the perimeter with the main site consisting of tarmac and stone coverings. A topographical depression is located along the south/east boundary which is considered to be a land drainage ditch.

2.2 The site is within a defined urban area and is limited to exclusively residential dwellings in the immediate vicinity. There is no predominant vernacular in the architectural design within the area. Housing styles vary with larger properties, up to 4 storeys, located to the north and south on Bury Rd and Eton Close. Harrow Avenue is a mix of single and two storey properties including some dormer bungalows. Further east of the sides lies a row of local shops and restaurants which fall within a very short walking distance of the site.

2.3 The properties which surround the application site all benefit from elevated vantage points with typical ground levels significantly higher than those across the application site which creates a “basin site” reducing the developments levels, building heights and overall impact on the surrounding properties.

2.4 The more recent housing developments are examples of modern flat roof style dwellings with brick and/or render facades. A more recent example is located to the north of the site, on Moorgate Avenue. These dwellings are off modern design incorporating flat roofs set behind parapets with brick facades and double height glazing features to provide a contemporary visually attractive style adding to the overall quality of the area. There are also flat roof dwellings located to the south off Eton Close, most notably Ashton Lodge which is a large modern detached property of more recent construction.

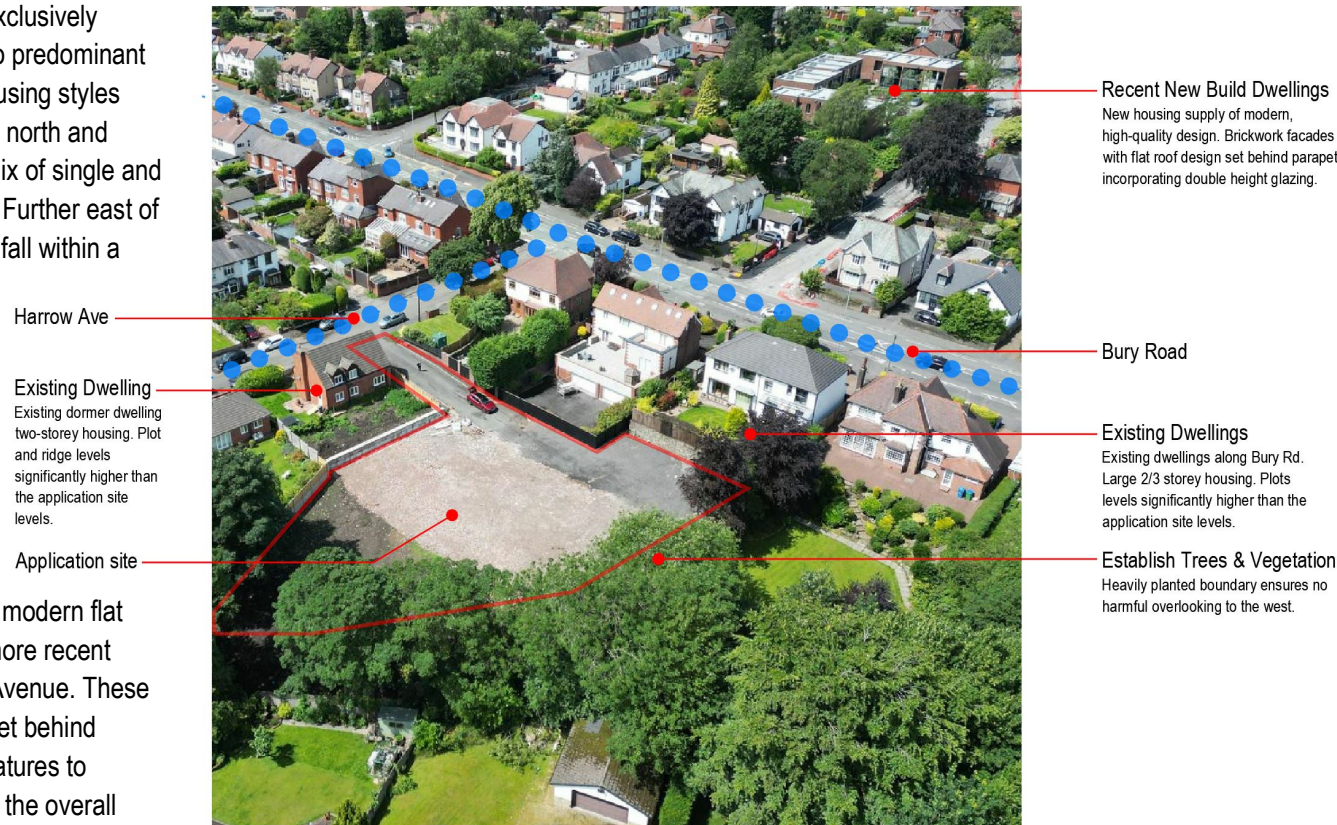


Figure 1 Site Location

3 Relevant Planning History

- 3.1 The application has three recent planning applications of relevance, these all date back to c.2005.
- 3.2 Applications references 05/D45295 and 05/D45825 were both approved with conditions for the construction of one detached dwelling with detached double garage.
- 3.3 Application reference 05/D46251 was approved with conditions for the construction of 2 detached dwellings and the repositioning of the previously approved dwelling (05/D45825) creating 3no. dwellings on the application site.

4 Planning Policy

- 4.1 The application site is within the defined locally as an urban area as allocated under the saved UDP land allocations. Saved UDP policy G/D/1 establishes that new development, wherever possible and appropriate should be concentrated within the urban area in order to support urban regenerations and to protect the countryside. In addition to this, paragraph 60 of the NPPF requires that Local Planning Authorities support the Governments objective “of significantly boosting the supply of homes”.
- 4.2 The site is located within an existing residential area, is in a short walking distance from local centres and within close proximity to high frequency bus routes along Bury Road, providing sustainable public transport links to Rochdale Town Centre and the nearby regional towns and cities
- 4.3 The proposed development is therefore considered to be within a sustainable and accessible location and close to amenities.

Therefore, the proposal would make efficient use of the land within the Defined Urban Area and would contribute to the supply of housing in a sustainable location within the borough.

- 4.4 Policy DM1 of the Council's Core Strategy requires all development proposals to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area.

- 4.5 Policies P1, P2 and P3 of the Core Strategy set out a requirement for good design, improved image and protection and enhancement of character, landscape and heritage. In addition, paragraph 30 of the NPPF states that decisions should ensure that developments will function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

- 4.6 The SPD “Guidelines and Standards for Residential Development” sets out minimum recommended space standards and separation distances to prevent any undue overlooking or loss of amenity.

- 4.7 The ‘Oldham and Rochdale Urban Design Guide’ SPD provides guidance for achieving high standards and good quality design throughout the Borough. The design guide requires new buildings to be of high-quality contemporary design and should avoid imitation/copying of architectural detail (except for works to listed buildings or in conservation areas).

- 4.8 The proposals put forward are examples of high quality architectural design which are both visually attractive and a continuity in style of the more recent planning approvals for the newer dwellings in the area.

4.9 The proposed development is within a sustainable and accessible location and close to local amenities. Therefore, the proposal would make efficient use of the land within a defined urban area and would contribute to the supply of housing within the borough.

4.10 The principle of the development is therefore considered acceptable and in accordance with the adopted Core Strategy and the aims of the NPPF.

5 Proposals

5.1 The proposals seek approval for the construction of three detached dwellings supported by 6 parking spaces. All buildings are design with unified architectural dialect.

5.2 The site access will be from an existing vehicular access route off Harrow Road which is currently used to access the garages to the rear of 613 Bury Road.

5.3 The existing access route will be extended towards the sites western boundary to provide access for all of the proposed dwellings with a hammer-head arrangement included to allow delivery vehicles to turn around within the site.

5.4 The access route will remain private (unadopted) with bin collections taking place from a bin collection point situated within 25m of the site boundary and within 30m of the dwellings

for local authority waste collection crews to drag waste from on collection days. This meets the guidance of the Manual for Streets

6 Amount

6.1 The proposed development would provide the following amount of accommodation and building mass;

House Type A

Gross External Area	204 m2
Total Bedrooms	3 Bedrooms – 5 Persons
Parapet Height AFFL	6.75m

House Type 2

Gross External Area	178 m2
Total Bedrooms	2 Bedrooms – 4 Persons
Parapet Height AFFL	6.75m

House Type 2

Gross External Area	176 m2
Total Bedrooms	3 Bedrooms – 5 Persons
Parapet Height AFFL	6.75m

7 Design, Scale, Appearance and Layout

- 7.1** The key drivers from the outset of the design process have been to deliver a scheme that will not only enhance the character of the area but also function well not just in the short term, but over the lifetime of the development. The design has been approached with an even view on providing positive and attractive built frontages balanced with an endeavour to deliver a scheme resulting in negligible or no impact on the privacy and amenity of the surrounding properties. In order for a development to be considered sustainable it is fundamental to secure the long-term future over its envisaged building lifetime and this is achieved through high levels of architectural design with practical requirements in terms of access parking and garden sizes all being designed to meet or exceed the required standards.
- 7.2** The design of the development adheres to the guidance and principles of both National and Local planning policy and adopts the fundamental design precepts set out in the 'Oldham and Rochdale Urban Design Guide' SPD. The design guide requires careful consideration be given to character, building scale, form and massing, proportion, materials, and detailing. It emphasises the importance of using the building's three-dimensional form to create visual interest and the use of local context to inform that design. It advises that good quality design tends to introduce visual richness through the use of good quality materials, texture, and depth. A variety of materials should not be relied upon as the sole method of introducing visual interest to a building, and excessive architectural detailing, ornamentation, and too many materials result in fussiness, visual confusion, and/or incompatibility with a coherent character in the street scene.
- 7.3** The design guide recognises that many modern buildings tend to have a 'flat' appearance in contrast to the older buildings which leads to a lack of visual interest. To remedy this, the design guide recommends opportunities are taken to create light and shade principally through the overall three-dimensional form of the building and massing with detailing providing a secondary role to create depth if required.
- 7.4** Chapter 11, 'Well Designed Buildings,' of the design guide provides examples of dwellings that are of both high quality and poor design. One such dwelling commended for its high-quality design in the design guide is 9 Eton Close, which sits immediately west of the application site. This dwelling is an example of a contemporary flat roof style design which uses a stepped building frontage to achieve a three-dimensional form that provides visual interest without the need for elaborate materials or detailing to give it quality. Further examples of this contemporary flat roof style are prevalent in other recently constructed/renovated dwellings in the immediate area, notably on Eton Close, Moorgate Avenue, and Chadwick Hall Road. It is also the design style adopted in approved schemes yet to be implemented in the immediate area.
- 7.5** The design guide, in the same chapter, offers an example of poor-quality design. This example house, which is the bottom picture from the extract below, is a traditional pitch form roof design which incorporates window head and cill details to the façade and gable pikes, barge board detailing and finials to the roof design to elevate the overall design quality. The guide concludes that this poor-quality design does not create an interesting building.



The three-dimensional form of this house gives it visual interest. It does not need elaborate materials and detailing to give it quality.



In contrast, this house relies on dormers, barge boards and window details for interest. The poor quality of these details does not create an interesting building.

Figure 1 – Extract from page 54 of the Oldham and Rochdale Urban Design Guide providing both good and poor examples of dwelling design. The top picture (No. 9 Eton Close) being an example of how to successfully achieve visual interest through strong three-dimensional form.



Figure 2 – (Development off Moorgate Ave) Contemporary designed dwellings recently approved for a site in the same area as the application site

- 7.6** A conscious decision was made early on in the design process to put forward proposals for contemporary designed dwellings as this was both the client(s) preference and, more importantly, the LPA policy requirement. The design put forward responds positively to its context, and careful consideration has been given to character, building scale, form and massing, proportion, materials and detailing.
- 7.7** The design of the building follows the styles of the more recent additions to housing supply in the immediate area. The scale of the development is kept to an absolute minimum for two-storey properties. The flat roof design with stepped frontages creates visual interest through strong three-dimensional form and reduces the overall building mass and development impact whilst remaining in keeping with recent build styles. External facades are from facing brickwork which is a traditional material that offers timeless appeal and is an ideal material chose which ensures the proposed dwellings would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design and material selections being reflective of the existing properties within close proximity. The design put forward responds positively to its context, and careful consideration has been given to character, building scale, form and massing, proportion, materials and detailing.
- 7.8** **Character:** The high-quality contemporary development is designed to be of its age and avoids imitation and copying to provide a distinctive sense of place. The proposals draw upon local context to inform the design and material choice, using a continuation of the architectural dialogue seen in the more recently constructed dwellings in the area, notably those along Eton Close and Moorgate Ave.
- 7.9** **Scale:** The scale of the new development is appropriate and sensitive to its context. The flat roof design set behind a parapet is in keeping with the more recent properties in the area and keeps the building to an absolute minimum, ensuring that the proposals do not result in an overbearing impact or undue loss of amenity to any of the surrounding properties.
- 7.10** **Form:** The form derives from the function of the building and responds positively to the site's topography. Each dwelling utilises stepped building frontage to achieve a strong three-dimensional form that provides visual interest. This is enhanced by creating further depth to the facades through the use of brickwork in two varying planes and introduction of window shrouds, creating additional light and shade to the elevations, which delivers three-dimensional interest whilst also having sustainable benefits by reducing heat gain during the summer months and increased privacy throughout all seasons.
- 7.11** **Proportion:** The proportion of the scheme has taken cues from the neighbouring properties along Eton Close and Moorgate Ave, with key elements such as the use of double-height glazing elements to adopt similar proportions to the shape and size of these nearby dwellings, used in part to define entrances.
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- 7.12 Materials:** Local context has informed the choice of materials, with the prevailing materials in the surrounding area being a blend of brickwork and render. Brickwork, with its traditional and timeless appeal, will be selected from contemporary ranges, and agreed with the local planning authority to provide a modern feel to the dwellings. The use of excessive sections of render can create a 'flat' appearance to a building design and is often considered a cheaper solution to brickwork, which can degrade the overall feel of a development. In response to this, contrasting bricks will be selected to add relief and visual interest to the elevations. The use of brickwork will create additional texture will be further emphasised by using recessed panels and racked-out joints across all brickwork, making the brickwork more pronounced and accentuating texture and premium quality.
- 7.13 Layout:** Consideration has been given to orientation and layout of the dwellings, the positioning of the dwellings ensures the two-storey gable is in excess of 14m from the rear of No.1 Harrow Avenue with the single storey garage in excess of 10m. The habitable windows are set back significantly from the rear habitable windows of the dwellings along Bury Rd to the north and Eton Close to the south. All dwellings are oriented to benefit from south facing gardens, achieving the very highest standards for private amenity design.
- 7.14** The main 2-storey building mass of all three dwellings are aligned with just the single storey (porch) element of plot 2 protruding forward to create a semi-continuous frontage across the scheme, preventing a 'flat' appearance to the elevation. The Rochdale Council 'Residential Design Guide' SPD offers guidance on continuity of frontage whilst this guide and the councils 'Guidelines & Standards for Residential Development' SPD offers guidance for car parking. The residential design guide states continuity (or lack of it) should be a conscious part of the design process to create streets with a distinctive character. Designers' considerations should include, house types, with the rationale being the greater the number of detached dwellings, the less the continuous the frontages. More continuous building frontages tend to be associated with higher density developments and terraced housing whereas less continuous frontages tend to reflect a more suburban setting. As the site borders a green corridor and comprises all detached dwellings the opportunity has been taken to adopt a semi-continuous approach to the building frontages.
- 7.15** A further consideration in this process was the impact on car parking. The councils SPD recognises that cars parked in front of houses tends to result in cars dominating the view along the street. It advises there are several approaches to car parking (integral garages, in-curtilage' parking such as private drives and parking in communal areas) and that good layouts tend to use a combination of these different approaches, rather than using just one solution to parking. The proposals put forward adopt a combination of these approaches, with the two larger properties having integral garages accompanied by the private drives needed to serve these and the smaller 2-bedroom property using a communal approach which ensures car parking does not dominate the street frontage. The inclusion of the single storey porch to the middle property serves as a safeguard to prevent a private drive being installed at a later date



Figure 3 – Proposed Street Scene

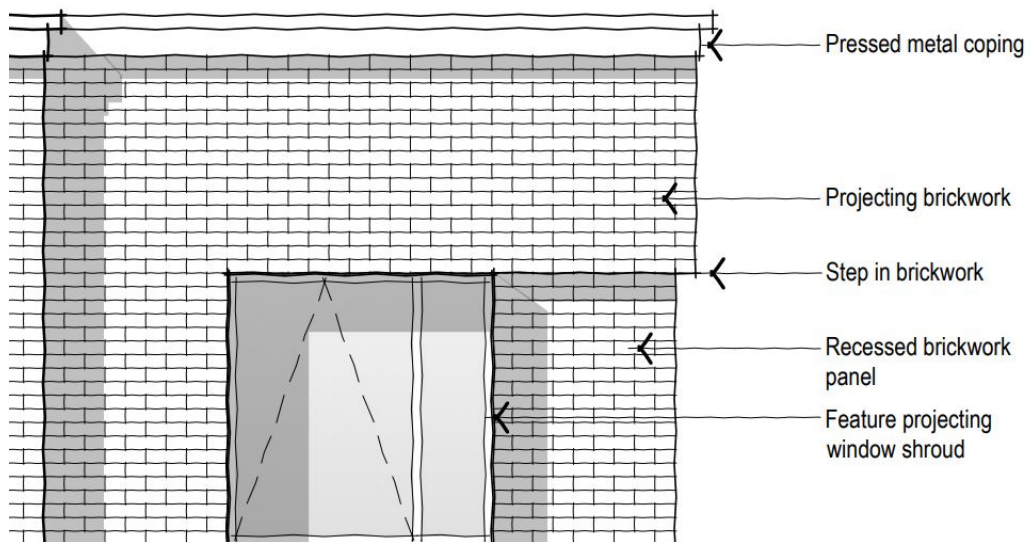


Figure 4 – Brickwork detail with recessed panels and window shrouds



Figure 5 – Example of contemporary window shrouds to reduce heat gain.

8 Consultation

- 8.1** During the design stage, we conducted thorough consultations with local residents to ensure that all aspects of the proposals were sympathetic to those most affected by the development. All residents consulted expressed full support for the proposals, particularly praising the contemporary flat roof design approach. It was felt this design approach ensures that the development is not overbearing on the neighbouring properties and is a sympathetic design response which ensures the development would not have any adverse impacts whilst following the design of similar recent properties.
- 8.2** We also understand that since the application has been validated several letters from local residents have been submitted to the Local Planning Authority (LPA) in support of the proposals. These letters commend both the design of the scheme and the proactive engagement by the applicant and their design team throughout the process.
- 8.3** This positive feedback is a testament to the diligent approach taken by the client and the design team in engaging with the local community and addressing their any concerns effectively.

9 Flood Risk

- 9.1** The development site is shown to be located within Flood Zone 1 on the current Environment Agency Flood Map and therefore has a low risk of fluvial flooding.
- 9.2** A detailed Flood Risk and Drainage Assessment has been undertaken and has been submitted as part of the application documentation. The flood risk assessment concluded that the primary source of flood risk will be from pluvial runoff/overland flow and surface water drainage.
- 9.3** The site topography slopes from west (137.000m AOD) to east (134.300m AOD) with a topographical depression located along the south/east boundary considered to be a land drainage ditch. The ditch falls to the east where it then meanders south flowing in the direction of the River Roch which is located approximately 220m south of the application site.
- 9.4** Flood mitigation measures due to the potential surface water flood risk during the low-risk probability event have been included in the design. The potential surface water flood risk has potential depth of less than 300mm, therefore finished floor levels are set to be elevated to at least 450mm above existing ground levels.

10 Sustainability

- 10.1** Reduction of materials removed from the site; where possible, with site-won material to be re-used during any cut and fill exercise.
 - 10.2** The use of natural lighting to minimise the use of artificial lighting in daylight hours. All artificial lighting will be from energy efficient fittings which will utilise PIR and daylight sensors to prevent unnecessary use.
 - 10.3** The building will be designed to have a life cycle well in excess of 25 years, materials will require minimal maintenance with a collective thermal performance exceeding the standards required by current building regulations.
 - 10.4** The construction will be largely from masonry and steel/aluminium, materials that can be recycled at the end of the building's life cycle either by melting down or in the case of masonry reclaimed or broken down for use as aggregate/hardcore.
 - 10.5** Water usage will be reduced through the use of dual flush WCs and flow restrictors throughout sanitary ware.
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12 Conclusion

- 12.1. The proposals constitute development within a sustainable and accessible location on land designated as a defined urban area and would contribute to the supply of housing within the borough. The proposed development fully accords with all relevant national and local planning policies. The proposal will stimulate economic growth within the surrounding areas and provide increased employment opportunities during construction whilst flood mitigation measures will element the risk of flooding.
- 12.2. The proposals have been carefully designed to be sympathetic within its surrounding context and are to be owner occupies which will ensure the proposals, if approved, will be implemented with immediate effect.
- 12.3. The proposals, fully accord with all relevant planning policies, constitute sustainable development and will create additional housing supply within the area. Consequently, there should be a presumption in favour of the development and this application should be approved without delay.