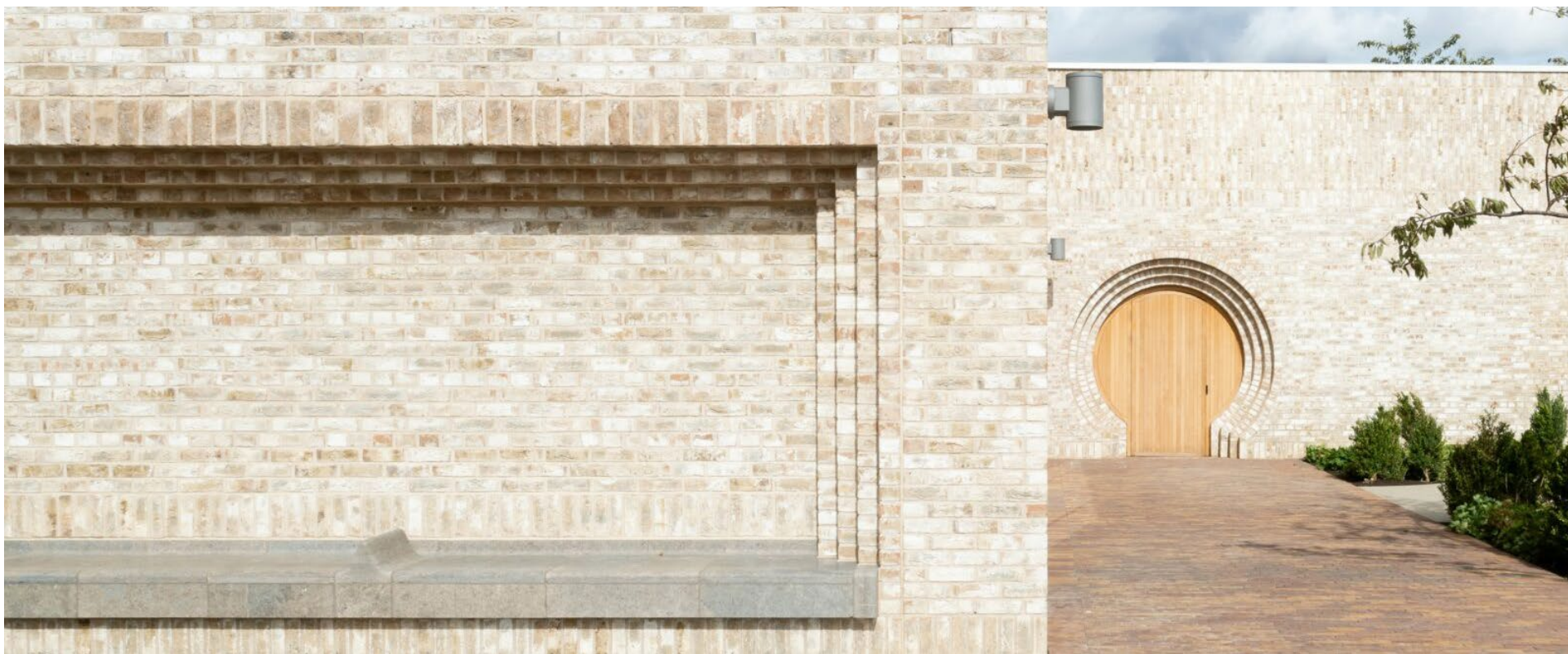
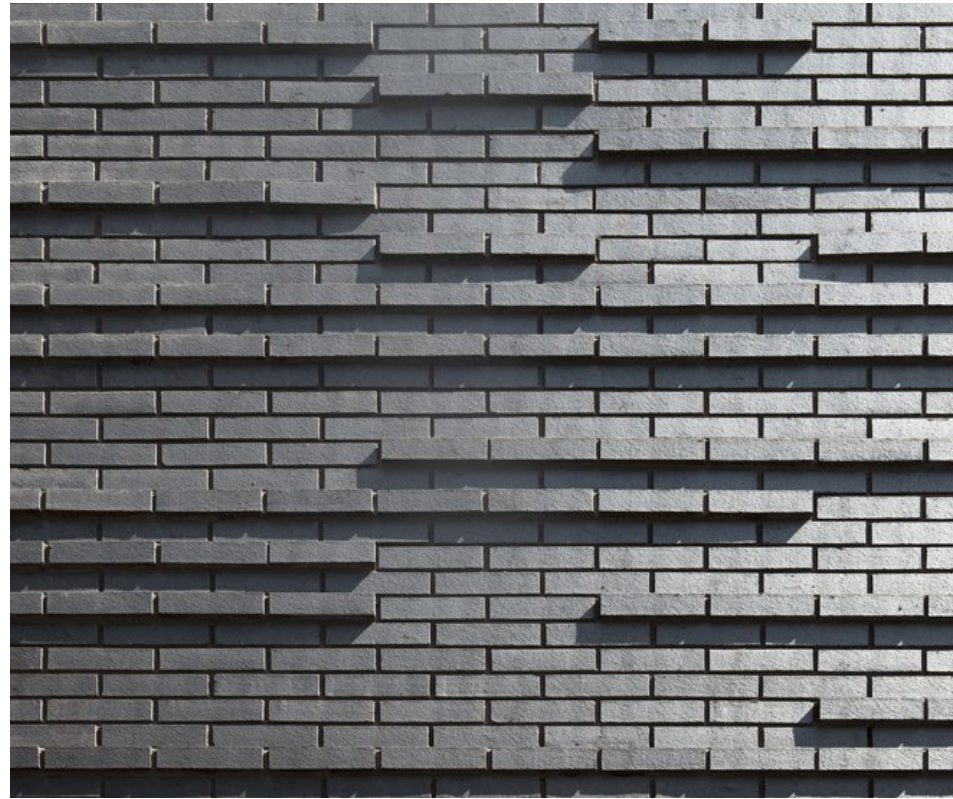


11.5 Precedent Materiality & Detailing

Recessed & Extruded Brick Detailing



11.1 Precedent Materiality & Detailing

Curved Brick Detailing



12.0 Access

12.1 Access

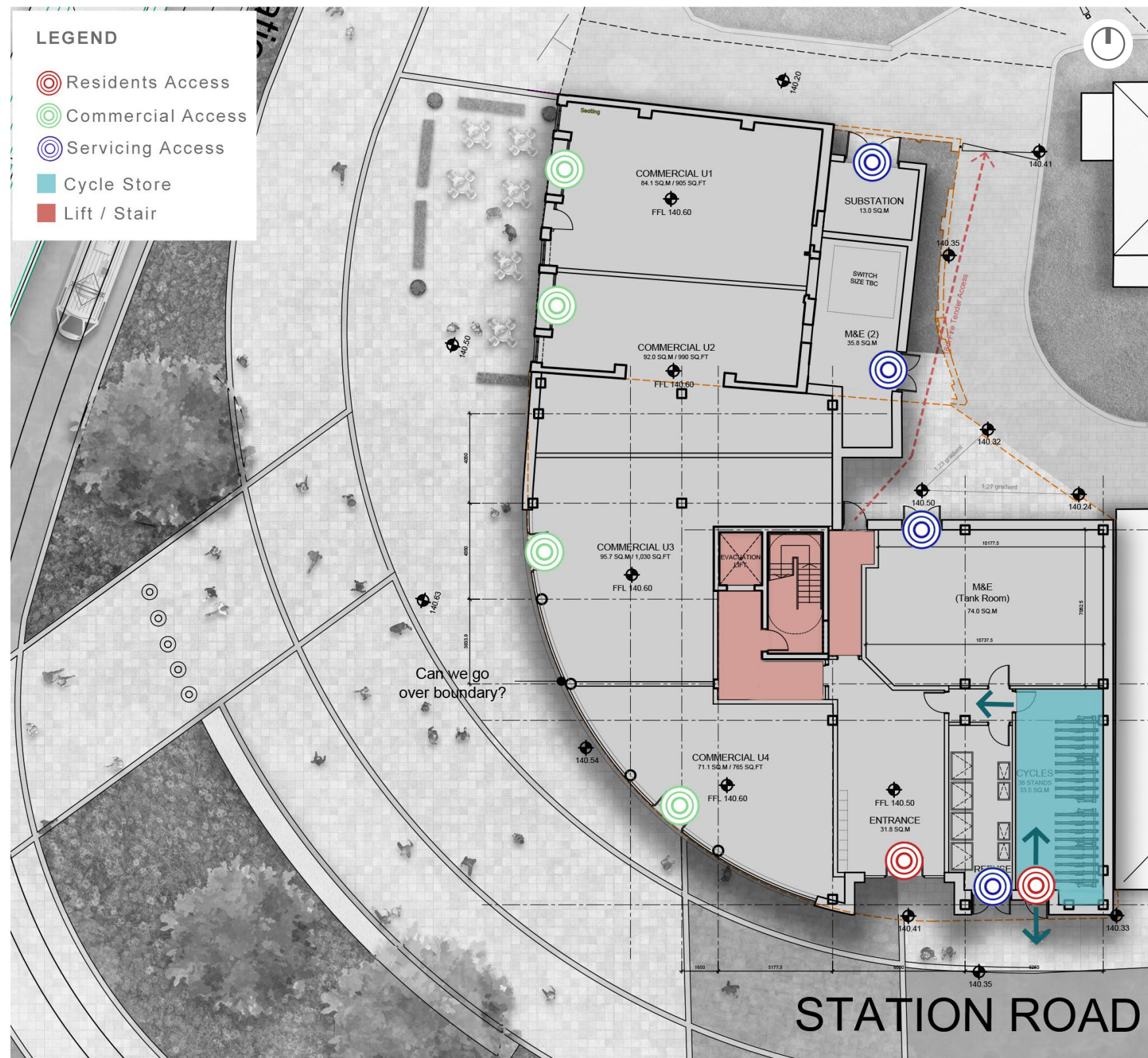
Inclusive Access

The development has been designed to create an inclusive and highly accessible environment for all. The design team have taken care to ensure that the building and surrounding site take full account of the needs of elderly people and those with disabilities in relation to the following statutory regulations:

- Building Regulations Part M
- BS 8300-1:2018 'Design of an accessible and inclusive environment - Part 1: External Environment - Code of Practice'
- BS 8300-2:2018 'Design of an accessible and inclusive environment - Part 2: Buildings - Code of Practice'
- Equality Act 2010

The entrances and exits to / from the building to the street will have level or ramped access. The main residential entrance to the reception will have level access and once within the lobby, a passenger lift will provide access to all upper floors of the building.

The resident or visitor will arrive at grade from the existing street and enter the building via a reception with secure access control, which we envisage will have intercom facilities available at the main entrance doors. From here, residents and visitors can access the entire residential development at grade via the main lift to all upper levels. The diagram opposite shows the access arrangements for the site.



13.0 Servicing And Refuse

13.1 Servicing And Refuse

Station Road Side Elevation / Maclure Road Rear Elevation

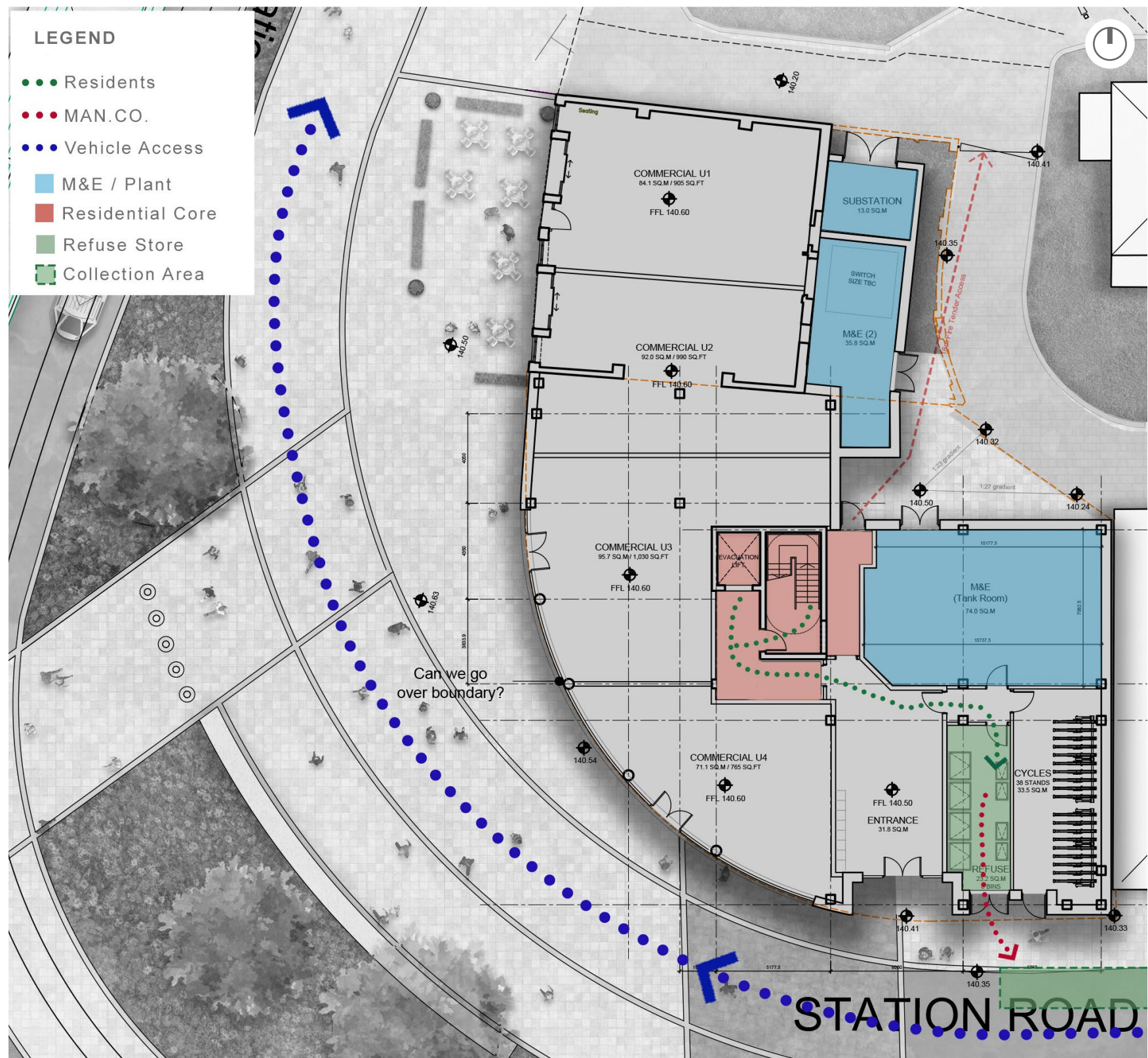
The refuse strategy for the building is for residents to bring their own refuse and recycling down from their apartments, via the lift or stairs and deposit it in the refuse store at ground floor.

The refuse store for the apartments is located away from the street, accessible for residents internally, and close to the main core.

Residents will deposit their waste and recycling into the appropriate container (the store will have a range of bins for separate waste) and on collection day either the building management will move the bins from the store to the kerb side for collection by the local authority vehicles, or the collection personnel can gain access to the store themselves as the door to the refuse store is within 10m of the collection point.

The refuse provision for the scheme has been calculated using Rochdale's guidance of 16 litres per person per waste stream.

Based on a total of 74 occupants, it has been calculated that provision for 1184 litres is required per waste stream. As such we have provision for 1 x 1100l container and 1 x 360l container for each waste stream in the proposed store.



14.0 Crime And Security

14.1 Crime and Security

We have liaised with Design for Security on the scheme proposals and a Crime Impact Statement is been prepared based on the proposed drawings submitted to DfS. The CIS will be submitted separately once completed.

The proposed scheme seeks to make a beneficial contribution to the prevention of crime and the fear of crime, and promote enhanced security within and around the building. This is achieved with the following measures:

- The proposed development will bring legitimate activity and passive surveillance from windows that overlook the streets at all times of day and night, promoting a greater sense of safety in the public and private realm.
- The building will present animated frontages to both Station Road and Maclure Road, enlivening the street scene and helping to provide useful natural surveillance over the street.
- There will be a clearly defined entrance into the building, and a single point of access for deliveries and drop off, which reduces the opportunities for confusion and conflict, and reduces the opportunities for criminals.
- The apartments will have a single access / egress point in a prominent location on Station Road, which will be capable of being robustly managed to control access, and will be monitored by CCTV.
- The residents' cycle store at ground floor level is integrated within the building footprint and accessed from the street or internally from the lobby with fob access to prevent any unauthorised access.
- The proposed development will provide the opportunity to include security features built into the design and construction of the building, and avoids the need for obtrusive retro-fitted security measures that can increase the fear of crime.
- Security measures carefully incorporated into the design can ensure that the building will be reasonably secure, without visibly announcing that the design was concerned about crime.
- Areas accessible for residents, and surrounding streets will be well lit, and the buildings are designed without locations for antisocial behaviour to take place.

15.0 Sustainability

15.1 Sustainability

Sustainability Summary

An Energy and Sustainability report has been prepared which covers the proposals in detail and is submitted separately with this application. The general approach to sustainability on the project has been derived from the staged approach based on the mantra of being lean, mean and green.

- In the first instance the building energy will be minimised by the development of a high performing façade across all elements of walls, glazing, floors, roofs, with air permeability, all elements selected are well within the Building Regulations minimum performance criteria. Using this and other passive design techniques, the base energy requirement of the building will be reduced.
- The next stage in the approach to sustainable building design is to reduce the carbon emissions emitted from the systems that are required, forming the “mean” element of the mantra. Here the energy used by such systems as the lighting, heating, cooling systems can be reduced to a minimum whilst still maintaining the desired internal condition required within the building. This can be achieved by the inclusion of such system as LED lighting, active lighting controls, daylight dimming, heat recovery on ventilation systems, demand control ventilation systems, speed controlled pump sets and fans and good monitoring of energy use across the systems.
- The final stage is the inclusion of the “green” low and zero carbon technology into the scheme, such as the provision of photo voltaic panels on the roof. By reducing the overall base energy use of the building the impact of these technologies is maximised.

Minimising Energy Consumption

- Passive solar design principles have been incorporated through the orientation and layout of the buildings
- Mechanical ventilation heat recovery will reduce heating requirements
- Overheating will be assessed and solar control glazing can be incorporated where required to limit solar gains
- Energy efficient internal lighting throughout the development will minimise energy consumption
- Energy display devices will ensure that tenants are fully empowered to monitor and reduce their energy consumption
- Energy efficient external lighting will be combined with time switch and daylight sensor control

Maximising the Provision of on-site Renewable Energy Supply and/or Connections to a Decentralised Low Carbon Energy Supply

- High levels of fabric energy efficiency have been targeted to minimise energy consumption and maximise the impact of any future LZC technologies.
- Low and Zero Carbon (LZC) Technologies will be assessed. PV panels are considered a suitable option for this site and areas have been identified on the roof to install panels to supply renewable electricity to the building, depending on further analysis of cost, viability and operator requirements.

Minimising the Impacts of Air and Noise Pollution

- Mechanical ventilation with heat recovery will ensure fresh air quality is achieved and maintained
- Best practice standards have been targeted for noise prevention during construction by following the Considerate Constructors certification scheme

Minimising Water Consumption

- Water consumption will be minimised through the specification of low water usage fittings.
- Water meters will enable water consumption to be monitored and reduced.

Minimising the Speed and Quantity of Surface Water Run-off

- A Flood Risk Assessment has been carried out and submitted as part of this planning application. This confirms the potential measures to attenuate and reduce surface water run-off from the existing levels experienced on the site.
- SUDs are provided as noted in the landscape section.
- The provision of green spaces around the proposed development will further assist in reducing surface water run-off from the site.

Minimising the Impact of Flood Events

- The Flood Risk Assessment confirms the measures to reduce flooding impacts on the site

Maximising the Use of Responsibly Sourced and/or Recycled Building Materials

- Responsibly sourced materials will be targeted from sources with suitable certification such as FSC and PEFC for timber and ISO14001/BES6001 for all other materials.
- The Green Guide to Specification will be utilised to assess the environmental credentials of different materials for the roof, external walls, internal walls, upper and ground floors and windows.

Minimising Construction Waste

- The development will implement a compliant Site Waste Management Plan with a target of 85% by weight or by volume of non-hazardous construction waste to be diverted from landfill.

Incorporating Adequate Facilities for Cyclists and Pedestrians

- The development will provide cycle spaces for residents, along with safe access routes for both cyclists and pedestrians.



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