

Design and Access Statement

Proposal: Erection of six houses

Site Address: Land adjacent to Rochdale Road at Hillbank Street and Church Avenue, Middleton

September 2024

Prepared for Harrison Construction



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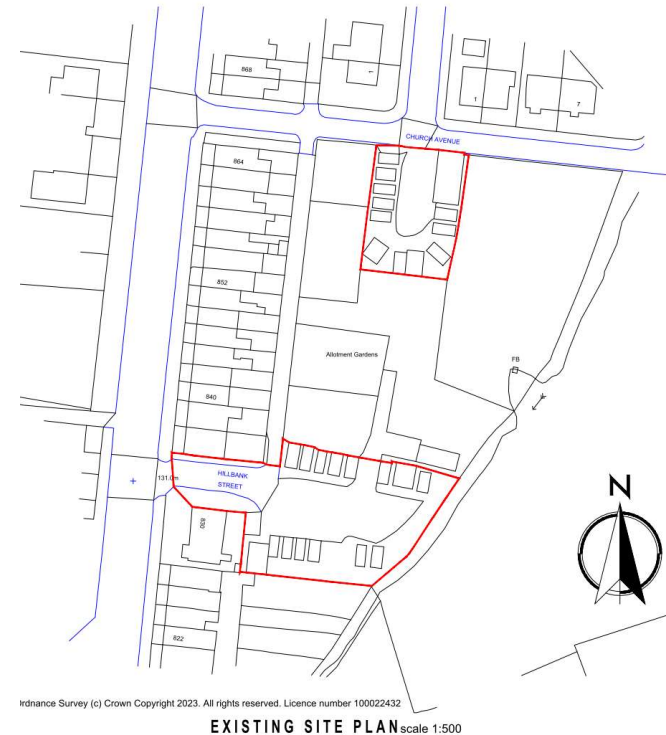
Prepared by Simon Plowman for Plan:8 Town Planning Ltd at the request of
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Simon Plowman has 27 years relevant planning experience and amongst other qualifications is a Chartered Member of the Royal Town Planning Institute and has been awarded an MA in Urban Design (with Distinction) by the Manchester School of Architecture/University of Manchester

1.0 Introduction

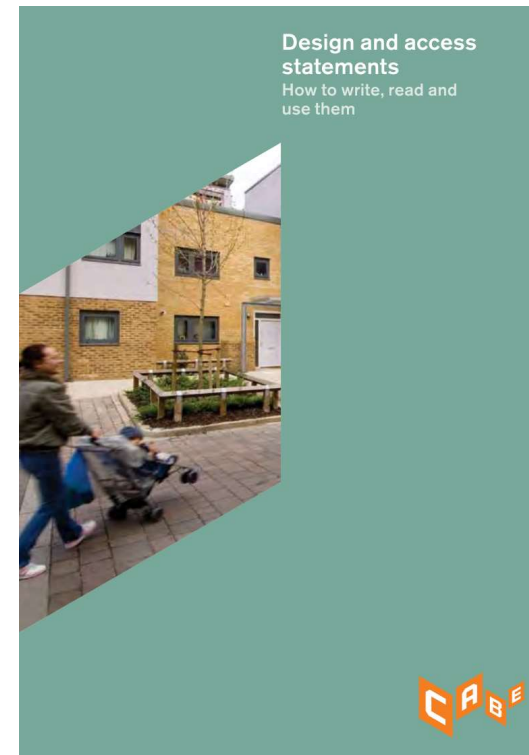
1.1 The Planning application.

This Design and Access Statement (D&A) has been prepared by Plan:8 Town Planning Ltd at the request of Robert Harrison of Harrison Construction (Manchester) Limited to support and accompany a full planning application for the erection of six houses at Hillbank Street and Church Avenue in Middleton. The proposal is split into two parcels; the proposals is for two detached dwellings at the Church Avenue site and for four dwellings in a terrace at the Hillbank Street part of the site. This D&A describes an opportunity to develop a current under developed site with a view to creating high quality designed houses, which will positively contribute to the location and local area.



1.2 Purpose of this statement.

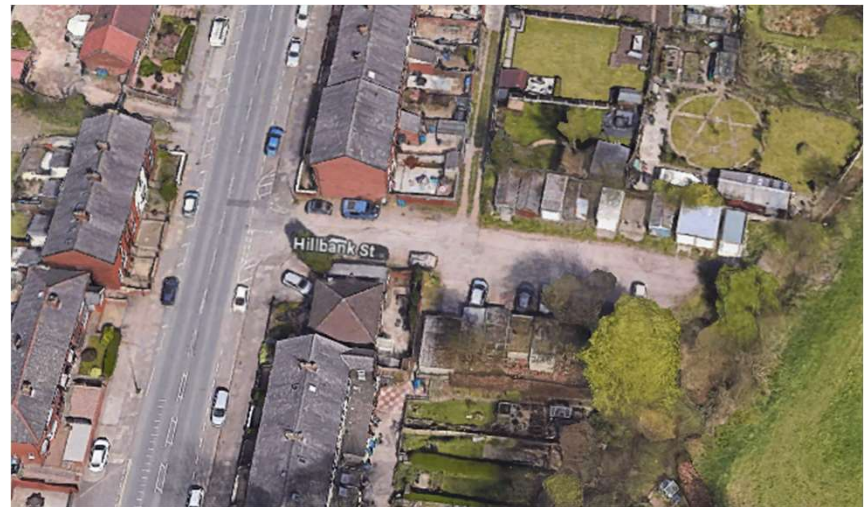
This document has been prepared in accordance with the requirements of Circular 01/06 and the CABI Guidance “Design and Access Statements – How to Read, Write and Use Them”. It explains the design principles and concepts that have been applied to the amount, layout, scale, landscaping and appearance of the proposal. It seeks to demonstrate how the proposal has been designed in order to take account of the relationship of the proposed development to the surrounding area. The statement also explains the proposed accessibility to and around the site and within the buildings.



2.0 Site Appraisal & Proposal

2.1 Appraisal of site and surroundings

2.1.1 The application site is split into two sites, one at Hillbank Street and one at Church Avenue. Hillbank Street is around 45metres to the south of Church Avenue. Both sites are occupied by single storey garages which have historically been used for parking of vehicles and storage. In addition to the garage structures there are extensive areas of hardstanding within each parcel of the site. As such the application site is previously developed land.



2.1.2 The application site is flat with level access onto Church Avenue and Hillbank Street and onto Rochdale Road. The Church Avenue Parcel comprises a colony of ten single and three double garages arranged fronting a central access which itself joins Church Avenue to the north. The Hillbank Street parcel comprises sixteen individual garages each with access onto Hillbank Street; which connects directly to Rochdale Road. Both parcels are in slight disrepair and detract from the character and visual attractiveness of the sites and the immediate area.



2.1.3 In the immediate area there are two storey semi-detached houses that front the northern side of Church Avenue and also to both sides of Grange Road and Clifton Road; these houses are to the north of the Church Avenue parcel. In between the two parcels are allotment gardens with some single storey buildings. To the south of Hillbank Street are gardens at the rear of houses on Rochdale Road. To the west of the application site is Rochdale Road which runs on a north-south axis. There are houses to both sides of Rochdale Road with a mixture of terraced houses which are generally taller than the later semi-detached houses. Beyond Rochdale Road to the west area areas of open fields.



2.2 Policy Context, Heritage and Reallocation

2.2.1 To the east of the application site the land is open in agricultural use and the land slopes up toward the Church of St John, a Grade II Listed Building. The Church is a fine building of stone construction built in 1907. The predominant material used are sandstone with some ashlar dressing; the church has a slate roof. The Church is set within a church yard at the top of the hill and dominates the surrounding area. The church yard is enclosed behind hedges with mature trees sited within the grounds. Vehicular access to the church is from Thornham Lane to the south.



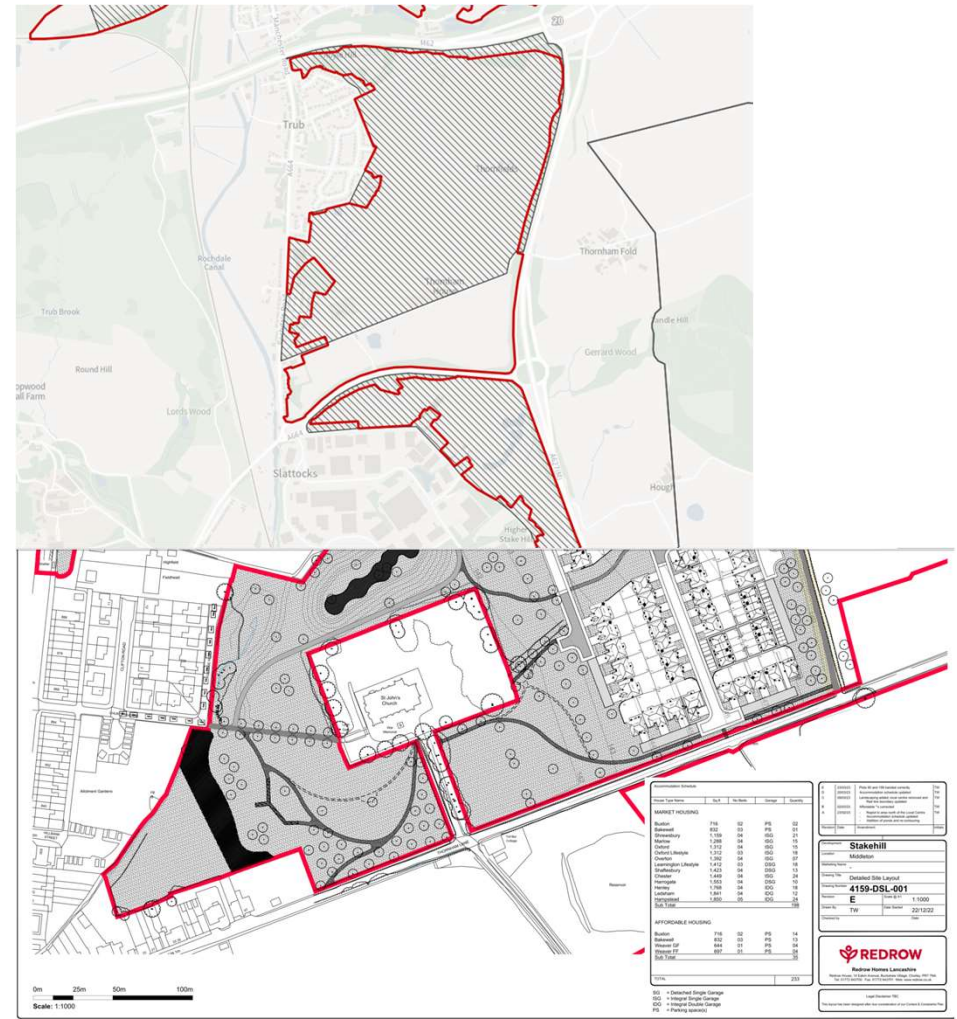
Overview

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1390504
Date first listed:	09-May-2003
List Entry Name:	CHURCH OF ST JOHN
Statutory Address:	CHURCH OF ST JOHN, CHURCH AVENUE

[Go to the official list entry](#)



2.2.2 The application site was previously within the Green Belt but has been removed from Green Belt allocation. Land immediately to the east of the application site but excluding the church and church yard has been allocated as part of a major development site under Places for Everyone Policy JPA2. There is a current hybrid planning application 23/00650/HYBR with a full planning application element that covers the parts of that site that are visible from Hillbank Street and Church Avenue. In total that application proposes 1147 dwellings however the land between the Church and the application site is shown on planning submission 23/00650/HYBR to be landscaped as public open space, a change from the current agricultural use, with pathways and trees including an orchard between the church and the application site.



2.3 General Context

2.3.1 The application site sits within a predominantly residential area. Building heights are generally two storey. The terraced houses the front Rochdale Road are the tallest residential properties in the immediate area, it is evident that a number of terraced houses have had the loft space converted to living accommodation (the addition velux and dormers) demonstrating the height of the existing terraced houses allowing for a third floor of living accommodation. The houses to the north of Church Avenue are generally slightly lower than the terraced houses but it is also evident that some of these houses have been adapted at loft level to form additional living space on a 'third' floor.



2.3.2 House types are generally terraced or semi-detached although there are some detached houses. Existing density is medium to high for housing given the predominance of terraced houses. Building materials are mainly a red brick for the houses, both terraced and semi-detached although there has been some use of render (mainly white/off white). Roofs are generally grey slate or grey tile although there are some clay tiles. The church is constructed of sandstone and has grey late roof.



3.0 Proposal

3.0.1 The proposed development involves the demolition of the existing single-storey garages and erection of six houses arranged over three floors above ground level. Five of the houses also have basement levels which are intended to be used as storage. The two houses to face Church Avenue are detached with a private drive between each providing parking at the rear of each private garden. The four houses to Hillbank are arranged as a pair of semi-detached houses in a terrace with parking to the front and private garden to the rear. Extracts of elevations, site plan and materials details are shown.



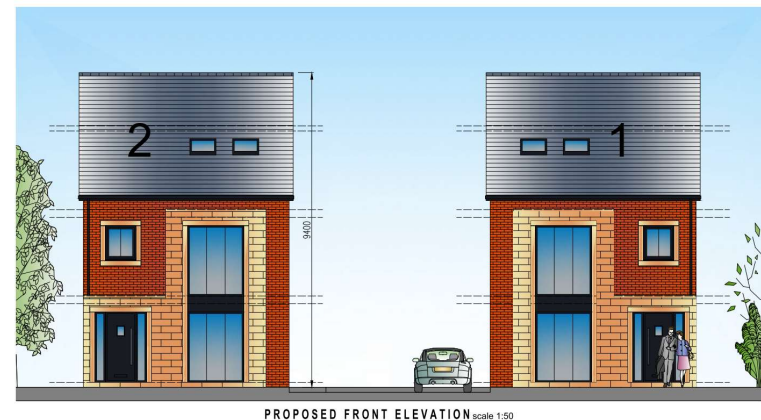
3.1 Design Evolution

The proposed development has involved detailed pre-application discussions with Rochdale MBC Planning Officers through a formal pre-application submission PREAPP/00089/23. The submission was originally for seven larger dwellings but this has been scaled back following advice provided by officers on size and scale. The response to the design comments has involved a multi-disciplinary approach from the applicants team. The pre-app process has made a considerable difference and improvements to the proposed development in terms of the factors listed on the following

- Size of buildings originally proposed has been reduced from two terraced blocks of seven to a pair of detached and two pairs of semi-detached.
- Detailed design – the detailed design has been improved with higher quality materials proposed than originally designed
- The building layouts have changed and allow more useable space within the proposed plots
- Position of windows and openings – improved window positions and dual aspect apartments added
- Maneuverability has improved for vehicle parking
- Incorporation of soft landscaping
- Re-positioning of car parking spaces;
- Provision of dropped kerb crossing points, tactile paving and 2m footway



CHURCH AVENUE SITE



3.2 Design Policy

3.2.1 The National Planning Policy Framework (NPPF) 2023 sets out the Government's planning policies for England. Of the core objectives set out in the NPPF, the environmental objective is of relevance to this assessment. This is:

“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

Sections 12 (para 124) and 15 of the NPPF (paras 170 and 171) require that planning policies and decisions should contribute to and enhance the natural and local environment.



National Planning Policy Framework

December 2023

3.2.2 The NPPF is supported by the Planning Practice Guidance (PPG) (which provides more detailed guidance regarding the implementation of national policy set out in the NPPF and includes guidance on character and visual matters within its design category section.

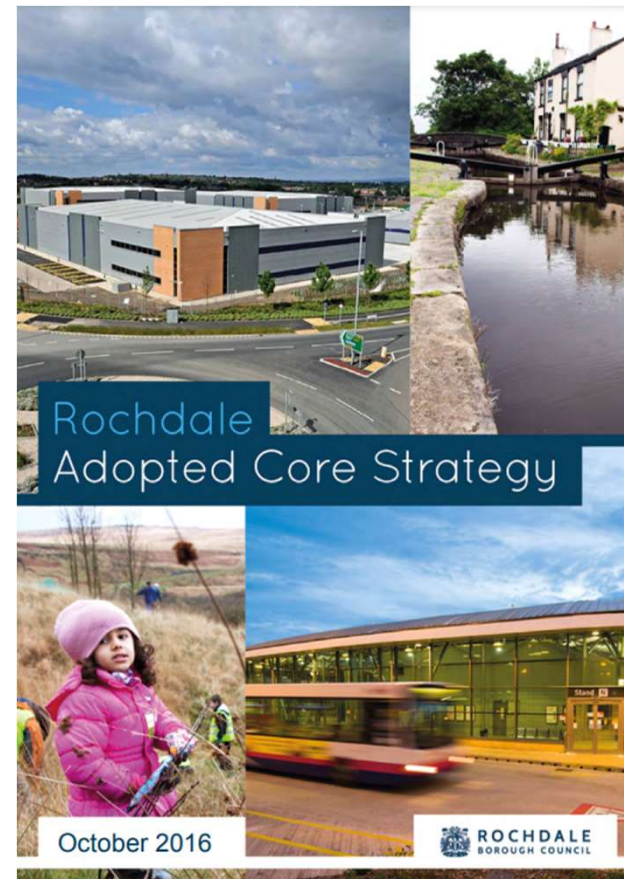
The National Design Guide, produced by the Ministry of Housing, Communities & Local Government, sets out the characteristics of well-designed places and determines what good design means in practice and builds on paragraph 130 of the NPPF requirement to avoid development of poor design.

The Site does not contain any designated heritage assets and does not fall within or adjacent to a Historic Park and Garden. There are no conservation areas within sight but there is grade II listed church located to the east.



3.2.3 Policies of the Adopted Rochdale Core Strategy (CS) would be applicable including: DM1 General Development Requirements; P2 Protecting enhancing character, landscape and heritage and P3 Improving design of new development. The Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents. Included within the above document are the expected space standards for new residential development.

The application team have designed the proposal for six houses with reference to advice within the pre-application response from RMBC and to planning policies including the above suite of policies.



3.2.4 DAS Criteria

Use

The proposed use is residential. The land has been removed from green belt allocation as such the previously developed site is within a residential area.

Amount

The proposal has been reduced from seven houses arranged in two blocks of terraces to reduce to two detached and two pairs of semi-detached houses. Each house will be five bedroom and as such the houses will be suitable for families.

Layout

The two detached houses front Church Avenue. There is defensible space to the front of each with a shared drive between each dwelling. To the rear are private gardens and parking. The Hillbank Street layout includes two car spaces to the front with gardens to the rear. Each house has a ridge line parallel to the street/front elevation with dual pitch roof. The floor plans of each house are shown on the next page. Each of the houses will comply with the Nationally Described Space Standards.

Landscaping

An indicative landscaping has been provided showing parking areas and private gardens. On Plot 1 (Hilldale Street) there are private rear gardens comprising grass and tree planting with a front grass area. The terrace to plot one contains tree planting and shrub. On Plot 2 (Church Avenue) there are private rear gardens comprising grass and tree planting.

Scale and Massing

Each house is arranged over three floors, from ground level up, with the top floor set into the roof space. The detached houses have an eaves broadly consistent with the houses opposite on Church Avenue. The Church Avenue houses each utilises velux rooflights to the roof slopes with a small dormer window to the rear. The Church Avenue houses are of a scale similar to houses opposite. The Hillbank Street semi-detached houses are similar to the Church Avenue houses except there is a gable feature to the front elevation and small dormer to the rear. The scale of the semi detached houses are similar to the vertical emphasis of the terraced houses to Rochdale, the only difference being the gable dormer feature to the front.

Elevations Appearance and Materials

The semi-detached houses have a vertical emphasis which corresponds to the terraced houses close to their location. The elevations are a mix of stone and red brick with slate roof. The slate roofs would match most of the roofs in the area. Most buildings in the immediate vicinity are red brick, clearly the proposed red brick will tie in. When viewed from the east the stone will pick up a reference to the stone of the Church which will likely be visible in glimpsed views to the east.

Access

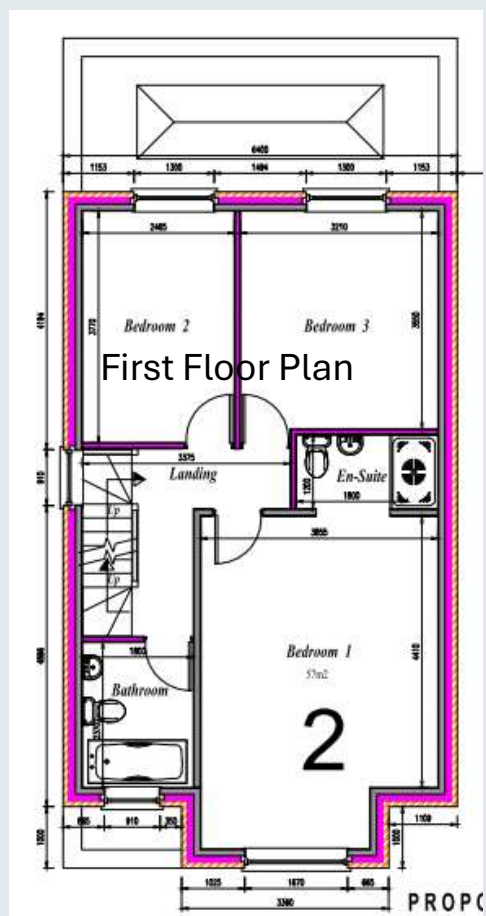
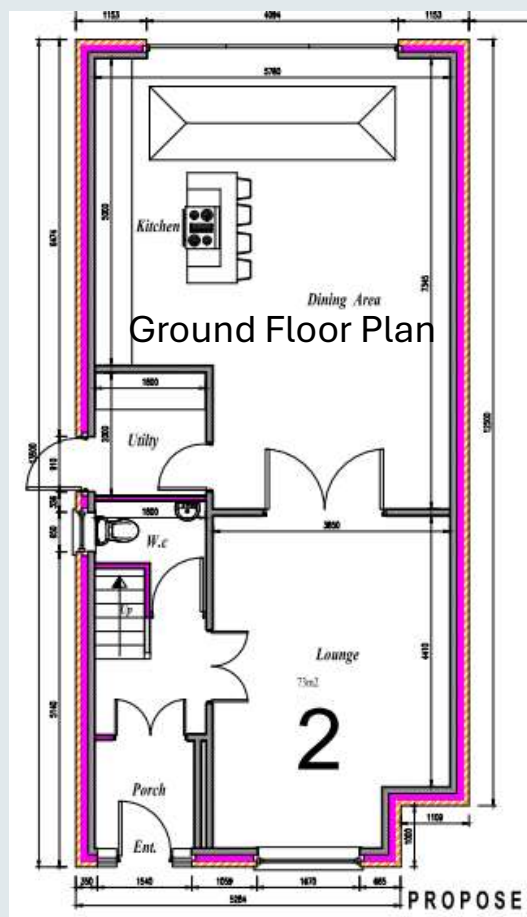
In curtilage car parking is provided for each dwelling not exceeding the maximum parking standard, there will be 2 off street car parking spaces per dwelling. Cycle parking is also possible within each curtilage. The nearest bus stop on Rochdale Road benefits from buses to Middleton and Rochdale every 10 minutes. Metrolink stations at Mills Hill is a 40 minute walk and to Castleton is a 25 minute walk. The site is well located to benefit from public transport.

The internal floor plans comply with the criteria overall house size and individual room sizes within the Technical housing standards – nationally described space standard which were published in 2016 by the Department for Communities and Local Government

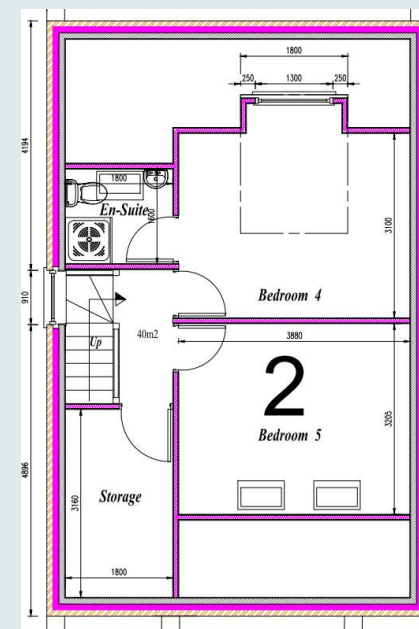


Floor Plans of the Proposed Church Avenue Houses

The internal floor plans comply with the criteria overall house size and individual room sizes within the Technical housing standards – nationally described space standard which were published in 2016 by the Department for Communities and Local Government



Loft Floor Plan



3.3 Contextual Analysis

3.3.1 Critical to townscape analysis is an understanding of the townscape value through assessment. It is noted that there is one designation within 1km of the site, the church. This of course is not to state of course that the area is necessarily of poor quality, to the contrary, undesignated areas can have high quality townscape value. The area does have very positive townscape aspects and at an urban rural fringe location. The Church of course has national, regional and local importance given the status. The location elevated above surrounding residential uses and the distance between the church and the proposed six houses means that the proposal will have no impact upon the setting of the church.



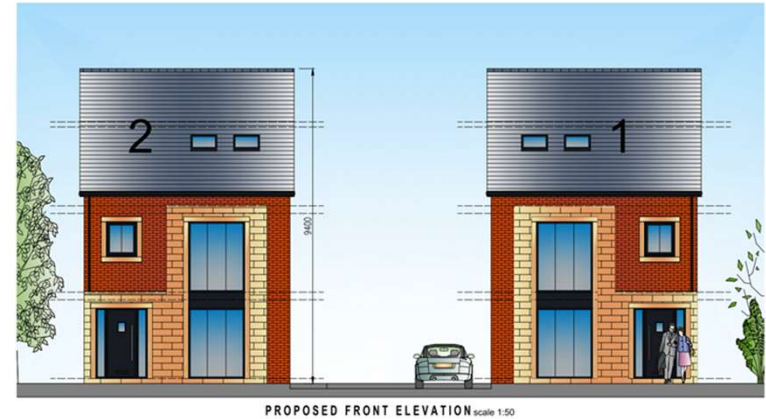
3.3.2 It is likely that consensus would be found that the townscape value would be seen as improving given the levels of re-development undertaken nearby the site as part of the strategic allocation even though the land between the church and the application site are to be landscaped as public open space. The value of the townscape around the site (on a scale of Exception, High, Medium, Low and Poor) is likely to fall within the medium appraisal (apart from the Church).



3.3.3 The area is predominantly residential with houses of a similar scale to those proposed in this application. The proposal will fit in with the scale of density of the surrounding houses, with building heights generally being two storey with roof spaces utilized. The two detached houses follow this model. The four semi-detached houses gain more useable space in the loft through the addition of the gable features at the front. Whilst there are no other gable features to houses in the locality the proposal has a form and overall scale that is suitable in this context. The Redrow proposal has several different house types proposed from the Redrow range which do not all take design cues from the local vernacular.

Contextual analysis includes use of materials and building form. As the images show red brick with some render dominates. The intended use of stone can obviously be seen also in the Church. One would expect to see materials proposed here including red brick, sandstone and slate roofs.

CHURCH AVENUE SITE



HILLBANK STREET SITE



4.0 Conclusion

The analysis above shows in the vicinity of the site are a mixture of two storey houses and open space. Close to the application site are semi-detached houses some with roof space converted and taller terraced houses with many having converted roof spaces to living accommodation. The proposed scheme has a palette of materials and overall layout and form which is suitable and appropriate in this residential area.

The site occupies a position located within established residential development and not within the green belt. The proposed design, form and siting integrates very well with the surrounding context. The proposed development has been significantly altered and improved following the pre-application discussions with RMBC planning. The proposed buildings are designed to be sympathetic with its context in terms of scale and appearance and will improve the surrounding street scene.

Views to the site from outside the immediate site location are oblique, screened, substantially obscured or heavily filtered. The impact of the development upon the wider townscape can be considered to provide a positive intervention. We consider that the proposal will provide high quality development in terms of its form, relationship to neighbouring buildings and use of materials. The proposal will make a positive impact within the street and local area.