

Development north east of Stakehill Industrial Estate, Middleton

Design Code

Contents

Introduction
The Development Context
The Vision
Constraints and Opportunities
Parameters
Streets
Residential Design Principles
Character Areas
Implementation

Section 01
Section 02
Section 03
Section 04
Section 05
Section 06
Section 07
Section 08
Section 09

Introduction | 01

Introduction | 01

01.1 Introduction

This Design Code sets out the design principles established within the Parameter Plans for the proposed residential and employment development at Stakehill. Along with the Parameter Plans, this material will be approved, and its content will influence the detailed design of the scheme.

This Design Code should be read in conjunction with the other documents that form part of the Outline Planning Applications, including the Design and Access Statement.

Part 1 - Design and access statement

Part 2 - Design Code

This document will explain firstly through the Design and Access Statement our understanding of the site, the site context, and how this can contribute to the sensitive development of the site and good design practice.

A significant part of the application is a plan which establishes fixed design parameters for the site.

The design rationale outlined in the Design and Access Statement will underpin the Design Code.

A thorough understanding of the site’s characteristics and constraints has given rise to a landscape led approach.

The Design Code will detail the proposed character

areas for development and guide future developers when compiling their Reserved Matters applications for individual parcels.

The design team has considerable experience in developing high quality places and are seeking to set the design foundations for a high quality development that meets local needs.

Preparation of this Design Code has been influenced by two key paragraphs in the National Planning Policy Framework:

133. To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.

134. Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should

be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

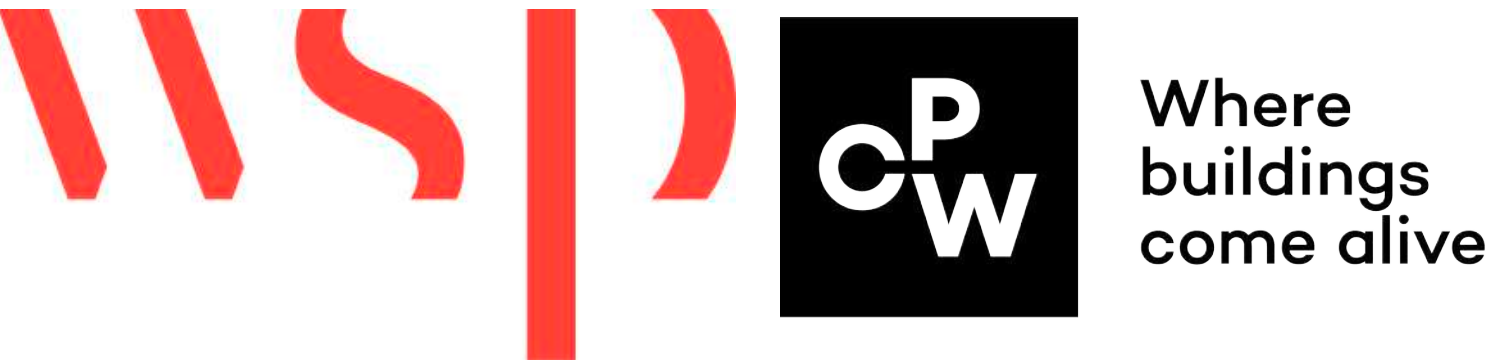


Introduction | 01

01. 2 Design Team

The Design Team

- + AEW Architects - Architect and Masterplanners
- + WSP - Planning consultant
- + Plincke -Landscape architect
- + BWB Consulting Ltd - Civils, drainage & noise
- + Rachel Hacking Ecology - Ecologist
- + CPW - Climate Change Adaptation and Energy Statement



Development Context | 02

Development Context | 02

02. 1 Site Location & Allocation

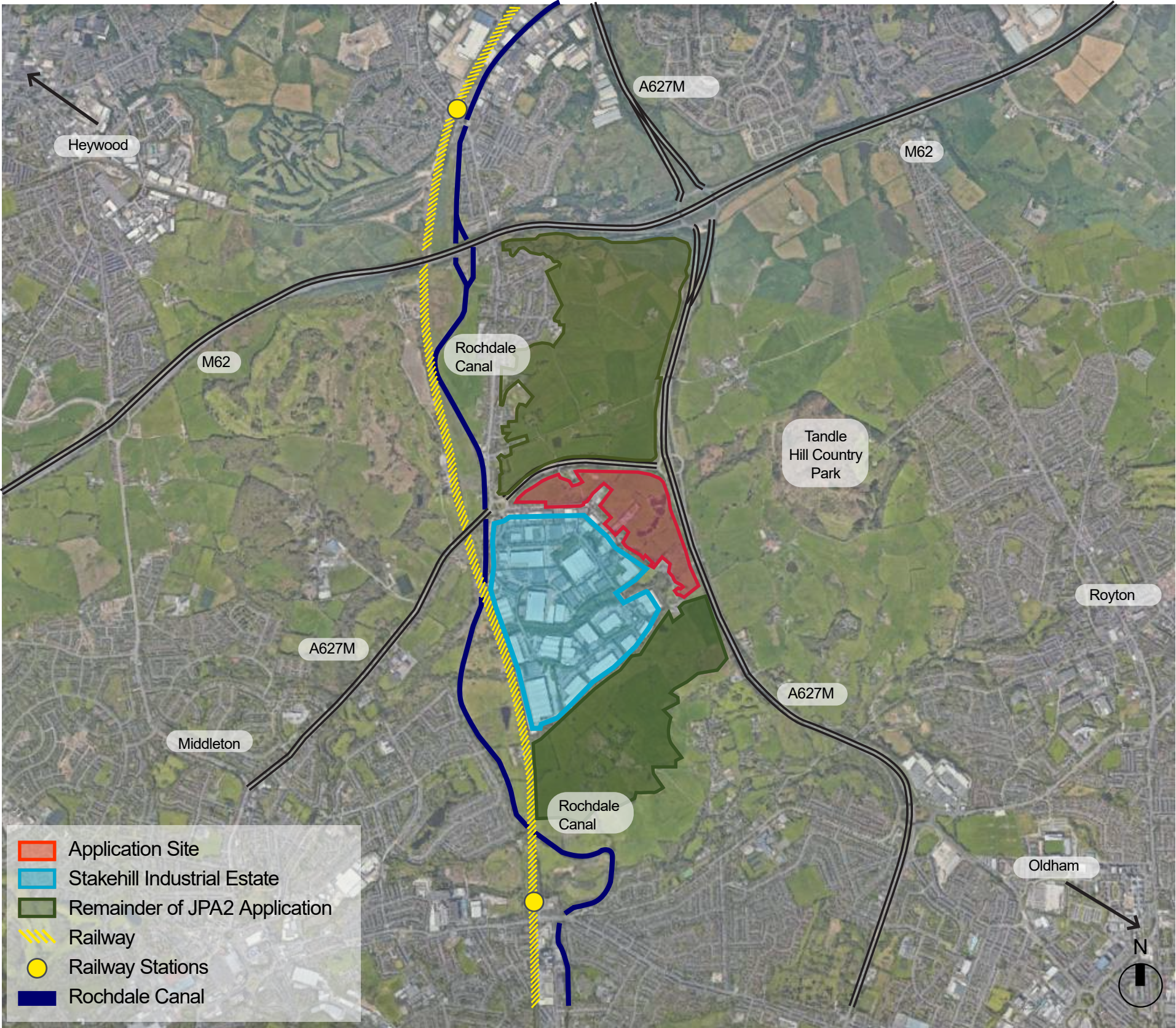
The site is located north east of Middleton with direct connections to the A627M and access to the M62.

The site has been allocated as part of Places for Everyone reference Stakehill JPA2 for mixed use (residential and employment).

This application site wraps around the north and east of Stakehill Industrial Estate and is bounded by the A627(M) to both of these boundaries.

To the west, the site is adjacent to the Rochdale Canal, which forms a key feature of the local environment and provides an important green corridor.

The surrounding townscape is a mix of industrial, commercial, and residential uses, with a noticeable presence of existing dwellings along Bentley Road and Stakehill Lane. The development will seek to maintain and develop the established sense of place and character, while providing high-quality housing and employment opportunities in a sustainable and well-connected location.



02. 2 Site Boundaries

The existing site is shown opposite with current site features, constraints and opportunities.

Industrial units abut much of the south and west of the site boundary and a soft buffer of screen planting will be enhanced as part of the development to screen the northern and eastern boundaries.



The Vision | 03

The Vision | 03

03. 1 Residential Vision



3.1
A new place for sustainable family living which is set within a well planned green infrastructure network.



3.2
A development should be sympathetic to the local vernacular whilst exploring opportunities to introduce a distinctive character to the area and provide an attractive, well considered design, focussed on the new community



3.3
A safe and secure environment through inclusion of measures to address crime, fear of crime and antisocial behaviour such as a well overlooked public realm



3.4
A street scene and landscape treatment that is familiar and friendly to encourage neighbourly interaction, and include places to play and sit



3.5
A well designed place which will complement the existing character of the surrounding area - including Bentley Avenue, Stakehill Lane and Tandle Hill



3.6
A range of high quality homes, which will widen the choice of homes in and around Rochdale



3.7
Best practice in urban, landscape and ecological design in order to create a high quality development which will sit comfortably into the surroundings and offer a good standard of amenity for all existing and future occupants



3.8
Attractive green space and public realm areas. These should be accessible, and good quality green infrastructure that promotes health, well-being , and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital

The Vision | 03

03. 2 The Site Vision

The development offers an opportunity to create a neighbourhood with it's own character, whilst still identifying with its environment. This Design Code explains how this vision will be met, through sensitive site layout and other commitments which will ensure the delivery of the best possible scheme.

The vision for the Application Site is also set out and described within the Design & Access Statement document and illustrative masterplan. It should be noted that any images provided are illustrative and provided only in order to offer a visual description of how selected areas of the site may manifest once the Stakehill site has been fully developed. No design for any of the proposed buildings or public realm have been fully developed and therefore should only be understood as indicative visual interpretations.

03. 3 The Site Commitment

- + A well designed place which will compliment the existing character of the surrounding area.
- + A new place for sustainable family living set within a well planned green infrastructure network
- + A range of high quality homes, including affordable housing
- + Sympathetic to the existing character whilst exploring opportunity for distinctive character to the area
- + A safe and secure environment
- + Street-scene and landscape treatment to encourage interaction
- + Accessible and high quality green infrastructure



Constraints & Opportunities | 04

Constraints & Opportunities | 04

04. 1 Constraints

These include:

- + Drainage routes adjacent to the east end of Bentley Avenue
- + Existing watercourses and culverts
- + Public Rights of Way
- + Topography - Site generally slopes towards south west
- + Proximity to motorway and industrial estate

04. 2 Opportunities

These Include:

- + Existing green buffer along the north and east of site to be extended to provide additional ecological buffer and screening from the A627M
- + Existing PROW network to be rationalised and enhanced
- + The setting of the existing fishing ponds can be enhanced and provide a natural break between uses
- + Existing watercourses and culverts can be diverted and opened up to improve drainage



Parameters | 05

05. 1 Parameters Plan

This plan has been developed from the constraints plan to identify:

Residential

- + Residential (Use Class C3)
- + Up to 314 new homes - TBC
- + Building heights: up to 3 storeys generally permissible but with two storeys at sensitive locations

Employment

- + Industrial - Use classes B2, B8, E (g)(ii), E (g)(iii)
- + Up to 13,047m² GEA of industrial space - TBC
- + Building heights:
 - Plot E1: 16.5m maximum height to ridge
 - Plot E2 and E3: 12m maximum height to ridge

Consent is also sought for the demolition of 1,700sq.m of floorspace. This is comprised of part of an existing modern barn at Lower Stakehill Farm and the single storey buildings and glasshouses at the nursery.



- Primary access points
- Attenuation basins proposed by drainage engineer
- Residential two storey sections

05. 2 Movement network

The application seeks to fix residential and employment access points with the rest of the road / active travel route hierarchy being indicative to demonstrate an appropriate movement network that promotes active travel and avoids a car dominated neighbourhood. This hierarchy is broken down into:

- + Principal access points
- + Primary roads (residential and employment)
- + Secondary roads
- + Non-Adopted roads and courtyards
- + Public Rights of Way

These are described in section 06.

05. 3 Open Space

Public Open Space locations have been identified in response to a number of factors:

- + Creating a sense of place
- + Improving the setting of the fishing ponds
- + Land required for above ground surface water attenuation
- + Un-developable land around existing landscape features

The aim of these areas of POS is to provide a variety of landscape types that improve views into, out of and through the site, create opportunities for play and enhance walking routes



05. 4 Drainage Strategy

SUDs features and attenuation pond locations have been proposed as part of a strategy from the drainage engineer.

These will take several forms with the aim of managing flood risk whilst improving biodiversity;

- + Opening and diverting culverted watercourses
- + Creating open attenuation basins
- + Providing swales and rain gardens along residential streets

These are subject to more detailed surveys and design at Reserved Matters stage



Streets | 06

06. 1 Primary Routes

The proposed primary routes are key thoroughfares designed to enhance connectivity and create a sense of place. Typically tree-lined and aesthetically pleasing, they prioritise walking, cycling, and play, with wide pavements and dedicated bike lanes.

Residential

- + Appropriate street trees will be provided
- + Varied building heights to create interest at nodal points
- + Frontage parking is to be avoided

Employment

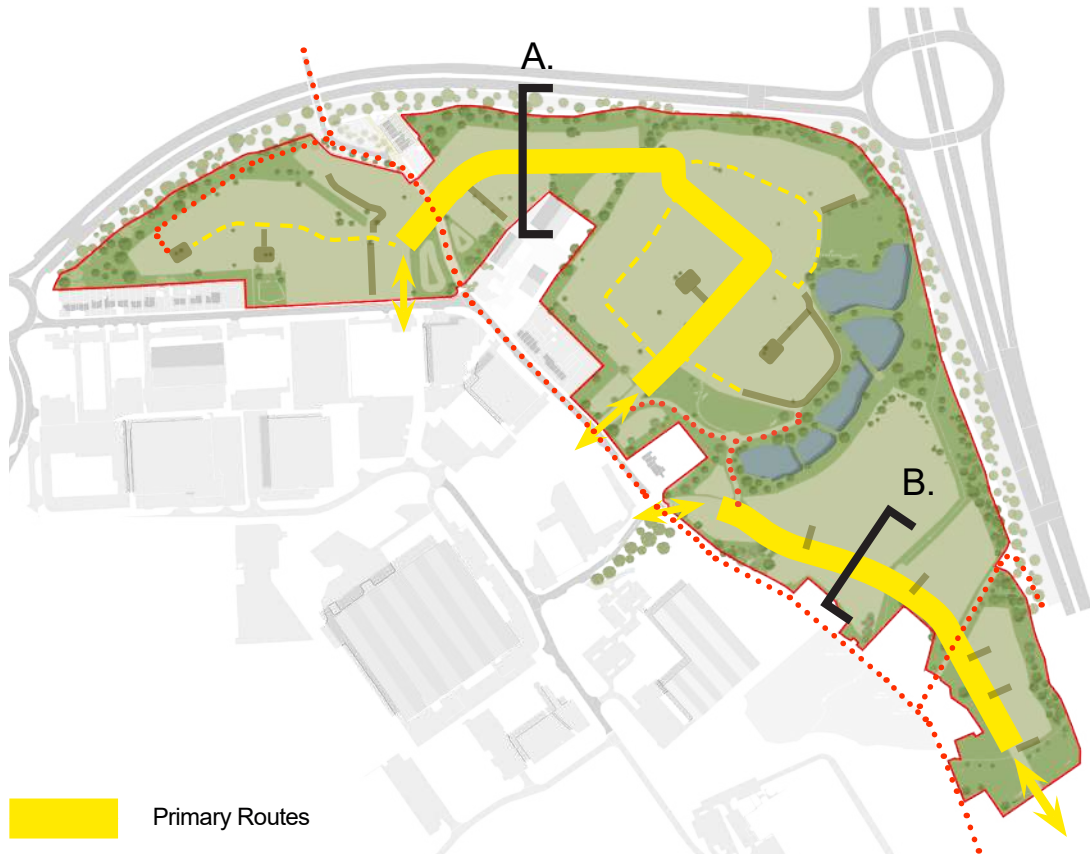
- + Landscape screening and attenuation basins are to be provided in the land south west of the road
- + Office / welfare content of the B2/B8 units is to face this primary route



Crataegus 'Paul's Scarlet'
'Hawthorn'



Alnus glutinosa
'Common Alder'



Primary Routes



Front garden | 2m Footpath | 5.5m Carriageway | 2m Footpath | Front garden

A. Typical residential primary route



Industrial Unit | Car Park | 2m Footpath | 7.3m Road | 3m footpath / cycleway | Landscape screening

B. Industrial road section

06. 2 Secondary Roads

- + A carriageway width of 5.5m.
- + Verges with SUDs features will often occur on one side of the carriageway either as swales or rain gardens
- + The verges will allow for street trees to provide structure and make the street scenes distinctive.
- + Houses will generally front onto the road with gardens.
- + Drives will be laid out down the side of properties to limit the visual impact of parked cars.
- + Where road junctions cause houses to present a gable onto the street scene these end features will be set back and care given to appearance.



Acer rubrum 'Autumn Flame'



Betula nigra 'River Birch'



Secondary route section

06. 3 Non-adopted Roads

- + The woodland and pond edges are important features of the site. The carriageways are to be smaller in width at 4.5m wide and there is the opportunity for shared surfaces.
- + Properties will front onto the natural edges with wide verges to respect the root protection areas of trees where necessary.
- + There is the opportunity for the verges to be managed in an ecologically sensitive manner to promote biodiversity.
- + Access to the mostly wooded buffer zones will be limited to an informal network of natural bark mulch or unbound aggregate paths.
- + These roads will address features such as the fishing ponds and the green at the Bentley Avenue / Stakehill Lane



Alnus glutinosa
'Common Alder'



Prunus padus
'European Bird Cherry'



Front garden | 4.5m Carriageway | Woodland buffer / scrub / wild-flower grassland | Public open space / attenuation basins / fishing ponds

Non-adopted road section

06. 4 Courtyards

- + These courtyards will provide clusters of dwellings to provide visual termination at the ends of roads
- + They will incorporate shared surfaces and are likely to include small unit paving
- + Central, focal point features such as street trees and planting beds will prevent them from becoming dominated by vehicles



Betula utilis subsp. jacquemontii
'White Barked Himalayan Birch'



Prunus 'Sunset Boulevard'
'Sunset Boulevard Cherry'



Courtyard Precedent



Courtyards



Courtyard road section

Footpath | Carriageway | Focal point | Carriageway | footpath

Residential Design Principles | 07

Residential Design Principles | 07

07. 1 Housing Mix

The development seeks to provide a mix of housing types to provide flexibility of space and tenure.

The Parameter Plans have identified the building heights, and development zones. The exact location and detailed design of these will be confirmed at Reserved Matters stage, in accordance with the Parameter Plans and by this code. This section of the document identifies key principles and broad characteristics of the proposed building typology.

Submitted proposals are expected to be broadly compliant with the following:

- + 70% plus Family Dwellings (3+ bed family homes)
- + Nationally described space standards (NDSS)
- + Secured by Design
- + Residential privacy - the distance between habitable rooms be a minimum of 21m, and 14m between a habitable and non-habitable room except in courtyards where relaxations may be agreed
- + Effort to be made to conceal equipment boxes (for service providers) on elevations.
- + There will be a commitment to ensure there are strong thresholds for each dwelling, particularly in terms of clearly defined private spaces and natural surveillance.

07. 2 Housing Standards

The development will be compliant with Part M4(2) of the Building Regulations, ensuring that the homes are built to the ‘accessible and adaptable’ standard. This aligns with current policy in Rochdale, as outlined in the Places for Everyone (PfE) plan.



Overlooking Public Open Space example



Overlooking Public Open Space example



Parapeted gables



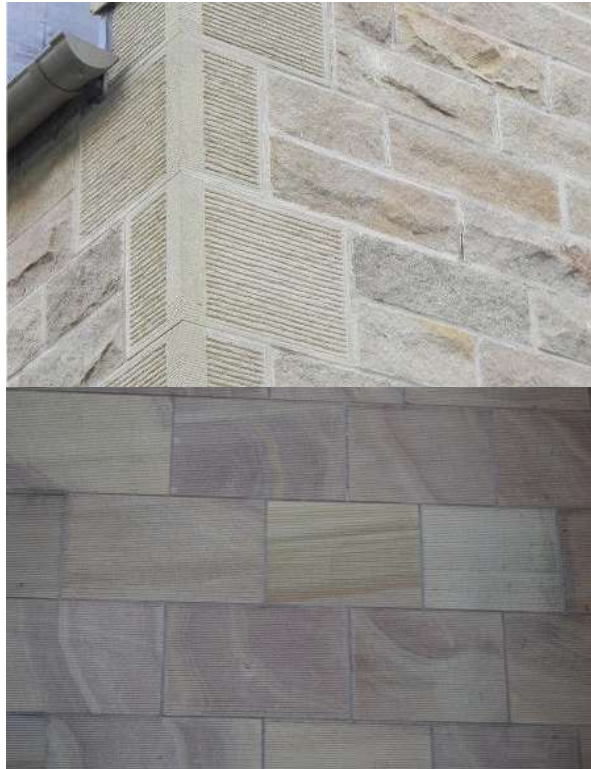
Overlooking Public Open Space Precedent

Residential Design Principles | 07

07. 3 General Vernacular

Character Areas have been established. These identify:

- + General vernacular for the development
- + Residential building parameters
- + Gables preferred to hips on roofs. The gables may should be expressed at nodal points, eg with parapets.
- + Corner turning dwelling types are to be used to avoid blank gables.
- + Mostly red and red multi brick with rendered / painted dwellings interspersed as incidental moments of interest as the user navigates through the development.
- + Render and stone used sparingly to define key features, points or groups.
- + Roofs should be in grey tiles or slates
- + Chimneys limited to key points where there are expressed or parapeted gables.
- + Juliet balconies may be utilised on frontages overlooking public open space.
- + A juxtaposition of property types creates a strong sense of place, providing the user with a clear understanding of where they are within the development from a way-finding point of view.
- + Parking is generally removed from the front of the properties, instead situated to the sides of properties or within rear parking courts. The parking courts themselves should act as passages, where possible, allowing maximum permeability and interconnection throughout the development.



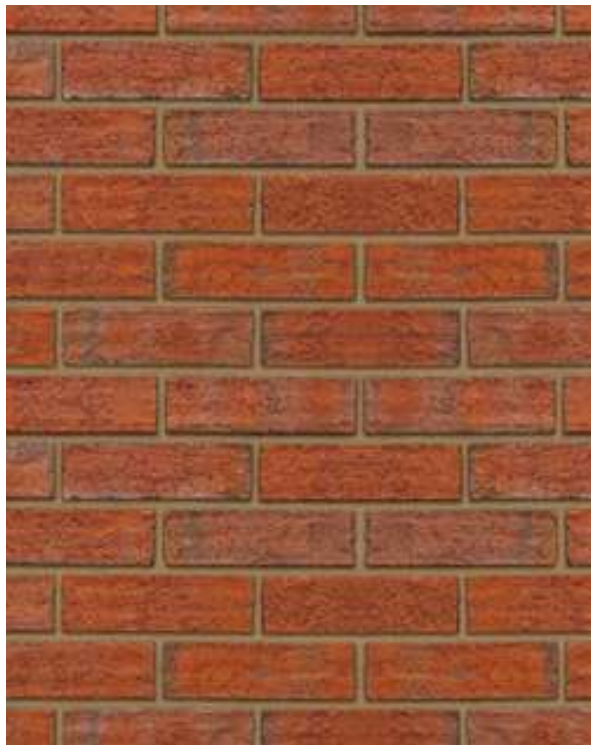
Sandstone



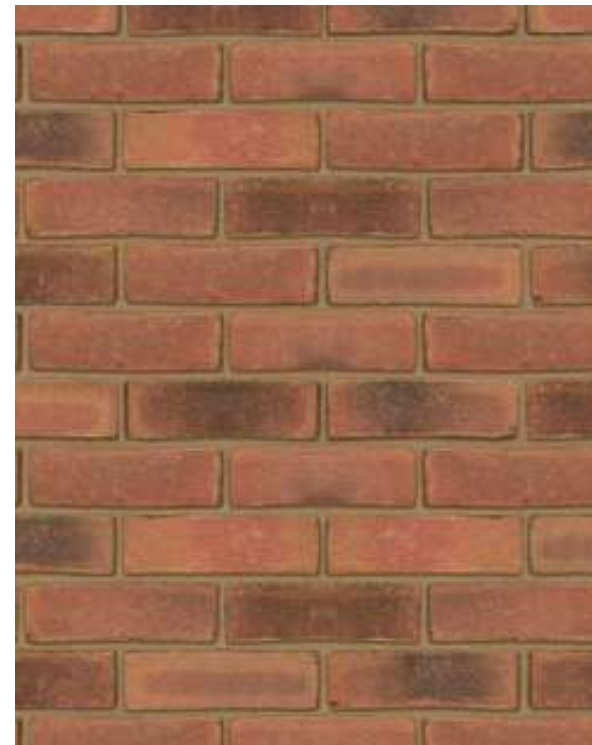
White Render



Slate Tiles



Red Brick



Red Multi Brick



Grey Roof Tiles

Residential Design Principles | 07

07. 4 Pedestrian Focused Design

- + Use of materials to guide people to key buildings and resources.
- + Softening of built form with evergreen planting and the creation of nodes for active frontages and public seating.
- + Mature, feature trees for instant impact and to create an established character at key locations.
- + Verges to accommodate SUDs features where levels allow.
- + Roads to link principle features, with a sequence of distinctive open spaces.



Example SUDs



Example SUDs



Public open space | Pedestrian focsed routes | play area



Example of a pocket park - Birchwood Park



Public open space | Pedestrian focsed routes | play area

Character Areas | 08

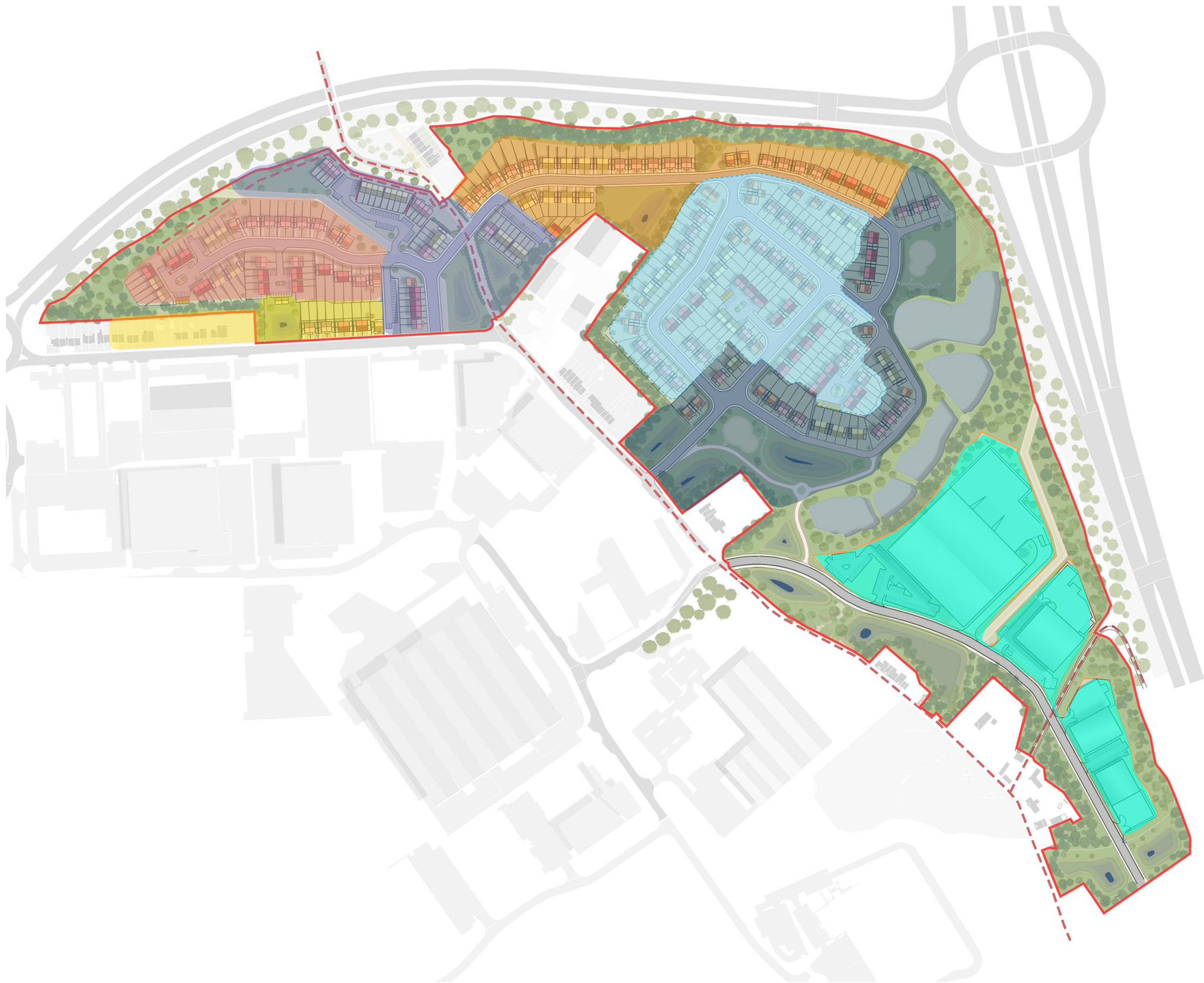
Character Areas | 08

08. 1 Character Areas

Leading on from the Design and Access Statement with the Parameters Plan and Illustrative Masterplan, key Character areas (CA) have been established. These identify the character of each part of the development.

Character areas serve as a key component of neighbourhood design, outlining the defining features and specific details that shape the identity and development of each distinct part of the neighbourhood.

- CA1 - Stakehill Green
- CA2 - Western Crescent and Courtyards
- CA3 - Bentley Avenue
- CA4 - Northern Edge
- CA5 - The Heart
- CA6 - Eastern Fringe
- CA7 - Employment Area



08. 2 Stakehill Green [CA1]

- + Higher density through use of short terraces with rear parking courts
- + Dwellings to positively address the public open space proposed either side of Stakehill Lane north of Bentley Avenue and the triangle of land west of 124-226 Stakehill Lane
- + Corner turning units have been identified in key position. There may be 2.5 or 3 storeys to hold the corners.
- + A section of the existing restricted byway of Stakehill Lane north of Bentley Avenue will become car free with surface repaired along with the hedgerows either side.
- + Approximate density including POS: 17 dwellings per hectare
- + Approximate density excluding POS: 30 dwellings per hectare



Precedent Image of short terraces



Photos of existing site - Stakehill Lane



08. 3 Western Crescent and Courtyards [CA2]

- + This Plot is characterised by larger, semi detached dwellings when compared to Stakehill Green.
- + These are to be arranged on a crescent to make best use of the site and provide visual interest when looking along the road.
- + The crescent is to terminate in courtyards and its southern and western ends.
- + Approximate density: 31 dwellings per hectare



Existing site photo facing Bentley Avenue



Existing site photo facing Bentley Avenue



Courtyard precedent



Rain garden precedent



08.4 Bentley Avenue [CA3]

- + A continuation of the existing grain and character of Bentley Avenue with slightly raised front gardens behind low brick walls with hedges behind.
- + Parking is to be on side drives to provide an open vista on the approach to the residential development.
- + Approximate density: 22 dwellings per hectare



Existing semi-detached houses on Bentley Avenue



Existing semi-detached houses on Bentley Avenue



08.5 Northern Edge [CA4]

- + Mostly semi-detached dwellings with side drives, grouped by house type to provide a rhythm along what will be the longest road on the site
- + Corner turning units are to be provided at key corners and ends of long runs
- + Large, detached units may be used where plot widths are affected by the retention of existing landscape features such
- + Aproximate density including POS and hedgerow: 25 dwellings per hectare
- + Aproximate density excluding POS and hedgerow: 30 dwellings per hectare



Corner turning unit precedent



Corner turning unit precedent



Corner turning unit precedent



08. 6 The Heart [CA5]

- + The heart of the scheme is located centrally on the development and is anticipated to be a higher density
- + A broad mix of house types is anticipated with features from other parts of the scheme repeated here to suit the site constraints and topography such as:
 - Rain gardens / swales
 - Courtyards, perhaps with parking barns
 - Street trees
 - Corner turning units
- + Approximate density: 33 dwellings per hectare



Rhythm Repeated groups - found in the heart and Northern edge [CA4]



Precedent image of a rain garden



Precedent images of potential house types



08. 7 Eastern Fringe [CA6]

Semi detached and detached houses overlooking public open space and providing surveillance frontage to parks.

- + This character area will typically comprise larger dwellings in an outward looking layout
- + The aim is that the houses will look out onto the existing fishing ponds and proposed areas of public open space POS4 and POS5
- + Given the particularly close relationship of this area with the landscape context most of its road network should be in the form of shared surfaces.
- + It will also include the interface of the existing Public Right of Way that poses between the fishing ponds with the proposed development allowing diverted routes through the development and west of the ponds back to Stakehill Lane to improve pedestrian permeability.
- + Approximate density including POS: 13 dwellings per hectare
- + Approximate density excluding POS: 25 dwellings per hectare



Existing site photos - fishing ponds



Juliet balconies at upper floors overlooking Public Open Space



Juliet balconies at upper floors



08. 8 Employment Area [CA7]

- + This part of the development lies south east of the fishing ponds and is to be visually screened from the residential areas as far as possible by a combination of site levels and woodland buffer planting.
- + The employment area is to be accessed through the centre of the existing industrial estate via Finlan Road.
- + Buildings will sit east of the estate road that provides access to them and potentially onwards to the rest of the JPA2 allocation.
- + As described in section 06. 1 the buildings will be set well back from the existing dwellings along Stakehill Lane with woodland buffers and attenuation basins provided.
- + The employment buildings will adhere to the Parameters Plans in terms of scale with the largest E1 being a maximum of 16.5m to ridge to enable an institutional 12.5m clear internal height. The smaller units on Plots E2 and E3 will step down to a maximum height of 12m to ridge to enable an 8m clear internal height.
- + Each plot site layout should aim to have active frontages facing the estate road, keep service yards away from the frontage where possible and segregate car parking from them.
- + The buildings will be constructed in a mixture of flat and profiled metal cladding with roof forms and gabled expressed.
- + The colours of cladding used should be recessive at low levels where the buildings are viewed in a typically wooded context. At higher levels where building may break the tree line lighter colours are to be used, otherwise blank elevations are to be broken up with the use of varying colours and cladding orientations.



08. 8 Employment Area [CA7]

The plot areas have been identified to create developable shapes whilst retaining a Public Right of Way and to use a drainage diversion to open up an existing culvert

Plot E1

- + Key corners on the south west elevation
- + Frontage car parking, screened service yard
- + 4.97 acres / 2.01 ha

Plot E2

- + Key corners on the south west elevation
- + Frontage car parking, screened service yard
- + 1.50 acres / 0.61 ha

Plot E3

- + Units 3 & 4
- + Active frontages to the estate road
- + Car parking segregated from service areas
- + 1.49 acres / 0.60 ha



08. 8 Employment Area - Building form principles

- + Gables should be expressed to reflect agricultural forms
- + Active frontages should be presented to roads
- + Recessive colours should be used to blend buildings into their landscape setting in longer views
- + Varied use of these recessive colours to be used to break up large expanses of cladding

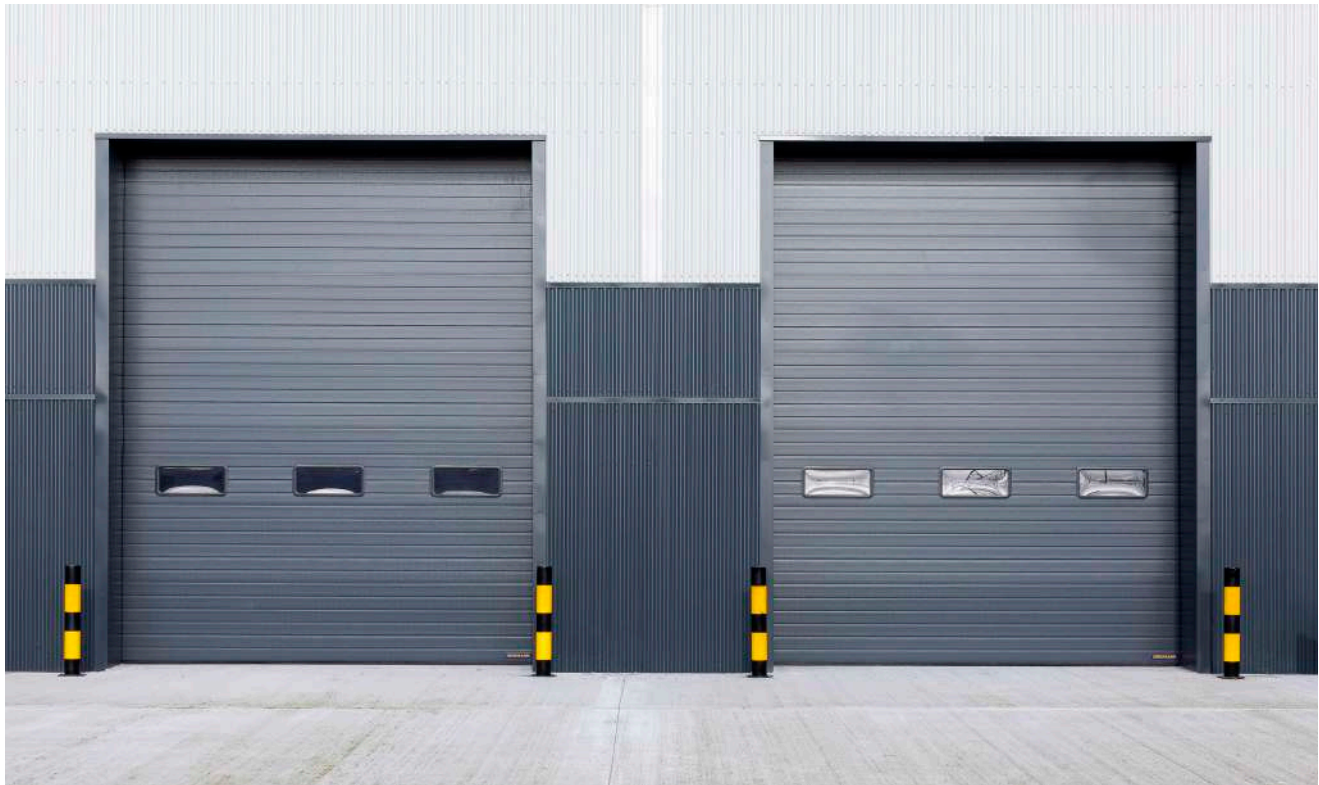


Precedent images from other AEW projects

08. 8 Employment Area - Elevations

Further images are presented to support principles such as:

- + Expressed gables
- + Dark base / light top as starting point for colour palette where buildings project above the horizon in key views
- + Active frontages with legible entrances

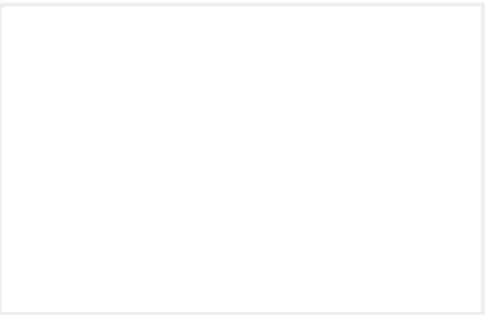


Precedent images from other AEW project

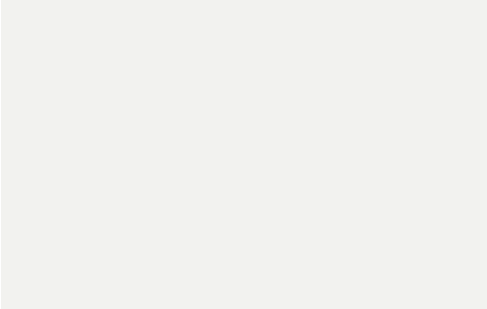
08. 8 Employment Area - Elevations

Prefered cladding colours:

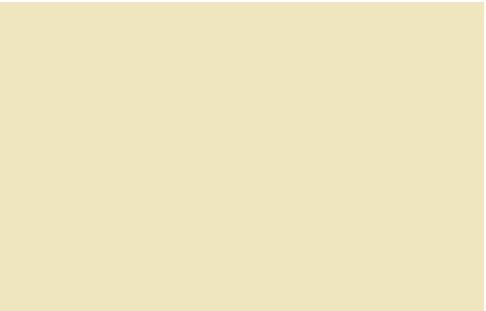
- + White: RAL 9003
- + Grey White: RAL 9002
- + Goosewing Grey: RAL 7038
- + Pure Grey: RAL 000 55 00
- + Anthracite: RAL 7016
- + Umber Grey: RAL 7022
- + Black: 9005
- + Cream: RAL 1015



White: RAL 9003



Grey White: RAL 9002



Cream: RAL 1015



Goosewing Grey: RAL 7038



Umber Grey: RAL 7022



Pure grey: RAL 000 55 00



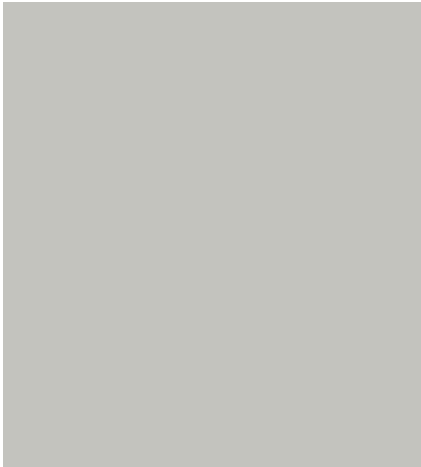
Black: RAL 9005



Anthracite: RAL 7016

08. 8 Employment Area - Roof Finishes

+ RAL 7038 would be the default colour but darker ones may be used in specific locations where visual impact considerations dictate, for example when viewed against a wooded / built up backdrop in key views.



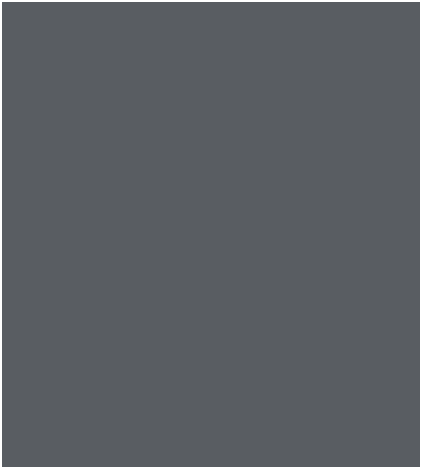
RAL 7038



RAL 000 55 00



RAL 180 40 05



RAL 7016



08. 8 Employment Area - Hard landscape

The specification for the following areas will be:

- + Adoptable Roads - Hot Rolled Asphalt
- + Service Yards - Brushed Concrete
- + Car Parks - Tarmac
- + Block paving - areas of permeable block paving subject to drainage strategy at Reserved Matters

Small unit natural or concrete paving, or concrete block paving can be used in order to provide feature paving to building frontages and areas where it is useful to use a permeable surface as part of the drainage strategy.



Asphalt



Coloured Asphalt



Conservation X
Sett Paving
Colour - Silver Grey
Plan size - 100x100mm



British Standard
Concrete Kerb
Colour - Natural
Plan size - 915x255x125mm



Tegula Concrete
Sett Paving
Colour - Traditional
Plan size - 240/160/120x160mm



Conservation X
Block Paving
Colour - Silver Grey
Plan size - 240/160/120x160mm



Conservation X Kerb
Colour - Silver Grey
Plan size - 915x255x145mm



Resin Bound Gravel
Colour - Pecan
Aggregate size - 10mm

08. 8 Employment Area - Soft Landscape



Sorbus intermedia
'Swedish Whitebeam'



Acer campestre *'Streetwise'*
'Field Maple Streetwise'



Carpinus betulus *'Lucas'*
'Lucas Hornbeam'



Quercus robur *'Fastigiata'*
'Cypress Oak'



Amenity Grass Seed
'A18 Road Verge and Embankments'



Wildflower Grass Seeding
'WFG20 Eco Species Rich Lawn'



Single Species Ornamental Hedge
Fagus sylvatica



Mixed Native Species Hedge
Carpinus betulus *'Common Hornbeam'*
Corylus avellana *'Common Hazel'*
Euonymus europaeus *'Spindle'*
Prunus spinosa *'Blackthorn'*
Rosa canina *'Dog Rose'*

08. 8 Employment Area - External Features

Cycle Stores:

For smaller requirements covered cycle parking should be Sheffield type or similar.

For larger requirements a timber construction, partially enclosed bicycle shelter with hoop style bicycle racks is the preferred option. This cycle store should have a profiled steel or aluminium roof to match those of the buildings they are in relation to.

Refuse Stores:

The preference is to use a timber construction, refuse stores with lockable gates for security purposes.

External Lighting:

External lighting of car parks and service yards may be from building mounted luminaries as long as they do not create light spillage onto soft landscaped areas.



Example refuse store



Example Cycle Shelter



Example of street lighting with verges and specimen trees Birchwood Park

Combined Plan | 09

[45]



Implementation / Conclusion | 9

Implementation / Conclusion | 9

09. 1 Conclusion

This Design Code sets out the principles to develop a distinctive scheme in a sustainable location, with good access to walking, cycling and public transport connections that will assist in enabling housing need and future employment uses to be met within the joint plan period.

In line with the NPPF principles it enables a number of significant benefits including;

- + Provision of a broad mix of housing, including family homes to help address the local needs of existing residents and the forecast requirements for more housing across the Borough over the next five years;
- + Significant economic benefits including the creation of temporary employment during the construction phase and full-time employment once operational in a range of high specification units designed to institutional standards;
- + Efficient redevelopment of an allocated site which makes optimal use of the site at appropriate densities in an established location;
- + New employment opportunities accessible to the existing and proposed parts of the local community; and
- + Environmental benefits such as new landscaping, tree planting, sustainable drainage and footpath improvements throughout the site.



Existing HGV access along Finlan Road



Existing semi-detached dwellings on Bentley



Existing dwelling along Stakehill Lane



Existing PROW along Hough Lane



Manchester | London

www.aewarchitects.com