

# LAND OFF COWM TOP, CASTLETON, ROCHDALE

## Design & Access Statement Addendum

July 2024





# Introduction

This document has been produced by eSCAPE Urbanists Ltd on behalf of GLP Ltd and Barratt Homes and David Wilson Homes, collectively known as BDW, in support of a full planning application for residential development on land to the south of Cowm Top Lane, Castleton.

The application was submitted to Rochdale Borough Council as Local Planning Authority In August 2022 and formally registered on 14th October 2022 (planning ref: 22/01190FUL).

The application site is illustrated by the red line boundary in the plan opposite and has a site area of approximately 19.70 hectares (gross).

During determination of the Planning Application, Capita were appointed by Rochdale Borough Council to provide urban design advice in relation to the application. An initial Design Feedback note dated 11th October 2003 was prepared by Capita in response to the original planning application and made a number of recommendations. In response to this note, the applicant made a number of changes to the scheme which were presented to the Council in a design workshop in April 2024.

In response to the revised plans, a second Design Feedback note was produced by Capita in May 2024. This note highlighted a number of improvements that had been made to the scheme but also highlighted further recommendations and requests for additional information. A number of further changes to the design have been made in response to this latest feedback.

This document provides a summary of the various changes and revisions that have been made to the scheme since it was originally submitted. For ease of reference, changes are grouped under the headings used in the initial Design Feedback Note produced by Capita.

This report is an addendum to the Design and Access Statement dated August 2022 (Ref: 022/006/000/Rev-/DAS) and should be read alongside the original reports as a supplement.

In addition to this report, drawings previously submitted for Planning Approval have been revised, and will be resubmitted.





## Key Changes

A summary of the main changes that have been made to the design of the scheme is provided below:

- The overall dwelling numbers have reduced from 495 to 445 but still offers a mix of 2 to 5-bedroom properties.
- All properties are now NDSS compliant. 10% of properties are M4(2) compliant.
- There are now three distinct character areas within the development based around specific house types and landscape features. A new Barratt contemporary house range has been added to supplement the Barratt Classic and David Wilson Homes house type ranges.
- The MUGA has been removed and a NEAP is now proposed in a central location following feedback from POS officers.
- Swales have been added within the central green corridor in response to LLFA feedback to spread the attenuation throughout the site and provide additional levels of Surface water treatment. The new swales also provide an additional benefit in terms of providing natural play opportunities.
- The scheme now includes a route to one of the seating areas on the public path within the POS area along the eastern boundary.
- The SUDs basins along the southern boundary have been divided into 5 smaller basins as opposed to 2 large basins.
- There is a mix of trees being located within the curtilage of properties.
- The road layout at the entrance has been reconfigured to allow for a connection to the first row of houses.
- All streets are a minimum of 5.5m wide as requested by Highways.
- The linearity of the road layout has been reduced through the introduction of further curves.
- The road hierarchy has been strengthened through further variation in the hard surfacing palette.

- The proposed 3m wide shared cycleway/footway through the site has been extended.
- Increased landscape buffer along the eastern boundary.
- The parking strategy across the site has been revisited to reduce the incidences of rows of 6 or more parking bays along the street



Artists impression showing a range of new contemporary house types.







# Identity/Sense of Place

## Summary of Changes

- A third character area has been introduced within central parts of the site (see character area plan below) where houses will have a distinct contemporary appearance with flat roof canopies, contemporary style doors and windows and smooth blue detail brick.
- Street hierarchy has been further strengthened through further variation in the materials palette.
- Clearer definition of character areas and transitions between different areas through a revised planting and landscape strategy.

David Wilson Homes



Barratt Contemporary



Barratt Classic





The location of the different character areas across the site has been informed in part by the desire to create a consistent character along the development's southern edge and interface with areas of public open space along this boundary. In addition, the location of different character areas will ensure a changing experience as one travels through the site.

Each character area has an interface with the western avenue ensuring a varied outward-facing edge to the development.

Over the following pages, each character area is described in detail and areas of differentiation are highlighted. Example house types are illustrated and a summary of the key features of each character area is provided covering a variety themes including materials, density, landscape and street types.



Character Area Plan



Character Area 1 (Barratt Classic)

|                     |                                                                                                                                                                                                                                                |
|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description         | Northern and eastern parcels. Gateway plots at the site entrance from Cowm Top Lane.                                                                                                                                                           |
| Building Types      | Detached/Semi-Detached/Townhouses                                                                                                                                                                                                              |
| Density             | 38 dph                                                                                                                                                                                                                                         |
| Building Materials  | Wienerberger Pembridge Red / Marshalls Edenhall Darlstone Buff Black Split / Wienerberger Harvest Buff Multi                                                                                                                                   |
| Secondary Materials | Forterra Smooth Blue (Detail Brick) / Russell Grampian - Colour Slate Grey (Roofs) / Wienerberger Pembridge Red & Wienerberger Harvest Buff Multi (Plinths)                                                                                    |
| Building Heights    | Maximum 2.5 storey                                                                                                                                                                                                                             |
| Townscape Features  | Strong arrival/gateway flanked by corner-turning house types / Raised tables at intersections with central green corridor / Organic street pattern characterised by gently meandering streets / Houses stepping down slopes / Header Buildings |
| Building setbacks   | Typically 6.4m                                                                                                                                                                                                                                 |
| Street Typologies   | Avenue / Primary Streets / Secondary Streets / Shared Drives                                                                                                                                                                                   |
| Parking Typologies  | Frontage / Side Drives / Side Garages                                                                                                                                                                                                          |
| Landscape Features  | Landscape Buffer along eastern boundary / Central Green Corridor / Landscaped Arrival Space / Tree-lined Avenue                                                                                                                                |



Typical Detailing:

- Contrasting brick plinth
- Projecting contrasting brick door surrounds
- First floor feature windows with contrasting brick surrounds
- Hipped roofs
- Contrasting string course
- Mock Sash Top Single Hung Windows





| Character Area 2 (Barratt Contemporary) |                                                                                                                                                                                 |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description                             | Central parts of the site fronting onto the main east-west and north-south (southern part) Avenues                                                                              |
| Building Types                          | Detached/Semi-Detached/Townhouses                                                                                                                                               |
| Density                                 | 41                                                                                                                                                                              |
| Building Materials                      | Wienerberger Harvest Buff Multi / Wienerberger Woodland Mixture                                                                                                                 |
| Secondary Materials                     | Forterra Smooth Blue (detail brick) / Russell Grampian - Colour Slate Grey (Roof covering)                                                                                      |
| Building Heights                        | Maximum 2.5 storey                                                                                                                                                              |
| Townscape Features                      | Raised tables at intersections with central green corridor / Organic street pattern characterised by gently meandering streets / Houses stepping down slopes / Header Buildings |
| Building setbacks                       | Typically 6.4m                                                                                                                                                                  |
| Street Typologies                       | Avenue / Shared Drives                                                                                                                                                          |
| Parking Typologies                      | Frontage / Side Drives / Side Garages                                                                                                                                           |
| Landscape Features                      | Central Green Corridor / Tree-lined Avenue                                                                                                                                      |



Typical Detailing:

- Contemporary style flat roofed door canopies
- Contemporary style windows
- Detail brick window soldiers
- Contemporary style doors with glazing panel





| Character Area 3 (David Wilson Homes) |                                                                                                                                                                                 |
|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Description                           | Southern parcels. Strong relationship with proposed public open space along southern boundary.                                                                                  |
| Building Types                        | Detached/Semi-Detached/Townhouses                                                                                                                                               |
| Density                               | 35 dph                                                                                                                                                                          |
| Building Materials                    | Forticrete: Black Old Weathered Split finish / Betley Cottage Blend / Hardwicke Welbeck Autumn Antique                                                                          |
| Secondary Materials                   | Russell Grampian Slate Grey (Roof coverings)/ Ibstock Ravenhead Smooth Red (Detail brick) / Ibstock Ravenhead Smooth Red (Detail brick)                                         |
| Building Heights                      | Maximum 2.5 storey                                                                                                                                                              |
| Townscape Features                    | Raised tables at intersections with central green corridor / Organic street pattern characterised by gently meandering streets / Houses stepping down slopes / Header Buildings |
| Building setbacks                     | Varies. 2.0 - 6.4m                                                                                                                                                              |
| Street Typologies                     | Primary Streets / Secondary Streets / Shared Drives                                                                                                                             |
| Parking Typologies                    | Frontage / Side Drives / Side Garages                                                                                                                                           |
| Landscape Features                    | Strong interface with proposed areas of POS along southern boundary including attenuation basins and play area/ Retained trees along existing ditch                             |



Typical Detailing:

- Contrasting brick plinths
- Traditional 6 panel front doors with rectangular fanlights
- Mock sash windows
- Front bay windows
- Brick corbals
- Flat Arch Brick Lintels
- Georgian style door surrounds





## Connectivity, Movement & Public Realm

### Summary of Changes

- Access road to fishing ponds provided along the southern boundary.
- The previous footpath connection onto Cripple Gate Lane along the site's northern boundary has been relocated more centrally within the site to align with the north-south green corridor.
- A second pedestrian link has been introduced connecting the site with the existing Public Right of Way along the western boundary.
- The proposed 3m wide shared cycleway/footway has been extended through the site to improve connectivity. The route now extends along north-south avenue at the eastern end of the site in addition to two east-west streets. The cycle route also now connects with the primary access road into the site.
- The previously proposed footpath/cycleway through the central green corridor has been replaced with a footpath only link due to the challenging topography in this part of the site.
- Improved connectivity/access to the proposed seating areas within the POS along the western boundary. The central seating area has been relocated further east for a closer relationship to the proposed housing and is now connected to the internal street network by a footpath link.
- Road layout amended slightly at north-west corner to improve permeability for cyclists and pedestrians.



Current Layout



## Street Hierarchy and Layout

### Summary of Changes

- Minor changes to internal road layout and configuration of development parcels to create a more efficient layout and improve connectivity through the site.
- Increased landscape buffer along the eastern boundary. The proposed road along the site's eastern boundary has been pulled from the site boundary to provide a more generous landscape buffer planted with trees, native whip planting and areas of wildflowers.
- The proposed access road/emergency link onto Trows Lane has been amended to lessen the impact on the proposed open space corridor. The adopted access road and turning head now terminate further north and a longer emergency and footpath link only link measuring 3.7m wide is now proposed.
- The linearity of routes through the development has been reduced with the introduction of gentle curves for improved traffic calming and to help give the layout a more informal, residential character.
- All garages have now been set behind principal building lines.
- The parking strategy across the site has been revisited to reduce the incidences of rows of 6 or more parking bays along the street (refer to parking plan below). This has been achieved by use of greater side parking, introducing landscape strips between parking bays and reducing the number of 3 block units.
- The street hierarchy has been further refined through the introduction of additional surface materials to identify different routes. The current scheme now proposes a mix of black tarmac, tarmac with red or buff chippings and block paving as the main surface materials. Tarmac with buff chippings will be used exclusively along sections of Avenue which will also be identified with 1m wide tree lined verges along both sides, located to the back of pavement and within the ownership of

Current Layout



Layout reconfigured in south-east corner to improve efficiency

Previous Layout



Current Layout



Previous Layout

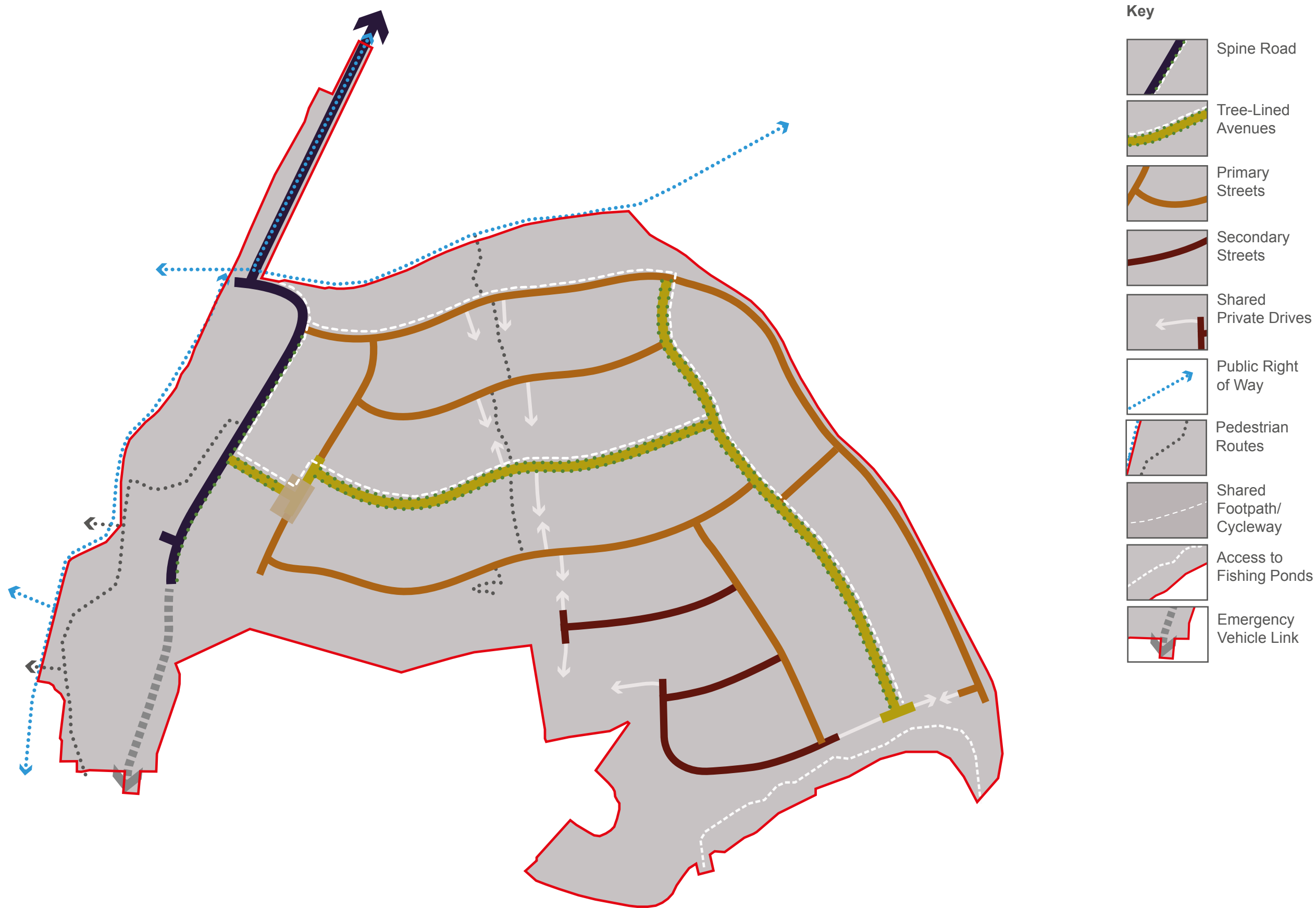






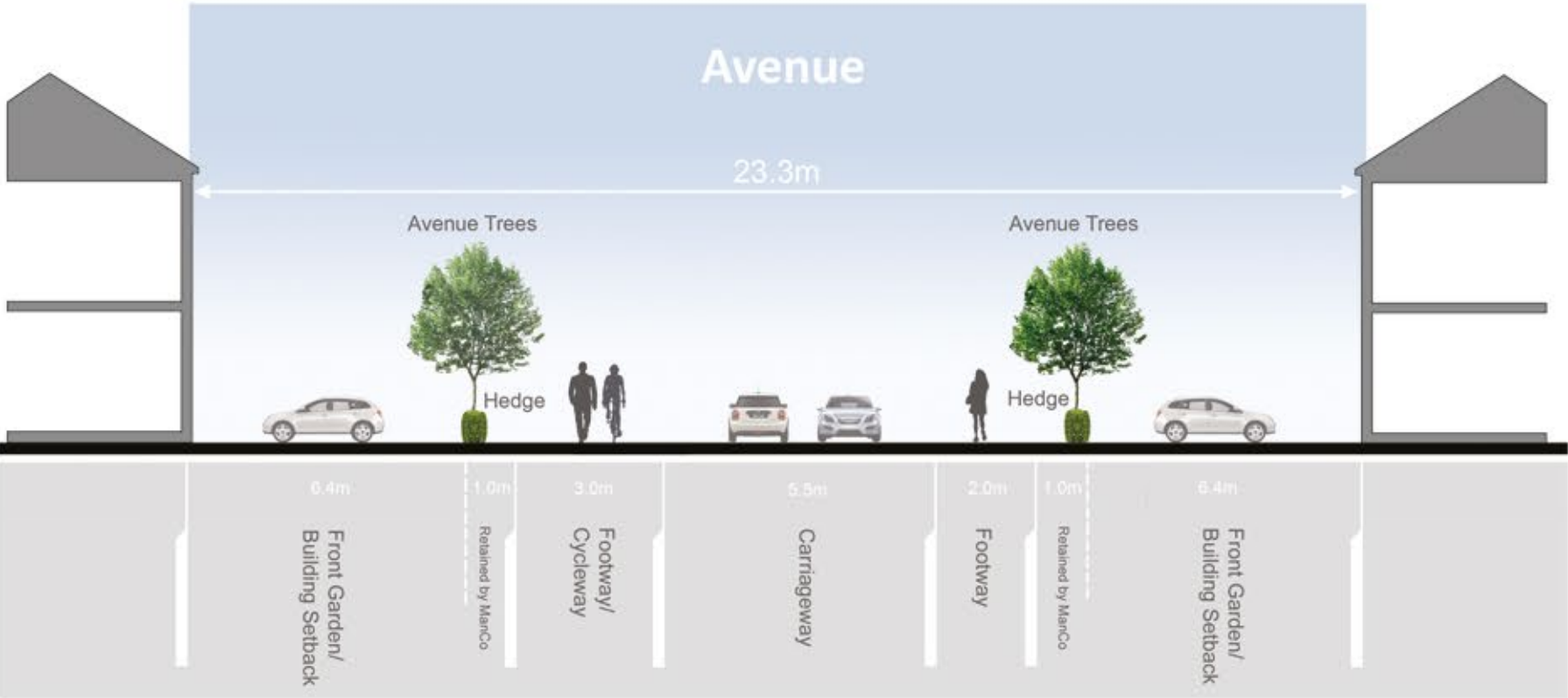
## Parking Plan



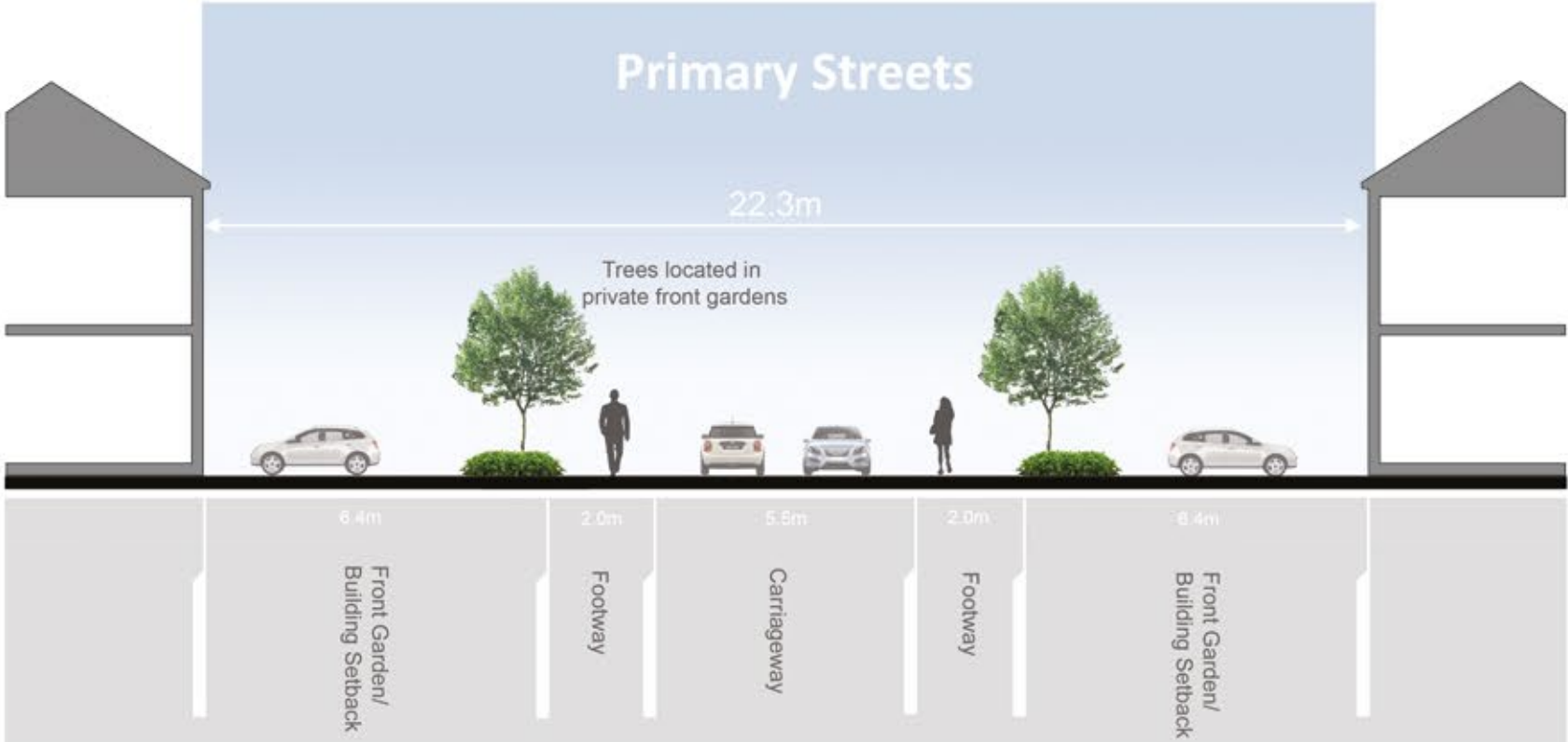


Street Hierarchy Plan



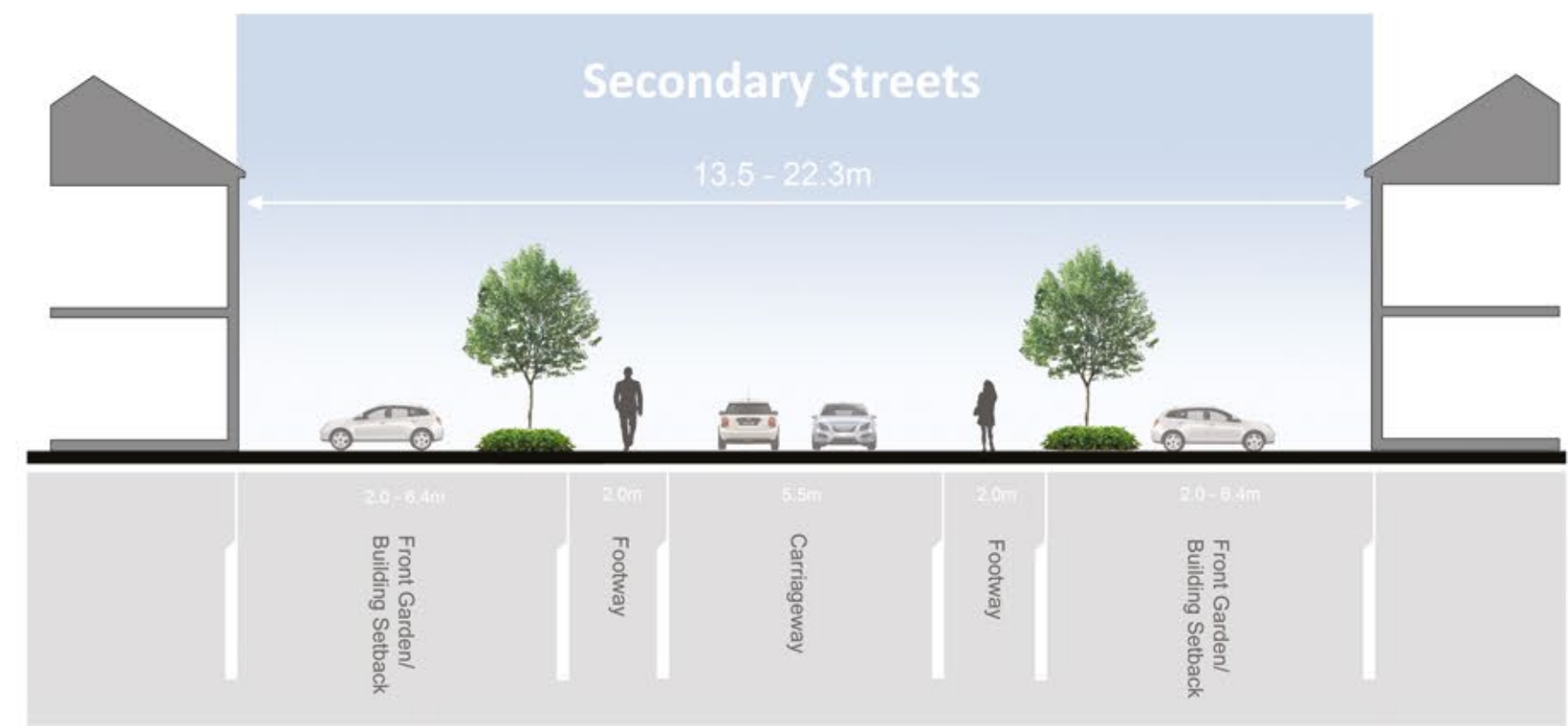


Avenues will be identified by the incorporation of street trees located within a 1m verge to the back of pavement and retained by the Management Company. The Avenues also incorporate a 3m wide shared cycleway/footpath along once side. Building setbacks are typically 6.4m.

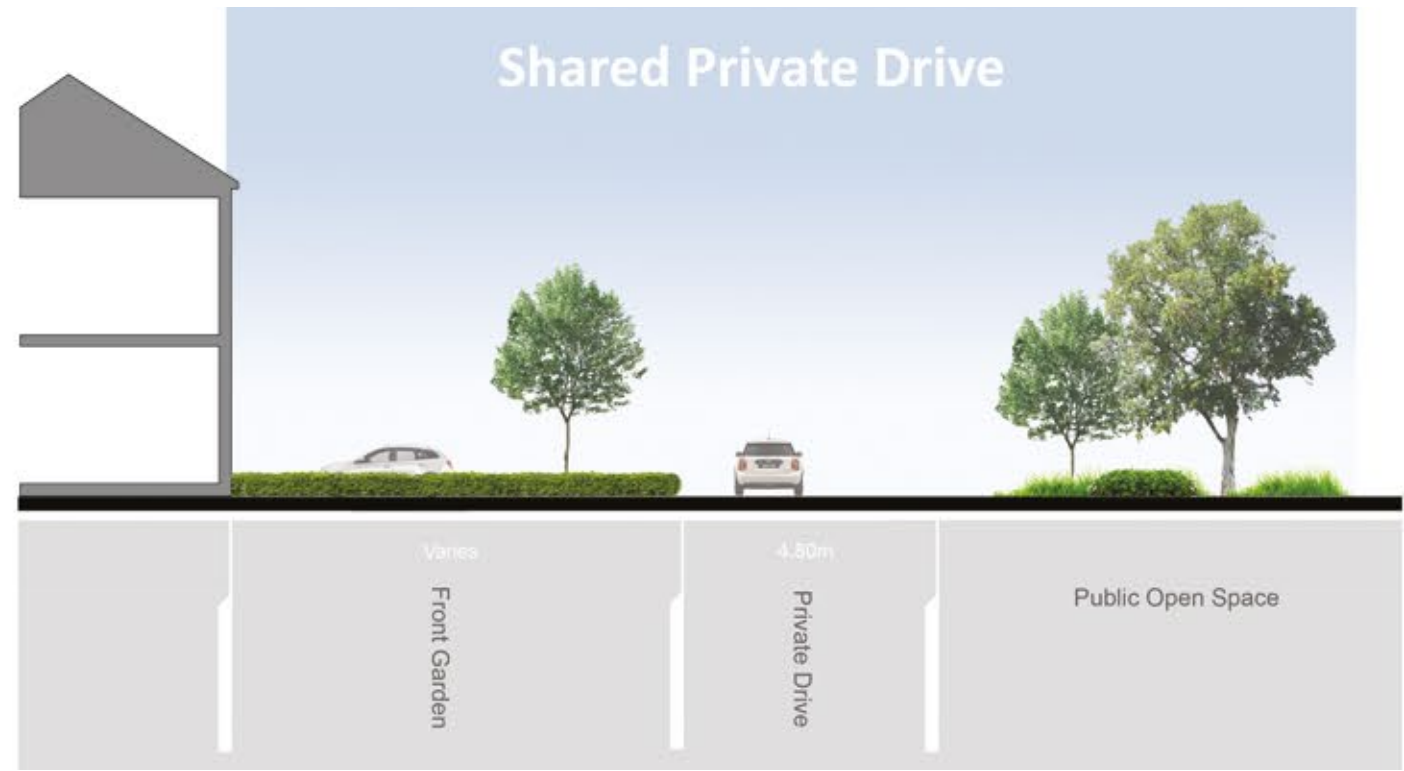


Primary Streets through the development will be characterised by street trees located within private front gardens and will incorporate 2m wide footways along both sides. Building setbacks are typically 6.4m.





Secondary Streets through the development are typically shorter in length, serving fewer numbers of houses and are characterised by greater variation in building setbacks (between 2m and 6.4m)



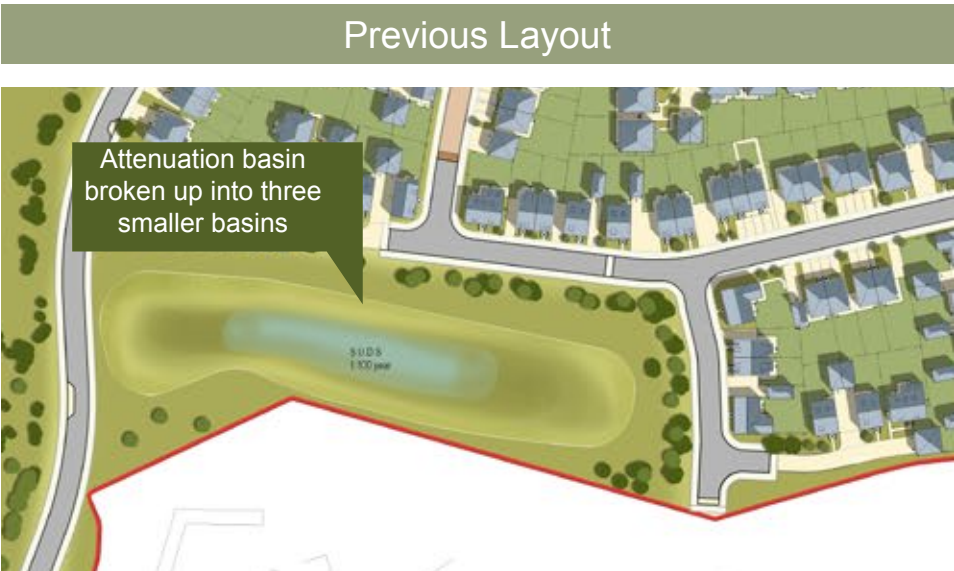
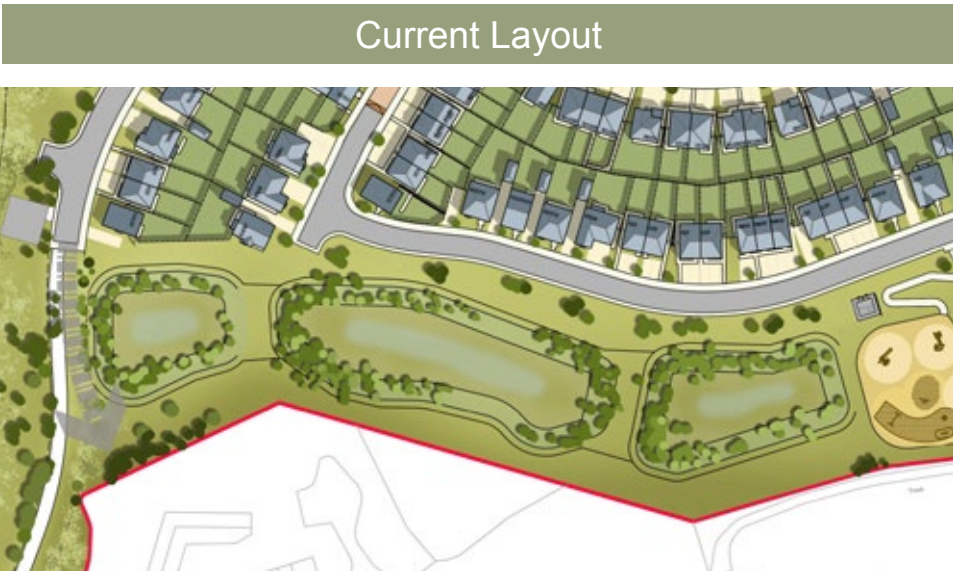
Shared Private Drives will serve small numbers of houses around the development edges and adjoining areas of public open space.



# Sustainability, Green & Blue Infrastructure

## Summary of Changes

- A network of linear swales has been introduced within the central green corridor as part of the site's sustainable management of surface water. The swales will also provide attractive amenity and biodiversity features within the green corridor. Railway sleepers will be used to dam the watercourses at times of low rainfall and provide opportunities for natural play.
- The level of on-site open space has been increased across the site, particularly along the site's southern boundary.
- Seating areas have been included within central green corridor to provide opportunities for rest and social interaction and to encourage use of the space by residents. Additional seating areas have been provided within the western area of POS retained and access improved.
- A greenspace plan has been produce to clarify and illustrate the character, anticipated user groups and activities across the different public open spaces on offer across the Masterplan.
- Previously, a single large attenuation basin was proposed along the south-west boundary. In the current scheme, this has been broken up into three smaller basins creating improved pedestrian access through the site.
- Enhanced green buffer along site's eastern boundary .





# Housing (Design, Mix and Typologies)

## Summary of Changes

- Reduction in housing numbers from 495 to 445.
- Improved coherence to streetscenes through grouping of similar house types, repeating architectural features etc

Notes:

- Across the site, dual-aspect house types will be used to articulate corners and provide active surveillance onto adjoining streets. All corner-turning house types will incorporate generous glazing and detailing on street-facing elevations (see selection of corner-turning house types below).



Repeating pattern of hipped roofs



Contemporary style door canopies will be used across different house types to create a sense of cohesion to streetscenes



Allerthorpe House Type



Redford House Type



Martham House Type





# Play/child friendly streets and spaces

## Summary of Changes

- The previously proposed Multi Use Games Area has been removed. A NEAP is now provided, located along the southern boundary close to the central green corridor for ease of access by residents.
- Informal, natural play opportunities have been introduced within the central green corridor in the form of timber railway sleepers. These facilities are in addition to the trim trail area located in the site’s south-west corner.
- Additional seating areas have been provided within the layout to provide informal opportunities for social interaction and to encourage use of the development’s open spaces.

# Materials

## Summary of Changes

- Key intersections and focal squares within the development are highlighted with a change in surface material. The surrounding built form is designed to provide strong enclosure and surveillance to these spaces.
- Entrances to the central green corridor are celebrated through the introduction of seating areas.
- Use of planting/landscape to define entrances to play areas and POS.
- Rationalisation of surface materials to create stronger street hierarchy

# Evening & Night Time

## Summary of Changes

- Lighting will be provided to Adopted Highways and adoptable footpaths in accordance with the requirements of Rochdale MBC lighting requirements.
- Lighting will be Energy efficient and sensitively designed to consider ecological receptors such as Bat Corridors, where required.
- Low level bollard lighting may be provided to shared private driveways.
- Lighting will not be provided to non adopted footpaths through public open spaces to tie in with the site’s semi-rural setting and minimise light pollution.





Summary of Layout Changes (Previous Layout)





# Streetscene A



# Streetscene B









# Streetscene C







Photo examples from other Barratt Manchester stepped sites



## **Appendix A - Sunlight Study**





The applicant has been requested to provide a sunlight study to enable an assessment to be carried out of the impacts of changes in levels and retaining walls on overshadowing on rear gardens. This analysis is presented over the following pages,.

Detailed massing models have been produced for two parts of the site. The first area, presented on this page, corresponds to an area of the site located towards its northern end and straddling the proposed linear corridor where proposed level differences are most pronounced. The second area (see below) has been chosen as being representative of the typical scenario across the wider site.

The analysis shows that rear gardens to properties will receive acceptable levels of daylight throughout the year.



March 21st - 9am



March 21st - Noon



March 21st - 3pm



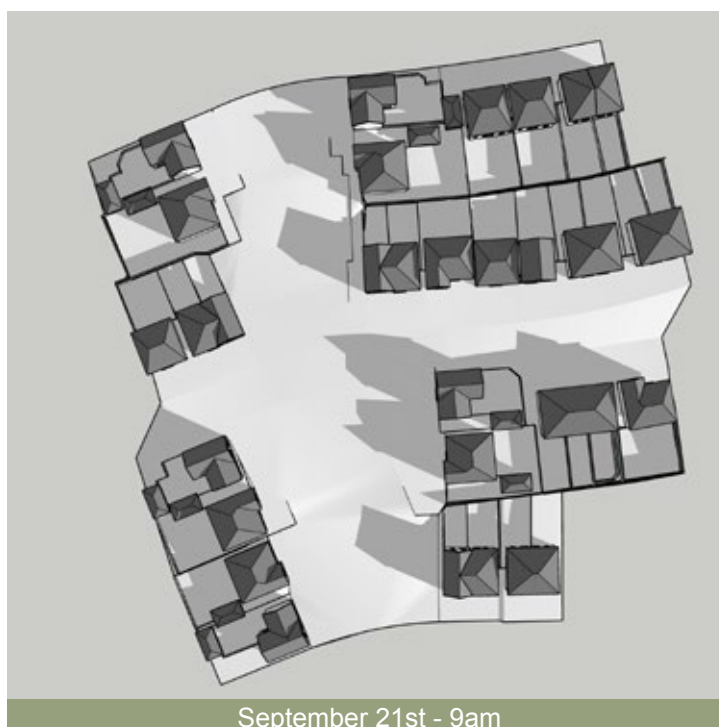
June 21st - 9am



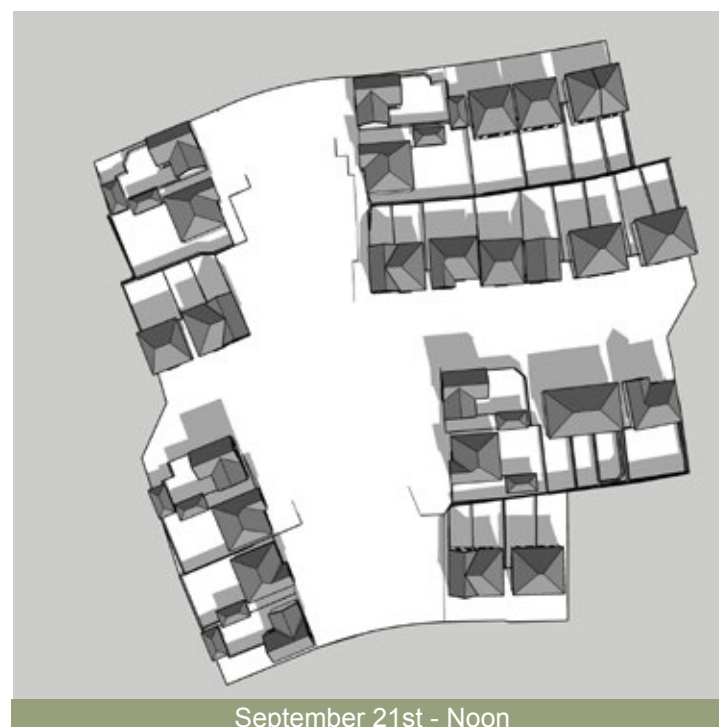
June 21st - Noon



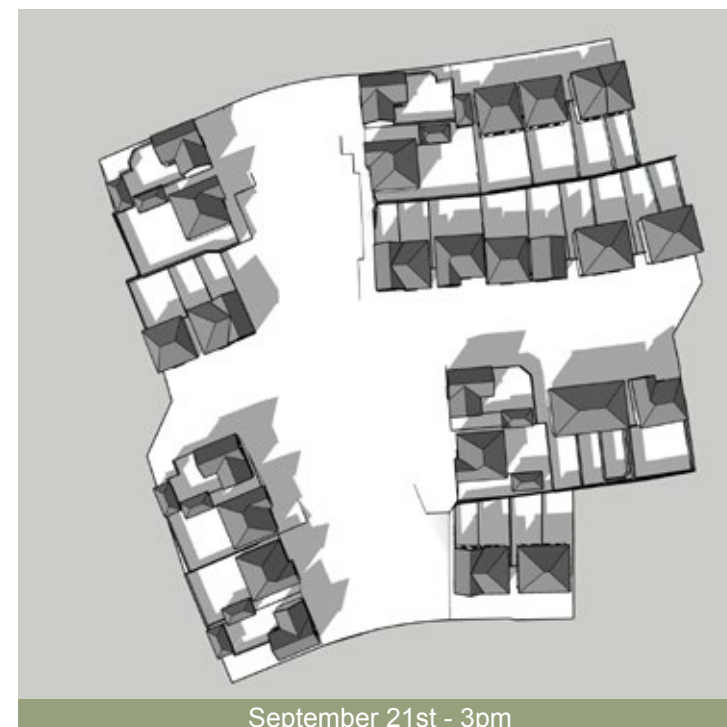
June 21st - 3pm



September 21st - 9am



September 21st - Noon



September 21st - 3pm



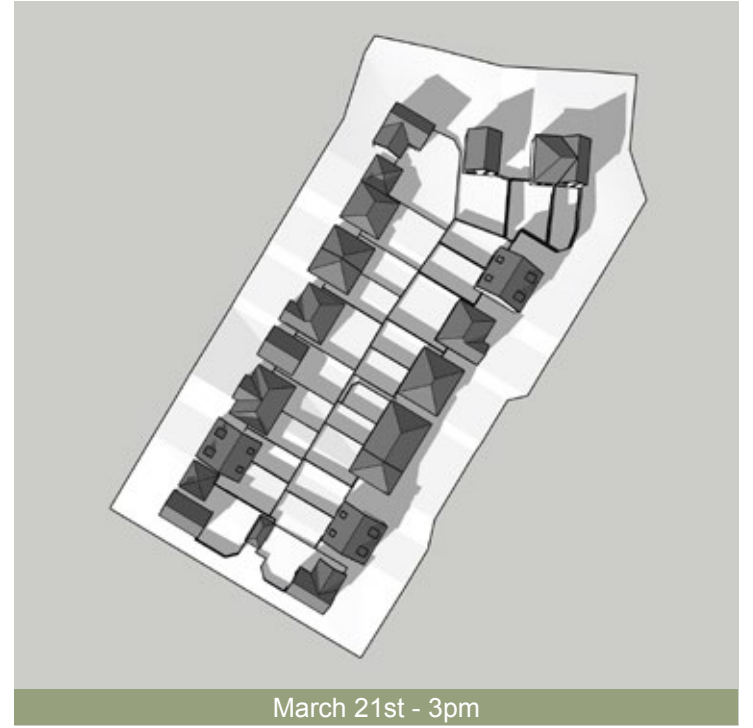
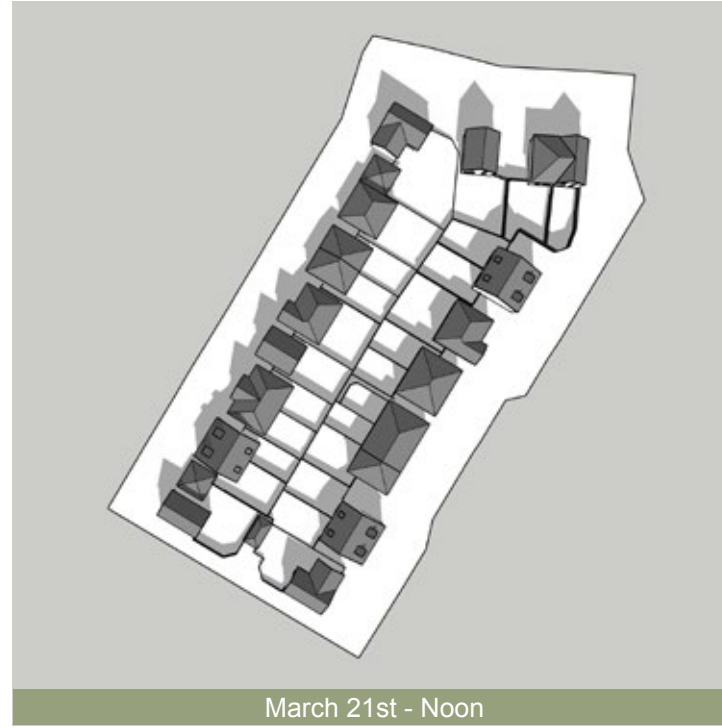


Photo examples from other Barratt Manchester stepped sites

