



# DESIGN & ACCESS STATEMENT

HORNBY STREET, HEYWOOD

Produced by Triangle Architects Ltd

On Behalf of Cornerstone Place & Rochdale Borough Council

December 2023

# CONTENTS

|                                |              |        |
|--------------------------------|--------------|--------|
| 1                              | Introduction | pg. 3  |
| <b>SECTION A:</b> The Process  |              |        |
| 2                              | Assessment   | pg. 5  |
| 3                              | Involvement  | pg. 9  |
| 4                              | Evaluation   | pg. 9  |
| 5                              | Design       | pg. 10 |
| <b>SECTION B:</b> The Proposal |              |        |
| 6                              | Use          | pg. 13 |
| 7                              | Amount       | pg. 13 |
| 8                              | Layout       | pg. 14 |
| 9                              | Scale        | pg. 15 |
| 10                             | Landscape    | pg. 15 |
| 11                             | Appearance   | pg. 16 |
| 12                             | Access       | pg. 17 |

# 1 INTRODUCTION

## 1.1 THE SITE

The site is a vacant plot consists of a small parcel of grass verge on Hornby Street (plot to the rear of 31-51 Stanely Street in Heywood in southeast of Heywood town centre. The site is enclosed by a mix of concrete slab fencing and closed board wooden fencing and there are no trees or shrubs on the site and it gently slopes to the west. From historical records, the land appears to have not been previously developed. This is despite a number of industries and associated uses (reservoirs) being located nearby during the turn of the 18<sup>th</sup> Century. The plot is on land owned by Rochdale Borough Council. The total area of the site is approximately 0.1Ha.

## 1.2 THE PROPOSAL

The proposal is for 12 dwellings and ancillary space for worker accommodation, split across 2 levels:

- Ground Floor: 8 units & ancillary space
- First Floor: 4 units

Associated boundary treatments and landscaping are also proposed to demarcate and integrate the development within its surroundings.

The dwellings, which are use class C3, will provide supported accommodation to help those who have been homeless or are at risk of homelessness. The ancillary space for workers facilitates support staff on site from the homelessness charity, Centrepont, who will manage the homes.

## 1.3 PROJECT TEAM

**Cornerstone Place** is a social enterprise with the mission to help end street homelessness in the UK by 2030. They do this by working in partnership with homelessness support charities to provide fully funded move-on accommodation and providing their unique model to help the charity grow unrestricted income and balance sheet growth over time.

**Centrepont** are a charity who have been are dedicated to ending youth homelessness for over 50 years and focus on giving young people not just a bed for a night but a home where they can reclaim their future with the support of our dedicated frontline workers. They work in partnership with other charities all over the UK, where they learn from each other and join forces to call for change. They believe they can't end youth homelessness alone – it will take collaboration and systemic change.

**Rochdale Borough Council** have a dedicated homeless and prevention team who and manage various homeless accommodation within the Rochdale area and offer services for people who are homeless or fear becoming homeless. They believe that everyone has the right to good quality accommodation, and the kind of support that will allow them to reach their optimum level of independence. By offering a range of stable short-term accommodation with both on-site and floating support services, they aim to help their customers to develop the skills, knowledge, and confidence they need to secure and maintain independent accommodation.

**Triangle Architects** is an award-winning architectural practice based in Manchester, with a focus primarily around the housing and healthcare sectors, as well as urban regeneration, community, and workplace projects. Triangle's commitment is to provide the highest quality of service: in the interests of our Clients, the end-users of buildings and the environment they help to shape.

**Ward Williams Associates** provide long standing experience quantity surveyors and project management services across the UK to both public & private sector clients, across all aspects of project management.

## 1.4 DESIGN OBJECTIVES

The primary objective of the development is to deliver much needed accommodation to help address the homelessness crisis. Supplementing this goal are several objectives:

- Incorporate the principles of psychologically informed environments to provide dwellings which offer comfort, safety, and enjoyment to future residents, to help them in recovery and cultivating independence.

- Integrate the development within its context, to minimise potential friction within existing communities and provide a positive contribution to the neighbourhood.
- Minimise the carbon footprint and long-term operational costs of the development with net zero design principles.
- Balance the aspirations for quality with capital costs, recognising the need to spread funding and revenue streams across projects.

## 1.6 PURPOSE OF DOCUMENT

This document covers each design issue in turn. Under each issue an appraisal is carried out, current planning policy and best practice are considered and the reasons for the current proposals are put forward. A number of different sources have been used to compile this report including *Design and Assess Statements: How to write, read and use them* by CABE and the *National Design Guide: Planning Practice guidance for beautiful, enduring, and successful places* by MCHLG.

The role of this design and access statement is:

- To guide and shape the future use and redevelopment of this site adjacent to Hornby Street in Heywood.
- To establish the parameters and principles for the new development.
- To act as a material consideration in the determinations of the reuse and redevelopment of the site.
- To create a sustainable and high-quality development that is appropriate to its context and that both preserves and enhances the character and appearance of the site.

# SECTION A: THE PROCESS

## 2 ASSESSMENT

### 2.1 SITE CONTEXT

The site is situated approximately three miles south west of central Rochdale on Hornby Street, located within close proximity to the A58 a major road running between Prescott, Merseyside and Yorkshire. Harwood Park primary school is located opposite the site and the Pennine Care NHS Foundation is a few streets away to the North. The immediate context is a dense network of low-rise terraced streets, primarily housing, with shops and health clinics located further along Hornby Street.

### 2.2 SURROUNDING BUILDING TYPOLOGIES

As illustrated by the site photographs, the surroundings are primarily two storey residential developments to the west and north (rear of Stanley Street) and south (rear of King Street), with Open space and Harwood Park Primary School are situated opposite the site to the east. Rochdale MBC has confirmed in discussions that the adjacent school is a non-designated heritage asset, please find further information regarding this in the Heritage & planning statement submitted.

### 2.3 PLANNING POLICY & GUIDANCE

Further to the NPPF, the development takes into consideration the following guidance:

- Rochdale Core Strategy (CS) (2016).
- Rochdale Borough Unitary Development Plan (UDP) (2006).
- Guidelines & Standards for Residential Development SPD
- Oldham and Rochdale Urban Design Guide
- Rochdale Borough's Homelessness Strategy

Further details of how the development responds to the relevant policy and guidance documents is provided in the separate Planning Statement & Heritage Statement.



Figure 1: Site Location Plan



Figure 2: View of site from Hornby Street

2.4 SITE PHOTOGRAPHS

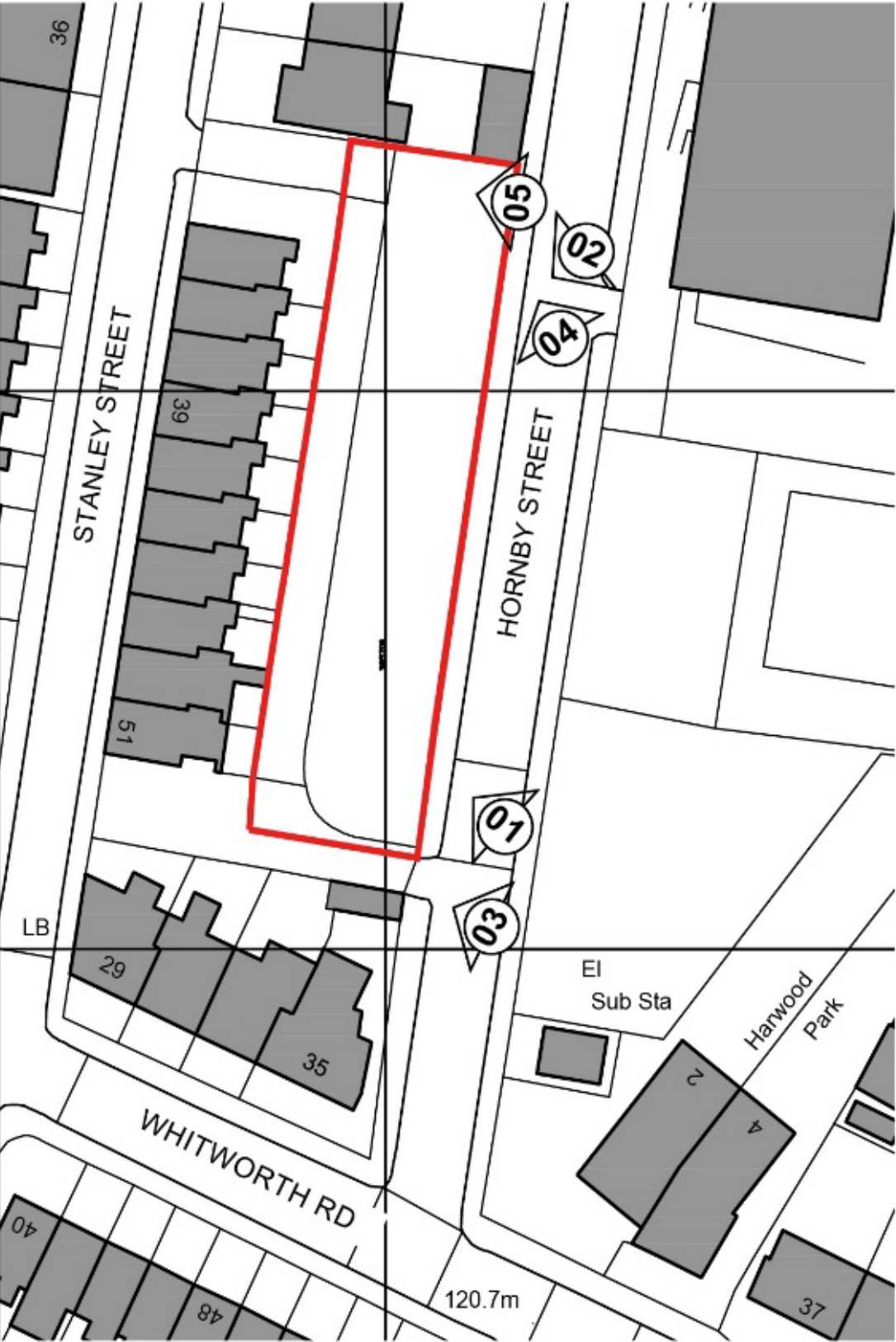


Figure 3: Site Photographs Key I



View of site from the south on Hornby Street.



View of site from the north on Hornby Street.



View of road connecting to the alley.



View of site from the north on Hornby Street, overlooking 29 Stanley Street.



View of site looking towards Stanley Street.

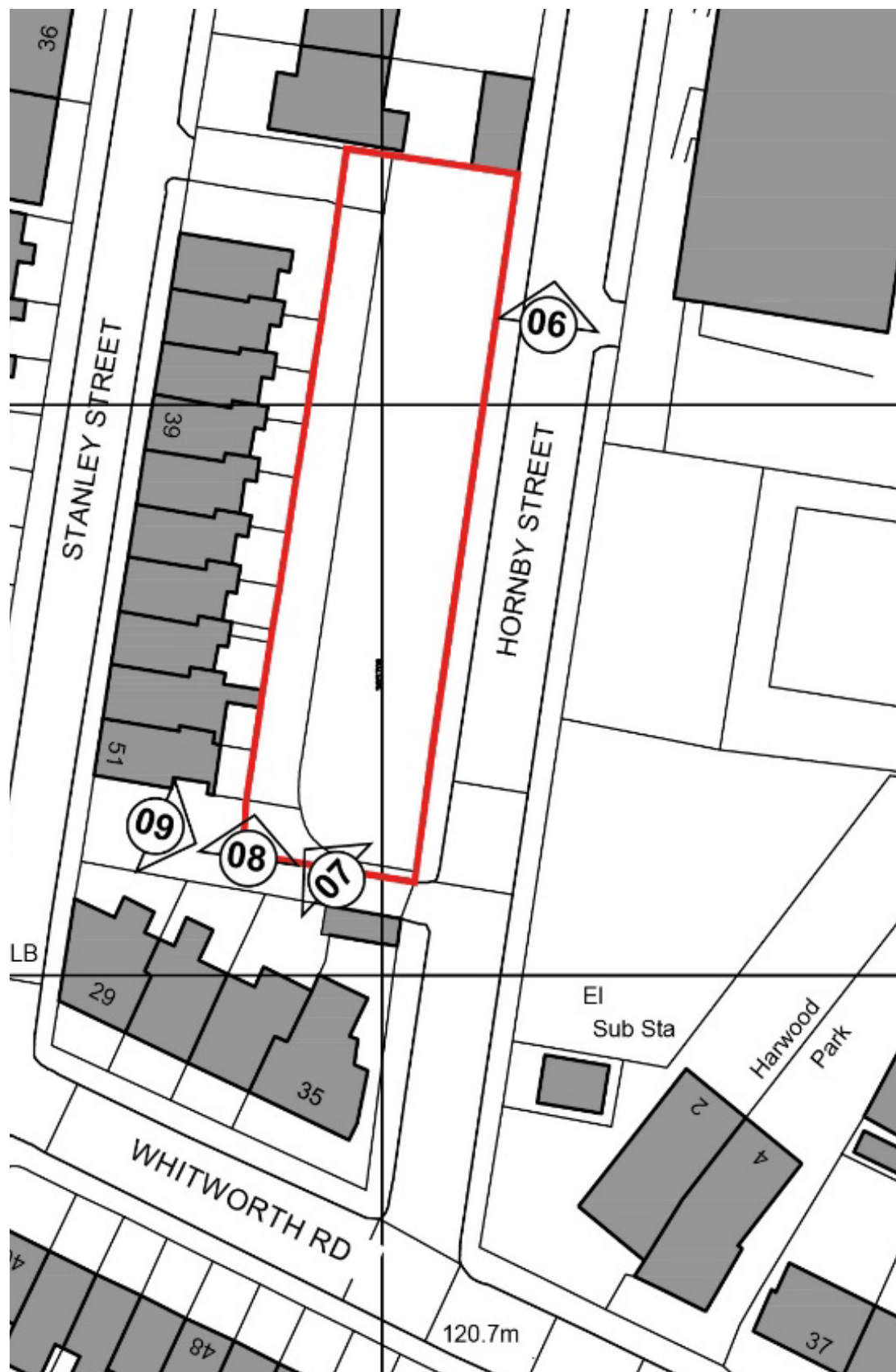


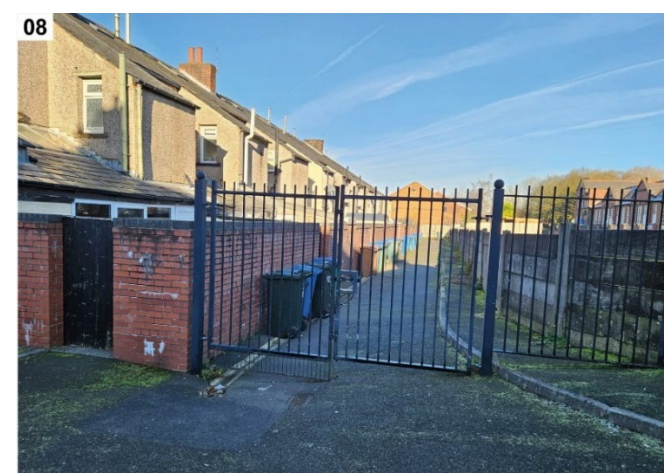
Figure 4: Site Photographs Key 2



View along Hornby Street towards Harwood Primary School.



View of existing metal railings that secure the alley to the rear of the site.



View of alley to the rear of the site.



View from road accessing alley looking towards Hornby Street.

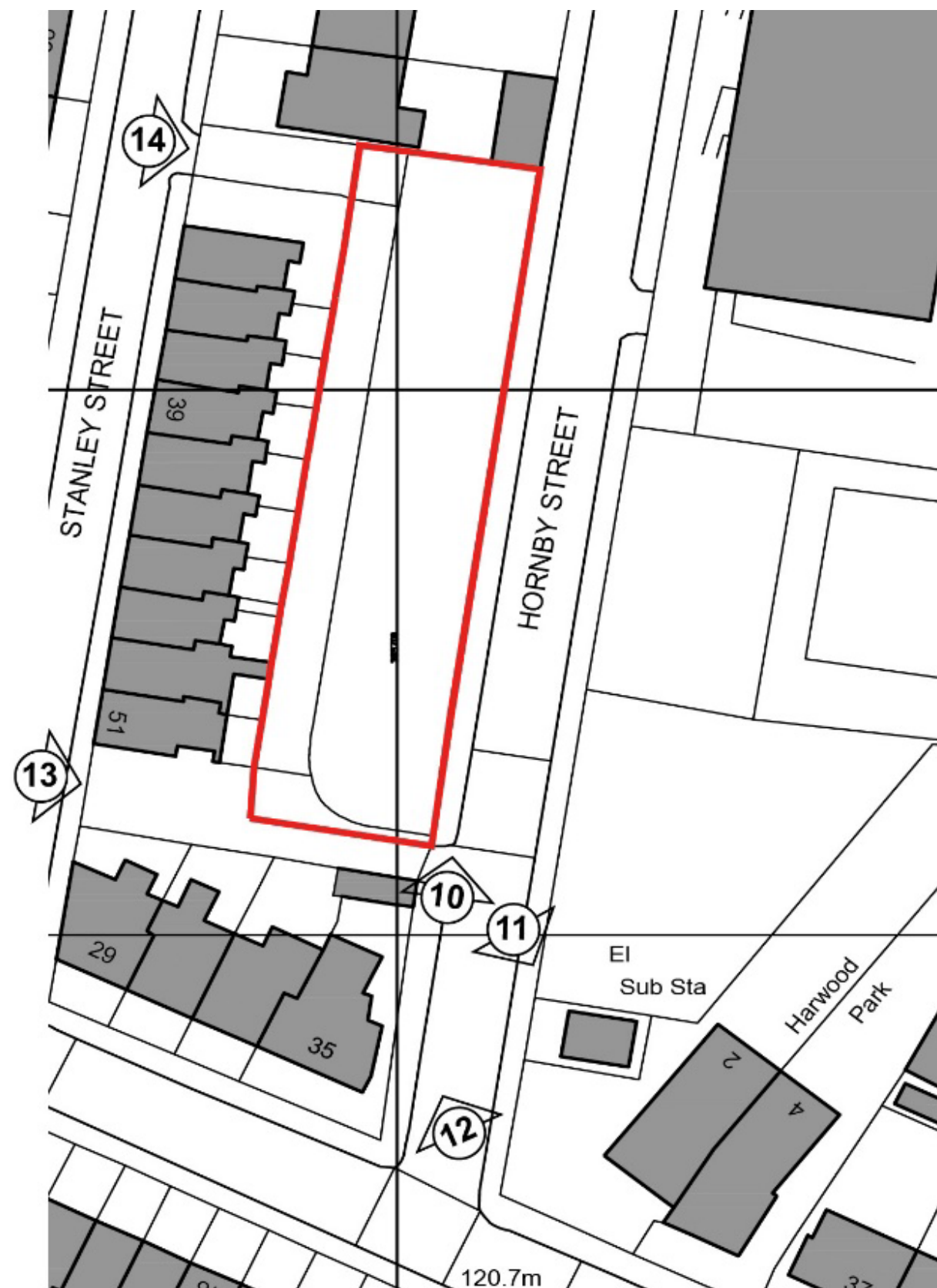


Figure 5: Site Photographs Key 3



View from Hornby Street looking towards Harwood Primary School.



View looking towards 35 King Street.



View of 9 Hornby Street.



View of side road from Stanley Street.



View from Stanley Street towards the site.

## 3 INVOLVEMENT

### 3.1 CORNERSTONE PLACE & CENTREPOINT

Cornerstone Place provided the momentum to drive the project forward. In collaboration with Rochdale Borough Council and Centrepoint homelessness charity, they identified the opportunities of the site and defined the design brief. The design underwent several iterations at the early concept stage, to refine the objectives of the scheme and how it could be accommodated on the site.

Centrepoint were regularly consulted throughout the design process, offering their extensive experience and knowledge of service users' needs, to provide a facility that would accommodate these needs effectively, in addition to catering for the operational requirements of the charity.

### 3.2 ROCHDALE BOROUGH COUNCIL

The scheme has been discussed in detail with the planning officer to conform to aspirations for the area and to local characteristics. The initial feasibility was submitted to Rochdale Borough Council for comment and as the design developed the team have worked closely with the Planning Officer and Urban Design Officer to assess the suitability of the proposal on the site.

General scheme principles, massing and appearance were discussed, along with the constraints of the site and consideration for planning policy and obligations. Advice and suggestions from the feedback given by Rochdale Borough Council have been incorporated into the final scheme proposals.

### 3.3 SPECIALISTS & CONSULTANTS

Investigation of the site has been carried out, including a biodiversity enhancement scheme, site investigation, preliminary risk assessment, coal mining risk assessment, flood risk assessment, energy statement, transport statement, crime impact statement and planning & heritage statement. The findings and recommendations have been used to inform the design.

## 4 EVALUATION

### 4.1 SITE CONSTRAINTS

Please refer to the drawing below for a detailed analysis of the existing features and site constraints.

The site is complex and restricted by the overlooking distances of the terraced housing located at 33-52 Stanley Street as these properties directly overlook the site. Therefore, ensuring adequate overlooking distances are achieved between the design and terraced housing on Stanley Street has been the main factor dictating the layout and design. The existing street pattern generally orients northeast and the streets are perpendicular to this, which is the same for Hornby Street. Consequently, the development has been orientated to the pavement lines along Hornby Street to follow the existing footprint of the neighbouring properties.

The existing vacant land does not offer a great deal in terms of uses, amenity or biodiversity, however, an arboriculturalist has carried out a Biodiversity Enhancement Scheme to assess the vacant site. Further to this, established rights of way require careful consideration, including footpaths and access to the rear gardens of existing properties via the existing gated alleyway to the rear.



Figure 6: Site Constraints & Opportunities Diagram

## 4.2 SITE OPPORTUNITIES

Since the plot is currently underutilised land, the primary opportunity of developing the site is to make better use of the site's potential by providing much needed accommodation for service users.

Integrating the new accommodation within the established communities is challenging, not least because of the overlooking distances from 33 - 52 Stanley Street and considering the outlook to the rear for these residents. However, there is opportunity to create a positive living environment for future residents and to help them gain stability and independence. With consideration for the existing street pattern and designing the development to reflect two-story homes, rather than a tall apartment block, shows how the scale, proportion, and appearance of the new buildings supports the integration of service users into society.

The associated landscaping reflects the current strategy for terrace housing with none or very little front garden with an external 'yard' space to the rear. There are no existing trees on the site and this provides the opportunity to improve upon the landscaping of the existing street scene by incorporating planters to attract biodiversity, and to provide better definition to the footpaths, boundaries. The location of the new dwellings creates continuity in the urban fabric, filling in gaps for the vacant site, and providing natural surveillance to the existing alleyway to the rear of the site. This will benefit the area by creating more activity and socio-spatial relationships, thereby encouraging positive social behaviour rather than antisocial behaviour.

# 5 DESIGN

## 5.1 INITIAL DESIGNS

The site includes the full extent of the existing grassed area with the alleyway to the rear of the site included within the site boundary as this is under the client's ownership. However, the road and pathway forming this alleyway won't be disturbed as the residents of the terraced houses on Stanley Street currently use this alleyway for their refuse collection. It was intended to explore a one-storey and two-storey building option, shaped around the overlooking distances as demonstrated in Rochdale Borough Council's Guidelines & Standards for Residential Development SPD.



Figure 7 & 8: The Sites Developable Area

From very early on in the design stage it was clear the overlooking distances would dictate what we could achieve on this site. Consideration for existing habitable windows has also been factored into the design layout and orientation, as it was concluded for all primary windows proposed for this scheme would overlook Hornby street only, and not the terraces located on Stanley Street. This design strategy for the placement of the primary and secondary windows greatly considered the outlook for the existing residents, and therefore the scheme proposes no windows on the rear elevation to respect the neighbours.

This design strategy formed the basis of the layout for the dwellings as created limitations for the design, but considering the close proximity of the neighbouring properties it was necessary to put these boundaries in place from the early stages of the design process. After further consideration we established the 'L' shaped footprint would suit the restrictions in place for the form of the design.

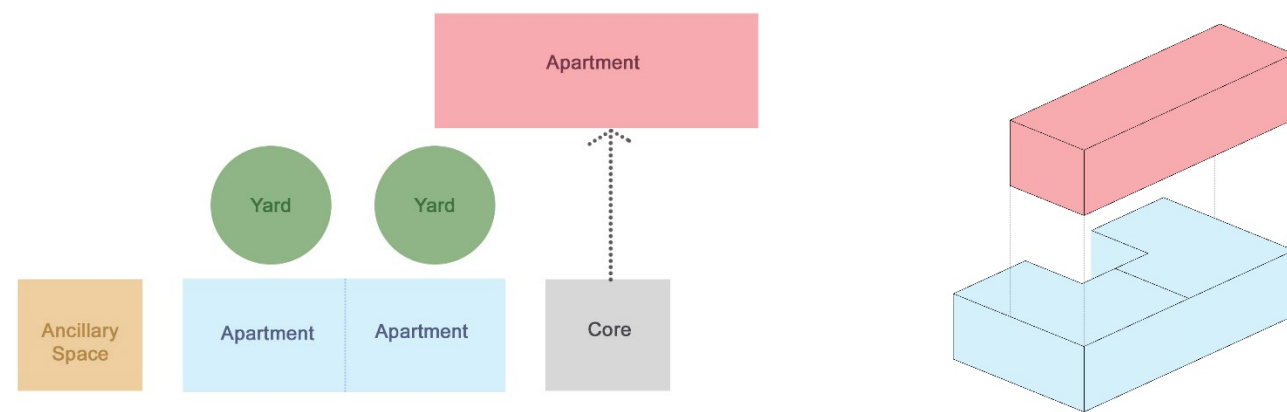


Figure 9 & 10: Initial Concept Diagram

During the design development a two storey option was explored to investigate whether this could be achieved in line with Rochdale Borough Council's Guidelines & Standards for Residential Development SPD. Therefore, the stacking concept shown above was created, where two units on the ground floor create the basis for one longer, yet narrower, unit to sit above with a stair core attached to the side to gain access to the first floor. The design brief included 1-bed dwellings to Nationally Described Space Standards, with an ancillary space for a staff office for the Centrepont charity or alternatively be used emergency accommodation, if required. Due to the terrace formation of the new dwelling it seemed fitting to locate the ancillary space on the corner of Hornby Street and the road to access the rear alleyway to suit the natural curve of the pavement and to also provide natural surveillance on this corner.



Figure 11: RIBA Stage 2 Design Option 1 (one-storey)



Figure 12: RIBA Stage 2 Design Option 2 (one-storey)



Figure 13: RIBA Stage 2 Design Option 3 (two-storey) – Preferred Option.

## SECTION B: THE PROPOSAL

6 USE

6.1 THE PROPOSAL

The proposed use of the development is C3 Dwelling Houses. The dwellings will be managed by Centrepont, to provide supported accommodation for homeless people and those at risk of homelessness.

The Rochdale Borough Unitary Development Plan doesn't identify the site for any specific allocation for the land, and it is not recognised as protected open space.

The development supports the Housing First approach, a key tenet of the Rochdale Borough's Homelessness Strategy, by providing new capacity which can be operated sustainably in the interests of service users and the broader community.

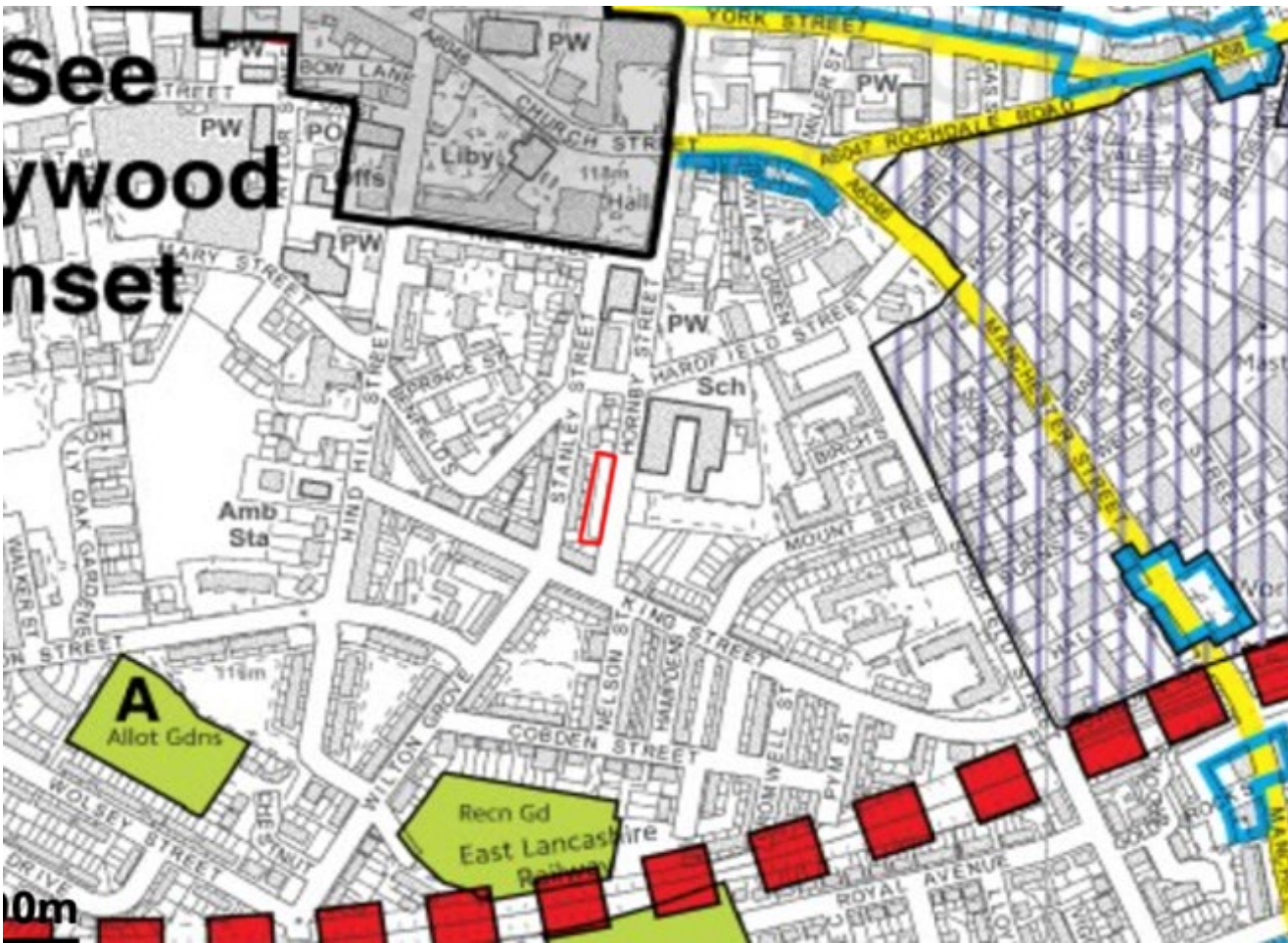


Figure 14: Excerpt from Rochdale Borough Unitary Development Plan online mapping, with site location outlined red

7 AMOUNT

7.1 SCHEDULE OF ACCOMMODATION

The density of the development has been carefully considered, to strike a balance between providing new dwellings to support a critical area of housing need, whilst not exceeding an appropriate scale of development for the site. The resulting quantity of units emerged naturally from the design development process, taking into consideration the constraints for the site.

Each dwelling is designed to meet Nationally Described Space Standards and follow the principles of Category 1 'Visible Dwellings'.

|                                          |            |                     |
|------------------------------------------|------------|---------------------|
| Plot 1                                   | 1 bed flat | 37.5m <sup>2</sup>  |
| Plot 2                                   | 1 bed flat | 37.5m <sup>2</sup>  |
| Plot 3                                   | 1 bed flat | 37.5m <sup>2</sup>  |
| Plot 4                                   | 1 bed flat | 37.5m <sup>2</sup>  |
| Plot 5                                   | 1 bed flat | 37.5m <sup>2</sup>  |
| Plot 6                                   | 1 bed flat | 37.5m <sup>2</sup>  |
| Plot 7                                   | 1 bed flat | 37.5 m <sup>2</sup> |
| Plot 8                                   | 1 bed flat | 37.5m <sup>2</sup>  |
| Plot 9                                   | 1 bed flat | 40m <sup>2</sup>    |
| Plot 10                                  | 1 bed flat | 40m <sup>2</sup>    |
| Plot 11                                  | 1 bed flat | 40m <sup>2</sup>    |
| Plot 12                                  | 1 bed flat | 40m <sup>2</sup>    |
| Ancillary Space for Worker Accommodation |            | 21m <sup>2</sup>    |

## 8

## 8.5

The

Imp

## 8.2

The



Figure 15: Proposed Site Plan

## 9 SCALE

### 9.1 FINAL MASSING

The earlier Design section of this document has detailed the comprehensive evolution of the scheme massing in response to the many site constraints, site opportunities, Rochdale Borough Council's planning involvement and our Client's requirements. The scale, density and massing of the proposal has been developed to blend in with the local area and local characteristics.

The scale of the development responds to adjacent existing buildings, considers the existing topography, and reflects the specific nature of the scheme a dwellings and support facilities for service users.

Based on feedback from RBC and the client a two storey development is in keeping with the predominant building typologies of the area. The proposed roof scape reflects the existing roof scape of the terraced houses on Stanley Street with the continuous roof to the rear creating catslides. The roof is pitched with a 35 degree angle at the front and 25 degree angle to the rear continuing over the one storey element through to the bin/cycle stores to create secure areas. The reason for proposing different angles is due to the roofscape to the rear and ensuring head height can be achieved for the door in the stair core, accessing the bin/cycle stores for the first floor flats, whilst also achieving the head height for the bin/cycle stores for the ground floor flats. The ancillary space for worker accommodation to the south is single storey to differentiate between the dwelling and on-site staff services.

The quantity of dwellings is proportionate to the size of the site and will not add burden to the infrastructure and services of the area, rather the function of the dwellings as houses for vulnerable service users will alleviate pressure on services and provide invaluable social assets.

## 10 LANDSCAPE

### 10.1 LANDSCAPE STRATEGY

As per the Biodiversity Enhancement Scheme enclosed, and with reference to the proposed site plan, the landscaping and ecology strategy for the site includes new planters on the front of the dwellings for flowers/shrubs, new secure 'yard' areas to the rear and bat & bird boxes integrated on the external walls of the new buildings. There were no existing trees or shrubs on the site and this area was mowed grassed providing minimal biodiversity in this area. The introduction of flower and shrub beds/planters on site should include a variety of native and non-native flowering species to bring diversity to the species assemblage and encourage pollinating invertebrates, outdoors, please find recommended species in the Biodiversity Enhancement Scheme submitted. The outdoor 'yard' spaces to the rear have been proposed to reflect the existing landscaping strategy for the terraced housing surrounding the site. Therefore, the intention for the landscaping and ecology strategy for the site is to provide multiple habitats for protected species though the bat & bird boxes, as well as likely increasing the botanical diversity of the site.



Figure I 6: Showing the suggested locations for the Habitat 001 Bat Boxes (blue rectangles), Vivara Pro WoodStone Build-in Open Nest Box (red rectangles) and Schwegler ISP Sparrow Terrace (green rectangles) (plan courtesy of Rachel Hacking Ecology.)

The existing fencing enclosing the site to the rear will be removed and a full height timber fence boundary has been proposed to secure the site to the rear. To the front coloured planters with half height metal railings create a boundary between the dwellings and pedestrians.

# 11 APPEARANCE

## 11.1 VISUAL STRATEGY

As outlined in previous sections, the massing of the development is key to integrate it within the existing context, which is richly layered and diverse. The primary visual strategy that arose, from initial discussions with the planning officer, was to take cues from this context, maintaining two-storey building form with pitched roof, and traditional appearance such as facing brickwork and slate roof tiles.

Among the mixed vernacular of the surrounding neighbourhood, the Victorian terraces stand out with their familiar but idiosyncratic character, featuring detailing elements such as arched door lintels, testament to the pride taken in their work by the builders of the day and contrasting external brick colours. Utilitarian elements such as oversized window lintels, banding at ground level, and large fascias at the eaves provide practical advantages whilst contributing to the proportions and appearance.

The aesthetic of the proposed development takes cues from this history and abstracts it into new forms with contrasting brick colours. The Victorian lintels and cills were formed in contrasting colours, the new front entrance canopies and front doors will inherit different tones and colours to compliment the surrounding brickwork, to integrate the existing architectural character to enhance the schemes appearance. The scheme also reflects the material palette of Heywood Primary School with the red bricks, white windows and tall sections of glazing.

This approach on the elevations helps to emphasise the contrast of the individual dwellings it ensure the scheme ties in with the existing surroundings, and not appear to be a block of apartments. The brick colour pattern across the elevation follows a A,B,A,B,A,B,A,B with the red and buff brick, and uses a third brick to differentiate the stair cores and ancillary space as a separate use. This differentiation between dwellings is created by the different brick colours, front door and canopy colours and the white projecting encasements around the rainwater pipes. The mass of brick along the elevation is broken on the first floor by openings accessible from the stair cores to create further differentiation from the dwellings, as the stair cores will be unheated spaces.

The massing and detailing strategy is coherent to the neighbouring properties, so that service users, visitors, and the general public can identify the scheme in its surroundings. The simple and bold colour scheme and design philosophy aims to create dwellings that foster a sense of identity for their inhabitants, thereby assisting them to feel comfortable, safe, and valued.



Figure 17: Elevation Study

## 11.2 PRECEDENT STUDIES



Figure 18: Precedent study showing different brick colours and projecting RVPs to differentiate between individual dwellings.



Figure 19: Precedent study showing a combination of narrower windows on the ground floor and longer windows on the first floor with brightly coloured front doors to bring interest to the street scene.

### 11.3 ELEVATIONS & MATERIALS

As described previously, the material palette features a primarily three-tone colour scheme:

- Primary colour A: Red brick, reflecting the dominant red brick of the existing buildings in the area. To compliment this brick colour a blue front door, canopy and planter has been proposed, as the blue tone is informed by the psychological effect of colours blue, is informed by the psychological effect of blue tones, inspires calmness and serenity.
- Primary colour B: Buff brick, contrasting the surrounding red brick houses, but does compliment the natural buff stone terraced houses on Stanley Street. To compliment this brick colour a green front door, canopy and planter has been proposed, as the green tone is informed by the psychological effect of colours green cultivates peace and growth.
- Contrast colour: Brown brick, contrasting the surrounding dominant red brick, but does compliment the pebble dash material of the Stanley Street terrace rear elevation. To compliment this brick colour a bluey green front door, canopy and planter has been proposed, to blend the green and blue tones together.

Brickwork and bold coloured features are proposed not only for their aesthetic properties, but their durability and robustness to protect the building from weathering and decay. Traditional slate appearance roof tiles are proposed with a thin leading edge, in grey to match the existing roofs in the area, and white uPVC is proposed for windows for its cost effectiveness and simplicity.



Figure 20: Elevations highlighting the pattern for the different coloured bricks.

## 12.0 ACCESS

### 12.1 VEHICULAR & TRANSPORT LINKS

The site is within a highly sustainable location and meets the aspirations of the National Planning Policy Framework. It is well served by public transport, with the nearest bus stops to the site located on LCpl Stephen Shaw MC Way (350m away), York Street (400m away) and Manchester Street (450m away). The stops have shelters, seating and boarding facilities.

The centre of Heywood is within a 10-minute walk of the site, meaning that residents have access to food, retail, a library dental care and a church within a short walk. Within a 15-minute walk of the site access can be gained to Hopwood Park, Queens Park and Morrisons.

Site residents will not own cars, but the development will generate occasional trips associated with staff and visitors. The level of parking demand is not significant and can be accommodated within the existing TRO on local streets or a space in the Civic Centre car park, a short walk north of the site, can be used.

The design proposes 1 cycle store per dwelling along with electric provision for E-scooters to be charged as requested by the client. For more information please refer to the Transport Statement submitted along with this document.

### 12.3 REFUSE & RECYCLING STRATEGY

Refuse storage is provided for each individual dwelling in a secure enclosure store with roof obscured from view of the street. On the ground floor occupiers have access to these stores via the external rear door connected to the yard space. The dwellings on the first floor will have access to the rear door located below the stairs in the stair cores where bins and bicycles. On bin collection day the bins can be taken out via the rear gates providing access to the alleyway to use the existing refuse collection points on Stanley Street.

Bins will be provided in accordance with the Rochdale Waste Management Strategy, for recycling, general waste, and compostable waste.