

Silverhill Farm & Plot W, Kingsway Business Park, Rochdale

Design & Access Statement

July 2022



Turley

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Contents

01: Introduction

02: Context, Character, Constraints & Opportunities

03: Design Evolution

04: Parameters Masterplan

05: Adding the Detail

06: Conclusions





01: Introduction



Figure 01.01: Application Boundary Plan

INTRODUCTION

- 1.1 This document has been prepared on behalf of David Wilson Homes North West Ltd by an experienced multidisciplinary consultant team. It relates to the land east of Broad Lane on the south eastern fringes of the town of Rochdale.
- 1.2 This application relates to the proposed housing scheme as illustrated by the application boundary in Figure 01.01 opposite and covers an area of 2.38 hectares.
- 1.3 The site is currently made up of two former paddocks separated by a remnant field hedgerow and associated trees. The Grade II Listed Silverhill Farmhouse and associated ancillary agricultural buildings occupies the north western quadrant of the site and is accessed from Lower Lane.
- 1.4 The full description of development is as follows:
- 1.5 Application for Listed Building Consent for the refurbishment (with external alterations) of the Grade II Listed Silver Hill Farmhouse and conversion of the associated Barn to form two new residential properties, the demolition of ancillary outbuildings, and a Full Planning application for residential development of 62 new dwellings, public open space, landscaping and associated works, with access from Broad Lane and Lower Lane.
- 1.6 The site is bounded by the existing urban fringes of Rochdale to the south and west, being substantially screened from the existing urban edge by trees. It forms part of Kingsway Business Park allocation in the adopted Local Plan with residential development supported subject to compliance with specified criteria. The northern and eastern boundaries of the site adjoin existing development within the business park including an Asda Distribution Depot as illustrated in Figure 01:01.
- 1.7 The site sits on top of a hill crest with views north and east down into the Business Park.
- Process**
- 1.8 The process undertaken in developing the masterplan and preparing the Design and Access Statement (D&As) follows best practice, as set out in various guidance and policy documents.
- 1.9 This statement details the contextual relationship of the site with its surroundings and the design process undertaken to establish the Parameters Masterplan and Planning Layouts for the site. The layout also demonstrates the site's capacity, functionality and detailing.
- 1.10 David Wilson Homes has met and engaged with the local planning authority on a number of occasions in order to develop proposals that work with the site and retained heritage assets. This engagement has led to a scheme that works with the grain of site and context of the local area.

Scope and Content

- 1.11 This Design & Access Statement has been developed to support the Full Planning Application for this site at Broad Lane, Rochdale, hereafter referred to as 'the Site' or 'Silverhill Farm'. The scope and content of the document demonstrates the commitment of David Wilson Homes North West to deliver a high quality sustainable development, based on a thorough process of contextual appreciation and design evolution.
- 1.12 The proposal seeks to deliver a high quality new residential neighbourhood including 64 homes on the south eastern edge of Rochdale.
- 1.13 It is intended that this new neighbourhood will become a positive asset to the settlement in terms of design, layout and open space. The development will create an open and inclusive neighbourhood with areas of open space for use by existing and new residents.
- 1.14 The design has been developed to take account of a **post-pandemic world** in which working from home, walking, cycling and inhabiting ones immediate neighbourhood becomes the '**New Normal**'. Whilst creating liveable and human neighbourhoods have been important for many years Covid19 has put that need into sharp relief.
- 1.15 This planning application comprises the following elements:
- A principle site access off Broad Lane to the west.
 - Good pedestrian connectivity and permeability between the adjoining neighbourhoods and site.
 - Renovation of the Grade II Listed Farmhouse and Barn heritage assets into two dwellings.
 - 64 residential dwellings (included the renovated heritage assets) with associated access, servicing and green infrastructure.
 - A Green Infrastructure which will include a variety of functions such as:
 - i Public Open Space,
 - ii Informal Play Opportunities,
 - iii Retained and new native trees and hedgerows, and
 - iv Retained and new meadow habitats.





02: Context, Character, Constraints & Opportunities

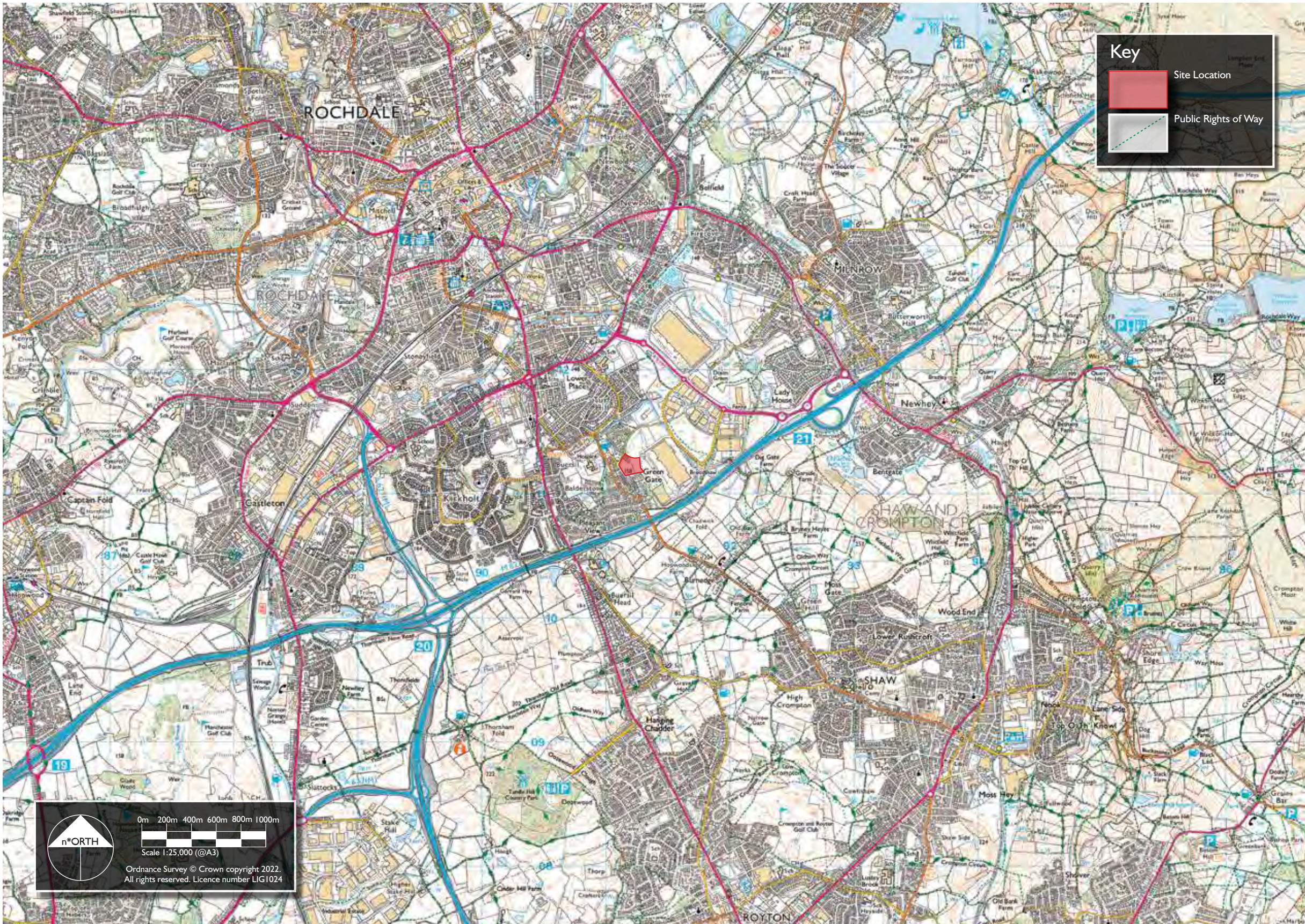


Figure 02.01: Settlement Context

CONTEXT, CONSTRAINTS & OPPORTUNITIES

Settlement Context

- 2.1
- The site lies on the south eastern peripheries of Rochdale, close to the M62 within Greater Manchester as illustrated in Figure 02:01.
- 2.2
- Rochdale is a substantial town within Greater Manchester within the foothills of the South Pennines. Oldham lies to the south east with the site sitting between the two settlements.
- 2.3
- The local authority is the Metropolitan Borough of Rochdale with the town having a population of more than 200,000 residents.
- 2.4
- Historically Rochdale was both involved in the wool trade and then became a key centre for cotton weaving during the industrial revolution. The town was served by canals from the 1790’s, followed by the railways in 1839 bringing in raw materials such as cotton, wool and coal and taking out the finished fabric.
- 2.5
- Today the town is served by Rochdale Railway Station which is about 1 mile south of the town centre as illustrated in Figure 02:01 with services to Manchester Victoria, Burnley, Accrington, Halifax, Dewsbury, Bradford and Leeds. The former Oldham Loop Line was converted to a Metrolink tram line which opened in 2013 to Rochdale Train Station and extended into Rochdale Town Centre via Drake Street during 2014.
- 2.6
- Rochdale was the birthplace of the Co-Operative Movement founded in the town in 1844 as the Rochdale Equitable Pioneers Society.
- 2.7
- The town is served by the M62 motorway with the A627(M) providing direct access to the town centre and Oldham to the south west.
- 2.8
- The town is also served by extensive bus routes which provide connections to Manchester, Middleton, Royton, Chadderton, Oldham, Ashton-under-Lyne, Bury, Bolton, Rawtenstall, Accrington, Todmorden, Burnley, Ripponden and Halifax and all stops in between.
- 2.9
- As illustrated, there is a network of public rights of way which adjoin the site and provide connections via adjoining roads and other paths to the surrounding settlement and countryside.

Local Context

- 2.10
- The sites more detailed location and its association to the adjoining areas is illustrated over page in Figure 02:02. The town centre is about 2 kilometres to the north west of the site and can be accessed via New Broad Lane (B6194) and Oldham Road (A671).
- 2.11
- The site sits on higher ground (Silver Hill) between the south eastern fringe of the existing residential neighbourhood of Balderstone and Klngsway Business Park.

- 2.12
- The site adjoins the rear of properties which front onto Verdant Way to the south and has frontage onto Broad Lane and Lower Lane to the west and north west. Kingsway forms the northern and eastern boundaries.
- 2.13
- The footpath network around the town is quite extensive either on street or via public rights of way and provide good pedestrian connections out to the surrounding areas and town centre. Pedestrians can reach the town centre, jobs and various bus and tram stops within a 20 to 25 minute walk of the site.
- 2.14
- The site is close to New Broad Lane on which is located bus stops at Badger Close, less than a 4 minute walk. These bus stops are served by services R9 and R10 between Rochdale Interchange and High Crompton and Shaw on a looping service.
- 2.15
- A number of primary and secondary schools are located in the local area and are well connected to the site by bus, road and footpaths.

Local Character & Vernacular

- 2.16
- A vernacular study has been undertaken in the local area to provide an appreciation of the local character and specifically the traditional architecture and detailing that could be used to add local detailing to the proposed house types for this site.
- 2.17
- Figure 02:03 over page illustrates the figure ground local to the site. The earliest forms of development appear to be linear strips of development along the historical road network which included weavers cottages, Inns and farmsteads. Infilling this early pre industrialised streetscape are the Victorian and Edwardian terraces, semi’s and detached villas which are arranged in traditional blocks around a more gridded road hierarchy .
- 2.18
- Pre and post war housing estates can also be seen in the figure ground settlement pattern further infilling and expanding these suburbs out to the south east of the town. Remnant fields within this urbanised landscape have been further developed by the Hospice and Sheltered housing schemes creating parkland areas around these uses and offer a green backdrop and relief to the higher density development areas.
- 2.19
- The large scale footprints of the distribution uses associated with the Kingsway Business Park can be seen to the eastern edges of the figure ground illustration and contrast sharply with the finer grain and organic settlement pattern of the residential neighbourhoods.
- 2.20
- The figure ground illustrates a very organic and continually evolving settlement pattern. The proposed development will be the latest development in this continually changing townscape.
- 2.21
- In addition to the appreciation of the structure and layout of the surrounding area key local buildings were identified as part of a site visit. These buildings are typical examples of the local vernacular architecture and detailing. The materials and detailing of these buildings has been translated for use as part of the elevational treatments of house types in key locations on the site.

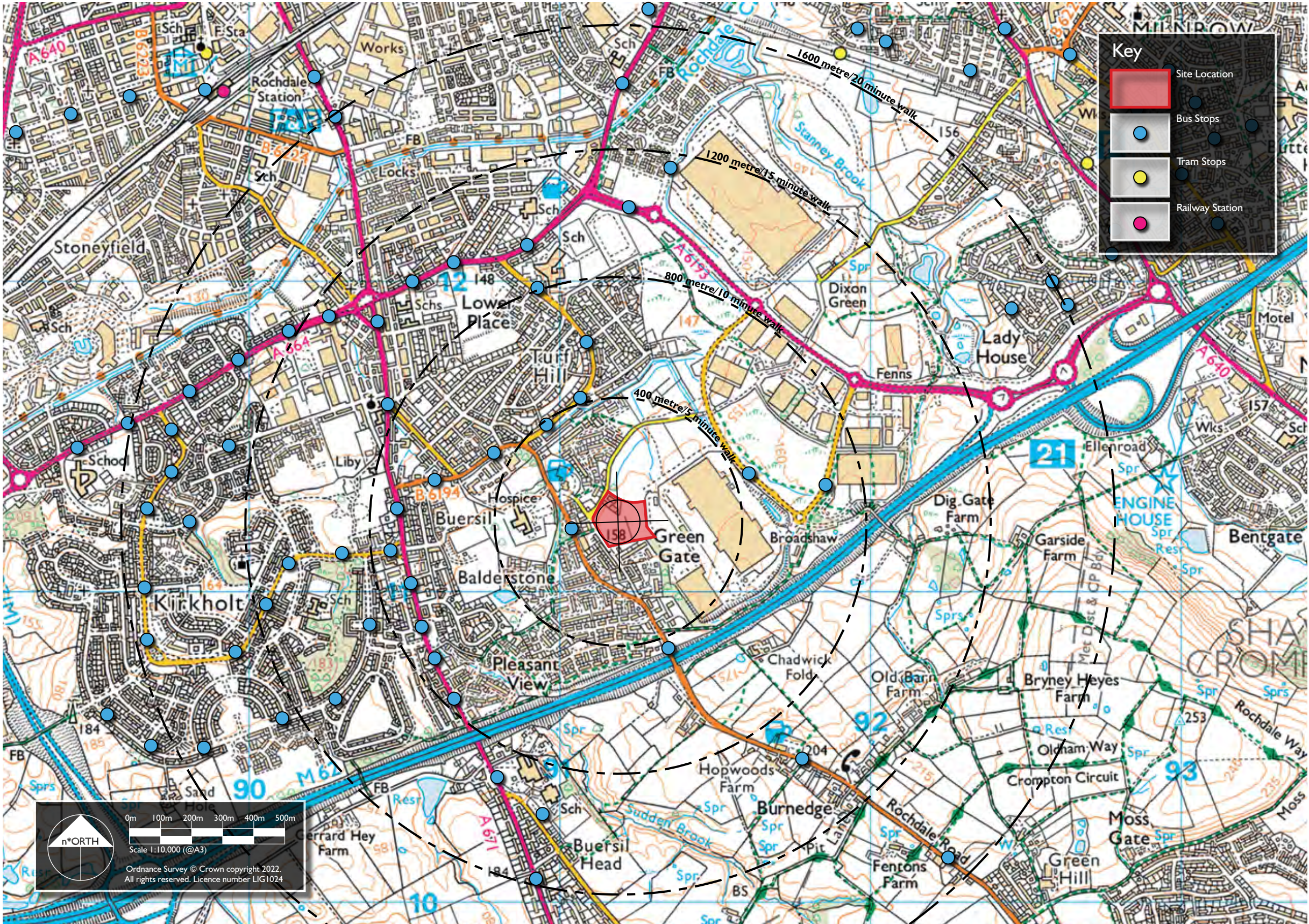


Figure 02.02: Local Context

Figure 02.03: Figure Ground





Figure 02.04: Vernacular Building Locations

- 2.22 The location of these unique buildings are identified in Figure 02:04. The farmhouse at Silverhill Farm has also been used to draw on the local vernacular detailing and materials and whilst not illustrated in this chapter has similar detailing to that of the stone-faced three storey weavers cottages.
- 2.23 Figure 02:05 over page illustrates a vernacular sketch study undertaken of the buildings identified which included the three storey weavers cottages and two different forms of terraced rows on Broad Lane.
- 2.24 The stone faced weaver cottages are three storey in form with incremental storey heights; the ground floor having the greatest height reducing to the second floor.
- 2.25 The fenestration repeats along the row with an offset front door next to a 4 bay mullioned window at ground floor. The window on the first floor is a 6 bay mullion centrally located in the elevation. The second floor window is a 7 bay mullion. Like the storey heights the windows decrease in height the further up the building one goes.
- 2.26 The front door is edged with a sawn stone lintel and jambs. The main face of the building is rough coursed sandstone with bands of sawn stone at first and second floor levels.
- 2.27 The roof is welsh blue slate and the buildings has no further detailing or ornamentation to the elevations.
- 2.28 The terraced row to the west of Broad Lane appears to be of a higher status to those on the eastern side having bay windows, stone lintels and cills as well as having more ornamental detailing to the front doors which includes open porches etc.
- 2.29 The western terrace row is perhaps slightly later in construction as it looks to incorporate Edwardian detailing as illustrated on the left hand side of Figure 02:05.
- 2.30 This Edwardian terrace includes an arched brick front door with a window light above. The ground floor bay window includes a slate pitch roof which extends over the front door to form an open porch. The bay incorporates a stone cill and the property sits on a stone plinth.
- 2.31 At first floor there is a larger window to the main bedroom and a slightly narrower window to what is assumed to be a 'box' room. Stone heads and cills are used on these windows with the head having a 'wrap around' detail to each side of the window.
- 2.32 Some of the properties include a timber gutter support at eaves height which has the feel of exposed rafter ends. This detail has been replaced on some of the properties with a barge board and standard modern gutters and brackets. Welsh blue slate is used on the roofs with a blue clay ridge tile.
- 2.33 The eastern terrace, as stated earlier, appears to be of an earlier construction than that described above. The elevations are simpler and may be later Georgian or early Victorian. Sketches of the typical detailing on these properties on illustrated on the lower right hand side of Figure 02:05.
- 2.34 The elevations are in a facing brick in an English bond with headers every 5th course. Windows and doors incorporate arched brick heads with windows incorporating a stone cill. The ground floor sash window is a large window split into three panes as sketched. The two upper floor windows are of equal proportions and evenly spaced within the front elevation. A banded course of brickwork at eaves height also includes a brick gutter detail which supports the traditional cast iron gutters. Welsh blue slate has been used on the roofs.
- 2.35 Elements of the vernacular architecture have been used in the elevations of the proposed homes in key locations and is discussed in more detail on Chapter 5.
- Constraints & Opportunities**
- 2.36 Figure 02.06 over page illustrates the main physical characteristics of the Application Site. This analysis has informed the evolution of both the parameters masterplan and planning layout.
- 2.37 Silverhill Farm, is a Grade II former Yeoman's house, later described as a Farmhouse with a later barn and twentieth century outbuildings arranged in a linear form across a courtyard. The buildings have been empty for some time, with windows to the farmhouse blocked up for security reasons, and dilapidated buildings allowed to succumb to further deterioration over time. Modern steel framed agricultural buildings and outriggers to the original heritage buildings make up the remainder of the farm building grouping and these are to be removed with the modern farm buildings replaced with bespoke new homes.
- 2.38 As described previously existing trees border the site to the east, south, west, as well as partially along the northern boundary. These trees are a mix of buffer planting and former hedgerow trees and screen the site from much of the surrounding area. Scrub trees and remnant trees of a former hedgerow run through the middle of the site. The boundary trees form part of the wider green infrastructure network linking the site with the wider network.
- 2.39 The site straddles the crest of the hill with a central high point close to the southern boundary, as illustrated on Figure 02:06. This high point provides views to the north and east across Kingsway Business Park.
- 2.40 There are sensitive interfaces with the homes on Verdant Way which back onto the site and also the homes on Broad Lane and Lower Lane which look towards the site. Other sensitive interfaces relate to the site and Kingsway Business Park.
- 2.41 A sewer easement crosses the site on the eastern boundary as illustrated in Figure 02:06.
- 2.42 There is an existing access into the farm yard from Lower Lane and the proposed primary site access point is located off Broad Lane at a point that minimises the impact on surrounding junctions and the existing tree boundaries.
- 2.43 This analysis of the site has been used to inform the design of the proposed development.

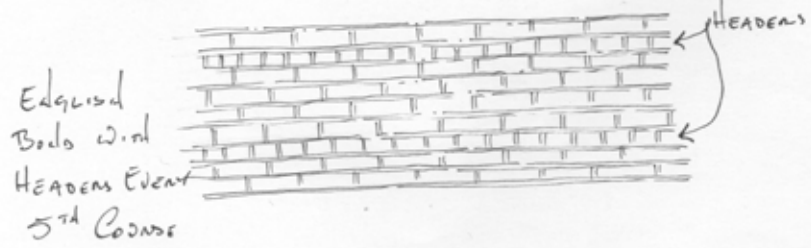
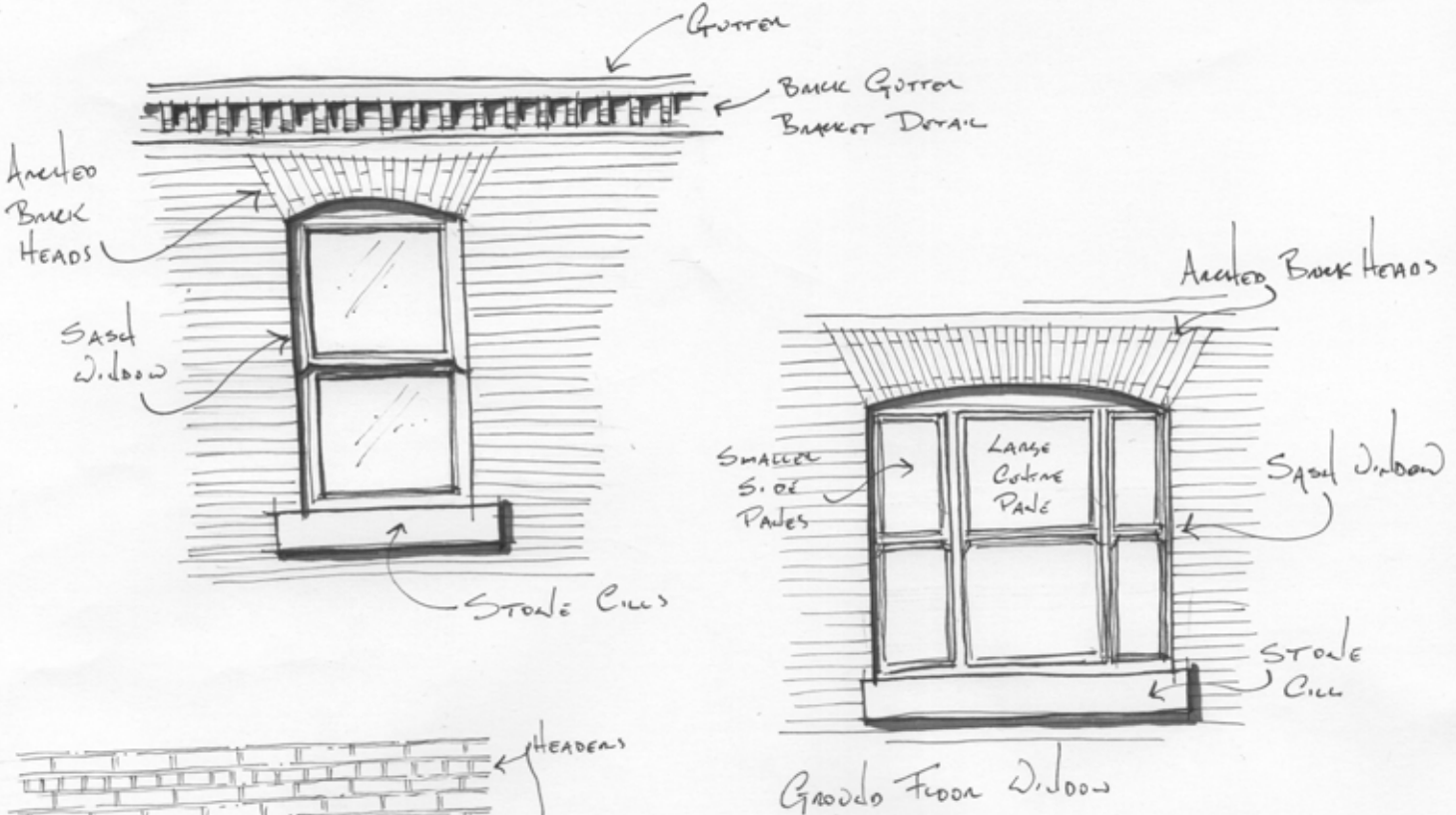
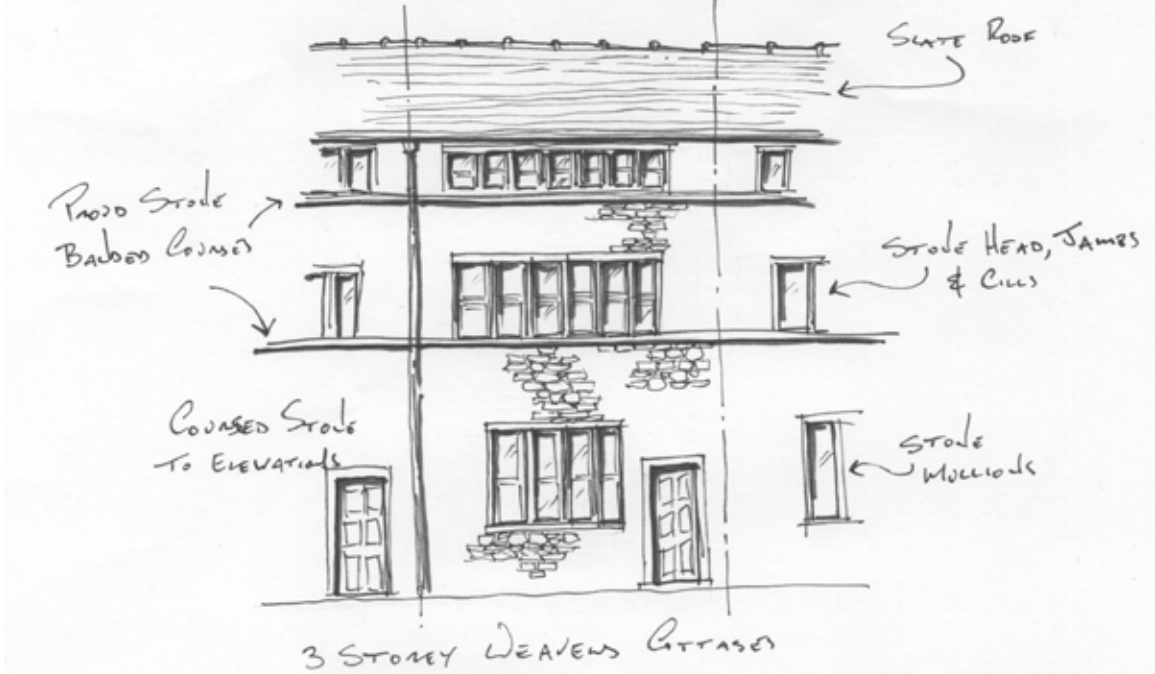
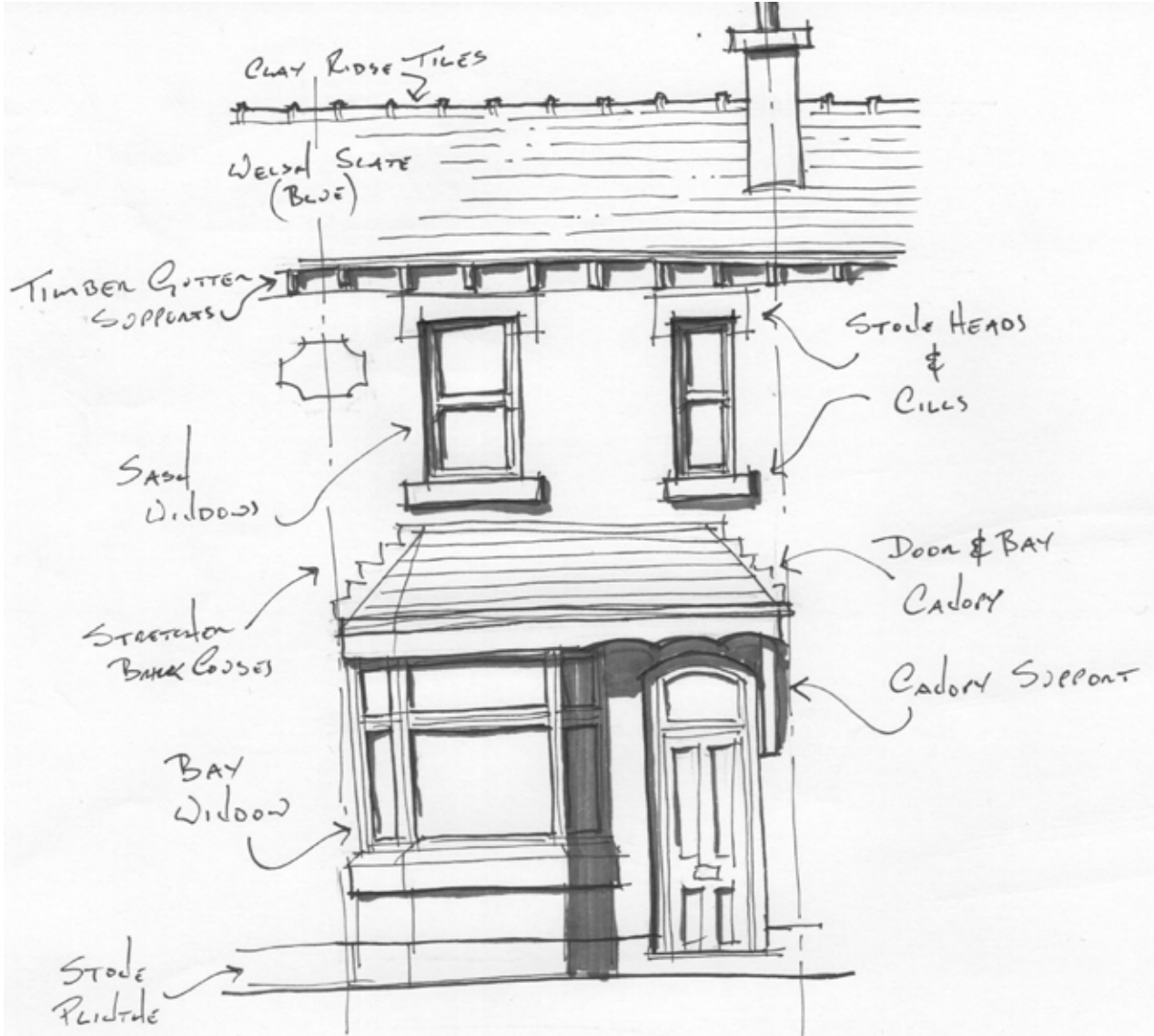


Figure 02.05: Vernacular Building Sketches

Figure 02.06: Constraints & Opportunities Plan







03: Design Evolution