

HADAS

ARCHITECTURAL LTD on behalf of Harrison Construction Ltd.

24/00959/FUL: Erection of 5no. houses with associated landscaping and car parking following demolition of existing garages

Land adjacent to Rochdale Road at Hillbank and Church Avenue,
Middleton

Introduction / Background

This document has been produced to justify the design evolution in relation to the planning application (ref. 24/00959/FUL) submitted on land adjacent to Rochdale road at Church Avenue and Hillbank Street.

On 12th November 2024, the Applicant received comments from the Rochdale Borough Council's (hereafter 'the local authority') Urban Design Team . The summary of the comments were set out as follows:

'Concerns raised during the pre-application stage regarding overdevelopment remain unresolved and are central to the scheme's issues. The design lacks architectural cohesion, with ongoing concerns about both the design quality and layout. Building heights should be restricted to two storeys, and the elevation design should be revised to better reflect and positively contribute to the local character, in accordance with Paragraph 135 of the NPPF.'

Design Evolution

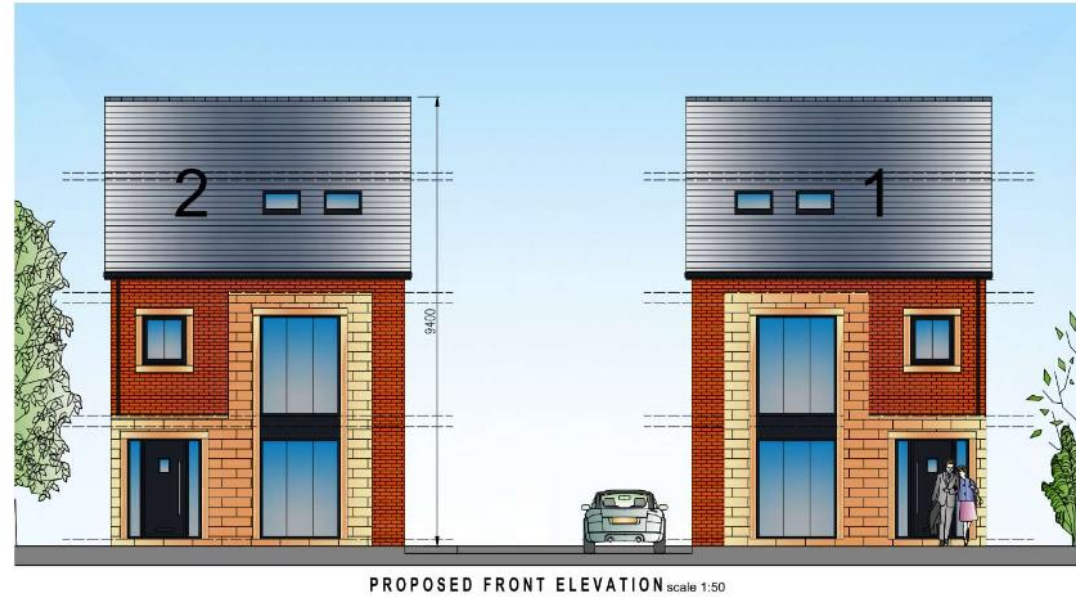
The following section will present the design development following comments received from local authority. The layout, elevation design and quantity of development has been amended in response to the Urban Design Team comments.

The amended scheme improves on parking provisions, more considerate of the overall street scene and material choice whilst reducing the scheme to be more appropriate to the surrounding context.

The scheme will provide a high-quality development for families through the reuse of two brownfield plots with dilapidated garage structures, which are currently detracting from the local environment.

Original Design

CHURCH AVENUE SITE



HILLBANK STREET SITE



Exploring Design Options

Following a Teams Meeting on 19.11.24 with the case officer and design officer, the applicant worked up a number of options.

Further comments were received by the design officer on 9.12.24 and can be seen in the image to the right and on the next slide.

Key Takeaways from the comments:

- Applicant has selected stone porch option
- Gables project forward to add depth
- Applicant has selected cils and headers option

The applicant explored the straight parapet, however the following issues were created:

- The parapet terminated poorly at eaves level
- Due to a squarer approach, it dominated the primary elevation.
- Reduced the connection between roof and walls therefore made building look taller.



Assume different options have been tested along the same elevation?

Positive – confirm what the detail is

Weak porch – prefer the straight 'box' option

FRONT ELEVATION OPTION 4 (1:50)

Address thresholds. Building appears to terminate poorly (show dpc brick banding)

Brick type will be fundamental. Expect a high quality brick but consider early on how the projecting brick details will be achieved.

FRONT ELEVATION OPTION 5 (1:50)

Windows can be larger and still not be over-dominating

facade i.e. maybe the gable elevations project forward slightly. If this is the case I cannot tell this from the drawing

Ensure fascia boards are not over-dominating. Test a straight parapet option and compare

Could work well. Show parapet trim correctly

Prefer the red shade option but this is still better than the gable porch

More effective with cills/headers

Ensure this junction is tackled appropriately. Previous iteration made a bit of a mess of this

Add some depth to the facade. Very flat at the moment

SIDE ELEVATION (1:50)

Potential for a narrow vertical window could work well. However the fenestration

Proposed Development (Hillbank)



PLOT 1 & 2 FRONT ELEVATION AS
PROPOSED (1:50)



PLOT 1 & 2 REAR ELEVATION AS PROPOSED
(1:50)



PLOT 1 & 2 SIDE ELEVATION AS PROPOSED
(1:50)



PLOT 1 & 2 SIDE ELEVATION AS PROPOSED
(1:50)

Proposed Development (Church Avenue)



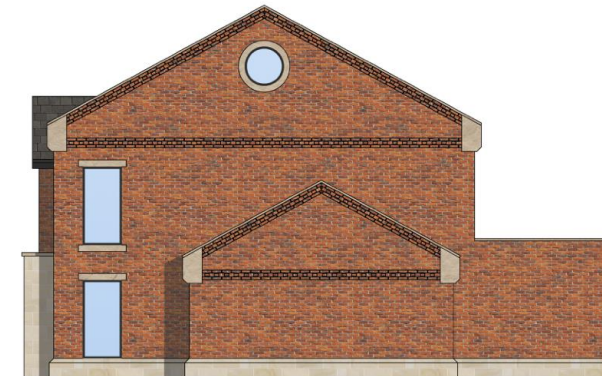
PLOT 4&5 FRONT ELEVATION AS PROPOSED
(1:50)



PLOT 4&5 SIDE ELEVATION AS PROPOSED
(1:50)



PLOT 4&5 REAR ELEVATION AS PROPOSED



PLOT 4&5 SIDE ELEVATION AS PROPOSED

Development Amount

Following comments from the local authority, HADAS architectural has redesigned the scheme and reduced numerous elements to work proactively with the council.

- The dwellings on Hillbank Street plot has reduced from 4no. To 3no. Dwellings.
- Removal of basements to all dwellings
- Removal of dormers to all dwellings
- Removal of 5th Bedroom to all dwellings

Following the removal of 1No Dwelling, the garden sizes have increased to a minimum of 100sqm. The issue of overdevelopment has also been resolved by the reduction in dwellings and number of bedrooms.

Please note these changes have come with huge financial constraints to the client. The client believes that any further restrictions to the quality and size of the development could negatively impact the financial feasibility and subsequently jeopardies the proposed scheme.

Layout

Church Street:

The dwellings have been altered and positioned so that they form a semi-detached appearance and remove vehicular access to the rear parking. The newly designed scheme has ensured 2no parking spaces are provided to each dwelling as a minimum. The changes were suggested by the local authority as it is believed this will provide a more appropriate access and egress from the parking bays onto Church Avenue. The dwelling themselves have been reduced in scale following comments of overdevelopment and had the basement and 1 No bedroom omitted from the scheme.

Hillbank Street:

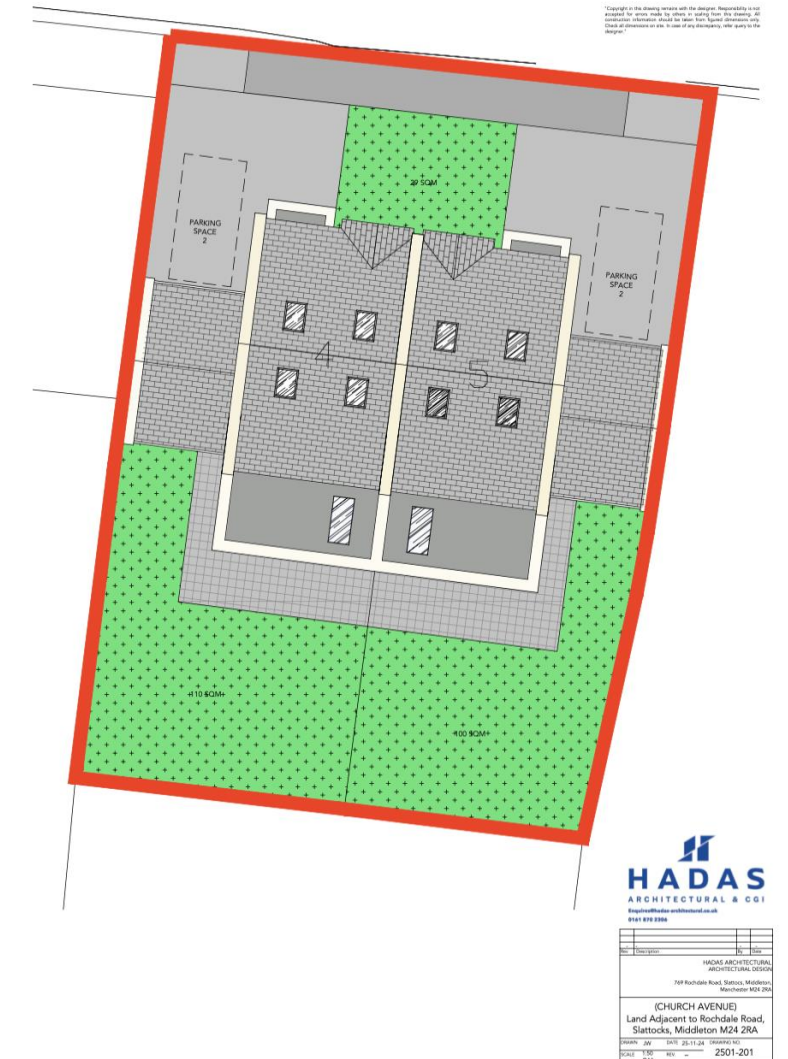
Hillbank Street has had significant changes to overcome issues such as right of ways and overdevelopment concerns. As such, the proposed scheme has repositioned the development on the site and removed 1no dwelling. By providing the access road to the allotments at the rear, the new proposal will have an inviting street scene from both the newly proposed street and Rochdale Road. Hillbank Street has also had basements and 1 No Bedroom removed following overdevelopment concerns. A sun path analysis has been conducted to ensure that sunlight is no restricted to any of the existing houses and their gardens.

The Interior layout of the proposed dwellings have been purposely designed to respect the existing area. This has been achieved by position habitable room windows away from existing premises. The downstairs consist of a large kitchen diner, lounge, garage and WC. The first floor consists of 3no bedrooms and a bathroom before finishing the top floor with a master bedroom and ensuite.

Overall, we believe this newly proposed scheme has addressed the concerns with over development and provided sufficient access to the allotment at the rear.

Layout

- Larger rear gardens
- Garage space available offering secure parking space
- 2no.car parking spaces remain
- Amenity green space available to the front of the properties



Layout

- Amended layout enables neighbour right of access
- 2no. car parking space remain
- Garden size has increase
- Repositioning of car parking spaces means front of development is not overdominated by hard surfacing



Framing of Hillbank Street

Following the selection of this new layout, the Local Authority expressed concern that the framing of Hillbank Street would be characterised by gable side elevations. As shown by CGI image on the next slide, this would not be case due to the existing hedge which covers the side gable of dwelling no.1. We propose to retain this hedge as well as incorporate further tree planting where possible to avoid gable side dominated views. Dwellings no.2 and 3 are positioned at a 45-degree angle so the view would comprise both the front of the dwellings and only half of the side gable of dwelling no.2.

A strong landscaping scheme will be implemented across the site including street trees where possible on the approach into the site.



Potential for tree planting to cover side gable view from Rochdale Road.



CGI image of Hillbank Street Framing form Rochdale Road.

Elevations

The new proposal has taken into consideration the surrounding buildings whilst establishing itself as part of the new vision and development of Slattocks. The elevations proposed have addressed Azhars comments including removal of majority stone frontage, addition of brick detailing, reduction of plain brick gables and removal of heavy glazing. We believe the new proposal blends into to the surrounding area and will improve the street scene.

The materials have been selected to help emphasis the high-quality red brick and associated detailing. The proposed brick detailing has been designed to provided subtle emphasis on the red brick without looking out of place in its local context. The stonework positively contrasts against the red brick to provide a high quality finish and improve the architectural quality.

Given the high numbers in different house types within the local area, we believe that the proposal is sensitive to the existing area.

Sun Path Analysis



Local Context

The existing premises surrounding the proposals are all a different appearance in which there are 9 different styles. The vast majority comprises of red brick with a few having modern render applied. There are 27 visible 2.5 story buildings in the local area which include Velux windows at loft level and dormers. The following page will show the different house types and evidence of some 2.5 story existing dwellings.

Local Context



Local Context



9 x dwelling styles
27 x visible 2.5 story buildings

Dwelling Heights

The original proposal received criticism in relation to the overall height of the dwellings. The original proposal had the ridge height at approximately 9290mm with the new proposal reducing it by 1120mm to 8170mm. Given the vast change in height, the proposal will now be subservient to the existing terraced houses on Rochdale road.

820 – 828 Rochdale road ridge height is approximately 8800mm with a pitch of 26 Degree.

836 and 838 Rochdale Road ridge height is approximately 10540 mm with a pitch of 31 Degree.

The proposed scheme has roof pitch of 27 degree, we believe that by lowering the pitch it would significantly impact the appearance of the dwellings. The floor to ceilings heights are currently proposed are 2350mm therefor, we believe that the scheme proposed has no scope to further reduce the ridge height, regardless of it being habitable or not, as this would affect the scheme fitting into the surrounding area.

Local Context



Summary

The scheme proposed has taken into consideration the issues raised from the local authority and is sensitive to the surrounding existing dwellings. The proposed heights have been reduced to be subservient to the dwellings on Rochdale Road whilst matching their existing appearances. We believe we have resolved the issues associated with overdevelopment concerns by reducing dwelling numbers and removing additional features such as basements and dormers.