

URBAN DESIGN CONSULTATION RESPONSE

Design Officer	Azhar Kapadi
Date	29.04.25
Application Reference	25/00149/VRCON
Address	Longley Hey Farm, Halifax Road, Littleborough, OL15 0LB
Proposal	Application for minor material amendment to approved planning application 23/01280/FUL for the erection of replacement dwelling

Introduction

The [National Design Guide](#) sets out the ten characteristics of a well-designed place. Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the [National Planning Policy Framework](#).

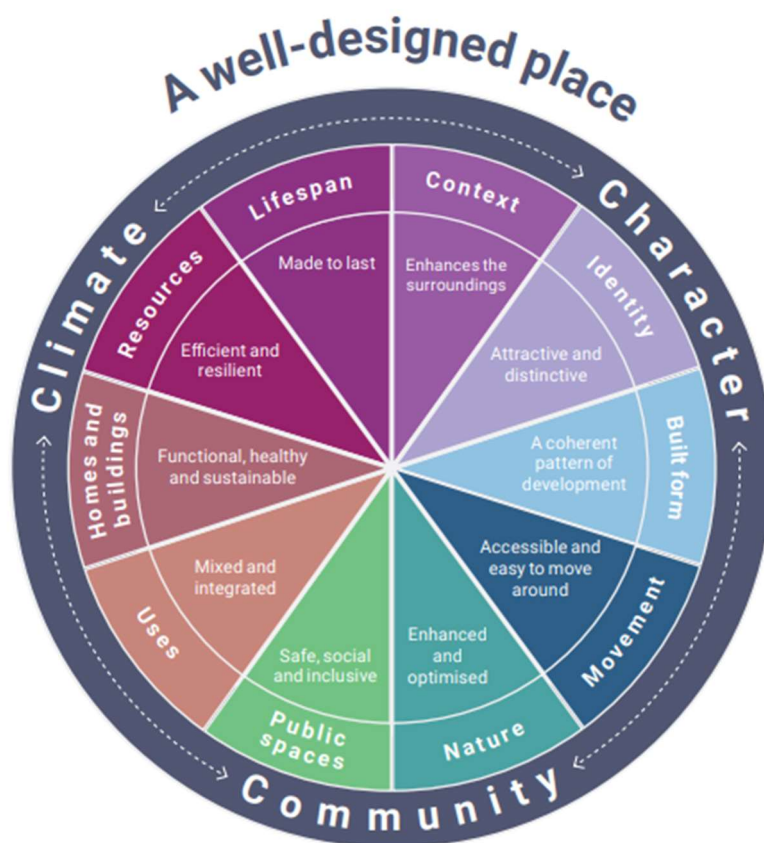


Figure: The ten characteristics of a well-designed place

Source: National Design Guide, 2021
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Reason(s) for Consultation

Building / Urban design

Scheme Image(s)

Source: Application submission



East Elevation

1 : 100

Assessment

SUMMARY

Amendments have resulted in empty / blank facades to the proposed double storey elements. Architectural detail has been simplified to the detriment of the scheme. If this could be rectified, the scale and massing shown could be considered suitable. This could benefit from internal rearrangement.

East Elevation

Proportionally, the building does not read well as it previously did. Applicable for both east / west elevations in particular, the different facade components do not relate well with each other. This is most likely because there are large swatches of blank walls, making the elevation appear quite flat. *Could windows increase in width? Does the overall footprint need to reduce slightly for the massing to work more successfully?* This is something the architect must address.

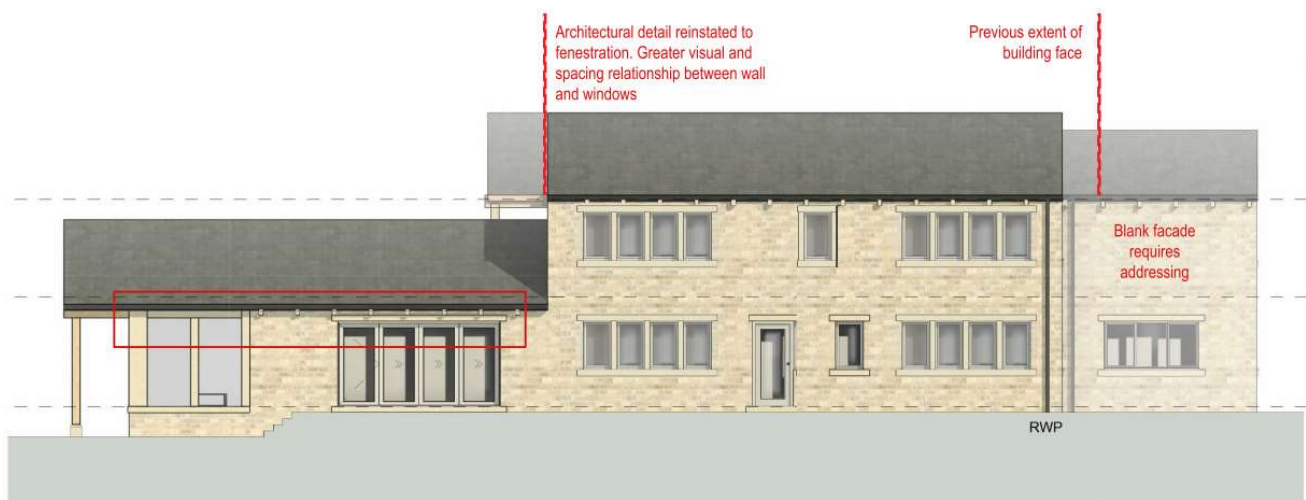
The previous design proposals showed interesting stone mullion bars between window panes – this is something that is characteristic of the positive architectural examples in the area. The absence of this in the elevations has contributed to the reduced design quality of the proposal.



Denshaw Road – A legible fenestration arrangement along the front façade
(Google Maps)

In the kitchen location, extend the glazing so it matches the glazing that wraps around the corner; the single storey element will be read as one entity and it would be more logical if these proportions matched each other.

To the right hand corner, the elevation is blank at first floor level dictated by the plan. This looks rather awkward visually and a recess outline of stonework where a window and surround could have been MAY help reducing this elevation from being too empty and monotonous, otherwise an internal reconfiguration may be necessary.



East Elevation

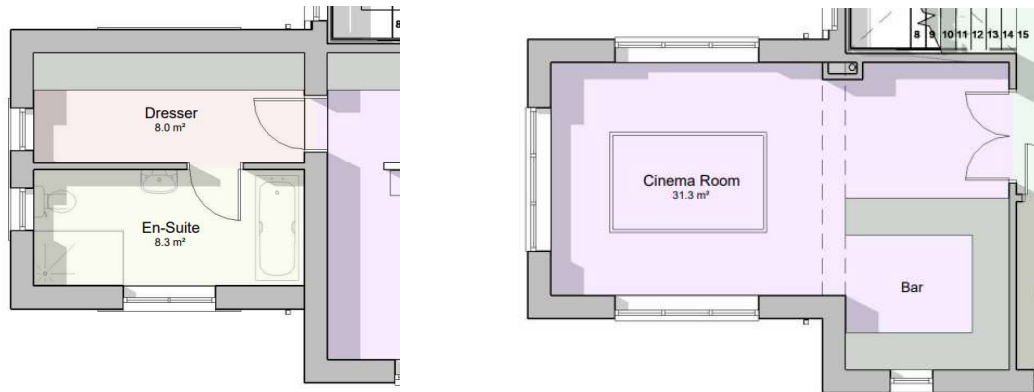
AK Amendments to architect's drawing. Original dwg copyright remains with designer.

West Elevation

Comments to the east elevation aptly apply to this elevation also. Reinststate the chimney breast which helps add some much needed depth and articulation to the elevation. Look to align windows where possible.

North Elevation

Look to align windows where possible; the two windows for the dresser and en-suite respectively do not work visually as shown. Whilst the elevations including windows is paramount, how effective is a cinema room with three windows; this worked more successfully as the games room. Nevertheless, the designer must ensure the upper floors correspond appropriately with the ground floor and this is proving unsuccessful with the room requirements as shown.



South Elevation

No notable comments but ensure the gable elevations are not dominated by thick frames, which there is a risk of. The outline frame (oak) works more successfully to the single storey structure but there is an acceptance that this detail was also shown to the double storey gable at planning stage and this was approved.