

**Design and Access Statement
for
Proposed Improvement Works
at
Fieldway, Rochdale**

Rev D 5-3-26



1.0 Introduction

This Design and Access Statement has been produced by TADW Architects on behalf of Rochdale Boroughwide Housing. It is submitted as part of a full planning application for improvement works at Fieldway Sheltered Housing, Buersil, Rochdale OL16 4PX. It should be read in conjunction with the following documents:

251366/01P2 – Existing Ground Floor Plan
251366/02P2 – Existing First Floor Plan
251366/03P1 – Existing Elevations
251366/04P1 – Existing Site Plan
251366/05P1 – Proposed Ground Floor Plan
251366/06P1 – Proposed First Floor Plan
251366/07P1 – Proposed Part Plan
251366/08P1 – Proposed Site Plan
251366/09P3 – Proposed Elevations 1 of 2
251366/10P3 – Proposed Elevations 2 of 2
251366/11P1 – Proposed Details

2.0 The Existing Building Complex

The existing development consists of a two storey block of apartments, accompanied by a series of one bed bungalows arranged in short terraces. The buildings are set in landscaped grounds, and accessed via an adopted highway (Fieldway) which includes areas of public parking. The development was completed in 1975, and is of traditional brick and tile construction. All accommodation is for ages 55+, on an Independent Living basis with a daytime scheme manager in place. There are 54 dwellings across the entire scheme, 28 being bungalows and the remaining 26 being flats.

The apartment block is split into two wings of residential accommodation with a central core containing communal areas. The land generally falls across the site, from the south east to the north west, terminating in a stream which runs parallel to Broad Lane. The gradient results in the two wings of apartments being set on different levels.

The scheme is operated by Rochdale Boroughwide Housing, but all the roads and most of the footpaths through the scheme are adopted, therefore presumably remain in Council ownership.



Above – existing site plan

3.0 Existing Issues

It has been some time since the scheme last underwent refurbishment, and this is particularly true of the apartment block. Therefore the primary aim of the project is to carry out improvement and modernisation works inside the main building. However initial consultations were held with residents across the scheme to identify their key concerns, and this has resulted in some additional works being proposed in the external areas. Thus from a planning perspective, the main issues that the proposals aim to address are as follows:

- Inadequate bin storage
- Lack of storage for mobility scooters
- Improvements to lounge and patio areas
- Weather protection to external staircases
- Reduction in anti-social behaviour that occurs in the car park areas
- Improved accessibility between the bungalows and the apartment block



Left – bungalows with parking in front. Right – perimeter with discontinuous fencing



Left – external escape stairs. Right - general external view from car park



Left – overspill bin storage. Right – existing entrance



Left – existing patio / lounge area. Right – yard to rear of lounge (location of new scooter store)

4.0 The Proposals

The full scope of the contract includes internal refurbishment of the communal areas and maintenance repairs to the building infrastructure (e.g. heating upgrade and internal door replacement). The majority of these works do not require planning approval, however some of the proposed changes do require approval. These are outlined below:

4.1 Provision of external signage – this is a mixture of location/direction signage and nudge signage. The former occurs in two locations - at the junction of Broad Lane and Fieldway, and mounted on the building itself at the entrance. The nudge signage is distributed across the site, and is intended to discourage anti-social behaviour. There are no similar signs on site at the moment, so these will all be new installations.

4.2 Provision of handrails and fencing – currently there are some sections of fencing which run along the site's north west boundary. The primary function of these seems to be to provide a level of security, however they are incomplete, therefore part of the proposals involve extending this fencing further around the perimeter. Security and access issues have also been reported on some of the adopted footpaths running between the bungalows. To address this we are proposing to install a new barrier which can function as both a handrail and a fence. This will continue along Fieldway to the main building, thereby providing easier access between the bungalows and the communal facilities. The final area of new fencing will be located in front of two rows of bungalows

(48-53). The intention here is to provide a greater degree of privacy between the dwellings and the adjacent parking bays.



Left – style of existing perimeter fencing. Right – proposed DDA compliant handrail fencing

4.3 Modifications to the highway and parking areas – residents have reported many issues with anti-social behaviour occurring in the car park areas. This ranges from speeding vehicles to apparent drug dealing. To try and address this we are proposing that three raised table style speed bumps are created across the site. These will be aligned with existing footpaths, so as to improve access from no.s 43-53 to the main building. Two new lighting columns are also proposed for the most secluded area of parking, where many of the issues seem to arise.



Above – proposed site plan

4.4 Improvements to bin store / main entrance – currently there is only a small internal bin store in the main block, which is capable of housing 2no. 1100 litre bins. A further 4no. 1100 litre bins and 4no. 240 litre bins are stored externally outside the main entrance. The intention is to extend the existing entrance and garage area to provide a single internal bin store which is capable of accommodating 5no. 1100 litre bins and 4no. 360 litre bins. While this is a small reduction in overall storage capacity it represents the maximum number of bins that can be accommodated given the client's current landownership.



Above – indicative view of new entrance following extension

4.5 Improvements to lounge / patio – the existing lounge is very dated and has limited access to the adjacent patio. The intention is to improve the existing external areas to create a new wrap around patio. Existing windows will be modified to create new bifold door openings. Additional windows will also be formed to improve internal light levels. A new line of fencing is also proposed to ensure that the patio areas are secure.



Above – indicative view of lounge and patio following improvement works

4.6 New mobility scooter store – currently there are no storage areas available for mobility scooters. In order to provide a safe charging and storage area, a new scooter store extension is to be formed in the external yard area adjacent to the lounge. This will also involve modifications to an existing window.



Above – aerial view showing new extensions (bin store and entrance – top left; scooter store – centre right)

4.7 Miscellaneous changes – other works are also proposed which will have minor effects on the external appearance of the building. These are as follows:

- Existing bin store to be converted to store and WC. This will involve sealing the existing door opening and forming a new window
- Modifying corridor ventilation. Proposed internal works will impact on how corridor areas are ventilated, therefore the intention is to lower the cill of an existing high level store window to improve ventilation (located on first floor between flats 28 and 30)
- Providing canopies to external staircases. Each of the residential wings is served by an external staircase. In order to improve weather protection to these areas the intention is to provide bespoke canopies.



Above – typical view of canopy protection to staircase

5.0 Access

The new proposals will not fundamentally alter the existing access arrangements.

6.0 Drainage

There is no significant overall change to the amount of hard and soft landscaping on the site. The proposed works simply involve renewal of the existing surfaces to address issues of deterioration and poor performance. It is not expected that the existing sub-bases build up would be suitable for permeable drainage solutions. As a result no change to the existing drainage strategy is proposed.