



Drake Street, Rochdale

Planning, Design and Access Statement

PADDOCK
JOHNSON

Document Information

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0 Contents

0.0 Introduction				
0.1	Paddock Johnson	5	2.5.1	Pre App Submission
0.2	Summary	5	2.5.2	Revised Pre App Proposals
0.3	Key Project Information	5	2.5.3	Planning Submission
1.0 Planning Statement		6	2.6	Proposed Site Plan
1.1	Introduction	6	2.7	Proposed Site CGI
1.2	Site and Surroundings	6	2.8	Apartments Design Development
1.3	Planning History & Pre Application Engagement	7	2.8.1	Pre App Submission
1.4	The Proposal	8	2.8.2	Revised Pre App Proposals
1.5	Planning Policy	9	2.8.3	Planning Submission
1.5.1	Planning Compliance Summary	10	2.9	Apartments
1.5.2	Principle of Development	10	2.9.1	Design
1.5.3	Affordable housing, Housing mix, density, & residential quality	10	2.9.2	Materials
1.5.4	Design, Townscape & Heritage	10	2.10	Houses Design Development
1.5.5	Residential Amenity	11	2.10.1	Pre App Submission
1.5.6	Highways, access & Parking	11	2.10.2	Planning Submission
1.5.7	Ecology, Landscape, BNG and Drainage	12	2.11	Houses
1.5.8	Noise, Contamination, Energy & Sustainability	12	2.11.1	Design
1.5.9	Planning Obligations & Viability	12	2.11.2	Materials
1.6	Planning Balance & Conclusion	13	2.12	Proposed Site Uses
2.0 Design & Access Statement		14	2.12.1	Access & Movement
	Location & Existing Site	14	2.12.2	Amenity Spaces
	Local Amenities	15	2.12.3	Inclusive Design
	Site Photographs	16	2.13	Landscape Architecture
	Opportunities & Constraints	17	2.14	Ecology
	Site Plan Design Development	18	2.15	Crime Prevention
			2.16	Sustainability & Green Infrastructure
			2.17	Utilities - Broadband Connectivity

0.1 Paddock Johnson

Paddock Johnson is an established architectural practice with over 45 years' experience delivering design-led projects that positively shape the built environment. Based in Port Sunlight, the practice works collaboratively with clients and stakeholders, combining craft, innovation and a people-focused approach to design. The practice has particular expertise in residential development, including affordable housing, specialist care and assisted living schemes, alongside conservation, hospitality, and community projects. Each project is approached individually, with an emphasis on creating high-quality, thoughtful environments that respond to context, client aspirations and the evolving needs of occupants.

0.2 Summary

This Planning, Design and Access Statement should be read in conjunction with the accompanying drawings prepared by Paddock Johnson and has been produced on behalf of Great Places Housing Group in respect of a proposal for 27 dwellings on vacant land north of Drake Street.

0.3 Key Project Information

Schedule of Accommodation:

House:

4 no.	4 bed, 7 person M4(2)	124 m ²	(NDSS = 121 m ²)
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Apartments:

3 no.	1 bed, 2 person M4(2)	52 m ²	(NDSS = 121 m ²)
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2 no.	2 bed, 3 person M4(2)	63 m ²	(NDSS = 61 m ²)
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2 no.	2 bed, 3 person M4(3)	75 m ²	(NDSS = 61 m ²)
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8 no.	1 bed, 2 person	52 m ²	(NDSS = 50 m ²)
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4 no.	2 bed, 3 person	63 m ²	(NDSS = 61 m ²)
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4 no.	2 bed, 3 person	75 m ²	(NDSS = 61 m ²)
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Tenure Mix:

Social Rent

Total Number of Homes:

27

Site Size (Hectares):

0.33

Net Density (Homes per Hectare):

82

No of Parking Spaces:

22

Storeys:

3

1.1 Introduction

The Planning Statement has been prepared on behalf of Great Places Housing Group in support of a Full Planning Application for the redevelopment of land north of Drake Street, Rochdale.

The application seeks planning permission for a residential development comprising 27 affordable dwellings, arranged as a three-storey apartment building fronting Drake Street and a terrace of four family houses fronting Broadfield Stile. The proposals also include associated access, parking, landscaping, cycle storage, refuse storage, boundary treatments and external works.

This Planning Statement sets out the planning case for the development, including the site context, relevant planning history, pre-application engagement, policy framework and key planning considerations.

It should be read alongside the wider Planning, Design and Access Statement and supporting technical information. It concludes that the proposal is acceptable in principle, responds positively to the site context and pre-application advice, and delivers substantial public benefits through 100% affordable housing in a sustainable urban location.

1.2 Site and Surroundings

The application site comprises vacant brownfield land to the north of Drake Street, Rochdale. It is bounded by St Alban's Street to the north, Broadfield Stile to the east, Drake Street to the south and Speedwell Garage to the west.

The site is located within the defined Urban Area, approximately 1km south of Rochdale Town Centre, and sits within a sustainable urban location. The surrounding context includes residential properties to the north, east and west, commercial uses to the west, Beech House School to the east and Broadfield Park to the north.

The site has been vacant and free from built form for a considerable period, with areas of self-seeded trees and overgrown vegetation. Its redevelopment provides an opportunity to bring an underused brownfield site back into active residential use.

The site lies immediately south of Rochdale Town Centre Conservation Area and close to Broadfield Park, a Grade II Registered Park and Garden. The wider heritage context also includes the Grade II listed Statue of Alderman Ashworth and Beech House School, which is identified as a non-designated heritage asset.

1.3 Planning History & Pre Application Engagement

The site has previously been subject to a residential planning application under reference 04/D43634 for residential development comprising 17 dwellings, which was refused by the Council in 2004 and subsequently allowed on appeal. The site has remained vacant for a considerable period since.

Formal pre-application advice was sought from Rochdale Borough Council under reference PRE/2026/0164. The pre-application process included engagement with the Case Officer, Urban Design Officer and Conservation Officer, with the feedback focusing on the principle of development, design quality, heritage setting, landscaping, boundary treatments, residential amenity, highways, ecology, drainage, noise and supporting validation requirements.

The Council's pre-application response confirmed that the principle of residential development is considered acceptable, particularly given the site's sustainable urban location and the delivery of 100% affordable housing. The response also recognised the affordable housing provision as a substantial material benefit to be weighed significantly in favour of the planning balance.

Following the pre-application feedback, the proposals have been further developed to respond to the design, heritage and technical comments received. Key amendments include:

PRE/2026/0164

Pre-application issue | Design response

Need for a stronger Drake Street frontage | The apartment building has been flipped to place the longer elevation onto Drake Street, creating a stronger and more complete street frontage.

Need for improved elevation articulation | The vertical rhythm has been strengthened through brick detailing, revised fenestration and refined entrance treatments.

Entrance canopy concerns | Entrances have been redesigned so that the canopy provision is integrated into the architectural detailing and building form itself.

Boundary treatment concerns | A boundary strategy and streetscene drawings have been developed to clarify the proposed approach.

Landscape buffer / amenity | Defensible space and landscape zones increased around the apartment building

Parking / servicing | The bin store arrangement has been revised, with access coordinated and tracking reviewed.

Heritage and townscape context | A red brick / masonry-led approach has been developed, with a simplified material palette and more contextual detailing.

Overall, the scheme has evolved positively through pre-application engagement, with the revised layout, apartment orientation, townhouse frontage, boundary strategy and architectural treatment developed in response to officer comments. The Council's advice notes that the revised layout is "much more positive".

1.4 The Proposal

The application seeks Full Planning Permission for the redevelopment of the site to provide a residential development comprising 27 affordable dwellings, with associated access, parking, landscaping, cycle storage, refuse storage, boundary treatments and external works.

The proposed development comprises:

- a three-storey apartment building fronting Drake Street;
- a terrace of four family houses fronting Broadfield Stile;
- vehicular access from St Alban's Street;
- pedestrian access from Drake Street and Broadfield Stile;
- on-site car parking, including accessible parking provision;
- secure cycle storage;
- refuse storage and collection points;
- hard and soft landscaping;
- boundary treatments; and
- renewable energy provision, including in-line photovoltaic panels.

The apartment building has been positioned to strengthen the Drake Street frontage and provide a clear urban edge, with a mix of one and two-bedroom apartments, including accessible and adaptable homes. Ground floor units include direct entrances where appropriate to support street activation and improve the relationship with the public realm.

The four family houses are arranged as a terrace fronting Broadfield Stile, providing a positive street frontage and natural surveillance, with private rear gardens positioned away from the public highway.

The scheme is proposed as 100% affordable housing for social rent, providing a mix of apartment accommodation and larger family homes within a sustainable urban location.

Vehicular access is taken from St Alban's Street, with pedestrian access from Drake Street and Broadfield Stile. Parking, refuse storage and cycle storage are integrated into the site layout to support day-to-day use while maintaining the quality of the external environment.

The proposals include a coordinated landscape and boundary treatment strategy, with defensible space around the apartment building, landscaped buffers and tree planting responding to the surrounding context and heritage setting.

The development has also been designed to support inclusive and adaptable living, including M4(2) and M4(3) provision where shown on the submitted plans.

1.5 Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan for Rochdale comprises the Rochdale Core Strategy, adopted in 2016, saved policies of the Rochdale Unitary Development Plan, and the Places for Everyone Joint Development Plan. Other material considerations include the National Planning Policy Framework, National Planning Practice Guidance, the National Design Guide, and relevant local supplementary planning guidance.

For the purposes of this application, the most relevant planning policy considerations relate to the principle of residential development, affordable housing delivery, housing mix and density, design quality, heritage and townscape, residential amenity, highways and access, drainage, ecology and biodiversity net gain, energy and sustainability, planning obligations and viability.

At a national level, the National Planning Policy Framework supports the effective use of land, particularly suitable brownfield land within settlements, and seeks to significantly boost the supply of homes. It also requires development to achieve well-designed places which are sympathetic to local character, visually attractive, safe, inclusive and accessible.

At a local level, the site lies within the defined Urban Area, where residential development is acceptable in principle subject to compliance with other relevant policy requirements.

The following section summarises how the proposals respond to the key policies identified through the pre-application process. Further detail is provided within the Design and Access Statement sections of this document and the supporting technical reports submitted with the application.

1.5.1 Policy Compliance Summary

This section summarises how the proposals respond to the key planning policies identified through the pre-application process. Further detail is provided within the Design and Access Statement sections of this document and the supporting technical reports submitted with the application.

1.5.2 Principle of Development

Key Policies:

Saved UDP Policy G/D/1; PFE Policy JP-H1; Core Strategy Policies C1 and C3; NPPF paras 73, 124 and 125

Response:

The site lies within the defined Urban Area and comprises vacant brownfield land approximately 1km south of Rochdale Town Centre. Its redevelopment for residential use would make effective use of an underused urban site in a sustainable location, with good access to local services, public transport, green infrastructure and town centre facilities.

The principle of residential development was supported through the pre-application process, with the Council confirming that the site's sustainable location and the delivery of 100% affordable housing weigh positively in favour of the proposal. The delivery of 100% affordable housing for social rent is a substantial material benefit and weighs strongly in favour of the development in the planning balance.

The principle of development is therefore considered acceptable, subject to the detailed assessment of design, heritage, residential amenity, highways, ecology, drainage and other technical matters.

1.5.3 Affordable housing, Housing mix, density, and residential quality

Key Policies:

Places for Everyone Policies JP-H2, JP-H3 and JP-H4; Nationally Described Space Standard; Part M4(2) and M4(3) where applicable.

Response:

The scheme provides 100% affordable housing for social rent, exceeding local policy requirements, responding to an identified housing need within Rochdale and providing a substantial public benefit.

The accommodation mix includes one and two-bedroom apartments alongside larger four-bedroom family houses, supporting a range of household types and contributing to a varied residential community within a sustainable urban location. The proposed density responds to the site's urban location, accessibility and surrounding context.

All homes meet the Nationally Described Space Standard, with layouts providing appropriate internal space, outlook and functionality for future residents.

Accessible and adaptable homes are provided as shown on the submitted plans, including M4(3) wheelchair accessible dwellings at ground floor level. The family houses benefit from private rear gardens, while the apartment building is supported by landscaped external areas, defensible space and access to nearby public open space, including Broadfield Park.

The absence of lift provision reflects viability constraints associated with delivering the scheme as 100% affordable housing for social rent and is addressed further within the Great Places Viability Statement submitted with this application.

1.5.4 Design, Townscape and Heritage

Key Policies:

Core Strategy Policies P1, P2, P3 and DM1; Places for Everyone Policies JP-P1 and JP-P2; NPPF; NPPF Chapter 16; Planning (Listed Buildings and Conservation Areas) Act 1990; National Design Guide.

Response:

The scheme has been developed through pre-application engagement and continued dialogue with the Local Authority, with amendments made to strengthen the Drake Street frontage, activate Broadfield Stile, improve elevation articulation and respond more positively to local character.

The proposals respond to the nearby Rochdale Town Centre Conservation Area, Broadfield Park, the Grade II listed Statue of Alderman Ashworth and Beech House School through the arrangement of the site layout, scale, massing, roof form, material palette, boundary treatments and landscape strategy.

The detailed design evolution, including scale, layout, appearance, materials and townscape response, is set out within the Design and Access Statement sections of this document. The impact on designated and non-designated heritage assets is assessed separately within the submitted Heritage Statement.

1.5.5 Residential Amenity

Key Policies:

Core Strategy Policies DM1 and G9; Places for Everyone Policies JP-P1 and JP-H3; Oldham and Rochdale Residential Design Guide.

Response:

The proposal has been designed to provide an appropriate standard of amenity for future residents, while safeguarding the amenity of neighbouring occupiers. The submitted plans demonstrate the relationship between the proposed dwellings, the apartment building and surrounding properties, including separation distances, outlook, privacy,

defensible space and potential overlooking.

The layout has been refined in response to pre-application feedback, with particular attention given to the relationship between the apartment building and dwellings to the north. Increased defensible space and a strengthened landscape strategy help soften this interface, filter views and protect residential amenity.

The proposals are therefore considered to provide an acceptable amenity relationship, supported by the submitted plans, detailed landscape proposals and accompanying technical information.

1.5.6 Highways, access and parking

Key Policies:

Core Strategy Policy T2; PfE Policy JP-C8; NPPF transport objectives

Response:

The site is located in a sustainable urban location, close to Rochdale Town Centre, local services and public transport. Vehicular access is proposed from St Alban's Street via a new formal access serving the on-site parking area, with the existing access points closed and the Drake Street bellmouth reinstated as footway.

The layout provides on-site parking for the apartments and family houses, with pedestrian and cycle access

from St Alban's Street, Drake Street, Broadfield Stile and the individual house frontages. Servicing and refuse collection have been coordinated within the site, with swept path analysis confirming that a refuse vehicle can enter, turn and exit in forward gear.

The submitted Transport Statement and trip generation exercise assess the proposed access, parking, servicing, visibility and vehicle tracking arrangements, and confirm that the development is acceptable in highway terms. Rochdale Council Highways raised no objection in principle at pre-application stage, recognising the site's sustainable location and the acceptability of the proposed access and parking arrangements.

The provision of electric vehicular access gates has been considered; however, these are not proposed due to viability, management and maintenance considerations associated with the long-term operation of affordable housing for social rent. The scheme instead incorporates passive surveillance, lighting, boundary treatments and CCTV where required.

1.5.1 Policy Compliance Summary

1.5.7 Ecology, Landscape, BNG and Drainage

Key Policies:

Core Strategy Policies G7 and G8; Places for Everyone Policies JP-G8 and JP-S4; statutory Biodiversity Net Gain requirements; NPPF.

Response:

The application is supported by ecological, arboricultural, landscape, BNG and drainage information. The proposals include new planting, tree planting, habitat creation and biodiversity enhancement measures, with any off-site BNG requirement to be addressed through the statutory process.

The submitted Drainage Strategy demonstrates that surface water and foul drainage can be appropriately managed. SuDS have been coordinated alongside the site layout, access, parking and landscape proposals. Further detail is provided within the submitted HBL drainage drawings and supporting drainage information.

1.5.8 Noise, Contamination, Energy and Sustainability

Key Policies:

Core Strategy Policies G1, G2 and G9; Places for Everyone Policies JP-S1 and JP-S2.

Response:

Noise, contamination and environmental protection have been considered through the supporting technical information submitted with the application, including the Noise Impact Assessment and contamination reporting. Where required, appropriate mitigation has been incorporated into the proposals or can be secured through planning condition.

The scheme adopts a fabric-first approach and includes renewable energy provision, including roof-mounted photovoltaic panels. The energy and sustainability strategy is supported by the submitted Energy Statement, which sets out how the proposals respond to relevant local and strategic policy requirements.

1.5.9 Planning Obligations and Viability

Key Policies:

Rochdale Core Strategy Policy C7; Provision of Recreational Open Space in New Housing SPD; NPPG viability guidance.

Response:

The scheme provides 100% affordable housing for social rent, which is a substantial public benefit and exceeds local affordable housing policy requirements.

The applicant's position in relation to the viability of the scheme and its ability to support contributions, including public open space, formal sports and education contributions, is set out within the Great Places Viability Statement submitted with this application.

1.6 Planning Balance & Conclusion

The proposal would bring a vacant brownfield site back into active residential use, delivering 100% affordable housing for social rent within a sustainable urban location close to Rochdale Town Centre.

The principle of development has been supported through pre-application engagement, with the Council recognising the affordable housing provision as a substantial material benefit. The scheme has also evolved in response to officer feedback and ongoing dialogue with the Local Authority, including amendments to the layout, frontage, detailing, boundary treatments, landscaping, access and servicing arrangements.

The submitted technical information demonstrates that matters relating to highways, drainage, ecology, BNG, noise, crime prevention, energy, viability and heritage have been appropriately considered and can be suitably addressed.

Overall, the development is considered to accord with the development plan when read as a whole and the objectives of the NPPF. The proposal is therefore acceptable in planning terms and planning permission should be granted.



Proposed Site CGI from Drake Street / Broadfield Stile junction

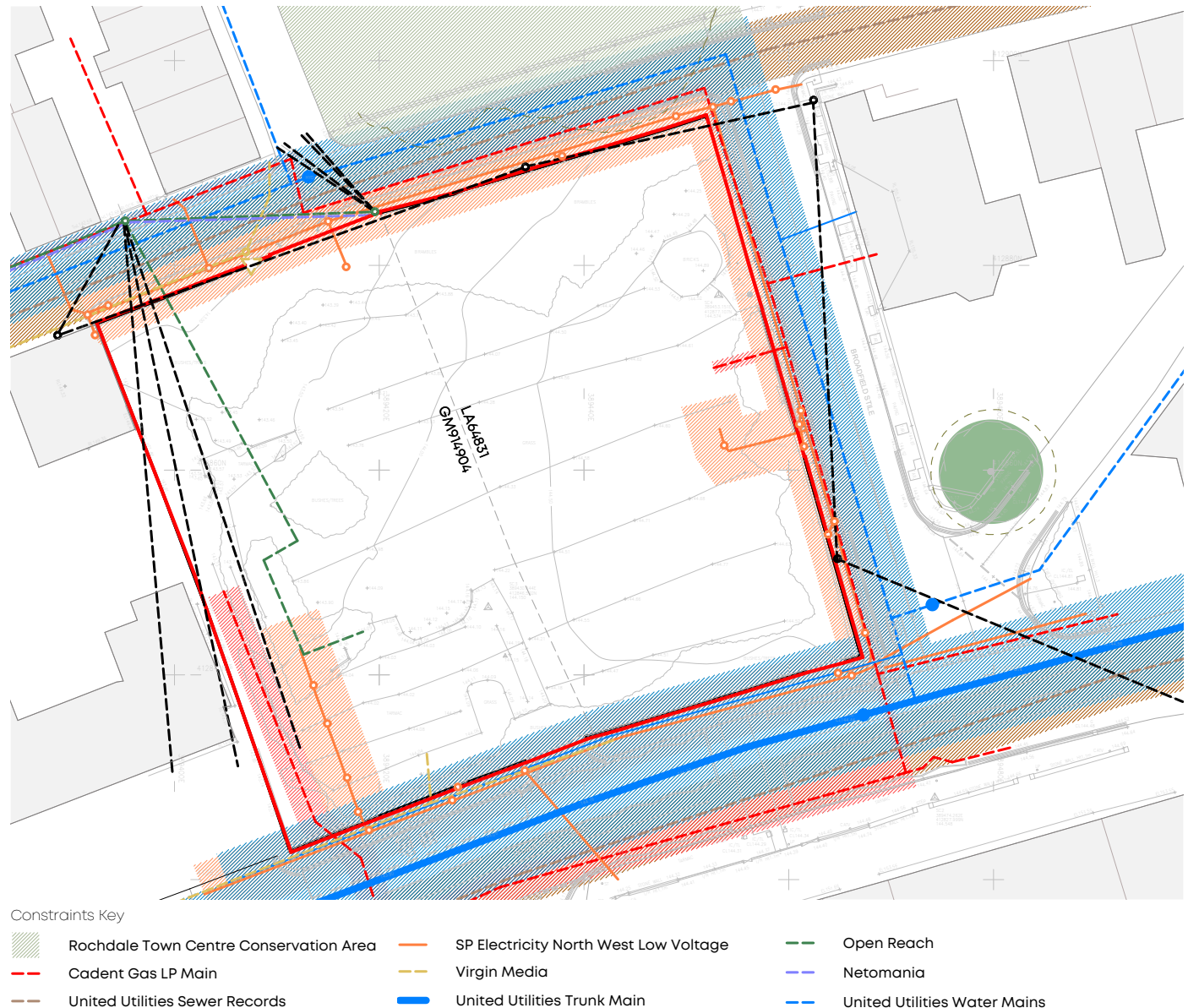
2.1 Location & Existing Site

The site occupies a prominent corner position between Drake Street, Broadfield Stile and St Alban's Street. Although currently vacant, its location gives it an important role in completing the street frontage and improving the transition between the residential streets, nearby commercial uses and the entrance towards Broadfield Park.

The existing site condition is poor, with areas of overgrown vegetation, temporary fencing and limited contribution to the surrounding streetscene. In its current form, the site creates a gap within the urban fabric and does not positively address Drake Street or Broadfield Stile.

The surrounding context is varied but has a clear historic character. Drake Street is defined by traditional red brick terraces, pitched roof forms and a strong street frontage. Broadfield Stile and St Alban's Street include stone boundary walls, mature landscape features and views towards Broadfield Park. Beech House School, located to the east, provides a further design reference through its red brick materiality and stone architectural detailing.

This context has influenced the design approach, with the scheme seeking to repair the urban void, provide positive residential frontages, and respond to the established character of the area.



Existing Site Plan with above and below ground Services highlighted

2.2 Local Amenities

- Medical Facilities
- Community Facilities
- School (Nursery, Primary, Secondary)
- Bars, Restaurants, Corner Shop, Supermarket
- Public Open Space

The application site is located within a sustainable urban area, with good access to a range of local services, facilities and public open space due to its central location. The surrounding area includes schools, community facilities, medical facilities, shops, food and drink uses, and public transport interchanges within comfortable walking distance.

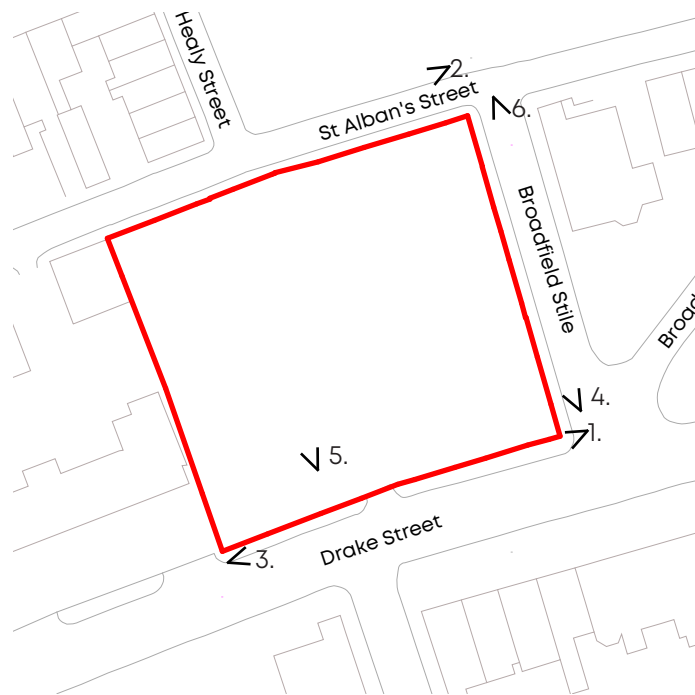
Broadfield Park is located immediately to the north of the site, providing direct access to public open space, informal recreation and amenity. The site is also within walking distance of Rochdale Town Centre, where a wider range of shops, services, employment opportunities and public transport connections are available.

The proposal therefore benefits from a close relationship with existing local amenities and green infrastructure. This supports the principle of residential development in this location and helps reduce reliance on private car travel by enabling future residents to access day-to-day facilities on foot, by cycle or by public transport.



Existing Site: Proximity to Local Amenities

2.3 Site Photographs



1. Drake Street facing West

2. St. Alban's Street

3. Drake Street facing East

4. Broadfield Stile facing North towards Broadfield Park

5. Existing site condition facing North.

6. Broadfield Stile facing South towards Drake Street.



Existing Site: Photographs

2.4 Opportunities & Constraints

The key opportunities and constraints informing the design approach are summarised below.

Opportunities

① Prominent corner site with potential to repair the urban frontage to Drake Street and Broadfield Stile, creating a positive built marker that frames the approach towards Broadfield Park.

② Close relationship with Broadfield Park and the Conservation Area, providing access/views to nearby public amenity space and offering a positive townscape relationship.

③ Red brick, pitched roofs and stone boundary walls provide clear references for materiality, roofscape and boundary treatments.

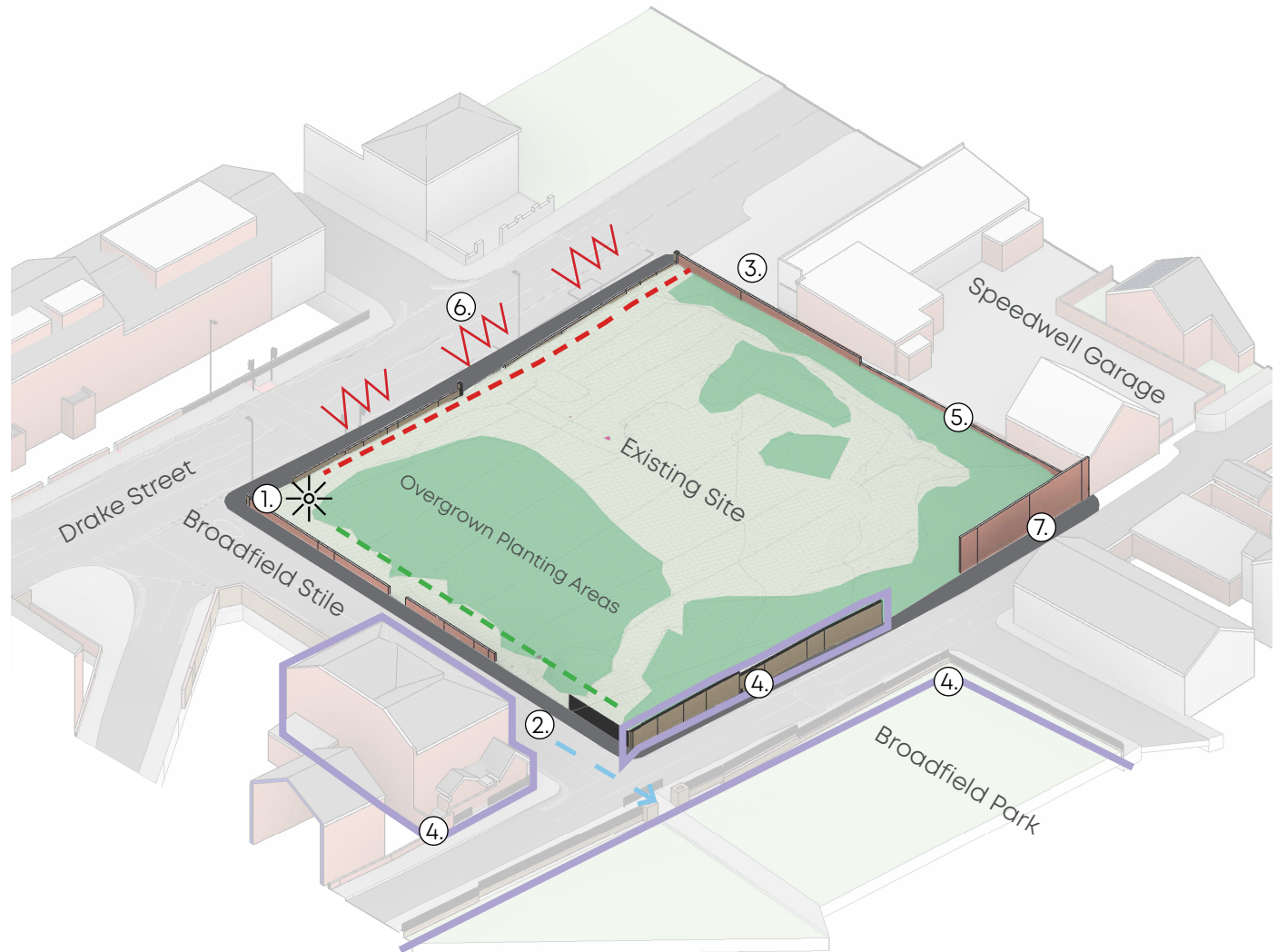
Constraints

④ Heritage context requires a contextual approach to scale, massing, materiality, and roof form.

⑤ Interface with Speedwell Garage requires consideration of boundary treatment, outlook, privacy, noise and amenity.

⑥ Drake Street noise requires consideration through layout, facade design and acoustic strategy.

⑦ Existing above/below ground services (overleaf) require consideration of building offsets/external works.



Existing Site: Opportunities & Constraints

2.5 Site Plan Design Development

2.5.1 Pre App Submission



The original site plan submitted at pre-application stage set out the emerging residential layout for 26 affordable dwellings, comprising an apartment building and a terrace of four family houses. The scheme established the broad development principles for the site, including a residential frontage to Drake Street, family housing fronting an inner parking courtyard with vehicular access and parking from St Alban's Street.

2.5.2 Revised Pre App Proposals



The proposals were amended in response to initial comments received during the pre-application process. The apartment building form was stepped and rotated to better align with the established building line along Drake Street. Individual ground floor entrances were also introduced to the North Elevation of the Apartments to increase activity and improve the relationship between the apartments and the public realm.

The family houses were flipped to directly address Broadfield Stile, creating more active frontage on the approach towards Broadfield Park.

2.5.3 Planning Submission



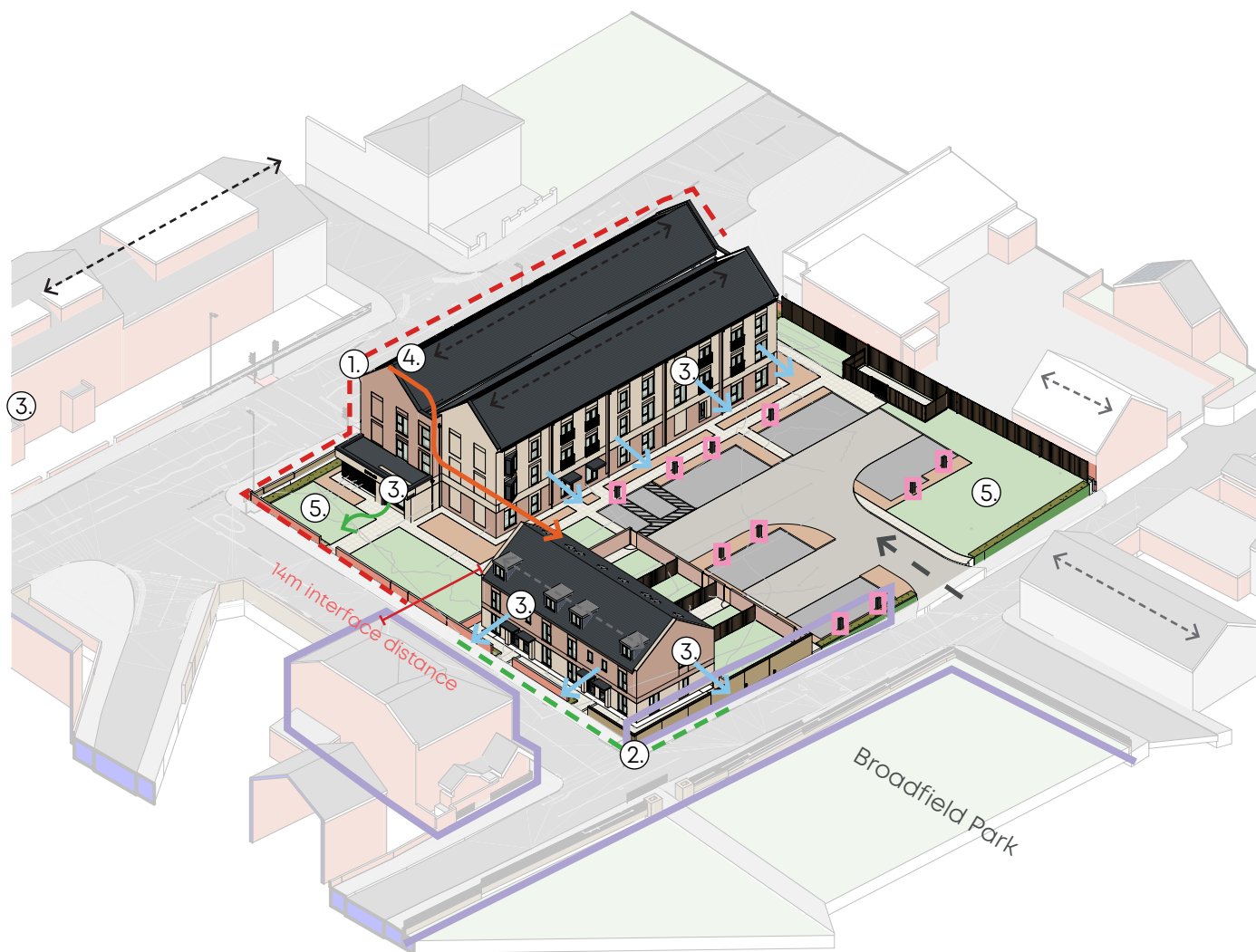
The proposals have been further refined in response to the formal pre-application feedback and subsequent design team coordination. The apartment building has been flipped to place the longer elevation onto Drake Street, creating a stronger frontage and clearer urban edge. Footpaths have been rationalised, defensible space around the apartments has been increased, and the apartment bin store arrangement has been amended.

2.6 Proposed Site Plan

The proposed axonometric and CGI views illustrate how the scheme responds to the site's urban, residential and heritage context. The layout repairs the urban edge along Drake Street and Broadfield Stile, creating a defined corner marker ① at the junction and framing the approach towards Broadfield Park.

The apartment building fronts Drake Street, defining the three-storey street edge and providing a strong built frontage, while the family houses address Broadfield Stile and create an active residential edge ② towards the park. This arrangement improves passive surveillance ③ over surrounding streets, shared amenity areas, parking and refuse storage, while supporting a clear and legible residential environment.

The development steps down ④ from the more urban scale of Drake Street to the more domestic character of Broadfield Stile. The scale and massing have been informed by the surrounding context, including the comparatively high eaves and pitched roof forms of dwellings opposite Drake Street. The apartment building's dual-pitched roof form, staggered plan and gable elevations were developed through pre-application discussions to reduce perceived massing, add visual interest and respond more positively to the local vernacular.



□ EV Charging Post

□ Heritage Assets

Proposed Site Plan Annotated Axonometric

2 Design and Access Statement

Site: Design, Scale and Layout

2.7 Proposed Site CGI

Dwellings are orientated to create active frontages ①, to surrounding streets and shared spaces, with entrances and elevations arranged to support legibility, natural surveillance and a clear sense of address. Separation distances, visual impact, access and movement have been considered as part of the overall layout, ensuring the development sits comfortably within its locality while providing a high standard of residential amenity.

The scheme adopts a masonry-led approach, with pitched roofs, gable parapets and brick detailing used to reflect local character. Public open space, defensible planting and landscape buffers ⑤, are integrated around the site and at the Drake Street / Broadfield Stile junction to soften the development, enhance its setting and improve the quality of the residential environment.

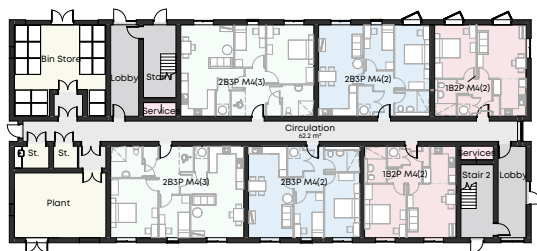
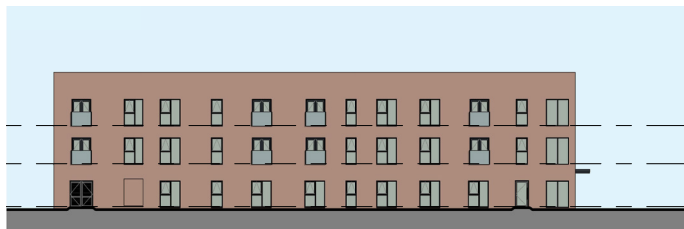
The proposals bring together building form, movement, hard and soft landscape, and residential amenity to create a cohesive and well-functioning place. The scheme provides a balanced range of homes, including apartment accommodation and larger family housing, all designed to a consistent quality in line with the principles of the National Design Guide.



Proposed Site CGI from Drake Street / Broadfield Stile junction

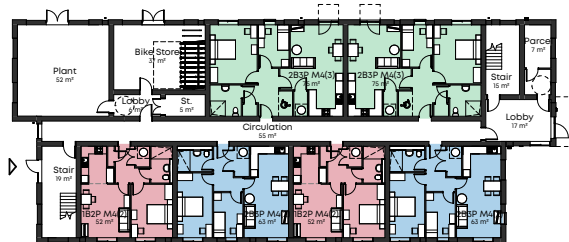
2.8 Apartments Design Development

2.8.1 Pre App Submission



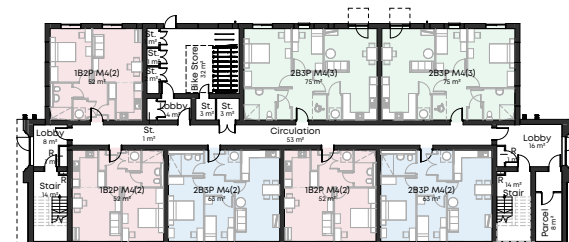
The apartment building originally submitted at pre-application stage proposed 22 apartments. The original elevations presented a simple three-storey frontage to Drake Street, with a flat parapet roof, repeated fenestration and Juliette balcony elements. While this established the basic elevation rhythm, the overall form read as a relatively long, continuous block along Drake Street. Initial comments from the Local Authority requested more of a vertical emphasis to the elevations.

2.8.2 Revised Pre App Proposals



The proposal was subsequently revised to improve the building's relationship with the context. Private entrances were introduced to selected ground floor apartments to improve street activation and strengthen the relationship with the public realm. In response to officer comments on perceived massing, the building was also amended to include a staggered plan, dual-pitched roof form, stronger vertical rhythm and more articulated Drake Street elevation, reducing the appearance of a long, continuous frontage.

2.8.3 Planning Submission



In preparation for the full planning application, the apartment building has been further refined in response to the formal pre-application advice, client requirements and design team coordination. The elevations have been developed to include an amended entrance canopy, and refined fenestration. The previous glass balustrades have been replaced with metal railings, while updated brick detailing helps strengthen the building's rhythm, material character and relationship with the surrounding townscape.

2.9 Apartments

2.9.1 Design

23 affordable apartments are provided across three storeys, comprising one and two-bedroom homes. The ground floor includes M4(2) accessible and adaptable dwellings and M4(3) wheelchair accessible units, while the upper floor apartments exceed NDSS. The M4(3) units are located at ground level and benefit from individual entrance doors with level access and canopies, creating a stronger sense of independence and identity. These units are also accessed from the main internal corridor, maintaining convenient communal access.

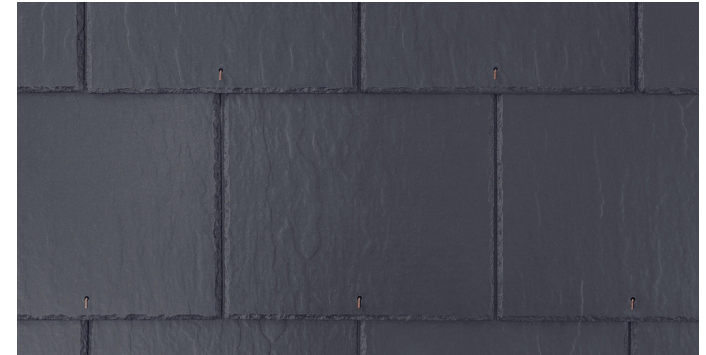
Architecturally, the building responds to the rhythm and character of Drake Street. Fenestration, vertical emphasis and brick detailing allow the block to read as a series of related bays, echoing traditional terraced proportions and reducing perceived mass. The main entrances are emphasised through integrated canopies, projecting brick courses and changes in brick bond and orientation, creating clear visual cues while maintaining a coherent masonry-led appearance. Stair cores are positioned at either end of the building, with a central corridor serving apartments at each level. A lift has not been provided due to viability constraints associated with delivering the scheme as 100% affordable housing. Secure internal cycle storage is provided for 23 cycles, with the refuse store located externally for ease of access and collection.

2.9.2 Materials

A coherent architectural identity is proposed across the site, led by the apartment building fronting Drake Street and carried through the wider development. The buildings are intended to read as a related family of forms, using a unified material language with controlled variation to provide individuality and visual interest.

The proposed material palette draws on the traditional red brick terraces along Drake Street, using red brick as the principal contextual reference. Buff brick is introduced as a contrasting tone, reflecting the sandstone detailing found within the local area, including horizontal coursing and entrance details.

This combination of red and buff brick provides a balanced masonry palette, adding tonal depth while maintaining visual coherence. Slate-effect roof tiles are proposed to reflect the traditional roofscape of the surrounding area, with aluminium windows and doors providing a robust, contemporary finish within the masonry elevations. Conservation-style rooflights are also proposed to reduce visual prominence and respond sensitively to the surrounding heritage context. The same material language is extended into the boundary treatments, helping to integrate the dwellings into the site edges.



2.10 Houses Design Development

2.10.1 Pre App Submission



The houses originally submitted at pre-application stage proposed a terrace of 4 units. The original elevations presented a simple two and a half storey frontage to Drake Street, with a dormer window to the front. While this established the basic form and materials, the dormer windows were received negatively during the initial review. The formal pre application advice has been reviewed and terrace has been adjusted accordingly.

2.10.2 Planning Submission



The terrace houses have been refined following pre-application feedback. The front dormers, which were not supported by officers, have been removed and replaced with conservation-style rooflights to reduce their visual prominence and provide a more sensitive roofscape. The side elevations have also been further developed to improve their appearance and activation, particularly where the terrace addresses St Alban's Street and the approach towards Broadfield Park. Additional brick detailing has been introduced to create visual interest at this key edge of the site.

The existing stone wall to the north of the townhouses along St Alban's Street has been retained and

incorporated into the proposed boundary treatment, helping to preserve the site's existing character and strengthen the relationship with the surrounding streetscape.

The entrance canopy treatment has also been refined in response to officer comments. Rather than using typical applied canopies, the entrances have been developed as part of the architectural language of the terrace, creating a stronger identity and a more cohesive frontage.

2.11 Houses

2.11.1 Design

The proposals include four affordable family houses, each designed as a 4-bedroom, 7-person dwelling and arranged as a terrace fronting Broadfield Stile. The houses meet M4(2) accessible and adaptable standards, supporting inclusive family living within the wider 100% affordable housing scheme.

The terrace directly addresses Broadfield Stile, creating an active residential frontage opposite Beech House School and strengthening the approach towards Broadfield Park. Its scale and massing respond to the school building opposite, creating a balanced relationship at the northern end of the street.

Each dwelling is entered from the street via a hallway, leading to a living room and rear kitchen / dining space, which opens directly onto a private garden. The first floor contains three bedrooms and a family bathroom, while the second floor accommodates the principal bedroom, with an en-suite and rooflights providing daylight and visual amenity.

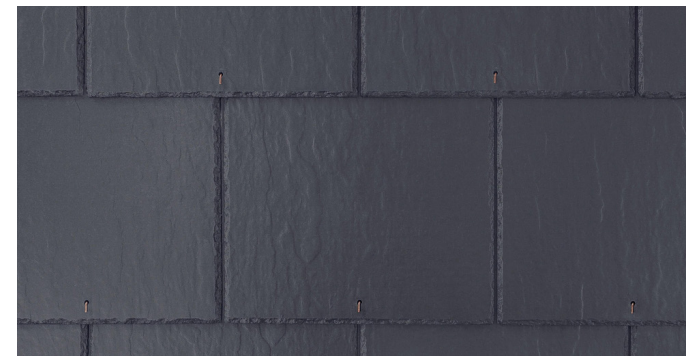
Architecturally, the terrace continues the masonry-led language of the apartment building, using brick detailing and carefully proportioned openings to create a coherent family of buildings. The form reflects the established residential typology of the area, while providing contemporary, accessible family homes.

2.11.2 Materials

The terrace houses continue the material language established by the apartment building, using a masonry-led palette to create a clear relationship across the site. The houses are intended to read as part of the same family of buildings, while retaining a more domestic scale and character appropriate to Broadfield Stile.

The proposed material palette draws on the surrounding residential context, with red brick used as the principal reference to the traditional terraces along Drake Street and Broadfield Stile. Buff brick is introduced as a contrasting tone, reflecting the sandstone detailing found locally, including coursing and entrance details.

This simple red and buff brick palette provides warmth, coherence and legibility within the streetscene, while allowing controlled variation between the apartment building, terrace houses and boundary treatments. Slate-effect roof tiles are proposed to reflect the traditional pitched roof forms of the surrounding area, with aluminium windows and composite doors providing a robust contemporary finish. The use of consistent brick detailing, roofscape and boundary materials helps integrate the terrace into the wider development and ensures the houses respond positively to the established townscape and heritage context.



2.12 Proposed Site



2.12.1 Access & Movement

Vehicular access is proposed from St Alban's Street via a new formal access serving the on-site parking area. Existing access points will be closed, including the bellmouth onto Drake Street, with the footway reinstated.

Pedestrian and cycle access is provided from St Alban's Street, Broadfield Stile and the individual house frontages, connecting the development to the surrounding street network. Parking is provided within the site for both the apartments and family houses, while secure internal cycle storage is included within the apartment building.

Refuse storage has been integrated into the layout, with an external apartment bin store and collection points for the houses. Servicing and emergency access are taken from St Alban's Street, with swept path analysis confirming that a refuse vehicle can enter, turn within the site and exit in forward gear.

The access and movement strategy balances vehicle access, parking, servicing and refuse collection with the creation of active, legible and people-focused residential frontages. Please refer to the Transport Statement submitted with this application for further details [Document reference: 7852.01 rev C 1,200 May 26].

2.12.2 Amenity Spaces

The scheme provides a range of external amenity spaces which support both private family living and shared residential use. The family houses each benefit from private rear gardens, providing secure outdoor space directly connected to the kitchen / dining areas.

Around the apartment building, landscaped open space is provided along Broadfield Stile and St Alban's Street, helping to soften the setting of the building and create a more generous residential environment. These areas provide visual amenity, defensible space to ground floor apartments and opportunities for informal use by residents.

The landscaped area at the Drake Street / Broadfield Stile corner also helps enhance the appearance of the apartment building and strengthen the approach towards Broadfield Park. Together, the amenity spaces create a clear balance between private gardens, shared landscaped areas and well-overlooked external spaces, supporting residential quality, passive surveillance and a stronger relationship with the surrounding streetscape.

2.12.3 Inclusive Design

The external areas have been designed to support inclusive, legible and convenient movement across the site. Clear pedestrian routes connect the dwellings, parking areas, entrances and surrounding streets, with level access provided where required to support residents and visitors with reduced mobility.

The M4(3) wheelchair accessible apartments are located at ground floor level and are served by fully compliant accessible parking bays on level access. These units also benefit from individual level-access entrances to the rear of the apartment building, helping to provide

a greater sense of independence, convenience and personal address.

Accessible thresholds, defensible space, lighting and boundary treatments have been considered together to create safe and clearly defined routes between public, shared and private areas. The external environment therefore supports ease of movement, independence and dignity for residents and visitors.



Proposed Streetscene

2.13 Landscape Architecture

The landscape strategy [Document Ref: 7852.01 rev C 1,200 May 26] has been developed to support the wider design, heritage and residential quality objectives for the site. The proposals introduce a coordinated approach to hard and soft landscaping, boundary treatments, defensible space and tree planting, helping to soften the development and improve the site's relationship with Drake Street, Broadfield Stile, St Alban's Street and Broadfield Park.

The site benefits from a close relationship with Broadfield Park and the wider Conservation Area setting, providing nearby access to public amenity space and a positive townscape relationship. The layout has therefore been designed to frame the approach towards the park, with the family houses fronting Broadfield Stile and the apartment building defining the Drake Street edge. Landscaped areas around the Drake Street / Broadfield Stile junction help soften the corner condition and enhance the setting of the proposed buildings.

Soft landscaping and defensible planting are provided around the apartment building to create a clear threshold between public, shared and private space. This helps improve privacy for ground floor residents, while maintaining natural surveillance over shared spaces, parking areas, refuse storage and pedestrian routes. The family houses include private rear gardens, providing secure outdoor amenity space directly



Proposed Landscape Plan

2.14 Ecology

connected to the dwellings.

The landscape proposals also support biodiversity and climate resilience through new planting, tree planting and habitat creation. The scheme replaces low-quality self-seeded vegetation with a more coordinated landscape approach, informed by the submitted Preliminary Ecological Appraisal, Potential Bat Roost Survey and Biodiversity Net Gain information.

The submitted ecology report identifies the site as unmanaged land with areas of overgrown tarmac, waste piles, dense and scattered scrub, saplings and tall forbs. The site is identified as having moderate local habitat value for birds due to the scrub present on site, the species recorded within the desk study area and its wider landscape position. The report confirms that no buildings are present within the site boundary and that the habitats on site are not suitable for roosting bats, with no bat roosts affected by the proposal. No signs of badger activity were recorded, although scrub and tufted grass provide suitable foraging and hibernating habitat for hedgehogs, and the site provides nesting and foraging habitat for birds and invertebrates.

The landscape strategy therefore responds to the ecological recommendations by incorporating new planting, tree and shrub planting, habitat creation and biodiversity enhancement measures. These include

native pollinator-friendly and fruit-producing species, bird and bat boxes, hedgehog highways and wildlife-sensitive lighting. Site clearance will also be managed through appropriate ecological safeguards, including nesting bird checks where vegetation clearance is required between March and August and reasonable avoidance measures for hedgehogs.

Planting has been arranged to contribute to visual amenity, soften built form, support biodiversity and improve the overall quality of the residential environment.

2.15 Crime Prevention

The proposals have been developed to create a safe, inclusive and well-overlooked residential environment, where crime, disorder and the fear of crime do not undermine the quality of life for future residents.

The site layout places entrances, principal windows, parking areas, refuse storage and shared external spaces where they can be overlooked by surrounding dwellings. This supports passive surveillance and reduces opportunities for concealment, particularly around the apartment entrance, car park and landscaped areas.

Routes through the site are direct, legible and overlooked, with clear distinctions between public, shared and private space. Defensible planting, boundary treatments and lighting will help reinforce ownership and support safe movement, while avoiding hidden or poorly supervised areas.

Boundary treatments have been designed to provide privacy and security to rear gardens and ground floor dwellings, while maintaining visibility where surveillance is required. Planting will be managed to preserve sight lines along routes, parking areas and shared spaces, avoiding dense shrub masses in locations that could create concealment.

The strategy aligns with Secured by Design principles and responds to the recommendations of the Crime

Impact Statement [Document Ref: 20260060CIS01] with detailed lighting, access control and boundary specifications to be developed through the technical design stage where required.

2.16 Sustainability & Green Infrastructure

The proposals adopt a fabric-first approach, with building envelopes to be developed to meet the requirements of Part L and support long-term energy efficiency, thermal comfort and reduced running costs for residents. The design will also be coordinated with ventilation and overheating requirements under Approved Documents F and O as the technical design develops.

The pitched roof forms provide opportunities for photovoltaic panels where feasible, subject to detailed coordination, SAP assessment and technical design. The roofscape, orientation and servicing strategy will be developed to balance renewable energy generation, visual impact and the site's wider heritage and townscape context.

The material strategy prioritises robust, durable and contextually appropriate materials, including a masonry-led palette, slate-effect roof tiles and a combination of aluminium and composite windows and doors. These materials have been selected to provide longevity, reduce maintenance requirements and ensure the development remains visually coherent over time.

Green infrastructure is integrated through the landscape strategy, with defensible planting, landscaped buffers, tree planting and open space around the apartment building, particularly along Broadfield Stile and St

Alban's Street. This helps soften the built form, improve residential amenity, support biodiversity and create clearer thresholds between public, shared and private areas.

The landscape and BNG strategy also provides an opportunity to replace low-quality self-seeded vegetation with a coordinated planting scheme, habitat creation and biodiversity enhancements. These measures support climate resilience, urban greening and the creation of a healthier residential environment.

2.17 Utilities - Broadband Connectivity

The development will be designed to support modern broadband connectivity in line with NPPF Chapter 10, which promotes high-quality communications infrastructure. Service routes and ducting will be incorporated to enable fibre broadband connections to each dwelling, with the final provider to be confirmed at the appropriate stage.

The site is intended to be connected to high-speed broadband infrastructure via Openreach, subject to provider design requirements, inspection and approval. This approach will ensure that future residents have access to reliable digital connectivity for home working, education and everyday use.

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