

# Oldham and Rochdale Urban Design Guide

## Supplementary Planning Document

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## Foreword

These documents form the Urban Design Guide Supplementary Planning Document, which supports the development plan and provides a basis for achieving high standards and good quality design throughout the Borough.

They set out how the Council and our partner agencies can work together to improve the quality of the places that we create. Good design is essential to the future of the Borough. It adds to our quality of life, attracts business investment and reinforces pride in our towns and villages.

The guide is not intended to be prescriptive. We have been very concerned to ensure that the approach that we are taking will enable us to take into account local character. I very much hope that everybody involved in the development process will find it of help in bringing forward new developments, whether they be in urban parts of Oldham or in the rural villages of Saddleworth.

### **Councillor Hibbert**

Oldham Metropolitan Borough Council

This guide is a great example of how Councils and their partner agencies can work together to ensure that through quality design we can protect and improve our towns and villages. We have listened to what all the stakeholders have said and we have focussed on those areas where design guidance can make a real difference, i.e. the design of new residential development and the public realm. With this guide we aim to bring in a local agenda that protects, enhances and sustains local communities and their distinct characters. The design guidance provides us with a vital tool to help developers and investors deliver what our local communities want and it will allow Planning Officers and Planning Committees to judge applications against the principles set out in this guidance.

### **Councillor Hobhouse**

Rochdale Metropolitan Borough Council

*“High standards of urban design should be promoted everywhere. People who live in low quality environments should be as entitled as anyone else to expect high standards for new development... poor designs are unacceptable wherever they may be proposed”* Design Review, CABE 2002

This guide was adopted by Oldham Metropolitan Borough Council 1<sup>st</sup> October 2007 as part of the Urban Design Guide Supplementary Planning Document.





# I Introduction

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## I.1 Basis for urban design guidance

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Good urban design and well designed buildings and spaces are no longer luxuries. They are essentials, and are required by national planning policies and the local policies of Oldham and Rochdale Metropolitan Borough Councils.

This Urban Design Guide expands on local planning policies and sets design principles for all types of development with the Boroughs of Oldham and Rochdale. These principles identify what development should do to achieve design quality. The following guides provide more detail on how the principles set out in this Urban Design Guide should be achieved:

- the Residential Design Guide;
- the Public Realm Design Guide; and
- the Design and Planning Process: Guide to Good Practice.

The Boroughs of Rochdale and Oldham have adopted the series of urban design guides as Supplementary Planning Documents (SPD). This Guide will be a material consideration in determining planning applications. Its aim is to provide clear guidance to everyone involved in development (including architects, designers, public and private sector developers, house builders and engineers) on the quality of design expected by both Boroughs. The Guide will also be used by local authority officers to help assess the quality of planning applications.

This formal adoption process involved consultation with local stakeholders, and this document has been amended in response to that consultation.

This Guide aims to encourage high quality design of places, buildings and landscapes that meet the current and future needs of the communities that use them. The basis for this Urban Design Guide has been set by:

- national planning policy;
- local planning policy;
- consultation with key stakeholders; and
- analysis of the strengths and weaknesses of the urban forms and landscapes within Oldham and Rochdale.

Appendix A sets out the planning policies that the principles in this Guide support.

Appendix B provides a glossary of urban design terms, and Appendix C sets out references to other source material.

The content of the Urban Design Guide has been shaped by the consultation held between March and September 2005. These interviews, workshops and review sessions provided valuable insights into local perceptions of key issues and options for the guidance.

The key issues discussed during consultation included:

- what is considered good and bad urban design in various parts of both Boroughs;
- the causes of poor environmental quality; and

- good and poor practice encountered in promoting good urban design, designing schemes, and assessing the merits of planning applications.

The options for the guidance focused on:

- the issues and themes that urban design guidance specifically for Oldham and Rochdale should address; and
- the priorities to be included in core urban design principles that should inform this Guide.

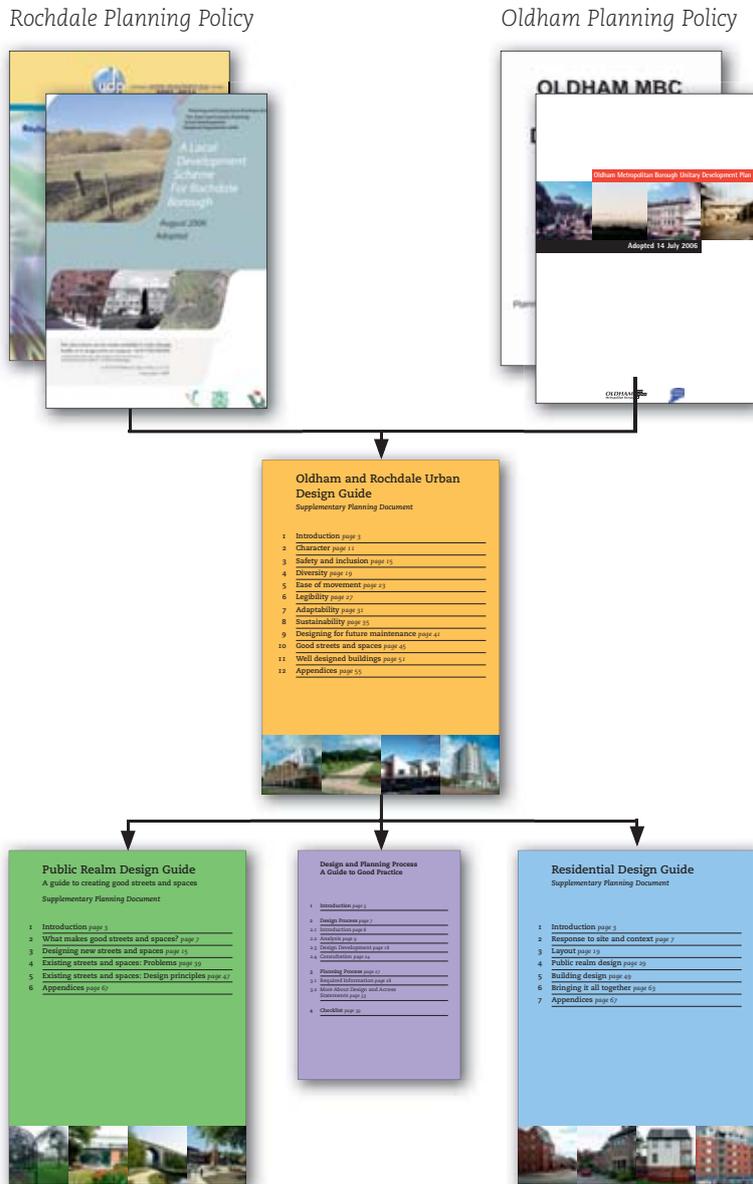


Diagram showing how the Design Guides relate to local planning policy.

*“While the planning system has a key role to play in delivering better design, the creation of successful places depends on the skills of designers and the vision and commitment of those who employ them.”* By Design

*“For places to be well-used and well-loved, they must be safe, comfortable, varied and attractive. They also need to be distinctive and offer variety, choice and fun.”* Urban Design Compendium

*“Planning policies should promote high-quality inclusive design in the layout of new developments and individual buildings in terms of function and impact, not just for the short term but over the lifetime of the development. Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted.”* Planning Policy Statement. 1 There are four overall aims that are essential to creating successful places. These underpin the principles within this Guide and are:

**1 The need for sustainable development that is environmentally responsible, and:**

- minimises consumption of finite and non-renewable resources;
- reduces or eliminates harmful emissions; and
- conserves and improves valuable and valued parts of the historic built and natural environment.

**2 The need for community development that provides for a greater sense of involvement in planning and development processes, and:**

- supports cultural diversity, social interaction and cohesion; and
- engenders civic pride and a sense of ownership of peoples’ immediate and wider environments.

**3 The need for inclusive and safe development that is as accessible as possible to all, and:**

- maximises choice and opportunity;
- minimises opportunities for crime and anti-social behaviour; and
- feels safe.

**4 The need for attractive development that is fit-for-purpose and:**

- is aesthetically pleasing;
- relates positively to its context; and
- enhances its surroundings.

Sound planning policies and clear design guidance are by themselves no guarantee that high quality places will be created and maintained. Achieving good urban design needs to be supported by good processes. There are four processes involved in creating places: design solutions; applications and approvals; implementation; and maintenance.

**1 Design Solutions**, which requires ongoing commitment to improving design quality on the part of all participants. This includes developers and their design teams, the local planning and highway authorities, other public agencies, councillors and decision makers, and local communities. The design team must have the right skills to be able to use the Urban Design Guide to inform their designs.

To be successful, the process of developing design solutions should include consultation with key stakeholders during the design process (and not just after the design has been finalised) and pre-application discussions with the local authority.

**2 Applications and Approvals**, which requires the right skills in both the design team and the local authority to ensure that good quality applications are submitted and good quality decisions are made.

The Design and Planning Process: A Guide To Good Practice is a useful reference.

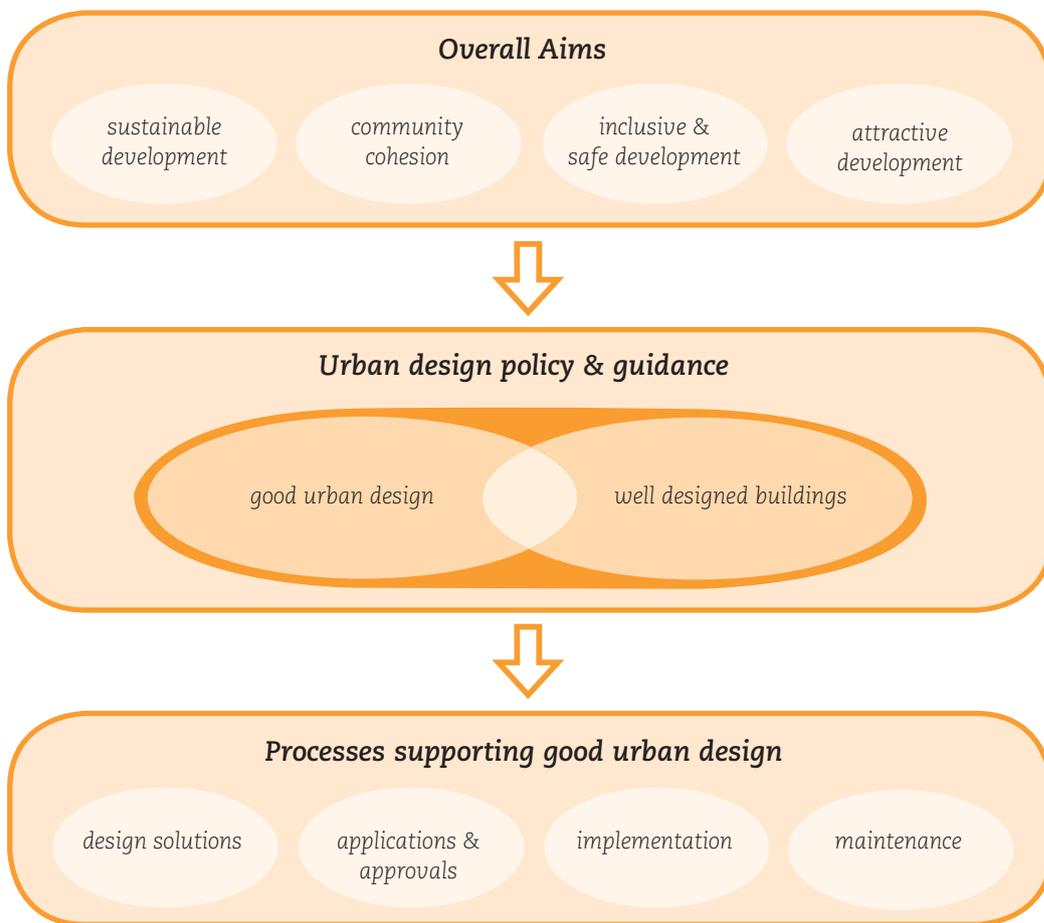
**3 Implementation**, which includes considerations of:

- the practicality of the proposals;
- how development is to be built out over time;
- the requirements of agencies such as highways and statutory undertakers; and
- the need to minimise adverse impacts on the environment and local communities during construction.

**4 Maintenance**, good design can only be successful if it lasts.

Spaces and buildings that are difficult or expensive to maintain will not achieve good design. No matter how well designed initially, buildings and spaces that use materials with a short life will not achieve good design. The principles within this Guide are underpinned by the aims of (i) ensuring that durable, sustainable and replaceable materials and components are used for construction; (ii) appropriate provision is made for maintaining the development to ensure that the quality of the Boroughs is sustained over time; and (iii) actively involving the agencies responsible for maintenance in the design process.

The diagram below illustrates how design policies and the guidelines set out in this and other Guides relate to the four overarching themes and the four processes in creating successful places for sustainable communities.



## 1.2 The Urban Design Principles

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The ten urban design principles set out opposite are drawn from local and national planning policy and best practice guidance, analysis of the local area – and most importantly – consultation with local people.

These principles may seem very general. However, towns and cities throughout England tend to have similar problems and share similar aspirations about the type of place they would like to become: thus, the urban design principles reflect common themes.

The aim of this Design Guide is not only to raise the quality of individual developments, but also to improve the image of Oldham and Rochdale as distinctive places. Thus the principle of character – enhancing identity and sense of place – leads the ten principles.

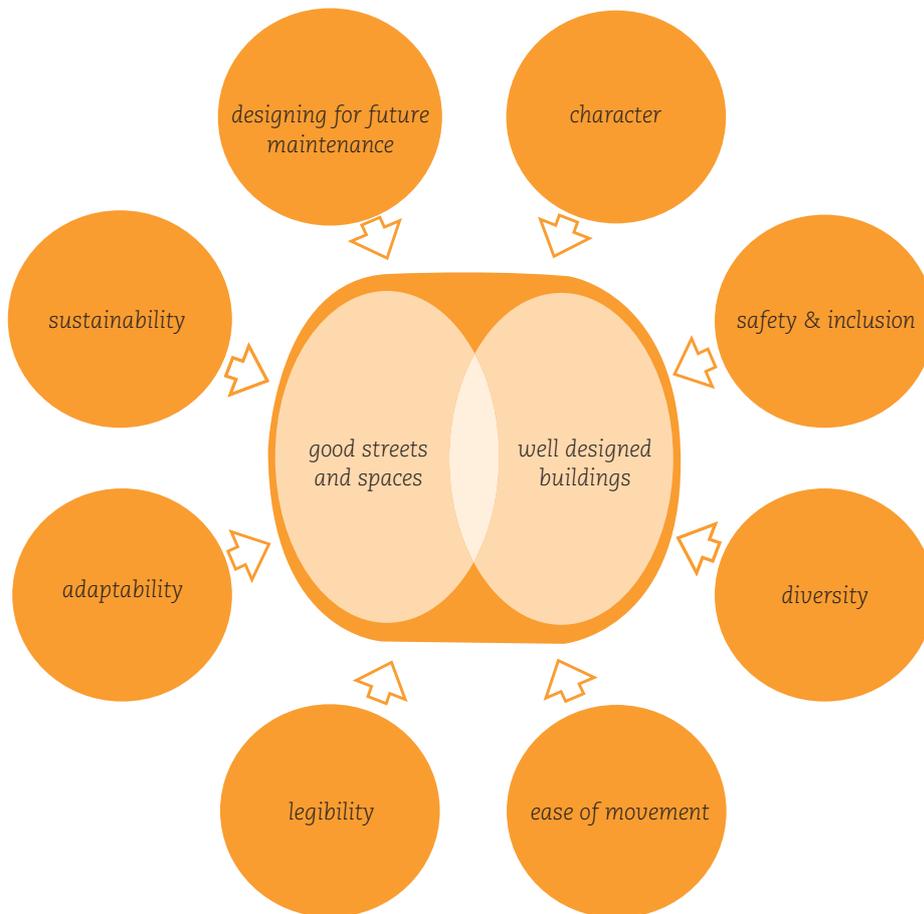
The first eight principles encapsulate the urban design qualities that contribute to making good places, buildings, spaces and landscape. The last two principles concentrate on where the first eight need to work together: streets and spaces; and buildings.

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### The principles

- *Character: Enhancing identity and sense of place*
- *Safety and inclusion: Ensuring places are safe, secure and welcoming for all*
- *Diversity: Providing variety and choice*
- *Ease of movement: Ensuring places that are easy to get to and move through*

- Legibility: Ensuring places can be easily understood
  - Adaptability: Anticipating the need for change
  - Sustainability: Minimise the impact on our environment
  - Designing for future maintenance: Designing buildings and spaces so that their quality can be maintained over time
  - Good streets and spaces: Creating places with attractive outdoor spaces
  - Well designed buildings: Constructing sustainable buildings appropriate to their function and context
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## 2 Character

Enhancing identity and sense of place

*Why is character important?*

Oldham and Rochdale have a rich history, and this is demonstrated in many of its buildings and spaces.

However, most recent development does not have much to do with Oldham and Rochdale. It could be anywhere in the UK. At its best it has a bland feel, at worst new development turns its back on its surroundings and ignores what is around it.

To transform the quality of the two boroughs, new development must create a positive character, with an identity that relates to the specific characteristic of Oldham and Rochdale.

**2a Development must respond positively to its context:**

- where the local context is positive, new development should reflect local urban design characteristics. These should include street pattern, building scale and form, proportion and fenestration patterns, so creating an appropriate density, layout and building design that further improves the qualities of the local area;
- where the local context has a weak or negative character, new development must improve the quality of the area. It may do this by introducing new street patterns and building forms to create a distinctive new identity;
- all new development should relate positively to the topography, landscape and other features (such as canals) of the wider area, and respond positively to views towards the site
- all new development should respect and enhance the setting of archaeological features, listed and heritage buildings and spaces, and conservation areas; and
- all new development should contribute to the cultural and historic qualities of the surrounding area



*Typical Pennine Village Street: tightly enclosed by buildings but with views to the surrounding countryside (far left).*

*Mills are an important part of the character of Oldham and Rochdale (left).*



*The layout of Pennine Villages relates sensitively to the local topography (far left).*

*Typical inner-city layout: a distinctive regular geometric grid 'draped' over the hills of Oldham and Rochdale (left).*

*More recent suburban layout: could be anywhere in England (below).*



**2b Development must respond positively to its site and contribute to a distinctive sense of place. It should:**

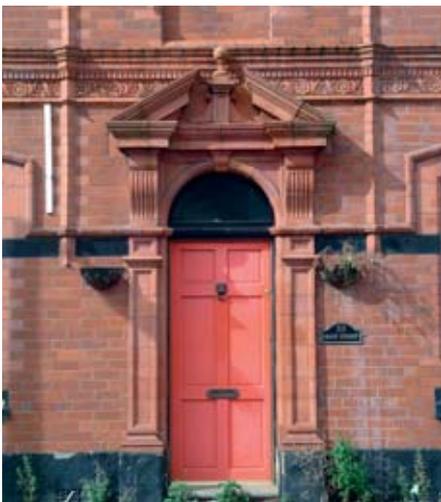
- use the topography and orientation of the site to enhance local distinctiveness;
- retain and incorporate existing natural and landscape features of ecological, environmental, amenity or cultural value (e.g. mature trees, planting, streams, ponds, hedgerows, greens, commons);
- retain and enhance archaeological features, listed buildings, historic parks and gardens, and buildings and features of cultural, historic, industrial heritage and/or townscape merit;
- remove unattractive or inappropriate buildings, elements or features that detract from the quality and/or character of the site and its surroundings;
- incorporate where possible and appropriate new, well designed publicly accessible open spaces, landmark elements, landscape, lighting features and public art;
- ensure that new development will positively improve the appearance and character of the site in its setting, creating a new quality benchmark for further development in the immediate locality. This is particularly important where the existing site and context are of poor visual or environmental quality or are weak and lacking in character; and
- where the development site is adjacent to a canal or other watercourse, the development should enhance the setting of the waterway and present a positive frontage to it, and particular consideration should be given to enhancing the ecological value of the waterway and improving views for it's users. Developments should take opportunities to improve pedestrian (and, where appropriate, cycle) access to towpaths and footpaths adjoining waterways.



*Where the surrounding area has few positive characteristics, there is an opportunity for new development to improve the appearance and character of the site and its context.*



Where the surrounding area has positive characteristics, developers should make the most of the opportunity to reinforce them through new buildings and spaces.



Blank edges to canals miss an opportunity to bring their special character to a development (far left).

Canals are a major asset to the area: buildings fronting onto them can make the most of their positive character (left).

# 3 Safety and inclusion

Ensuring places are safe, secure and welcoming

*Why are safety and inclusion important?*

This Urban Design Guide has been informed by discussions with many people in Rochdale and Oldham. In response to the question ‘What makes a good place?’, there was overwhelming agreement that a good place must be a safe place that is accessible for all.

Residents must feel safe and secure in their homes, visitors must feel that places are welcoming, and businesses must be able to operate in a safe and secure environment.

**3a Development must positively contribute to making routes, streets and public spaces as safe, free from crime and accessible as possible.**

**It should:**

- ensure all routes and open spaces are well overlooked by building fronts;
- design buildings so that windows and doors face onto streets and spaces, avoiding long blank walls;
- avoid segregating pedestrians, cyclists and vehicles;
- ensure there are clear, direct and well-lit routes and paths between key destinations, with clear forward visibility and gentle changes of direction, avoiding places hidden from view or in darkness;
- concentrate activity and footfall along a network of pedestrian-friendly key routes and public spaces so that these can be “self-policing”;
- ensure that there are alternatives to leisure routes through parks, open spaces or less well used streets, so that they can be avoided by those wishing to do so;
- limit vehicular speeds on streets to provide a safer environment for pedestrians and cyclists;
- ensure that routes, streets and public spaces and access to buildings from them are designed to be accessible to all, including children, the elderly, those with some form of impairment, and those carrying shopping or pushing a pushchair;
- ensure that pedestrian routes remain free from obstructions and unintended hazards that would restrict accessibility (e.g. uneven pavements, temporary barriers, and inappropriate resurfacing prior to, during or after construction and maintenance works); and
- support the on-going supervision, maintenance and management of routes, streets and open spaces to deter vandalism and antisocial behaviour, engender a sense of community pride and ensure they remain safe, accessible and attractive.



*Good examples of routes that are clear, direct and well lit – and so are safe at all times.*

**3b Development must minimise opportunities for car and cycle theft, vandalism or assault or harassment of car-users or cyclists. It should:**

- ensure public car parks and secure cycle parking areas are accessible and well-lit, with secure and visible entrances and exits;
- incorporate any private parking spaces required within secure premises or where they can be seen by car or cycle users or the occupants of the buildings they serve; and
- ensure that parking areas and accesses to them are overlooked and not obscured by buildings or planting that could provide potential hiding places.



*Large floorplate uses such as supermarkets must be designed to minimise blank elevations to public space.*

**3c Development must minimise opportunities for crime against property and the occupants of buildings without detracting from the quality of the townscape and landscape. It should:**

- involve consultation with the local police Architectural Liaison Officer as part of the design process;
- provide a clear distinction between the publicly accessible streets and space and private space associated with individual buildings and groups of buildings;
- minimise opportunities for unauthorised access to private gardens, courtyards or other spaces by enclosing these with buildings where possible or secure walls or fences;
- ensure that the entrances to private spaces or buildings are secure and clearly visible from both the street and windows within buildings;
- ensure that boundaries to front gardens or forecourts do not create hiding places;
- avoid incorporating service roads, maintenance strips or private paths that are not overlooked or provide access to openable ground floor windows;

- balance the aim of well connected routes (permeability) against the need to minimise escape routes for criminals, whether on foot or in cars;
- ensure that the incorporation of permanent or temporary security measures to prevent break-ins to premises or ram-raiding of shop fronts, such as grilles, shutter-blinds, bollards and reinforced stall-risers, are integrated into the design of buildings and do not present unattractive, blank elements in the street scene; and
- provide for the incorporation of CCTV for the surveillance of those parts of the public realm and private space and buildings that require it or would benefit from it to discourage crime and anti-social behaviour.



*Back along public streets invite vandalism and create a poor street scene.*



*Fenced or walled front gardens, overlooked by windows, clearly define public and private space.*

# 4 Diversity

Providing variety and choice

*Why is diversity important?*

It is important, because it provides choice and adds richness to the urban environment. Communities in Rochdale and Oldham are diverse and development has to respond to a large variety of cultural differences.

Diverse environments support social cohesion and understanding, whereby equal choices are offered to all parts of the community.

**4a Where possible and appropriate, development must incorporate a mix of uses that add richness and variety to the local area. It should:**

- avoid the creation or continuation of large areas in a single use, unrelieved by the presence of other complementary uses or activities;
- encourage the provision of a range of facilities and services that are needed or can be used by the local community, workforce or visitors;
- encourage walking and minimise reliance on the car; and
- in higher density areas and local and town centres, provide a mix of uses within individual buildings.



*Traditional example of successful mixed use: the corner shop.*

**4b Development must consider and, where possible, provide for the needs for all sections of society and add richness to the social and cultural diversity of the local area. It should:**

- support a range of tenures and housing types in residential and mixed use areas;
- support a range of cultural, spiritual and recreational activities that meet the needs of different groups in the local community;
- ensure that the design quality of buildings and facilities for all sections of society and types of user is of an equally high standard;
- ensure that the range of housing tenures and types and different community facilities are appropriately integrated and equitably distributed within the local area; and
- ensure that all types of housing and community facilities are designed to be accessible to those with some form of impairment or special needs.



*The mix of flats and houses creates a varied street scene, as well as providing a diverse range of housing types (far left).*

*This good quality mixed-use development integrates residential development and a large supermarket (left).*

**4c Development must support variety and choice in the public realm for all sections of the local community. It should:**

- provide or sustain a network of routes, streets and paths that maximises choices for movement, particularly for pedestrians, cyclists and public transport users;
- provide a range of open spaces to meet the needs of different sections of the local community for active and passive recreation, play and leisure; and
- design open spaces so that their layout and appearance reflects their intended function.





# 5 Ease of movement

Ensuring that places are easy to get to and move through

*Why is ease of movement important?*

Whilst some places within the two Boroughs are well connected, many streets are dominated by traffic and are not good places to be, creating barriers to people moving around. Many new developments, especially those on larger sites, cut themselves off from the surrounding area.

People living and working in Rochdale and Oldham need to get easily from their home to the facilities they need for their day-to-day activities: their workplace, school, shops, place of worship, open space and so on. Without easy access, the range of activities is curtailed and people are not able to live full lives. Successful places tend to give priority to pedestrians, so that walking is easy and pleasant.

**5a Development must provide or reinforce a clear network of routes (roads, streets, paths and associated spaces) that provides easy access to an area, and the buildings and facilities within it. The movement network should:**

- ensure that existing and proposed routes to and within an area are well connected to one another;
- provide direct and attractive links between destinations that follow natural desire lines and movement patterns;
- reflect the importance and significance of each route within an area in a hierarchy of roads, streets, paths and spaces that are all of appropriate width and design to fulfil their intended function;
- reflect an appropriate urban grain of street blocks that allows for the easy movement of people, particularly pedestrians, throughout the area (permeability) whilst avoiding ‘rat runs’ that encourage car drivers to take short cuts; and
- support a permeable network with clear signage to aid wayfinding.

**5b Development must be located to support movement by means other than the car between facilities and the people who use them. It should:**

- ensure that everyday facilities such as local or corner shops, primary schools and children’s play areas are as conveniently and appropriately located as possible within their catchment areas and easily accessible by walking, cycling and public transport;
- ensure that concentrations of land uses and activities and higher density developments are well served by public transport routes and /or public transport interchanges;
- ensure that homes are within 5 minutes walk (400 metres) of a bus stop or within 10 minutes walk (800 metres) of a rail station or public transport interchange; and
- design pedestrian and cycle routes to be more direct (i.e. shorter and quicker) and hence more attractive than routes for private cars.



*This site has the potential to create new streets that connect the area together, providing people with convenient routes to the places they want to go to.*



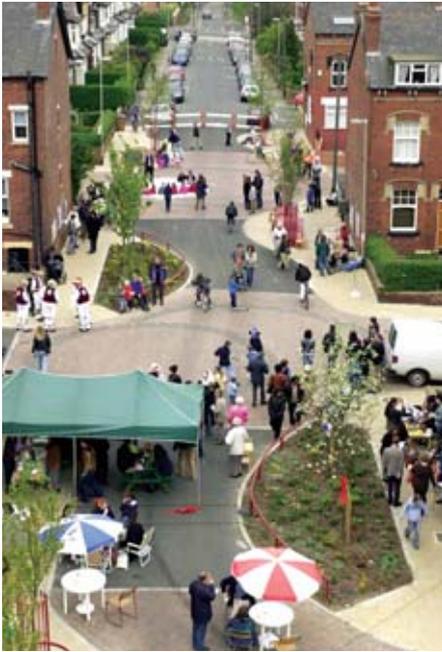
A cul-de-sac layout does not connect the site to the surrounding streets, so restricting access, especially for pedestrians and cyclists.



Connecting streets together creates an environment that is easy to move through.

**5c Development must give priority to the needs of pedestrians, and encourage walking, cycling and public transport usage to reduce reliance on the car. It should:**

- locate building entrances so that they are convenient for pedestrians and cyclists, rather than the drivers of private cars;
- ensure that there are footpaths and pavements of sufficient unobstructed width to provide the necessary pedestrian access and accommodate associated street furniture and landscape elements;
- ensure that there are appropriate safe and convenient pedestrian crossings over busy roads and streets that relate to pedestrian desire lines;
- provide waiting areas for public transport that are safe and out of the weather;
- consider and cater for the needs of cyclists by providing or supporting a network of safe cycle routes, lanes and crossings which do not impede safe pedestrian movement;
- make provision for secure and convenient cycle parking at key destinations such as local and town centres, places of employment, retail and leisure facilities, educational establishments, civic and community centres and public transport interchanges;
- integrate secure cycle parking within residential and other properties to meet the potential cycling needs of their occupants and visitors; and
- incorporate appropriate traffic calming and traffic management to reduce traffic speed. Where appropriate create car-free zones and/or shared surface environments such as home-zones where pedestrians have priority.



Trees can provide positive separation between pedestrian and car movement (far left and far left below).

Homezones create pedestrian and child friendly environments that accommodate a wide range of social activities (left).



Secure cycle parking encourages the use of bicycles (left).



Major transport locations should be easily accessible by pedestrians (far left).

Good quality facilities, such as the new bus station at Middleton, encourage people to use public transport (left).

# 6 Legibility

Ensuring that places can be easily understood

*Why is legibility important?*

If you cannot easily understand where you are in a town or village, it means that:

- you cannot find your way around, as it is not obvious which street may lead to the shops and which may be a dead end; and
- the place does not have a clearly memorable character or identity: it is confusing or bland.

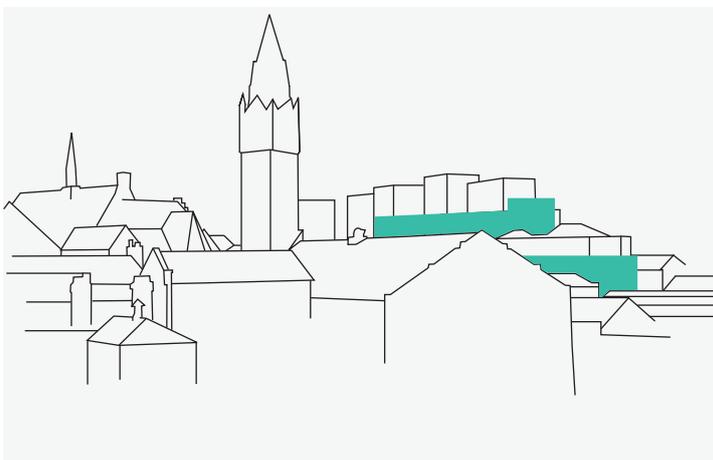
Consultation with local people revealed that we all prefer legible, memorable places such as Dobcross or Littleborough, and dislike the disorientation of high rise estates or town centres encircled by ring roads.

**6a Development – whether a single building on an existing street or a large development site – should contribute to a legible environment. That is, it should provide a clear hierarchy of routes, streets and spaces by:**

- designing streets and other urban spaces to have a clear identity;
- locating activity and mixes of uses along key transport corridors and nodes;
- relating building heights to the width of streets and spaces, so that their character and importance is reinforced;
- supporting a hierarchy of open spaces (such as parks and play spaces), and designing them so that their function and importance can be clearly understood; and
- ensuring that legible designs are primarily aimed at the pedestrian scale and speed of movement.



*New development (in green) does not relate sensitively to the landmark building.*



*New development more sensitively designed into overall townscape.*



*This road is a major 'gateway' to the town, and its width helps give it importance relative to narrower streets. However, the buildings along it are of such poor quality and low height that they fail to reinforce the street's importance – so failing to contribute to the street's legibility.*



Landmark buildings along streets help create a legible place.



**6b Development must relate positively to the visual connections between it and its surroundings. It should where appropriate and possible:**

- protect and enhance existing attractive views to the wider surroundings, memorable existing buildings and other locally distinctive existing landmarks;
- create new landmark buildings and spaces to emphasise the importance of a place such as a main centre of activity, a major civic or community function, a meeting of major routes or a major entry point to a different kind of area;
- relate building height and silhouette to the hierarchy of importance of routes, spaces and activities to reinforce the appearance of appropriate landmark elements within the skyline;
- incorporate memorable elements of public art at landmark locations; and
- reinforce visual connections along routes and between spaces and at landmark locations with appropriate landscaping, lighting and signage.



A new landmark space in Middleton raises the image and identity of the town.

**6c Development must be designed so that intended functions of buildings and spaces are easily understood, and that the entrances to them are appropriately located and visible. It should:**

- ensure that the functions of buildings and spaces are recognisable whether purpose built or adapted (e.g. homes and apartments; retail, office and mixed-use buildings; parks and play areas);
- ensure that entrances to major facilities (such as rail or bus stations; retail or leisure areas or mixed-use complexes; civic, cultural and community buildings or centres; public parks and recreation areas) are welcoming, appropriately scaled and detailed and visible along or at the end of one or more major view corridors; and
- ensure that all properties and spaces have entrances where they can be clearly seen from the streets or space on which they are located.



*Landmarks and focal points can be of varying character, a special structure, a corner building or a special building element.*



# 7 Adaptability

## Anticipating the need for change

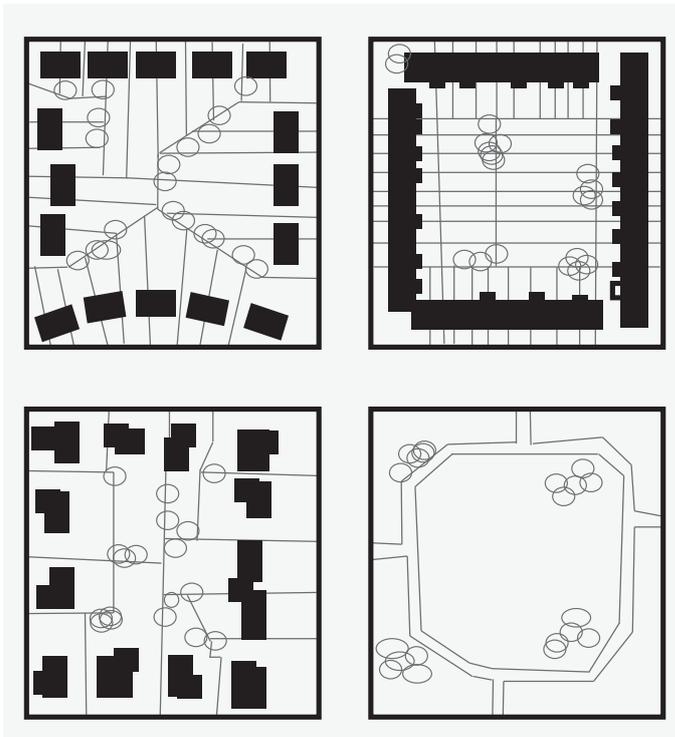
### *Why is adaptability important?*

Some buildings in Oldham and Rochdale have stood the test of time, and have been used in a variety of ways over the years: terraced houses are one example. Others – such as high rise flats or large retail ‘sheds’ – have limited flexibility and a potentially short life.

It is important that buildings and spaces can respond to changes in technology, market conditions and living circumstances. This quality is known as ‘adaptability’ and enables buildings and spaces to have a long life, so creating a flexible and sustainable environment.

**7a Development proposals and layouts for extensive areas must be capable of accommodating the changing and future needs of society and the activities it pursues. They should be designed to:**

- ensure that the network of principal roads and primary infrastructure is designed to accommodate private vehicles, public transport, pedestrians and cyclists so that all modes are catered for;
- ensure that the layout of street blocks and development parcels could accommodate a range of different land uses and development densities;
- provide principal open spaces that can be used, with or without subsequent adaptation, for different recreational, leisure, cultural and social activities and events;
- allow for movement and visual connections to be made to adjoining areas in the event of their future redevelopment or development;
- safeguard the finite, non-renewable resources and assets in the area, such as historic buildings and landscapes, water bodies, and areas of special ecological and landscape value, from development pressures for the benefit of future generations; and
- allow for the future use of renewable energy (such as solar panels and wind turbines) where they are not already provided.



*Design street blocks and development parcels so that their size allows them to accommodate a range of different land uses and development densities.*



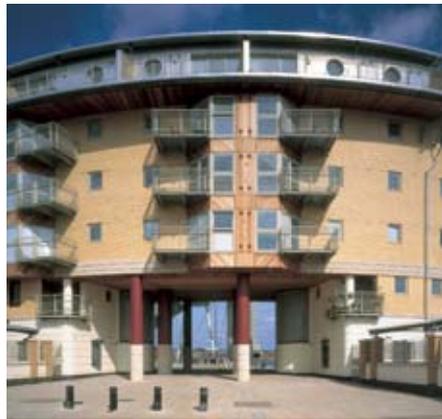
*This street has been adapted to become a pedestrian-only link (far left).*

*Traditional streets tend to be able to respond to changing patterns of use. Above: a former through street has been adapted to become more pedestrian dominated (left).*

**7b Development proposals for new buildings or the conversion of existing buildings must be designed to allow for their future adaptation to meet the changing needs of their occupants and of the local area.**

**Opportunities should be taken to:**

- allow for the future conversion of the ground floors of residential buildings occupying corner plots at key intersections of routes in residential areas for use as a corner shop or other community use;
- allow for the future change of use and/or sub-division of large, single occupant, non-residential buildings to accommodate alternative uses and multiple occupants;
- allow for the future amalgamation of small residential and/or business units to meet the needs of larger households or business occupants;
- enable residential buildings to be capable of being adapted to meet the changing accommodation and mobility needs of households as these change over time; and
- ensure that buildings are appropriately accessible and provide for the needs of those who have or may develop some form of impairment or disability.



*Designing the ground floor of flats to be either shops or residential gives flexibility (far left).*

*Higher floor-to-ceiling heights on the ground floor allow use as either residential, shops or offices (left).*



*The conversion and extension of this old warehouse provides small business units that can be combined to form larger offices as demand changes (far left).*

*This former mill in Hollinwood has now been transformed into office use (left).*



# 8 Sustainability

Minimising the impact on our environment

*Why is sustainability important?*

Sustainability means simultaneously meeting environmental, economic and community needs without compromising needs of future generations. Where these three overlap is the area where all the main elements of quality of life come together to make 'liveable' places that have long-term durability. In raising the standard of development in Rochdale and Oldham, the aim is to create places of enduring quality that can provide for the needs of today's residents as well as for future generations. Sustainability is not an optional, bolt-on 'extra' to the other principles in this Guide – it is a thread that runs through them all.

**8a Development proposals must be designed to reduce the demands they make on energy. Where feasible and appropriate they should:**

- ensure that the layout and orientation of buildings benefits from passive solar gain for natural heating where this does not compromise other important urban design principles;
- ensure that buildings are adequately insulated to minimise heat loss and energy wastage;
- consider district-heating schemes fuelled from sustainable sources;
- use natural ventilation to reduce requirements for mechanical air cooling;
- locate buildings where they are least exposed to the chilling effect of prevailing winds, using topography, other buildings and tree belts to provide shelter;
- use energy efficient street lighting that minimises light pollution;
- reduce the potential for overheating on south facing facades and the need for mechanical cooling (through appropriate window sizes or blinds, screens or planting to provide shading); and
- provide for natural daylight and sunlight to illuminate the interior of buildings reducing the need for artificial lighting.

**8b Where feasible and appropriate development proposals must be designed to provide 10% of their total predicted energy requirements on site from renewable resources. Such measures should not have an adverse impact on amenity or townscape character and quality and may include:**

- solar panels on roofs or elevations for water or space heating;
- photovoltaic modules on south facing roofs or elevations for electricity generation;
- wind turbines on site or integrated within roof structures for electricity generation;
- mini or micro combined heat and power units on-site or within buildings fuelled by renewable materials such as coppice-wood or burnable waste; and
- using bore hole technology to provide cooling by re-cycling water from aquifers beneath buildings.

Developers in Oldham should refer to the Borough's Renewable Energy SPD, and in Rochdale to the Energy and New Development SPD



*Bed Zed, zero energy housing (far left).*

*The artist's impression of plans to redevelop St Mary's in Oldham is a leading example of energy efficient construction and design (left).*

**8c Development proposals must be designed to incorporate measures for the conservation of water resources and, where relevant, flood prevention. They should:**

- aim to minimise the consumption of potable water through measures such as collecting rain water and using it for toilet flushing and /or garden irrigation, installing low water usage toilets and appliances;
- ensure that as much surface water run-off as possible from roofs and areas of hard standing can permeate into the ground rather than into main drains or watercourses, through incorporating areas of soft landscaping and the use of permeable surfaces in hard landscaped areas and car parks;
- incorporate sustainable urban drainage where feasible and appropriate, incorporating features such as green verges and swales, shallow ditches, balancing ponds, wetlands and areas of reed-beds to control the discharge of surface water and its quality; and
- ensure that water conservation measures form an integral and attractive component of the design of areas, buildings and associated spaces and landscape.

**8d Development proposals must make appropriate provision for the sustainable management and discharge of waste. Where feasible and appropriate they should:**

- incorporate facilities for segregation, storage and collection of recyclable waste such as paper, glass, metal and bio-degradable material; and
- ensure that facilities such as recycling bins, refuse storage and collection areas and composters are integrated into the design of areas and buildings in an non intrusive and attractive manner.



Solar energy can be used for heating or hot water supplies.

**8e Development must make a positive contribution to the greening of the urban environment and supporting bio-diversity. Development proposals should:**

- sensitively integrate existing open space and landscape features (including watercourses) into the proposed development, including the opening up for culverted watercourses where feasible;
- provide a network of new open spaces that support new planting in both soft and hard landscaped spaces;
- incorporate soft landscape elements including trees in the open spaces and areas serving or associated with buildings (e.g. gardens, courtyards, car parks);
- promote native plants and trees;

- incorporate where feasible and appropriate planting into built structures (e.g. green roofs, planting screens and trellises, balcony and terrace planters, window boxes);
- incorporate where appropriate nesting boxes and roosting structures for birds and bats into built structures or landscape elements, and
- introduce additional street trees to existing streets.



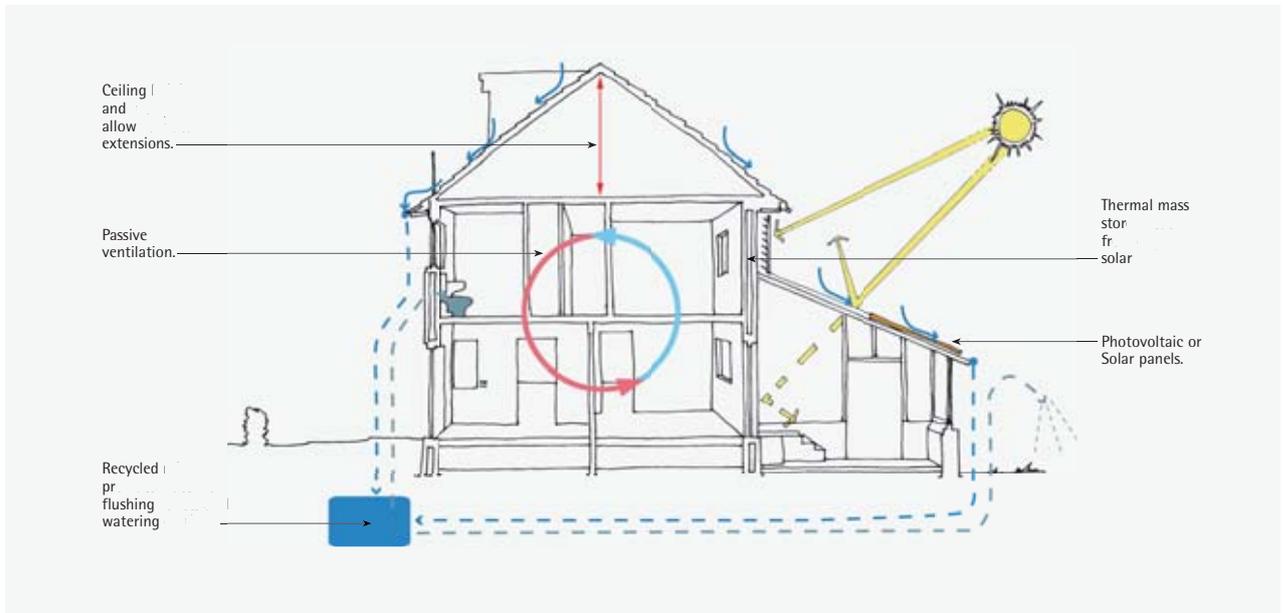
*Green walls and roofs not only improve the environment but create attractive buildings to look at.*

**8f Buildings must be carefully designed and detailed so that they make a positive contribution to their surroundings, are robust, durable and age well. They should:**

- be designed specifically for their site;
- ensure that building elements, such as arches, porches, dormers and extensions are an integral part of the design and are not perceived as being ‘stuck on’ to the building;
- ensure that building frontages are free of clutter and provide adequate and well integrated storage for bins, recyclable materials such as paper, glass, organic waste and tins, and non obtrusive places for meter boxes;
- ensure that all opportunities to create a sustainable building are explored including winter gardens, conservatories and sustainable technologies such as grey water recycling, photovoltaic and solar panels, thermal mass storage and passive ventilation;
- allow for future extensions and conversions and provide, where feasible, attics that are easily convertible (e.g. adequate roof pitches avoiding trussed roofs) and accessible (e.g. practical location of staircases in relation to roof lines). Where feasible, provide gardens that are big enough to allow for rear extensions.



*Sun protection allows the use of large glazed areas without the detrimental effect of overheating.*



This development successfully incorporates bin storage and utilities.

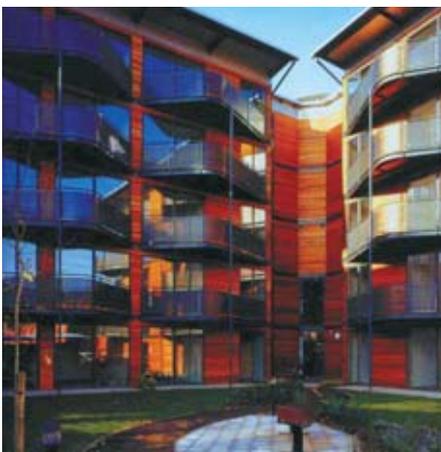
**8g Development must use construction methods and materials that are not only fit for their intended purpose and make a positive contribution to design quality, character and appearance, but also contribute to the sustainable use of resources. Development proposals should:**

- make optimum use of on-site construction and demolition waste through re-using existing buildings, building elements (e.g. bricks, tiles, slate and beams) and demolition materials (e.g. rubble, hardcore) in the construction of new buildings, infrastructure and open space;
- use construction materials manufactured from recycled or renewable resources in preference to those manufactured from non-renewable resources (e.g. recycled aggregates, timber, steel, aluminium). As many construction materials as possible should be A-rated (using the BRE Green Guide to Housing Specification) or reclaimed, preferably from local sources;
- use timber from certified sustainable sources in preference to UPVC or synthetic materials for cladding, doors, and door and window frames;

- consider using pre-fabricated elements and modular construction where these would reduce total energy used, speed up construction and impose quality;
- use construction materials or prefabricated elements that are produced or available locally in preference to those needing to be imported from other regions and countries; and
- Development should meet Level 3 in the Code for Sustainable Homes or BREEAM 'Very Good'.



*Use construction materials from sustainable sources in preference to those manufactured from non renewable resources.*



*The use of pre-fabricated elements can help to speed up construction as well as ensuring consistent quality (far left).*

*BedZed in Sutton, south London is a well-known example of energy efficient construction and living (left).*

## 9 Designing for future maintenance

*Why is designing for future maintenance important?*

Good design is only successful if it lasts. Spaces and buildings that are difficult or expensive to maintain will not achieve good, long-lasting quality in their design. Proper consideration must be given at the design stage to the effects of ageing, weather and climate conditions, and normal wear and tear on buildings, streets and spaces, and landscape.

Inadequate maintenance can lead to an environment just as poor as one that is badly designed in the first place. So good processes of maintenance are as important as designing for easy maintenance.

**9a Think about maintenance early in the design process:**

- who will be responsible for maintaining buildings and spaces? Those responsible may include the Local Authority for streets and open spaces, a Housing Association for the building, or a private management company for unadopted streets and spaces. Identify all those who will be involved in maintenance in drawing up the brief for the development, and in ongoing design reviews;
- ensure that the Design and Access Statement that accompanies the planning application clearly sets out the approach to maintenance and identifies who is responsible for all the various parts of the scheme. It should explain how the comments of those responsible for maintenance will be taken on board;
- designing out crime and anti-social behaviour can help reduce the amount of future maintenance – for example, avoiding blank walls or solid shop front shutters that are a tempting location for graffiti; and
- be aware that designing for easy maintenance takes creativity and careful thought: it is not a case of merely using cheap materials (such as tarmac) because they are easy to replace.
- Developers / applicants will be expected to make financial contributions to maintenance as necessary and this may require a legal agreement



Blank walls tend to attract graffiti, resulting in the need for constant cleaning and maintenance, as well as giving a run-down appearance.

**Technical issues**  
 Self-maintenance considerations on behalf of residents should be considered from the start of the design process. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime.

**Design Aspirations**  
 High-quality design is essential for creating a sustainable and resilient community. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime.

**Development requirements**  
 The design should be robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime.

**Urban Design Principles**  
 The design should be robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime. This includes the need to ensure that the design is robust and can be maintained over its lifetime.

Ensure that the Design and Access Statement clearly sets out the approach to maintenance.



Consulting those responsible for future maintenance of buildings and spaces is an important part of the design process.

**9b Design for easy maintenance of streets and spaces by:**

- using robust materials that age well;
- using a limited palette of materials: this doesn't mean that a design will be boring but instead helps to create a calm backdrop for the building(s) that is easier to maintain than an area that contains many different materials;
- use robust and simple street furniture that can withstand wear and tear, and is easy to clean;
- keeping things simple – avoid awkward corners that are difficult to access, minimise clutter by planning street furniture carefully;
- design utilities to share conduits or trenches where possible, so limiting the amount of street or pavement that needs to be dug up for future maintenance of the utilities;
- coordinate landscape design with the location of utilities so that, for example, inspection chambers are positioned in sensible locations; and
- provide residents and occupiers with front gardens or other planting zones that are easy to maintain, so that they contribute positively to the street scene.



*Think about how buildings will be cleaned, so that they can be maintained easily and safely (far left).*

*These tiny, awkward planting areas will be difficult for residents to maintain well, and may make the street look uncared for (left).*

**9c Design for easy maintenance of buildings by:**

- using materials with a long life;
- where possible, using materials that require little maintenance or cleaning;
- designing in safe and straightforward maintenance access to upper floor windows, roofs and so on; and
- use robust boundaries to rear gardens – brick walls rather than close boarded fences – so that the security of the boundary is not compromised if maintenance is not undertaken properly.



*A limited palette of materials doesn't mean a boring space – instead it provides a high quality backdrop for the buildings (far left).*

*This poor quality close-boarded fence will require a high level of maintenance to ensure it provides a secure boundary (left above).*



*Coordinating services and landscape can help to avoid problems like this (left below).*



# 10 Good streets and spaces

Creating places with attractive outdoor spaces

*Why are good streets and spaces important?*

Streets and spaces form the ‘public realm’ – those parts of towns and villages that are available for use by everyone. Streets and spaces are the ‘public’ face of Oldham and Rochdale, where people walk, meet, rest and interact. An attractive public realm enhances people’s quality of life and the perception of a place.

Good streets and spaces bring together the principles of character, safety and inclusion, diversity, ease of movement, legibility, adaptability and sustainability to create high quality places. Their long-term success is dependant not only on good design but also on their ongoing management and maintenance.

**10a Development must make a positive contribution to streets and other public spaces, and help to reinforce their relative importance in the overall townscape. It should:**

- ensure that an appropriate sense of enclosure is provided to streets and spaces by the buildings and boundaries that front onto them;
- ensure that there is continuity in the frontages of streets and spaces through buildings relating to a common building line in streets, street blocks or alongside public spaces;
- avoid inappropriate or unsightly gaps between buildings and unusable, left-over spaces in the frontages of streets and spaces;
- reinforce where necessary and appropriate the sense of enclosure and continuity of frontages with attractively and consistently designed walls, railings and soft landscape (trees and hedges);
- relate height and massing of buildings to the character, width and function of the streets and spaces they front onto; and
- support the creation and definition of street blocks through appropriately spaced and designed street junctions with corner buildings that positively address both principal and subsidiary frontages



*Consistent treatment of shopfronts can enhance a distinctive character of a street (far left).*

*A continuous building line clearly defines the main route (left).*



*Flower beds and planting along boundaries and in front gardens adds positively to the attractiveness of the street.*

**9b Development must make a positive contribution to streets and public spaces as attractive places for appropriate activity and social interaction. It should:**

- ensure that entrances to buildings or properties front onto streets or spaces, and that private spaces at the rear of buildings back onto other private areas and not onto a public frontage;
- provide animation and interest at street level by supporting a mix of appropriate non-residential activities in mixed-use areas, high streets and local and town centres, with frequent entrances and window displays;

- provide for animation, variety and interest in residential streets by incorporating a regular rhythm of frequent entrances, front doors and windows facing onto streets or public spaces; and
- support an attractive pedestrian-friendly environment for all, which is not compromised by the need to accommodate traffic, servicing and parking.

**10c Large floor plate uses such as supermarkets, retail, buildings, offices, cinemas and so on must be designed to make a positive contribution to the street scene. They should:**

- maximise the amount of 'active' building frontage and minimise blank walls, service areas and other 'dead' frontages onto the public realm;
- maximise 'active' building frontage by:
  - incorporating smaller uses such as individual shops, restaurants and small business units at ground floor level, so that the large floor plate use is elevated above the street; or
  - wrapping smaller uses around the perimeter of the large floor plate uses, so creating an active frontage to the street; and
  - locating uses such as cafes within supermarkets or leisure complexes on the frontage, with views in from outside.
- be designed to relate to the scale, form and massing of the local area by incorporating upper floor uses such as residential flats, business or leisure; and
- incorporate high quality landscaped boundary treatments to provide enclosure and continuity to the street or space where this cannot be achieved by the location, height, massing and design of buildings.



*Large supermarket designed to relate positively to the new public open space onto which it fronts (far left).*

*In Wimbledon, a cinema is provided above shops and cafes, so that the 'blank box' is located at the upper floor level not the street (left).*



*At Ludlow, a new supermarket has been successfully designed in to the street scene.*

**10d Development proposals must support an attractive, pedestrian-friendly environment for all, which is not compromised by the need to accommodate traffic, servicing and parking. It should:**

- ensure that pedestrians of all kinds can enjoy safe and convenient access to the homes and activities in a street or the facilities in a public space;
- ensure that off-street parking and servicing in garages or courts is accommodated and designed so that it does not disrupt the sense of enclosure of streets and continuity of frontages or otherwise detract from the townscape or landscape; and
- allow for the presence of some on-street parking for residents, business occupants and /or visitors where this would contribute to the sense of animation and activity in the street, help restrict traffic speeds, reduce possibilities of car theft and provide parking spaces for disabled users.



*Landscape treatment reduces the impact of on-curtilage car parking on the street-scene. (far left).*

*If it is well designed, on-street car parking can be accommodated without compromising the space. Landscape can be used to soften car parking and make it less visually intrusive. (left).*



*Children will find places to play whatever their environment (far left).*

*However, well designed places to play should be close to home, carefully integrated and overlooked by adjacent building fronts (left).*



*Spaces for informal and formal leisure and recreational activities are important.*

**10e Development of buildings and the design of public spaces must support a comfortable microclimate and provide appropriate protection for pedestrians from inclement weather. It should:**

- make the most of the sunny south and west facing sides of streets and open spaces for outdoor seating and activity areas;
- provide shelter from prevailing winds in public spaces by appropriately located buildings, structures and landscape screens;
- avoid wind turbulence in streets and public spaces caused by inappropriate location or design of tall buildings; and
- support the provision of weather protection in streets and spaces through permanent or retractable awnings and canopies, colonnades and arcades where these also reinforce local identity and do not detract from positive local character and distinctiveness.

**10f Development must provide or support a public realm of streets and spaces that is well designed in its detail to be visually attractive, and engender civic pride and stewardship. It should:**

- provide for coordinated elements of street furniture including seating, litter bins, railings, bollards, lighting, cycle stands, bus shelters and kiosks;
- avoid visual clutter and confusion in the siting, amount, nature and design of signage, railings, recycle bins, lighting and other elements of street furniture;
- use paving and surfacing materials that are visually attractive, durable, easy to maintain and replace, and reflect the character of the street or space. Where possible, use paving materials that are reclaimed and recycled, preferably locally;
- integrate trees and other soft landscape elements with other elements of street furniture and paving in a coordinated way;
- incorporate works of public art and provide opportunities for local artists to be involved in the design of the public realm and the elements with it; and
- contribute where appropriate to the on-going costs of management and maintenance of the public realm.



*This improved public space at Failsworth Pole reinforces civic pride and uses distinctive paving.*



*This development in Bury successfully integrates mature trees that add positively to the streetscene.*



# 11 Well designed buildings

*Why are well designed buildings important?*

Well designed buildings bring together the principles of character, safety and inclusion, diversity, ease of movement, legibility, adaptability and sustainability to create high quality places.

Buildings that are designed to last, to contribute positively to the townscape of Oldham and Rochdale, and provide their occupants with good living, working, social and learning environments will help raise the urban quality of the two Boroughs for the long-term.

“New buildings need to take cues from their surroundings, then interpret them in contemporary language”. Richard Simmons, CABE

The architectural design of new development must ensure that it responds positively to its context, and careful consideration should be given to:

- character;
- building scale;
- form and massing;
- proportion; and
- materials and detailing.

**1 1 a Character: Development must contribute to a distinctive sense of place. It should:**

- be of high quality contemporary design, seen to be of its age and for its specific function. Development should avoid imitation and copying of historical architectural detail except where justified for works to listed buildings or historic landscapes or in conservation areas;
- contribute positively to the prevailing street scene and improve it; and
- interpret and incorporate architectural features, materials and landscape components that are attractive, valued and contribute to the quality of the surrounding area. That is, use the local context to inform detail, materials and landscape.

**1 1 b Scale: The scale of new development should be appropriate and sensitive to its context.**

- Normally, new buildings should be of a scale that reflects the predominant scale already existing in the locality. Major changes in scale between new and existing buildings should generally be avoided.
- However, changes in scale can sometimes be appropriate. For example, an increase in scale can help to emphasise the ‘public’ function and importance of a place of worship within a residential area, or create a distinctive landmark building element in a key location.

**1 1 c Form and Massing: The three-dimensional form and massing of buildings should:**

- respond positively to the topography of the site rather than ignoring it;
- be derived from the functions of the building, rather than being expressed arbitrarily. For example, the main entrance to a block of flats or an office building may be expressed as the visually most important and distinctive part of the building; and
- create interest, so that materials and details can be used to add richness to the three dimensional form. This contrasts with the largely unsuccessful approach of ‘sticking on’ a variety of materials and details to a blank box in an attempt to create interest.



Good buildings are designed to respond positively to changes in topography (far left).

The building is designed to emphasise the importance of the entrance, thus giving a clear reason for the change in form and materials at this point (left).

**11d Proportion: Proportion is the scale relationship between different building elements (such as window openings and solid walls), particularly when viewed as an elevation. In considering the proportions of new buildings, designers should:**

- ensure that – irrespective of the overall scale of the building – it is broken down into human-scaled elements to which people can easily relate;
- take cues from neighbouring buildings and the wider area, so that the new development relates to its context. These proportions may relate to the large scale (e.g. the vertical sub-division of terraced housing) to the small (the size and shape of windows on an adjacent building); and
- introduce appropriate vertical and horizontal rhythms that provide for variety and interest in the elevational treatment of buildings when viewed from afar or close to.



The appearance of the new building is very different from its neighbour. But its scale, proportions and materials relate sensitively to the existing building.

**10e Materials and Detailing: Good quality design – whatever the architectural style – tends to introduce visual richness through the use of:**

- good quality materials and the use of texture; and
- ‘depth’ that gives light and shade.

Materials should be used to support the overall architectural and urban design approach, and should be sensitive to the immediate site context. A variety of materials should not be relied upon as the sole method of introducing visual interest to a building. Changes in materials should support the overall three dimensional form of the building. Designers should avoid excessive architectural detailing, ornamentation and too many materials where this would lead to fussiness, visual confusion and/or incompatibility with a coherent character in the street scene.

Many modern buildings tend to have a ‘flat’ appearance in contrast to the visual interest of older buildings. Large floor-plate buildings such as supermarkets and retail ‘sheds’ are often clad in large panels that offer no modelling to the facade; new housing is designed with windows flush with external walls and eaves that barely overhang; and new office buildings are often finished with smooth panels that give no sense of scale or shadowing to the elevation. Opportunities for creating light and shade should be considered through an approach that develops three-dimensional interest through the overall form and massing, and then reinforces this through detailing.



*The three-dimensional form of this house gives it visual interest. It does not need elaborate materials and detailing to give it quality.*



*In contrast, this house relies on dormers, barge boards and window details for interest. The poor quality of these details does not create an interesting building.*

# 12 Appendices

12.1 **Appendix A: Planning Policy Sources** *page 56*

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12.2 **Appendix B: Glossary** *page 65*

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12.3 **Appendix C: References** *page 69*

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## 12.1 Appendix A: Planning Policy Sources

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### *Urban Design Principles Policy Sources*

#### 2 Character

##### **2a Development must respond positively to its context**

###### **Oldham UDP 2001–2016**

- Design of New Development: Policy D1, para 3.12 (Introduction)
- General Design Criteria: Policy D1.1, point a
- Development Within or Affecting the Setting of Conservation Areas: Policy C1.1
- Development Affecting the Setting of a Listed Building: Policy C1.9

###### **Rochdale UDP 2001–2016**

- Design Quality: Policy G/BE/1
- Design Criteria for New Development: Policy BE/2
- Conservation of the Built Heritage: Policy G/BE/9
- New Development Affecting the Setting of a Listed Building: Policy BE/15
- New Development Affecting Conservation Areas: Policy BE/17

##### **2b Development must respond positively to its site and contribute to a distinctive sense of place**

###### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point e (Introduction)
- Protection of trees on development sites: Policy D1.5
- Development Affecting the Setting of a Listed Building: Policy C1.9
- General Design Criteria: Policy D1.1, point a
- Retention of Distinctive Local Features or Structures in Conservation Areas: Policy C1.3
- The Protection of Parks and Gardens of Special Historic Interest: Policy C1.13

###### **Rochdale UDP 2001–2016**

- Design Quality: Policy G/BE/1
- Design Criteria for New Development: Policy BE/2
- Biodiversity and Development: Policy NE/3
- Landscape and Woodlands: Policy G/NE/5
- Landscape Protection and Enhancement: Policy NE/6
- Development Affecting Trees and Woodlands: Policy NE/8

## 3 Safety and Inclusion

**3a Development must positively contribute to making routes, streets and public spaces as safe, free from crime and accessible as possible.**

### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point a (Introduction)
- General Design Criteria: Policy D1.1, point f.
- Inclusive Access: Policy D1.3
- Designing for safety and security: Policy D1.7

### **Rochdale UDP 2001–2016**

- Design Quality: Policy G/BE/1
- Design Criteria for New Development: Policy BE/2
- New Development – Access for Pedestrians and Disabled People: Policy A/3

**3b Development must minimise opportunities for car and cycle theft, vandalism or assault or harassment of car-users or cyclists.**

### **Oldham UDP 2001–2016**

- Inclusive Access: Policy D1.3
- Designing for safety and security: Policy D1.7

### **Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

**3c Development must minimise opportunities for crime against property and occupants of buildings without detracting from the quality of the townscape and landscape.**

### **Oldham UDP 2001–2016**

- Designing for safety and security: Policy D1.7

### **Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

## 4 Diversity

**4a Where possible and appropriate, development must incorporate a mix of uses that add richness and variety to the local area.**

### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point g (Introduction)
- Local Shopping and Leisure Facilities: Policy S2
- Diversity and Vitality (Oldham Town Centre): Policy TC 1.6
- The Accessibility of New Development: Policy T2
- Town and District Centre Shopping and Leisure Facilities: Policy S1

#### **Rochdale UDP 2001–2016**

- Local Shops and Services: Policy S/7
- Residential Uses Above Retail and Commercial Premises: Policy H/13

**4b Development must consider and, where possible, provide for the needs for all sections of society and add richness to the social and cultural diversity of the local area.**

#### **Oldham UDP 2001–2016**

- Housing: para 6.5 point g (Introduction)
- Housing Choice and Diversity: Policy H1.5
- Meeting the Need for Affordable Housing: Policy H2

#### **Rochdale UDP 2001–2016**

- Community Facilities and Public Services: Policy G/CF/1

**4c Development must support variety and choice in the public realm for all sections of the local community.**

#### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point c (Introduction)
- General Design Criteria: Policy D1.1e)
- Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments: Policy R2.1
- General Criteria Relating to New, or Improved Open Space, Outdoor and Indoor Sport and Recreation Facilities: Policy R2.2

#### **Rochdale UDP 2001–2016**

- Accessibility: Policy G/A/1
- Design Criteria for New Development: Policy BE/2

## *5 Ease of Movement*

**5a Development must provide or reinforce a clear network of routes (roads, streets, paths and associated spaces) that provide easy access to an area, and the buildings and facilities within it.**

#### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point d (Introduction)
- General Design Criteria: Policy D1.1, point d
- General Design Criteria: Policy D1.1, point k
- Access to Developments: Policy T3.1
- Pedestrian Permeability and the Public Realm (Oldham Town Centre): Policy TC1.5

#### **Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2
- New Development – Access for Pedestrians and Disabled People: Policy A/3
- Regeneration of Centres: Policy G/S/2

**5b Development must be located to support movement by means other than the car between facilities and the people who use them.**

**Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point d (Introduction)
- General Design Criteria: Policy D1.1, points d–f
- Accessibility of New Development: Policy T2
- Public Transport Accessibility: Policy T2.1

**Rochdale UDP 2001–2016**

- Accessibility: Policy G/A/1

**5c Development must give priority to the needs of pedestrians, and encourage walking, cycling and public transport usage to reduce reliance on the car.**

**Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point d
- Design of New Development: para 3.6
- General Design Criteria: Policy D1.1, point f
- Transport and Developments: Policy T3

**Rochdale UDP 2001–2016**

- Accessibility: Policy G/A/1
- New Development – Access for Pedestrians and Disabled People: Policy A/3
- New Development – Access for Cyclists: Policy A/4
- New Development – Access for Bus Services: Policy A/5
- New Development – Access By Taxi: Policy A/6
- Regeneration of Centres: Policy G/S/2

## 6 Legibility

**6a Development – whether a single building on an existing street or a large development site – should contribute to a legible environment. That is, it should provide a clear hierarchy of routes, streets and spaces.**

**Oldham UDP 2001–2016**

- General Design Criteria: Policy D1.1, point d

**Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

**6b Development must relate positively to the visual connections between it and its surroundings.**

**Oldham UDP 2001–2016**

- General Design Criteria: Policy D1.1, point d
- General Design Criteria: Policy D1.1, point h

#### **Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

**6c** *Development must be designed so that intended functions of buildings and spaces are easily understood and that the entrances to them are appropriately located and visible.*

#### **Oldham UDP 2001–2016**

- General Design Criteria: Policy D1.1, point d
- Inclusive Access: Policy D1.3

#### **Rochdale UDP 2001–2016**

- Design Criteria for New Development; Policy BE/2

## 7 Adaptability

**7a** *Development proposals and layouts for extensive areas must be capable of accommodating the changing and future needs of society and the activities it pursues.*

#### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point f (Introduction)
- Design of New Development: para 3.6 (Introduction)
- General Design Criteria: Policy D1.1, point f
- Conservation of the Historic Environment: Policy C1
- Requirement for New and Improved Open Space, Sport and Recreation Facilities and Residential Developments: Policy R2.1

#### **Rochdale UDP 2001–2016**

- Physical Regeneration: Policy G/R/1

**7b** *Development proposals for new buildings or the conversion of existing buildings must be designed to allow for their future adaptation to meet the changing needs of their occupants and of the local area.*

#### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point f (Introduction)
- Design of New Development: para 3.6 (Introduction)

#### **Rochdale UDP 2001–2016**

- Design Quality: Policy G/BE/1
- Design Criteria for New Development: Policy BE/2

## 8 Sustainability

**8a** *Development proposals must be designed to reduce the demands they make on energy.*

#### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point h (Introduction)
- Designing for Energy Efficiency: Policy D1.2
- General Design Criteria D1.11)

#### **Rochdale UDP 2001–2016**

- Energy Efficiency and New Development: Policy EM/13

**8b** *Where feasible and appropriate development proposals must be designed to incorporate measures to meet at least 10% of their anticipated energy requirements from renewable resources. Such measures should not have an adverse impact on amenity or townscape character and quality.*

#### **Oldham UDP 2001–2016**

- Renewable Energy in Major New Developments: Policy NR3.3

#### **Rochdale UDP 2001–2016**

- Rochdale Council will have regard to the draft Planning Policy Statement: Planning and Climate Change Supplement to PPS1
- Rochdale Council will produce a Supplementary Planning Document: Energy and New Development in 2008 and after its adoption will expect developments to incorporate measures in accordance with its requirements

**8c** *Development proposals must be designed to incorporate measures for the conservation of water resources and, where relevant, flood prevention.*

#### **Oldham UDP 2001–2016**

- Water Resources and Infrastructure: Policy NR2
- Flooding & Flood Protection: Policy NR2.2

#### **Rochdale UDP 2001–2016**

- Development and Flood Risk: Policy EM/7

**8d** *Development proposals must make appropriate provision for the sustainable management and discharge of water.*

#### **Oldham UDP 2001–2016**

- General Design Criteria D1.1
- Water Resources and Infrastructure: Policy NR2
- Surface Water Run-Off and Sustainability: Policy NR2.4

#### **Rochdale UDP 2001–2016**

- Protection of Surface and Groundwater: Policy EM/8

**8e** *Development must make a positive contribution to the greening of the urban environment and supporting bio-diversity.*

#### **Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point b
- General Design Criteria: Policy D1.1, point b
- General Design Criteria: Policy D1.1, point g
- Habitat and Wildlife on Development Sites: Policy D1.4
- Landscape Design and Tree Planting: Policy D1.6

#### **Rochdale UDP 2001–2016**

- Landscaping in New Development: Policy BE/8
- Biodiversity and Development: Policy NE/3
- New Woodland Planting: Policy NE/10

**8f Buildings must be carefully designed and detailed in such a way that they make a positive contribution to their surroundings, are robust, durable and age well.**

#### **Oldham UDP 2001–2016**

- Design of New Development: Policy D1
- General Design Criteria D1.1 c

#### **Rochdale UDP 2001–2016**

- Design Quality: Policy G/BE/1
- Design Criteria for New Development: Policy BE/2

**8g Development must use construction methods and materials that are not only fit for their intended purpose and make a positive contribution to design quality, character and appearance, but also contribute to the sustainable use of resources.**

#### **Oldham UDP 2001–2016**

- Design of New Development: Para 3.6 (Introduction)

#### **Rochdale UDP 2001–2016**

- Energy Efficiency and New Development: Policy EM/13

## *9 Design for future maintenance*

**9a Think about maintenance early in the design process.**

#### **Oldham UDP 2001–2016**

- General Design Criteria D1.1e)
- Habitat and Wildlife on Development Sites D 1.4

#### **Rochdale UDP 2001–2016**

- Street Furniture and the Public Realm BE/8
- Landscaping in new development BE/9

**9b Design for easy maintenance of streets and spaces.**

#### **Oldham UDP 2001–2016**

- General Design Criteria D1.1e)
- Habitat and Wildlife on Development Sites D 1.4

#### **Rochdale UDP 2001–2016**

- Street Furniture and the Public Realm BE/8
- Landscaping in new development BE/9
- Design Criteria for New Development: Policy BE/2”

**9c Design for easy maintenance of buildings.**

**Oldham UDP 2001–2016**

- General Design Criteria D1.1e)

**Rochdale UDP 2001–2016**

- Street Furniture and the Public Realm BE/8
- Landscaping in new development BE/9

## 10 Good Streets and Spaces

**10a Development must make a positive contribution to streets and other public spaces, and help to reinforce their relative importance in the overall townscape.**

**Oldham UDP 2001–2016**

- General Design Criteria: Policy D1.1, point e

**Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

**10b Development must make a positive contribution to streets and public spaces as attractive places for appropriate activity and social interaction.**

**Oldham UDP 2001–2016**

- Design of New Development: para 3.5, point c (Introduction)
- General Design Criteria: Policy D1.1, point e and f

**Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

**10c Large floor plate uses such as supermarkets, retail buildings, offices, cinemas and so on must be designed to make a positive contribution to the street scene.**

**Oldham UDP 2001–2016**

- Design of Development Adjoining Main Transport Corridors and At Gateway Locations: Policy D1.13

**Rochdale UDP 2001–2016**

- Regeneration of Centres: Policy G/S/2

**10d Development proposals must support an attractive, pedestrian-friendly environment for all, which is not compromised by the need to accommodate traffic, servicing and parking.**

**Oldham UDP 2001–2016**

- Design of New Development: para 3.9 (Introduction)
- General Design Criteria: Policy D1.1, points k, f and e
- Inclusive Access: Policy D1.3

#### **Rochdale UDP 2001–2016**

- New Development – Access for Service Vehicles: Policy A/7
- New Development – Access for General Traffic: Policy A/9

**10e** *Development of buildings and the design of public spaces must support a comfortable microclimate and provide appropriate protection for pedestrians from inclement weather.*

#### **Oldham UDP 2001–2016**

- Designing for Energy Efficiency: Policy D1.2

#### **Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

**10f** *Development must provide or support a public realm of streets and spaces that is well designed in its detail to be visually attractive, and engender civic pride and stewardship.*

#### **Oldham UDP 2001–2016**

- Landscape Design and Tree Planting: Policy D1.6
- General Design Criteria D1.1 e

#### **Rochdale UDP 2001–2016**

- Street Furniture and the Public Realm: Policy BE/7

## **11** *Good sustainable buildings*

**11a** *Development must contribute to a distinctive sense of place.*

#### **Oldham UDP 2001–2016**

- General Design Criteria: Policy D1.1, point a

#### **Rochdale UDP 2001–2016**

- Design Quality: Policy G/BE/1
- Design Criteria for New Development: Policy BE/2

**11b** *Scale: The scale of new development should be appropriate and sensitive to its context. 10c: Form and massing. 10d Proportion. 10e Materials and Detailing.*

#### **Oldham UDP 2001–2016**

- General Design Criteria: Policy D1.1, point c

#### **Rochdale UDP 2001–2016**

- Design Criteria for New Development: Policy BE/2

## 12.2 Appendix B: Glossary

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### **Active frontages**

Active frontages are building elevations that have frequent doors and windows, with few blank walls, internal uses visible from the outside, or spilling onto the street.

### **Adaptability**

The capacity of a building or space to be changed so as to respond to changing social, technological and economic conditions. (By Design).

### **Building line**

The line formed by the frontages of buildings along a street. The building line can be shown on a plan or section. (By Design).

### **Bulk**

The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called massing. (By Design).

### **Context**

The area surrounding a development site. This may be the immediate local area (the site context), or a much wider town-wide context (the strategic context).

### **Cul-de-sac**

A street that does not connect to others; a dead-end.

### **Curtilage**

The private area belonging to a building. Typically, the garden areas and driveway for a house.

### **Definition of streets**

Enclosing the edges of streets with buildings and, sometimes, landscape so that they are clearly defined spaces.

### **Desire Lines**

An imaginary line linking facilities or places, which would form a convenient and direct route for pedestrians and cyclists.

### **Diversity**

The range of different activities, uses and building types in an area.

### **Embodied energy**

The energy consumed in the extraction, manufacture, transport and assembly on site of building materials.

### **Footfall**

A way of describing the number of pedestrians using a route. For example, busy shopping streets will have a high footfall, whereas a residential cul-de-sac will have a low footfall.

**Habitable rooms**

Rooms that are used for day-to-day living (such as living rooms and bedrooms) rather than for intermittent use (e.g. bathrooms).

**Home Zones**

Residential streets in which the road space is shared between drivers of motor vehicles and other road users, designed with the wider needs of the residents in mind.

**Human Scale**

The use within development of elements which relate well in size to an individual human being, and their assembly in a way that makes people feel comfortable rather than overwhelmed. (By Design).

**In-curtilage parking**

Parking within a building's site boundary, rather than on a public street or space. (By Design).

**Landmark**

A building or structure that stands out from its background by virtue of height, size or some other aspect of design. (By Design).

**Large floor-plate**

A building type which covers a very large ground floor area. A supermarket is a typical example.

**Legibility**

The degree to which a place can be easily understood.

**Local distinctiveness**

The positive features of a place and its communities which contribute to its special character and distinguish it from other places.

**Massing**

The combined effect of the arrangement, volume and shape of a building or group of buildings. Also called bulk. (By Design).

**Mechanical cooling**

The use of fans or air conditioning to cool buildings.

**Micro-climate**

The specific climatic characteristics of a site, which may differ from other places in the locality by virtue of, for example, a position exposed to prevailing winds; landscape that shades it from the sun.

**Mixed uses**

A mix of different uses (for example, retail and residential) within a building, on a site or within a particular area.

**Natural ventilation**

Ventilation provided by non-mechanical means, such as openable windows.

**Passive solar gain**

Solar heat that passes through material and is captured naturally, not by mechanical means. For example, heat from the sun may pass through glazing and be absorbed by the internal brick wall of the building.

**Perimeter Block**

An arrangement of buildings where public fronts look outwards onto the street and private backs look inwards onto other private space, so that the buildings themselves act as a barrier between public and private space.

**Permeability**

The characteristic of a well-connected network of streets, spaces and other routes.

**Public Realm**

Those parts of towns and villages that are available for use by everyone free of charge, and include streets, squares, lanes and open spaces.

**Range of tenures**

A mix of different types of residential property, including (but not restricted to) privately owned, affordable housing, and shared ownership.

**Renewable sources**

Renewable sources of materials can be replenished naturally in a short period of time. Renewable energy sources capture their energy from on-going natural processes such as sunshine, wind and flowing water.

**Scale**

The impression of a building when seen in relation to its surroundings, or the size of parts of a building or its details, particularly as experienced in relation to the size of a person. Sometimes it is the total dimensions of a building which give it its sense of scale; at other times it is the size of the individual building elements and the way in which they are combined. The concept is a difficult and ambiguous one: often the word is simply used as a synonym for 'size'. (By Design).

**Street furniture**

Structure in a street or space. For example, bus shelters, light columns, signs, seating and litter bins.

**Supplementary Planning Document (SPD)**

Supplementary Planning Documents provide additional detail to Local Development Framework Policies, providing guidance to developers and their designers on what is expected of them. If applications for planning do not conform with the SPD they may be refused.

**Sustainable Development**

Development that simultaneously meets environmental, economic and community needs without comprising the needs of future generations.

**Sustainable Urban Drainage**

Surface water drainage methods that take account of quantity, quality and amenity issues are collectively referred to as Sustainable Urban Drainage Systems (SUDS).

**Traffic calming**

Traffic management measures designed to reduce the speed of vehicles along routes, particularly in residential areas.

**UDP**

A Unitary Development Plan (UDP) must be produced by every local authority in England and Wales. It provides the statutory planning framework for the local authority, setting out objectives, policies and proposals for the use of land and buildings in the area for the next 10 years.

**Urban Design**

The art of making places. Urban design involves the design of buildings, groups of buildings, spaces and landscapes, in villages, towns and cities, and the establishment of frameworks and processes which facilitate successful development. (By Design).

**Urban grain**

The pattern of buildings and their plots and how they combine to form blocks within a settlement. Urban grain may be 'fine', comprising small blocks and frequent street junctions, or it may be 'coarse', comprising large blocks and infrequent street junctions.

## 12.3 Appendix C: References

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### *National Publications*

**CABE & DETR (2000)**

By Design – Urban Design in the Planning System:  
Towards Better Practice  
Thomas Telford Publishing

**CABE & DTLR (2001)**

Better Places to Live By Design  
Thomas Telford Publishing

**Department of the Environment Department of Transport (1992)**

Design Bulletin 32: Residential Roads and Footpaths – Layout  
Considerations HMSO

**DETR (1998)**

Places, Streets and Movement: A Companion Guide To Design  
Bulletin 32  
Residential Roads and Footpaths  
Department of the Environment, Transport and the Regions

**Llewelyn-Davies (2000)**

Urban Design Compendium  
English Partnerships

**ODPM (2005)**

Planning for Town Centres: Guidance on Design and  
Implementation Tools  
ODPM

**Urban Task Force (1999)**

Towards an Urban Renaissance  
DETR / E&FN Spon

### *National Planning Policy Guidance*

**ODPM (2005)**

Planning Policy Statement 1: Delivering sustainable development  
ODPM

**DETR (2000)**

Planning Policy Guidance Note 3: Housing  
DETR

**ODPM (2005)**

Planning Policy Statement 6: Planning for Town Centres  
ODPM

**DETR (2001)**

Planning Policy Guidance Note 13: Transport  
DETR

**DOE (1994)**

Planning Policy Guidance Note 15: Planning and the  
Historic Environment  
DOE

**DETR (2002)**

Planning Policy Guidance Note 17: Planning for Open Space  
DETR

## *Local Planning Policy*

Oldham Metropolitan Borough Council Local Development Scheme  
2005 – 2008 March 2005

Oldham Unitary Development Plan Adopted 2006

Local Development Scheme for Rochdale Borough August 2006

Rochdale Unitary Development Plan Adopted 2006

## *Other Local Documents*

**Urbed et al (2004)**

Oldham Beyond: A Vision for the Borough of Oldham  
Oldham Local Strategic Partnership & Northwest  
Development Agency

**Urbed et al (2004)**

The Heart of Oldham: A Masterplan for Oldham Town Centre  
Oldham Local Strategic Partnership & Northwest  
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Oldham Local Strategic Partnership & Northwest  
Development Agency

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Partnership & Northwest  
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**Oldham MBC (2004)**

The Oldham Planning Application Submission Checklist  
Oldham Metropolitan Borough Council

**Oldham MBC (2005)**

An Urban Design Checklist for New Residential  
Development Oldham Metropolitan Borough Council

**Rochdale MBC (2005)**

Rochdale Borough Renaissance Masterplan  
The Rochdale Local Strategic Partnership

**Rochdale MBC (2005)**

Sustainable Buildings: A Design Guide  
Rochdale Metropolitan Borough Council

**North West Regional Assembly (2006)**

North West Best Practice Design Guide

If you would like to receive this information in another format, such as large print, Braille, audio or alternative languages, please call Oldham Metropolitan Borough Council on 0161 770 4151, 1672 or 1670, or Rochdale Metropolitan Borough Council on 01706 924369.

