



Oldham and Rochdale Raising Design Standards

OLDHAM Metropolitan Borough

ROCHDALE METROPOLITAN BOROUGH COUNCIL

Oldham Rochdale
**Partners
in Action**



Draft Design Guidance

Draft guidance on urban design has been prepared by consultants, Tibbalds Planning and Urban Design, in partnership with Rochdale Metropolitan Borough Council (MBC), Oldham MBC and the Oldham and Rochdale Housing Partners in Action Market Renewal Pathfinder (HMR).

The guidance is made of 3 main documents:

- The Urban Design Guide;
- The Residential Design Guide;
- The Public Realm Design Guide;

and a fourth document:

- Design and Planning Process – A guide to Good Practice

The guidance has been prepared through joint-working by the four partners identified above. However it is the intention that Oldham MBC will adopt the three main documents as one Supplementary Planning Document (SPD) as outlined in its Local Development Scheme (LDS). Rochdale MBC is intending to adopt the documents as a series of separate SPDs as identified in its LDS. The fourth guide is simply a procedural one to assist developers in making their planning applications.

We would like to seek your views in the draft SPD(s) and comments are now invited during a 6 week consultation period from 9th March to the 20th April 2007.

Why do we need Urban Design Guidance?

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

Good design is indivisible from good planning' **PPS1**

'Good design should contribute positively to making places better for people' **PPS1**

'Planning policies should promote high-quality inclusive design' **PPS1**

This Urban Design Guidance has been developed to:

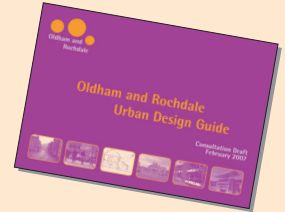
- raise the quality of design across the two Boroughs;
- raise awareness of design issues, especially amongst those involved in development; and
- take advantage of the major opportunity for change through the Oldham Rochdale Housing Market Renewal Pathfinder (HMR)



The principles

- 1 Character**
enhancing identity and sense of place
- 2 Safety and inclusion**
ensuring places are safe, secure and welcoming for all
- 3 Diversity**
providing variety and choice
- 4 Ease of movement**
ensuring places are easy to get to and move through
- 5 Legibility**
ensuring places can be easily understood
- 6 Adaptability**
anticipating the need for change
- 7 Sustainability**
minimising the impact on our environment
- 8 Good streets and spaces**
creating places with attractive outdoor places
- 9 Good sustainable buildings**
constructing environmentally friendly buildings
- 10 Designing for future maintenance**
designing buildings and spaces so that their quality can be maintained over time

Urban Design Guide

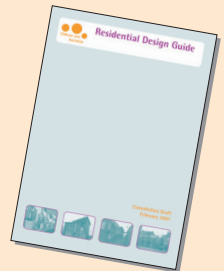


Purpose:

- To set out design principles that apply to all development; and
- To identify what development should do to achieve design quality

There are ten urban design principles altogether and it is these principles that identify what development should do to achieve design quality. The guide explains the importance of each principle and sets out how these principles should be achieved. It is illustrated through the use of positive and negative illustrations.

The Residential Design Guide



Purpose:

- To set out principles and detailed guidance that apply to all new residential development;
- To assist all those involved in the development process to design and implement high quality residential development

This residential guide builds on the objectives and principles set out in the overall Urban Design Guide, and provides guidance specific to the design of new residential development. It does not seek to impose a particular architectural style. There are many developments that are of high quality, yet their appearance can be very different. The guide is structured in five parts:

- Response to site and context;
- Layout;
- Street Design;
- Building Design; and
- Bringing it all together

Public Realm Design Guide



This document has been developed to assist all those involved in the process of designing and constructing streets and spaces create good quality places.

Purpose:

- This guide aims to raise the profile of streets and spaces in their own right;
- It applies to new and existing streets and space; and
- It is not a technical guide, but aims to help multi-disciplinary teams in designing, constructing and maintaining the public realm.

The Public Realm Design Guide looks at:

- What makes good streets and spaces
- Design principles for new development
- Existing streets and spaces: problems
- Existing streets and spaces: principles for improvement

Design and Planning Process: A Guide to Good Practice

A Guide to Good Practice



Whilst not formally part of the draft SPD(s) we would also like to use this opportunity to seek your views on the Design and Planning Process: A Guide to Good Practice document.

The guide provides good practice in design and planning for all forms of development. It sets out clear expectations for the design process, making the planning application process easier for both the Local Planning Authority and applicants.

Consultation with local people





We need your views

The draft Urban Design SPD(s) are now subject to formal consultation for a period of six weeks from 9th March to 20th April 2007. Following on from the comments received the documents may be amended again in response to consultation before being adopted by the two Boroughs.

We've produced a representation form that can be downloaded from www.rochdale.gov.uk and www.oldham.gov.uk. This form can be returned by post or e-mail, and asks you to look at the following:

Content

- Do the documents pick up on the common design problems and opportunities, both in general and specifically to Rochdale and Oldham?
- Do the documents provide guidance that respects and takes account of the local characteristics of Rochdale and Oldham?

Appearance

- Do the illustrations and captions used in the documents illustrate the issues appropriately?

Usability

- Are the documents easy to understand?
- Is the purpose of the documents and their status clear?
- Do the documents provide practical guidance?

Comments on the SPD(s) and supporting documents must be received by 5.00 pm on 20th April 2007

The Draft Urban Design SPD(s) are also supported by the following documents on which comments are also invited:

- Sustainability Appraisal. This has influenced the guidance by assessing how it takes account of environmental, social and economic considerations.
- Habitat Regulations Assessment. This is required to assess whether the SPDs would adversely affect sites designated as being of European importance for nature conservation in the boroughs. There are no adverse effects.
- Equalities Impact Assessment. This is required to inform how the SPDs may impact positively or negatively on issues of the community's equality and diversity.

The documents can be viewed at www.rochdale.gov.uk and www.oldham.gov.uk, as well as local libraries and council offices within Oldham and Rochdale.

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