



ROCHDALE
BOROUGH COUNCIL

**DRAFT LOWER FALINGE SUPPLEMENTARY
PLANNING DOCUMENT (SPD)**

STATEMENT OF CONSULTATION

February 2021

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1. INTRODUCTION

- 1.1 The Lower Falinge Supplementary Planning Document (SPD) has been produced by the Council to guide redevelopment of this area. In order to ensure that appropriate public consultation takes place, Supplementary Planning Documents (SPD) are required to be accompanied by a statement setting out how the Local Planning Authority will comply with the Council's Statement of Community Involvement (SCI).
- 1.2 This Consultation Statement has been prepared in line with Regulation 12 (a) of the Town and Country Planning (Local Planning) (England) Order 2012, which states that, before a council adopts a Supplementary Planning Document (SPD), it must produce a statement setting out:
- i. The persons the local planning authority consulted when preparing the supplementary document;
 - ii. A summary of the main issues raised by those persons;
 - iii. How those issues have been addressed in the supplementary document.
- 1.2 This statement sets out how the public and other stakeholders will be consulted upon the SPD. Following the consultation period, this statement will be expanded to summarise the comments received during the consultation period, including details of how the issues raised have been dealt with in working towards a final SPD for adoption.
- 1.3 This SPD has been produced in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.

2. PARTICIPATION AND CONSULTATION

Early Consultation

- 2.1 Lower Falinge has been recognised as needing investment in order to provide the tenants and residents with a better mix and quality of homes and better opportunities. Rochdale Boroughwide Housing (RBH) commissioned Levitt Bernstein and GVA (now Avison Young) in early 2017 to produce a Masterplan for an area that included Lower Falinge to explore possible options for long term investment in the area.
- 2.2 A Draft SPD for a wider area was produced and consulted on in 2019. However, as a result of comments raised during consultation of the SPD, in respect of part of the area covered by that SPD it was decided that the document would be amended to remove that area from the document before consultation was undertaken on a revised document.
- 2.3 As such, the Draft SPD now relates to an area principally focussed on the Lower Falinge estate and the land to the east up to Whitworth Road. The boundary on the area covered by the SPD is shown on the map within the Draft SPD.
- 2.4 The RBH Masterplan was subject to consultation with residents, businesses and local stakeholders within the area. The public consultation process included the distribution of leaflets, letters, surveys, online consultation portal, drop-in sessions and a series of workshops in order to introduce various development options. To date there have

been a series of public workshops from 2017 to date, attended by the local community, stakeholders and Elected Members. These workshops, which have helped to inform the key aims and objectives of the neighbourhood and to develop the options for future investment. Although this consultation did include areas that are no longer within the SPD boundary, the feedback in relation to Lower Falinge area is still considered relevant in terms of this SPD.

- 2.5 The Masterplan was developed from January - Summer 2017 across three workshops, which have helped to inform the key aim and objectives of each neighbourhood. There have been a number of workshops since this date and online consultations.

Workshop 1

- 2.6 The first College Bank and Lower Falinge workshops were held on 6th February 2017. Separate workshops were held for each event, both taking place between 4pm and 8pm in their respective venues: the College Bank workshop was held at the Mitchell Hey Community Room and the Lower Falinge workshop at the Lower Falinge Community Base 238 Newstead.
- 2.7 The first workshops aimed to gather local resident's views on what they like and dislike about their local area and their homes, and began to explore spatial strategies for their neighbourhood. A series of consultation boards were prepared and presented containing information about the early design thinking. The boards were designed to be interactive, collecting information from local residents and providing topics for discussion for each of the three options – see Appendix 1.
- 2.8 The boards gathered the following information from local residents:
- General thoughts and feelings about their neighbourhood
 - Likes, dislikes, and potential ways in which their local area could be improved
 - What local facilities and services local residents regularly visit
 - How easy or difficult local residents find travelling to these local facilities
 - Local residents thoughts on the initial Repair, Refresh and Re-think options
- 2.9 In addition to gathering information, the boards also explored why regeneration was necessary for the local area, what regeneration would mean for local residents and the next steps in the engagement process.
- 2.10 The results of workshop 1 were taken into account to develop further the three potential options in advance of workshop 2.

Workshop 2

- 2.11 The second Lower Falinge and College Bank workshops were held on the 16th March 2017. Similar to the first, a series of consultation boards were presented which illustrated the three options in more detail.
- 2.12 The boards (Appendix 2) presented the following information which local residents were invited to comment on:
- A summary of findings from the initial workshop.
 - Work being prepared by the RSA in parallel to the spatial strategy.

- More progressed versions of the Repair, Refresh and Re-think options. In the case of College Bank Re-think consisted of two options illustrating different demolition scenarios. The various options included site plans, illustrative street perspectives and example images. Each of the options was also accompanied by a list of potential benefits and issues.
 - Themed precedent images that covered streets, play spaces, homes, front gardens, back gardens and the inside of homes.
- 2.13 As with the first workshop information was gathered through writing ideas on post-it notes and sticking them to the consultation boards, and through feedback forms that asked local residents how they felt about each of the three options. This information, in addition to the viability studies and soft market analysis, has been fundamental in steering the design informing the preferred options.

Workshop 3

- 2.14 The third rounds of workshops were held on Saturday 24th June 2017. A series of boards were prepared (Appendix 3) with information on the preferred option to be taken forward into future workshops for each College Bank and Lower Falinge. The boards included detail on:
- 2.15 The options presented at previous workshops and an overview of the feedback collected
- 2.16 The vision and strategic approach for the estates and the wider area.
- 3D sketch views of the preferred option giving an indication of typologies and massing, and illustrating which blocks could be demolished to make land available for new residential units.
 - Example precedent images of what the neighbourhood could look like
 - The support and offer from RBH for residents who would be affected by demolition and new build areas.
 - An update on the work being done by the RSA, in parallel with the spatial strategy.
 - Information on the next steps and way forward for each estate following this initial phase of work.
- 2.17 Residents were given the opportunity to comment on the proposals and write ideas or feedback down on post-it notes. Booklets with the information in were available for residents to take away from the event.

Commonplace Online Consultation Portal

- 2.18 Throughout the period of consultation which ran from February to June 2017, a digital platform, Commonplace, was set up for additional engagement with residents. This has provided an alternative means to provide opinions and comments for those residents who were unable to attend the workshops, or preferred to give feedback through this media. The Commonplace site has shown regular updates to the strategy plans, with clear explanations for each scenario. A total of 36 residents have commented on the web page to date.
- 2.19 Since the 3 workshops in 2017, RBH have continued the conversation with the communities of Lower Falinge and College Bank through a variety of ways, including face to face discussions with residents, resident newsletters, weekly drop-in sessions,

via social media, surveys, further themed community workshops and through a dedicated project website: <https://www.collegebankandlowerfalinge.org.uk/>

Public Consultation to be undertaken

- 2.20 The Council intends to carry out a public consultation and seek views on the content of the SPD consultation draft for at least four weeks subject to approval.
- 2.21 The consultation will comprise of the following methods:
- Notification letters and emails to organisations and individuals registered on the Councils' consultation database. This will include general consultees;
 - The consultation will be publicised on the Council's website: <https://consultations.rochdale.gov.uk/strategic-planning/draft-lower-falinge-spd-consultation> and
- Respondents are invited to make comments:
- Online; or
 - By submitting responses using a comments form on the website which can be returned by post or emailed; or
 - Emailing comments to LDF.consultation@rochdale.gov.uk
- 2.22 Elected Members have also been consulted on the SPD preparation process.
- 2.23 In addition to the statutory planning consultees the Council hold a database containing contact details of groups and individuals interested in the development of our plans, this is used to keep those registered, informed of progress and future consultations. People on this database will be consulted.
- 2.24 On completion of the consultation exercise, the SPD will be revised as required to reflect responses.

3. LOCATIONS WHERE DOCUMENTS CAN BE VIEWED

- 3.1 During this public consultation, copies of the draft SPD and other associated consultation documents listed below will be available to view on the Council's website at <https://consultations.rochdale.gov.uk/strategic-planning/draft-lower-falinge-spd-consultation>
- 3.2 Due to the current Coronavirus pandemic, hard copies of the document are unfortunately not available to view at public libraries.
- 3.3 The associated documents that are available to view as well as the SPD itself are:
- SPD Consultation Statement
 - Equalities Impact Assessment
 - Statement of Representation

4. ADVICE AND ASSISTANCE

For further information relating to this document please contact:

Strategic Planning Service
Floor 3
Number One Riverside
Smith Street

Rochdale
OL16 1XU

Tel: 01706 924252

By email: LDF.consultation@rochdale.gov.uk

Details of opening times are available on the Council website or by telephoning 0300
303 8876

APPENDIX 1 – WORKSHOP 1

Workshop 1

The following pages show the boards presented at the first workshop for College Bank. The boards provided space for residents views, opinions and feedback.

Your Neighbourhood

Rochdale Masterplan : College Bank

Pin your block

- Block 1
- Block 2
- Block 3
- Block 4
- Block 5
- Block 6
- Block 7
- Block 8
- Block 9
- Block 10



'Great Location' **'Good Diversity'** **'Friendly Neighbours'**

Tell us about your neighbourhood...

Levitt Bernstein GVA RBH

Things you said you like...

Rochdale Masterplan : College Bank

Location


- "Central location near to town"
- "Near shops, GP surgery and local services"
- "Convenient"

Community/ neighbours

- "One large/ Security"
- "Good neighbours"

Flats

- "Flats are all on one level, comfortable and spacious"
- "Feel safe and secure"
- "Amazing views"
- "Balconies"
- "Lifts are excellent"



Tell us more...

Levitt Bernstein GVA RBH

Things you said you didn't like...

Rochdale Masterplan : College Bank

Condition of the flats/estate

- "The look of the flats"
- "Parking and bays in bad places"
- "Heating is expensive and rubbish"
- "Blockage issues with the drainage systems"
- "Drafty windows"


Security

Inside

- "Basement entrance doesn't feel secure"

Outside

- "Groups of youths outside blocks smoking weed and drinking"
- "Graffiti in subway"
- "Speeding cars on road (going the wrong way)"
- "Buses getting to town at night-time restrictions"
- "Tenants noise level"



Tell us more...

Levitt Bernstein GVA RBH

Things you said need improvements...

Rochdale Masterplan : College Bank

What makes a good neighbourhood?



Refurbishment of towers



New windows, doors and entrances



Existing blocks refurbished



Private outdoor space



Good quality homes

"Better security on entrances/stairways"

"Possible job access for stairwells"

"Tackle rough sleepers targeting block blocks"

"Better enforcement ASB/ Mobile security on the estate"

"Security that can take action-report to police etc."

"Pedestrian crossing at Toad Lane"

"More communal spaces"

"New outdoor areas-more garden areas with benches"

"Possibly change type of heating/ improve storage heaters"

"Solar panels on block"

"Outlier repairs to lift"

"How blocks are managed due to some tenant issues"

"Tenants respect for the buildings"

"Noise through flats"

"Better awareness of health & safety- first aid facilities and fire evacuation"

Tell us more...

Levitt Bernstein

GVA

RBH

Why Regeneration?

Rochdale Masterplan : College Bank

College Bank and Lower Falls have had lots of bad media coverage focusing on the poor quality of the area and high unemployment. Some of the recent benefit changes have made the homes less popular than they used to be - and for a long time they have not been the first choice for people looking for a home in Rochdale. There is also massive investment in Rochdale Town Centre and there is a real opportunity to better connect people living in College Bank and Lower Falls in to this.

Our approach is to look at options for investment that can improve both the quality of the area and the quality of life of the residents at the same time - joining up our approach to both people and places. For example looking at how we can make sure that money spent on physical improvements can help local people into training and jobs to help deliver them.

Over the next three months there are some key events/workshops sessions which we will encourage all those living or working in and around College Bank and Lower Falls to get involved with. We have deliberately focused studies looking at options over the same time period and focusing on the same place. Now is the time to let us know what you think of your neighbourhood, what you like or don't like and anything you think could be better.

From April all this work will be pulled together to provide clear options to consult on and work up further. It might feel like you are being asked lots of questions at once but this is your chance to have your say - and part of the work is making sure that all the responses are joined up to inform the whole place of work and make sure that any options are influenced by those who know their neighbourhood best - the people who live and work there.

Work underway includes Levitt Bernstein and GVA - who are working on options for quality homes and public space. RBH who are looking at how we can increase opportunities for employment, particularly linked to any plans for physical change for example jobs and apprenticeships in construction. RBH and Rochdale Borough Council are working very closely together to look at how we can best deliver services and investment in the area.



What does regeneration mean for you?

The area

Improve the perception of the current neighbourhood and the levels of satisfaction with homes and neighbourhoods

The Process

We will be asking for your views on your home and your neighbourhood - the people living here know many of the issues best.

We will keep all existing residents updated as any options develop so you would know if this was a possibility months before any final decision is made.

If demolition happens RBH will:

- contact all directly affected residents
- Offer face to face help and support
- Ensure clear information for the wider community
- Give priority rehousing for a similar home
- Manage empty homes and continue to maintain the neighbourhood

Levitt Bernstein

GVA

RBH

Repair

The Town Centre Case

Rochdale Masterplan : College Bank



1 Improving access to facilities in your area



2 Maintain and repair the existing buildings



3 Maintain existing open spaces



4 Maintain streets and lighting



BENEFITS

- Maintain main streets and lighting
- Maintain and repair existing buildings
- Some junctions in St Mary's Gate could be improved
- Maintain open spaces

ISSUES

- Repairs and maintenance will cost heavily over the next 10-20 years and beyond
- No investment guaranteed for greater improvements
- No real long term benefits for the community
- There will be no long term demand for 100% of the range

What are your thoughts...

Levitt Bernstein

GVA

RBH

RBH

Refresh

The Go Beyond Option
Rochdale Masterplan: College Bank

10-15 years

1 Improve existing streets and open spaces - retain and improve existing valuable landscape

2 Better use of garages and parking spaces with non residential uses along College Bank Way

BENEFITS

- Improve streets and lighting
- Improve open spaces
- Better crossing and improved junctions in St Mary's Gate
- Improve connection to the Hopwood College Hall
- Potential for using the garages and car park spaces for non residential uses
- Opportunity for more improvements and changes in the long term

ISSUES

- Loss of parking spaces
- Development will take longer
- Some demolition and disruption to residents in the short term

What are your thoughts...

Levitt Bernstein GVA RBH

Re-think

The Go Beyond Option
Rochdale Masterplan: College Bank

20+ years

1 Provide new houses for residents with safe and pedestrian friendly streets. Create a richer mix of tenures

2 Improve open spaces - create a green link from the river Roch to Millgate Park

BENEFITS

- Improve streets and lighting
- Improve open spaces
- Better crossing and improved junctions in St Mary's Gate
- Improve connection to the Hopwood College Hall
- Opportunity to provide a better mix of tenures and facilities and generate some revenue for more improvements to the neighbourhood
- Opportunity for more improvements and changes in the long term

ISSUES

- Loss of parking spaces
- Development will take longer
- Some demolition and disruption to residents in the short term

What are your thoughts...

Levitt Bernstein GVA RBH

Way Forward

Rochdale Masterplan: College Bank

Next Steps

Today
6th February 2017

Tell us about your neighbourhood
How will regeneration affect you?
Discuss 3 possible scenarios of redevelopment.

➔

16th March 2017

Consultation

Further developed options and opportunity to comment and share ideas regarding each

➔

End March-mid April

Final Exhibition

Exhibition of the developed options and a plan for the future of your neighbourhood

Next Session:

We will see you again on the **16th of March 2017**. RBH will be in touch with you regarding the next workshop session, leaflets will be sent out to you in advance of the day. The design team will take your suggestions, ideas and concerns from today's session and further develop the three development options.

At the next workshop, you will see the developed options - showing you levels of improvements on each. For example how the improved streets, spaces and proposed new development might look like.

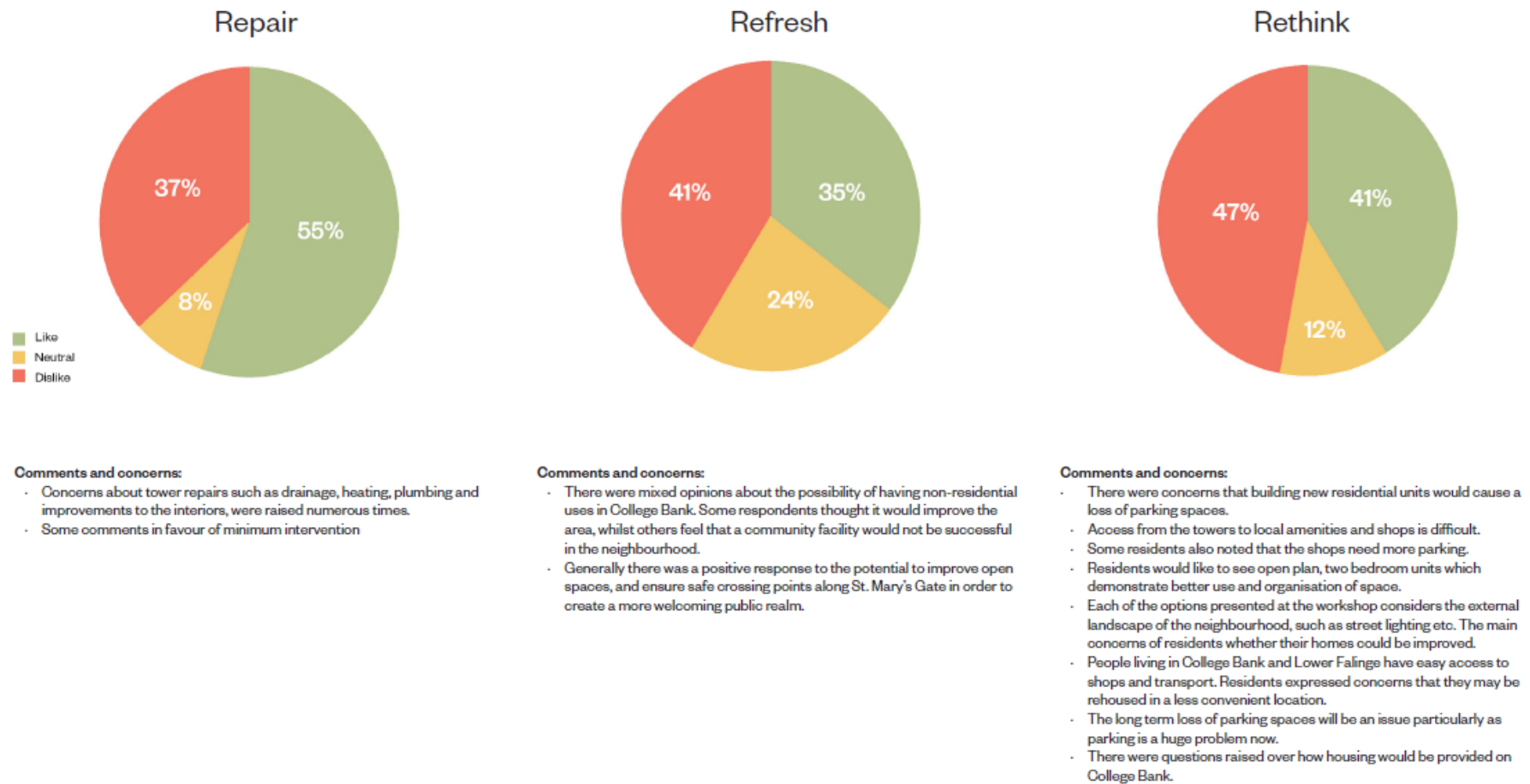
Feedback Forms

We strongly urge you to fill in the feedback form, so our team can learn more about your choices. One of our staff members can help you fill this out.

Levitt Bernstein GVA RBH

Workshop 1 feedback summary

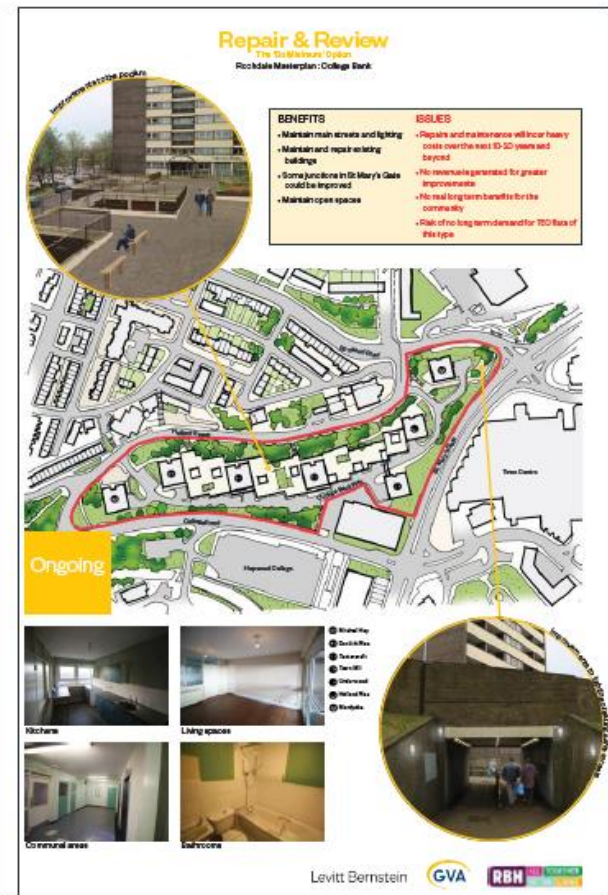
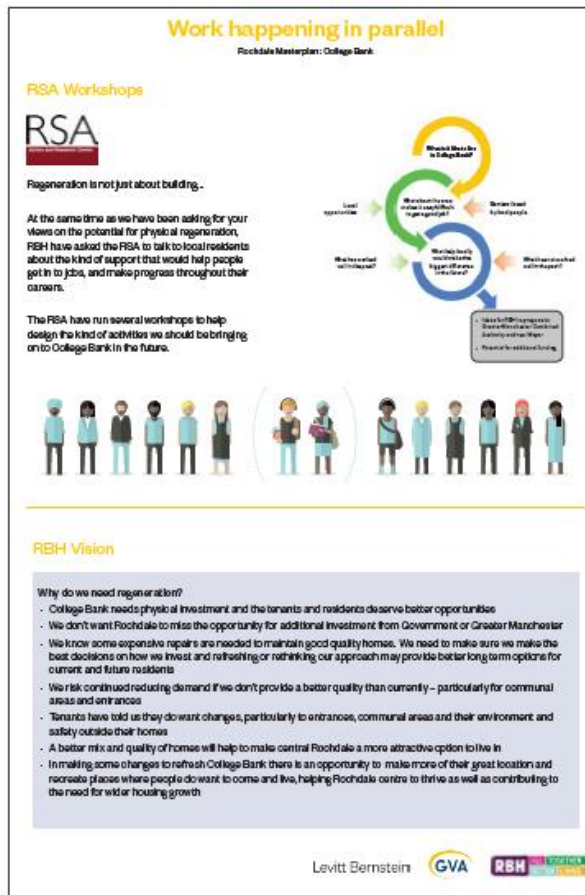
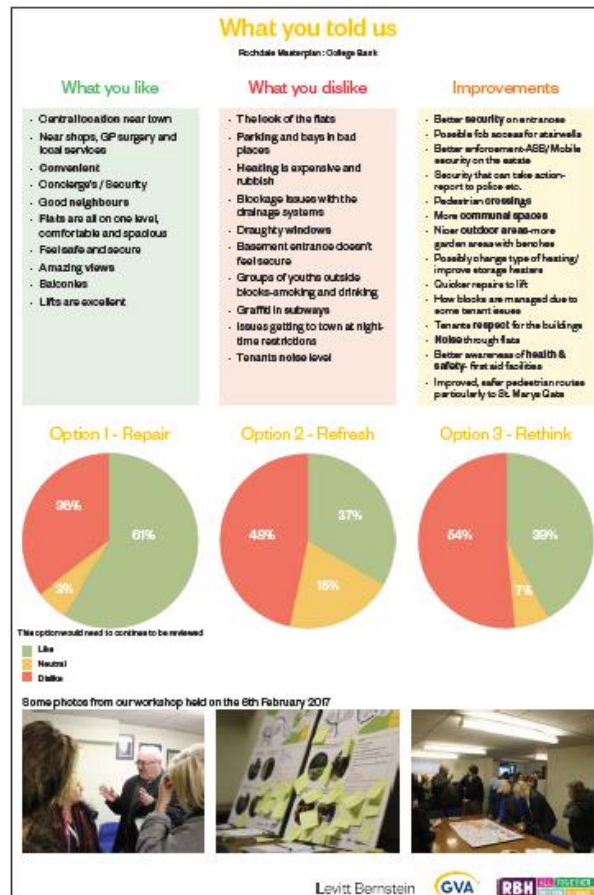
The pie charts below show the feedback from the first workshop session and off the Commonplace website prior to the second workshop. These charts suggest that lower levels of intervention were favourable for College Bank, although approximately 30-40% of residents did express that they liked the Refresh and Rethink options.

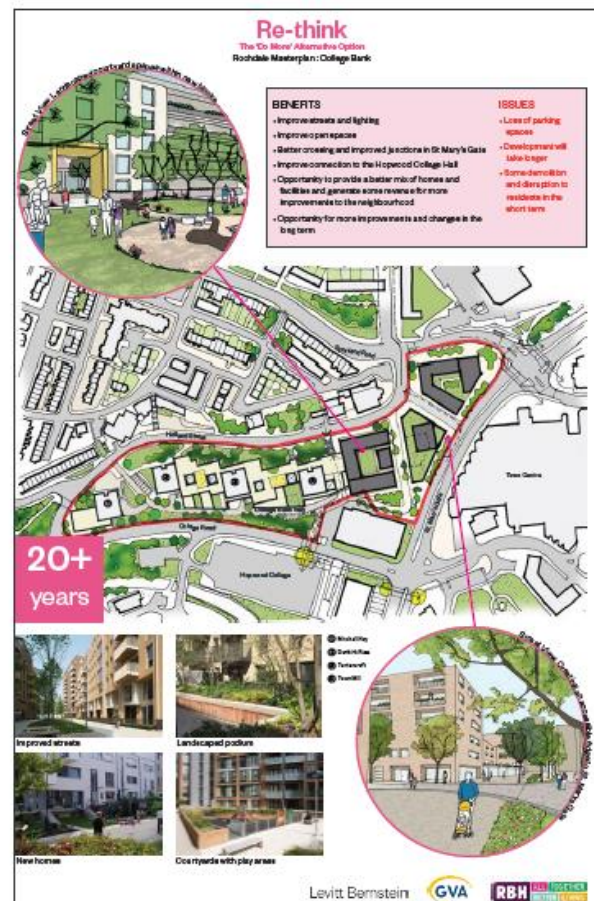
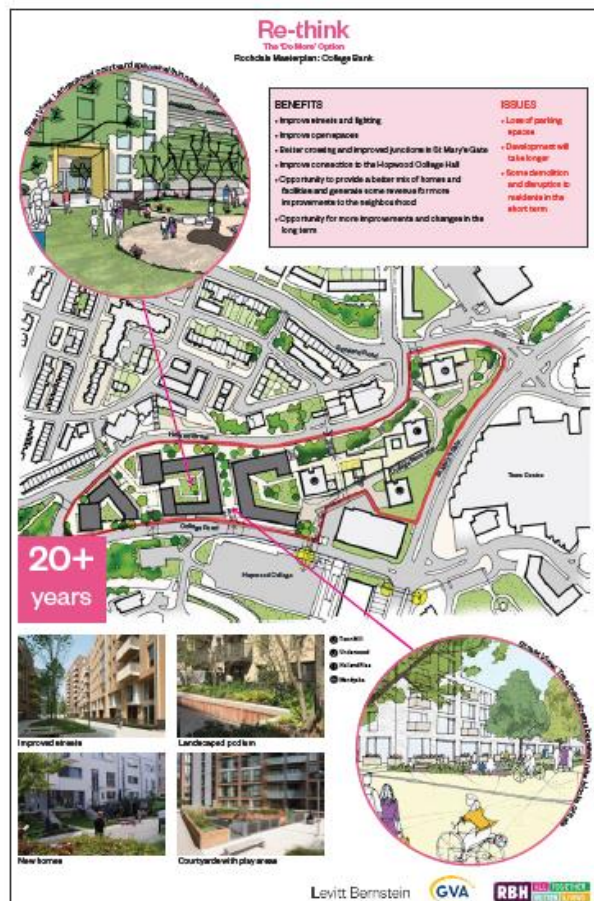


APPENDIX 2 – WORKSHOP 2

Workshop 2


The following pages show the boards presented at the second workshop for College Bank. The boards showed worked up layouts for each of the options, with more information about what the streets and spaces could look and feel like. Space was provided to collect feedback on the precedent examples.





Workshop 2

Re-think The Common Option Rochdale Masterplan: College Gate



EXISTING ISSUES

- Water ingress and damp
- Not very well insulated
- Leaky windows
- Degrading building fabric

EXPOSE CORE

- Open up core at front of building and place to bring light into stairwell
- Could be fit from building right to act as facade

OVERLAPPING

- Wrapping up building and exposing water ingress
- Building completely insulated - lower energy bills
- Improve appearance
- a number of material options available
- Extend life of buildings

NEW WINDOWS

- More thermally efficient - no lower energy bills


IMPROVE EXTERNAL SPACE

- Winter garden, openable glazing to balconies would give more flexible space which could be closed off from the elements - and planned
- Use rooftop space for communal garden

IMPROVE ENTRANCE

- Use could be extended to create more transparent, welcoming entrance
- Entrance could be sheltered and more accessible
- Entrance could provide accommodation for other uses, e.g. the store


Improvements to Tower Blocks



EXISTING

PROPOSED

Typical Block Plan



Typical 1 bed 2 person **Typical 2 bed 4 person**

BENEFITS

- More available use of the site to suit current and future housing needs
- 5 x 1 bed 2 person flats and 2 x 3 bed 4 person flats per floor
- Fewer available flats with empty
- More efficient use of space available
- Interiors of flats can be modernised

ISSUES

- Construction will take longer
- Some demolition and disruption to residents in the short term

Key

- 1. Hallway
- 2. Bedroom
- 3. Double Bedroom
- 4. Kitchen / Living / Dining
- 5. Balcony / Water Garden
- 6. Store Cupboard
- 7. Single Bedroom

Levitt Bernstein GVA RBH ROCHDALE HOUSING TRUST

Repairs vs. New Build Rochdale Masterplan: College Gate

Repairs



What could be included in repairs?

- Improvements/repairs to Kitchen
- Improvements/repairs to bathrooms
- Repairs to leaks and damp
- Repairs and decoration to external (windows, gutters)
- Possibly new windows to some blocks (subject to cost analysis)
- Decoration of internal communal areas, lobbies etc
- Internal and external lighting

Advantages:

- Minimal disruption to residents
- You may not need to move (no decent needed)

Disadvantages:

- Ongoing repairs and increased costs for maintenance (especially long term)
- No improvements to your streets and spaces
- No improved parking
- Higher utility bills for residents
- No additional services or community facilities for the neighbourhood

Repair & Review: 6-10 years



Refresh: 10-15 years



Re-think: 20+ years



New Build



What could be included in new build?

- New homes
- Better heating and insulation to homes
- Lower maintenance costs (especially long term)
- Better storage for homes
- Modern finishes to kitchens and bathrooms
- Improved entrances and front gardens at street level
- Improved and secure parking
- Possible overcladding to some blocks which may be refurbished

Advantages:

- Better homes and layouts
- Safer and improved streets and spaces
- Low utility bills for residents
- Safe and secure parking
- Safe and secure play areas for children
- Opportunity to bring in community facilities

Disadvantages:

- There will be decent (you may have to move home)
- Some disruption during redevelopment phases

Levitt Bernstein GVA RBH ROCHDALE HOUSING TRUST

Precedents Rochdale Masterplan: College Gate

Streets



What are your thoughts...

Podium



What are your thoughts...

Homes



What are your thoughts...

Levitt Bernstein GVA RBH ROCHDALE HOUSING TRUST

Precedents

Rochdale Masterplan: College Bank

Possible non-residential uses at podium level



What are your thoughts...

Parking



What are your thoughts...

Inside your homes



What are your thoughts...

Levitt Bernstein



Way Forward

Rochdale Masterplan: College Bank

Next Steps



Next Session

We will see you again in April to present to you the three developed options for redevelopment of your neighbourhood. RBH will be in touch regarding the next session and leaflets will be sent out to you in advance of the day.

The design team will continue to take your suggestions, ideas and concerns from today's session and the website to help to further develop the three development options.

Feedback Forms

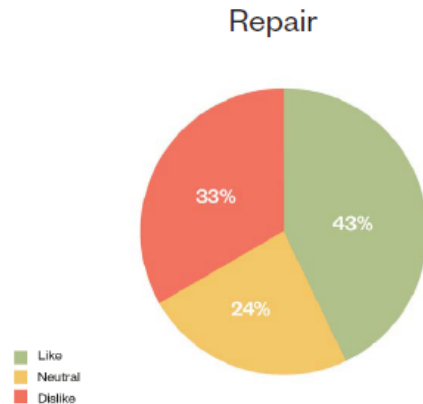
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Levitt Bernstein



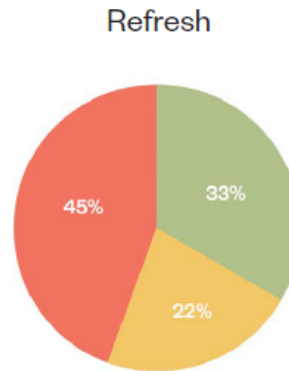
Workshop 2 feedback summary

The pie charts below show the feedback gained at the second workshop session. Residents were able to vote either like, neutral, or dislike for each of the three options. These charts show a clear divide in opinions. Repair has the greater majority of people that either like or are neutral towards the proposals. The rethink option shows a 50:50 split between those who dislike the option and who like or are neutral towards it, an increase since the first workshop session.



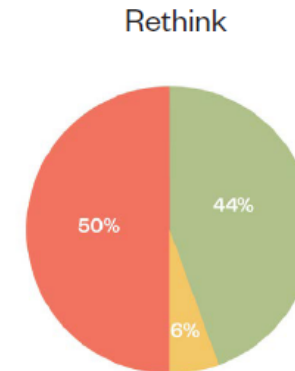
Comments and concerns:

- Some residents feel that they live in 'the best, most roomy properties managed by RBH'
- There is a desire for improved security throughout the neighbourhood, with working CCTV, concierge in each block, a no tolerance policy and improved access.
- Improved access across St. Mary's Gate from Spotland Road would be beneficial.
- Concerns over proposed loss of parking and security of parking on streets.
- Heating of flats was considered to be one of the most important issues
- Greening the podium is favourable
- Improvements to the open spaces received positive feedback.



Comments and concerns:

- There was a lot of concern over parking as residents feel that it is important to ensure they have a safe and secure place to park.
- There is a lack of demand for new shops as the existing services and facilities are close enough to College Bank.
- The only new non-residential use that may be needed is a new corner shop.
- Some residents do not want further uses in podium as they do not want to encourage people to congregate there.
- Concerns that there is a lack of passing traffic or footfall to sustain mixed podium uses.
- Some residents thought that it would be good to incorporate business space within the new podium spaces.
- Some residents were happy with new non-residential podium uses if safe parking was relocated elsewhere in the neighbourhood.
- There was some negative feedback about the proposed new landscaping. Some expressed concern that new landscaped features would be abused, and hence be a waste of money that encouraged anti-social behaviour.
- This option is considered to be good if it helps to fund repairs to homes.
- There were some queries over how the funding for new uses in the podium would be secured.



Comments and concerns:

- Some residents were upset by the proposals to demolish some of the towers: 'Try this and there will be a town-wide rebellions, the Seven Sisters are our heritage'.
- Some residents believed that option 3A was the best option in terms of which towers to retain because they are the better condition flats and good place for regeneration, as they are close to the Town Centre.
- There were concerns over the mix of properties - 1 bedroom and 4 bedrooms.
- Some residents said that a traditional house with more space would be desirable.
- There were concerns that the money for the external public realm would not be well spent.
- For new build homes residents wanted lift access, lifetime homes, heating improvements,
- Residents expressed a desire for a community centre/new facilities.
- Some residents expressed concern over the timescale as they may not be here in 20 years time, so are interested in a much sooner solution.
- There were concerns over car vandalism if garages in the podium were lost.
- The entrance space and security at the base of the towers must be addressed.
- Modernisation, or refurbishment without demolition is very favourable
- For the refurbishment option residents expressed the importance of: thermal efficiency, extraction, heating, accessibility and security.
- Some residents expressed desire for these tower improvements, however not at the expense of any demolition of any of the Seven Sisters.

Pie charts illustrating the feedback from workshop 2 feedback forms

Workshop 3

The options we have discussed with you so far...

Rochdale Masterplan | College Gate

Option 1 - Repair & Review

Key Features

- Repair homes as currently
- Reinforce and maintain the existing green spaces within the neighbourhood
- Allowing homes are retained

Housing Type	Percentage
Green	33%
Mixed	44%
Brown	23%

Option 2 - Refresh

Key Features

- Propose to allow some of the existing green spaces to be converted to new residential uses which then use College Gate Way
- Parting in the road will be reconfigured

Housing Type	Percentage
Green	44%
Mixed	33%
Brown	23%

- Implement some of the new developments and open spaces including the public square and street

Option 3a & 3b - Rethink

Key Features

- Feasibility of building new houses on the site
- Propose to build houses, either three stories in the town centre (3A) or three stories in the (3B)
- Reinforcing and maintaining of green spaces
- Large open green spaces, streets and connections
- Develop a green link from the River Rochdale through Hagwood Road
- Developed design consultation and plan to develop green spaces and existing green spaces (3B) Main Road

Housing Type	Percentage
Green	44%
Mixed	33%
Brown	23%

Levit Bernstein

GVA

RBH

Levitt Bernstein GVA RBH

Levitt Bernstein

Preferred Approach

Rochdale Masterplan: College Park

Option 3: 'Rethink'

Possible ways of improving and refurbishing retained towers




20+ years

Improvements along St. Mary's Gate



The 'Rethink' Option

- Retention of 2 or 3 retained blocks
- Open up space for new development
- Improvement to 10 or 12 tower building footprints
- Enhancement to open and shared spaces
- Improved parking arrangements for flats
- Full refurbishment of retained blocks, including new lifting to make value maximised
- Potential for up to 100 new homes

Why this is our preferred option

- This option will allow RBH to transform the neighbourhood.
- This option enables us to provide a better mix and different types of housing throughout the area.
- We are retaining 10 blocks within the programme to ensure a higher offer aspect of the housing mix for existing and new residents.
- This option offers the greatest opportunity to adapt to future needs.
- We have provided a realistic alternative to the 'compared to only new in the programme' 'Rethink' option and more under the 'Rethink' option.
- This option will deliver the greatest benefit to the local community, including retained towers, improved communal areas like the Town Centre, and improved quality and shared spaces and the potential for new development in the future.

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Preferred Approach

Rochdale Masterplan: College Park

Improvements to Tower Blocks to meet modern quality and safety standards

Existing	Expose core	External improvements
 <p>ISSUES</p> <ul style="list-style-type: none"> Water ingress and damp Not very well insulated Leaky windows Degrading building fabric Balconies and staircases need bringing up to modern standards Water and drainage need improving 	 <ul style="list-style-type: none"> Open up core at front of building and place in living light into stair well Could be lit from inside at night to act as beacon 	 <p>External improvements</p> <ul style="list-style-type: none"> External improvements to building to stop water ingress Glazing to be well insulated - lower energy bills Improve appearance - a number of material options available Extend life of building
		
<p>New windows</p>  <p>More thermally efficient - so lower energy bills</p> 	<p>Improve external space</p>  <ul style="list-style-type: none"> Winter gardens operable glazing to balconies will give more flexible space which could be closed off from the elements - and piped Use rooftop space for communal gardens 	<p>Improve entrance</p>  <ul style="list-style-type: none"> Glaze could be extended to create more transparent, welcoming entrance Entrance could be sheltered and more accessible Entrance could provide accommodation for other uses, e.g. library 

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Preferred Approach

Rochdale Masterplan: College Park

Typical Block Plan

EXISTING



POTENTIAL LAYOUT



Potential Floorplan of Flats

**POTENTIAL LAYOUT
TYPICAL 1 BEDROOM 2 PERSON**



**POTENTIAL LAYOUT
TYPICAL 2 BEDROOM 4 PERSON**



Key:

- Hallway
- Bedroom
- Double Bedroom
- Kitchen / Living / Dining
- Bathroom / Winter Garden
- Store Cupboard
- Single Bedroom

Examples of Modern Interiors



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Your Neighbourhood

Rochdale Masterplan: College Bank

Streets



New Homes



Parking



Improved Open Spaces



Refurbished entrances to Tower Blocks



Tell us what you think

Levitt Bernstein

GVA

RBH ROCHDALE BARNHARTON

Workshop 3 feedback summary

Feedback at the third workshop was from a mixture of written post-it notes and verbal comments. The main issues and themes to arise out of the third session are as follows:

General response to the preferred option:

- A lot of residents do not want to move and do not want four of the towers to be demolished
- Keep the Seven sisters and work with the local council to repair them
- Some residents believe it is a bad idea to demolish any of these blocks of flats as it will increase social isolation and the local community will not be happy
- Rochdale's iconic Seven Sisters should stay to retain the skyline
- The neighbourhood definitely needs redeveloping
- Keep the seven blocks and use one as a 'showroom' block to attract funding. Refurbish this one to show investors the potential of these flats
- Would like to see a mix of types of homes. The proposal to develop new 3 storey houses and 4-5 storey blocks received positive responses
- Flats should be refurbished, not demolished.
- These demolition ideas are premature, refurbishment should be tested on some blocks first.
- Lower Falinge should be redeveloped before College Bank.
- Some residents expressed that they would put up with how things are currently in order to stay in their current homes as they don't want to move again.
- Many residents did not want redevelopment to occur, their preference was refurbish, repair and maintain.
- Long term improvements are good but issues also need to be addressed in the short term.
- Repairs should be done in the short term/meantime for people living in the blocks even if long term plans are fixed and change does happen.

Justification for the preferred option:

- Some residents wanted RBH to show them cost plans before making such strong decisions about our homes
- A housing needs survey is needed - how many people need homes?
- Residents requested clarity of the costs involved for each of the options.

Blocks proposed for refurbishment:

- Many residents surprised about Mardyke being kept, could improve roads if this was taken down
- Sort out entrance issues on blocks
- Keeping the three towers closest to the Town Centre is good
- Sheltered housing/ independent living block with adaptable apartments and communal facilities could be an option for a refurbished tower block
- Concierge service needed in refurbished blocks
- Create an older person's block for older residents
- Exiting residents, living in blocks proposed for demolition, must get priority in being re-homed in a refurbished blocks
- Bathrooms need improvement - the leaks need fixing and plumbing improving.
- The 1 bedroom flats are spacious and great, get rid of the studios and sort out the communal areas
- Refurbished homes and units are needed, modern finishes will be good
- The existing blocks need external work - the PVC windows are draughty
- External repairs is good but no cladding please

Streets, public realm and open spaces:

- How will new streets be built on a difficult site like College Bank?
- It would be great to have better connections along St Mary's Gate
- We would welcome good open spaces, clean and safe
- More green spaces and improvements to the landscape and planting are needed
- Concerns over parking

Residents offer:

- Some residents expressed interest in moving to Lower Falinge
- Residents wanted to know more about compensation for leaseholders
- Will people in the three retained towers get same compensation package as others?
- Communicate with people regularly, one on one sessions are important
- Advocates to go to the flats with RBH for proposed individual visits

Health and safety, and fire regulations:

- Concerns over fire safety regulations and the need for all residents to be better trained/educated on this
- Fire alarm systems, sprinkler systems, tidy communal areas, CCTV on every landing
- Health and safety issues need to be looked at urgently, sprinklers needed, CCTV on every landing for safety

Other comments and concerns:

- The new bathroom vents are sucking out the heat
- Water ingress was not a problem until 6 years ago
- The community must take pride in their homes

