

Our Vision for Central Rochdale

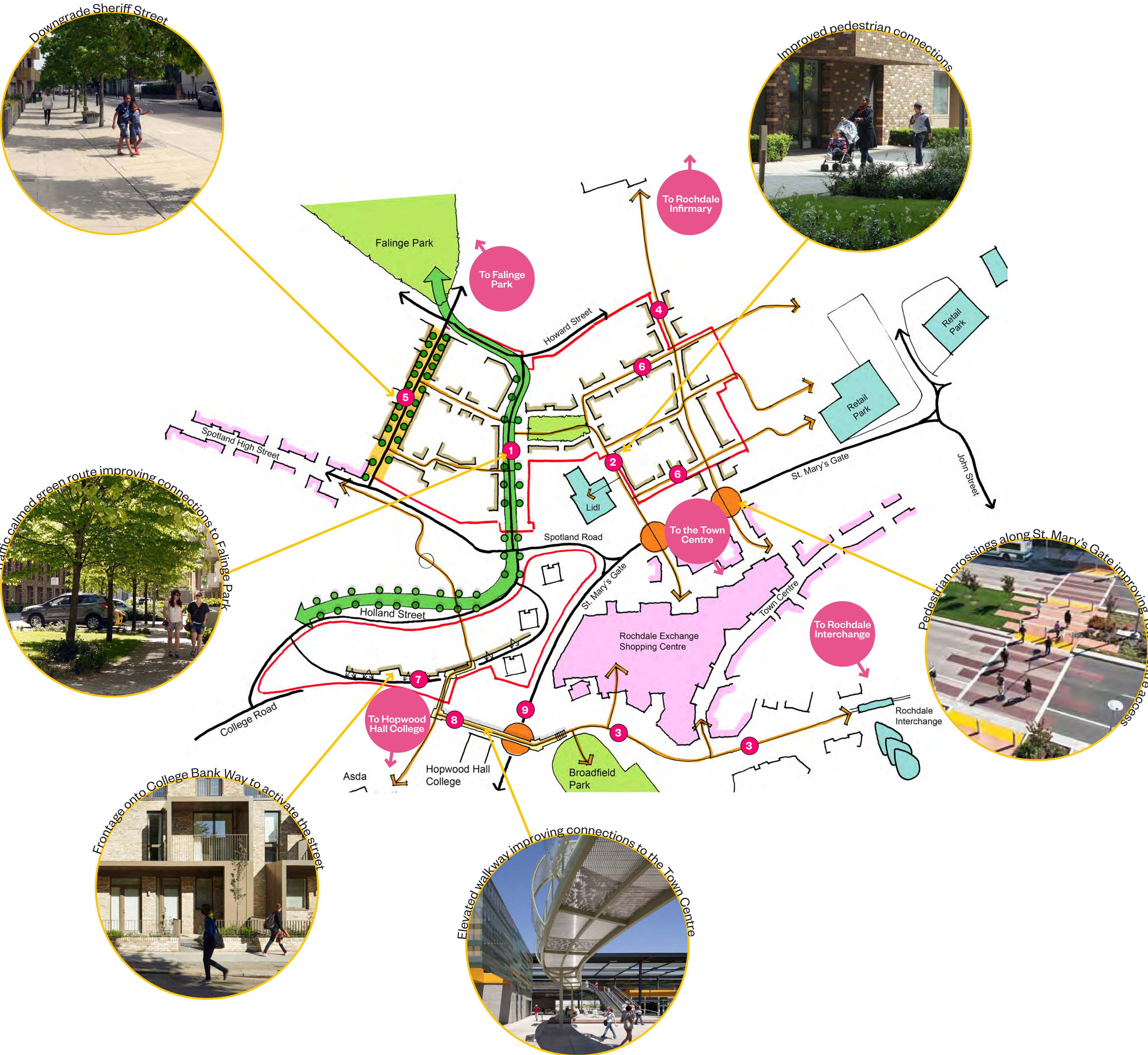
RBH Vision

- College Bank and Lower Falinge need investment- the tenants and residents deserve better opportunities
- We don't want to miss the opportunity for investment in Rochdale from Government or Greater Manchester
- We need to make sure we make the best decisions on how we invest to provide better long term options for current and future residents.
- We risk reducing demand if we don't provide a better quality home than currently offered
- Tenants and residents have told us they want changes, particularly to entrances, communal areas and their environment
- A better mix and quality of homes will help make Central Rochdale a more attractive place to live
- We have an opportunity to make more of this great Town Centre location and create places where people want to come and live
- We can help make Rochdale Town Centre thrive

Getting around the wider area

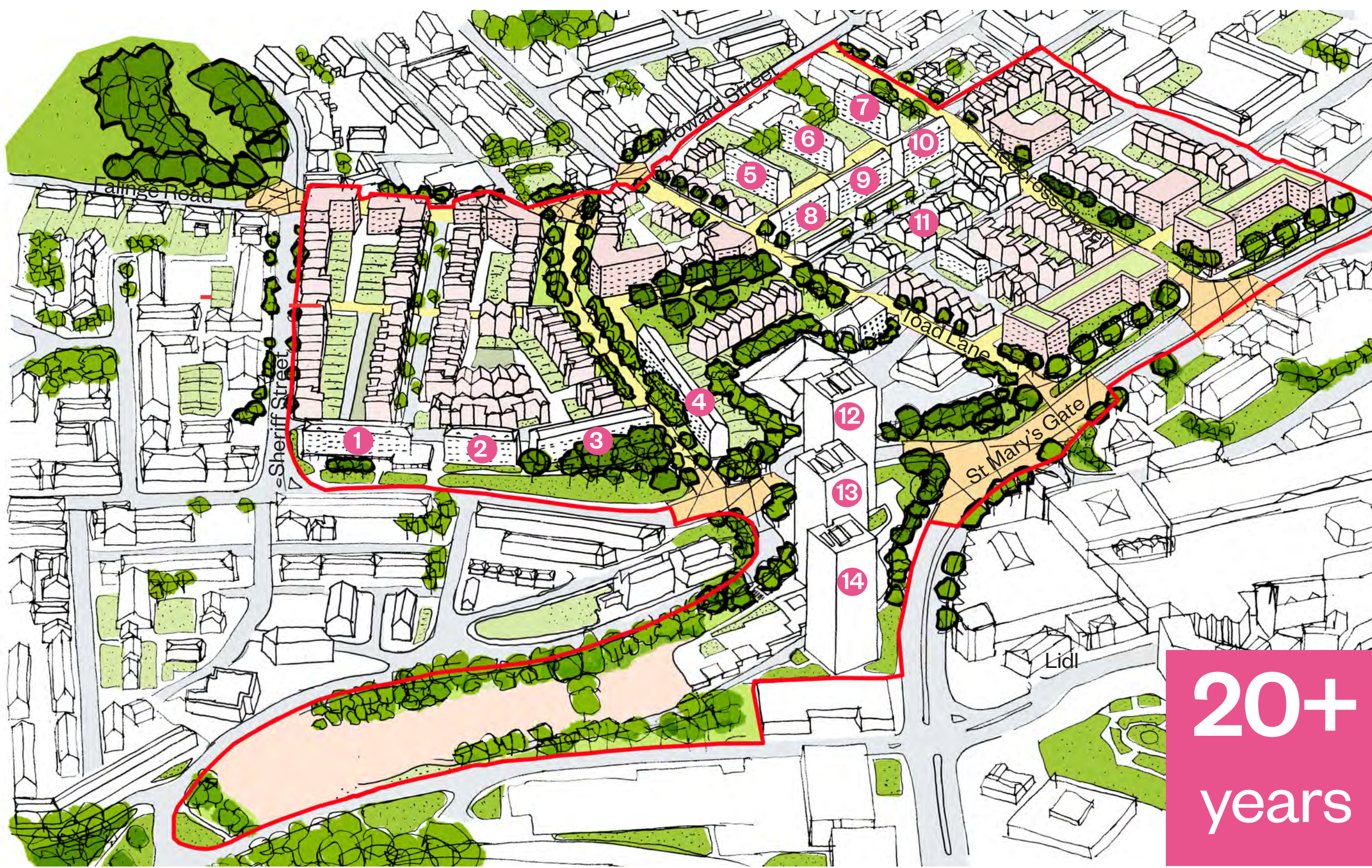
RBH and Rochdale Borough Council have been working closely on a collective vision for the transport and movement network. The key objectives are:

- 1 Create a traffic calmed green route attractive to pedestrians and cyclists that connects Falinge Park and College Bank.
- 2 Create a strong pedestrian link through College Bank and Lower Falinge that connects the town centre, Lidl supermarket, the green spine route and Falinge Park
- 3 Pedestrian connection linking Spotland High, College Bank, ASDA, Hopwood Hall College, Broadfield Park, Exchange Shopping Centre and Rochdale Interchange.
- 4 Create an easily navigable connection between the Town Centre and Rochdale Infirmary
- 5 Changes to Sheriff Street
- 6 Create legible east to west routes to allow easy movement between residential areas to the west and the retail park directly to the east of Lower Falinge
- 7 Introduce frontage on to College Bank Way to active street
- 8 Potential elevated walkway allowing easier access from College Bank into the town centre.
- 9 Pedestrian crossings across St. Mary's Gate

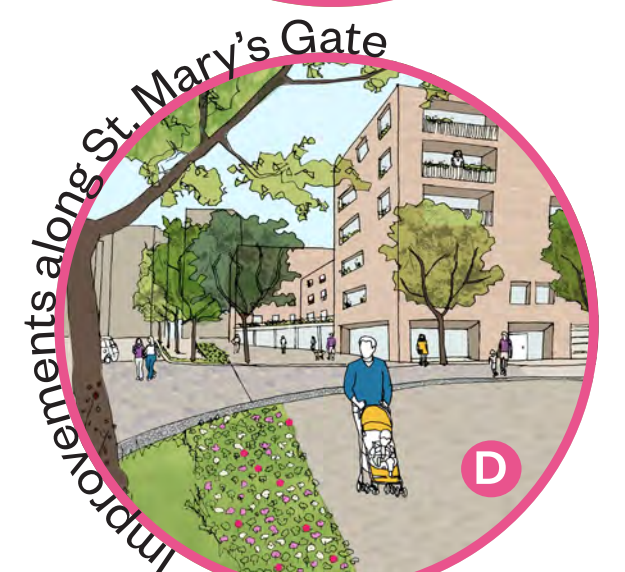
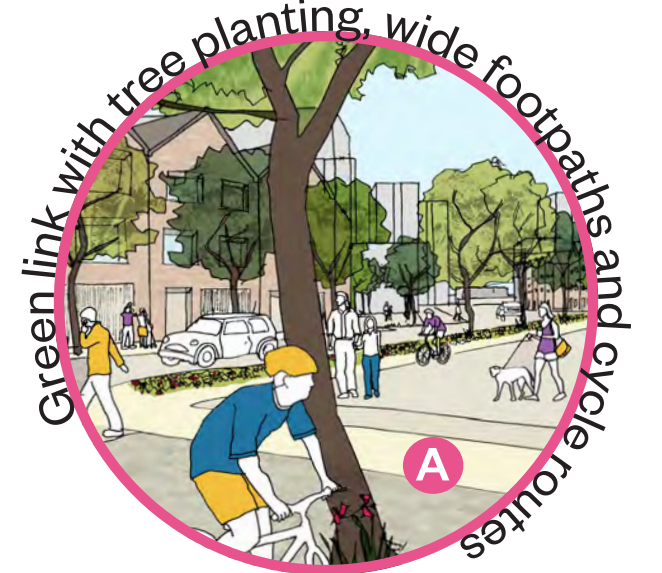


Preferred Approach

In June we presented 'Option 3: Rethink' as our preferred option



- ① Thetford
- ② Stavordale
- ③ Quinton
- ④ Pershore
- ⑤ Glastonbury
- ⑥ Dunstable
- ⑦ Atherstone
- ⑧ Hinton
- ⑨ Edington
- ⑩ Bromfield
- ⑪ Waterhouse Street - new homes
- ⑫ Mardyke
- ⑬ Holland Rise
- ⑭ Underwood



Our key aspirations are to:

- Provide new homes of a variety of house types and flats
- Investment in retained homes
- Improve existing streets and lighting, and create a range of new streets and routes
- Improve open spaces and play areas and create new ones
- Houses to have integrated parking to the front or rear
- Flats with contained semi-private courtyard spaces with integrated play and secure parking
- New Central Park with play
- Tree lined green link connecting Falinge Road and Spotland Road, with wide pavements and cycle route
- Improvements along St Mary's Gate - buildings set back, wider pavements, cycle tracks, green buffer to road and possible non-residential uses at the ground floor.
- Better crossing and improved junctions to St Mary's Gate - shared surfaces and safer crossing points
- Opportunity for even more improvements and changes in the long term
- Private gardens for ground floor flats

You told us:

"The Falinge Community Base is a space which is very well used - a bigger and better space should be integrated into the masterplan!"

"There's not a lot for children over the age of 11/teenagers to do."

"I like the idea of having my own private garden."

"Improved play areas for children that are safe will be great."

"Will it be possible to move next door to my existing neighbours?"

"I'm worried that the green link route connecting Falinge Road to Spotland Road will become a rat run."

"Very happy with the proposals to improve crossing, access and connectivity to Falinge Park and across St. Mary's Gate to the Town Centre."

"The entrances and stairs into the existing blocks that are retained must be improved!"

"Will the new homes be adaptable to specific needs and disabilities?"



Where we are at today and next steps

Planning Applications

We will take all the information and feedback from today's workshop and use that to start the initial work, identifying areas of the neighbourhood where we propose to make an outline and detailed planning application.



What does an Outline Planning Application mean?

An Outline Planning Application (OPA) allows for a decision on the general principles of how this site could be developed. Outline planning permission is granted subject to conditions requiring the subsequent approval of one or more 'reserved matters' such as: access, appearance, landscaping, layout and scale.

If outline planning permission is granted we would consult with you on detailed designs for each phase before any decisions are made.



What is a detailed planning application?

A detailed planning application will be made for our next phase of development. Based on the feedback from today's workshop this will help us to see best our next phase of development at Lower Falinge should be.

A detailed planning application would be the full design of the area including: building appearance, materials, access, landscaping, layout and scale (which is the height, width and length of the buildings).

Residents would be kept up to date on timescales for rehousing and work starting on site. Any affected homes will have a minimum of 12 months notice, so that we are able to work together and plan for a move. construction process.

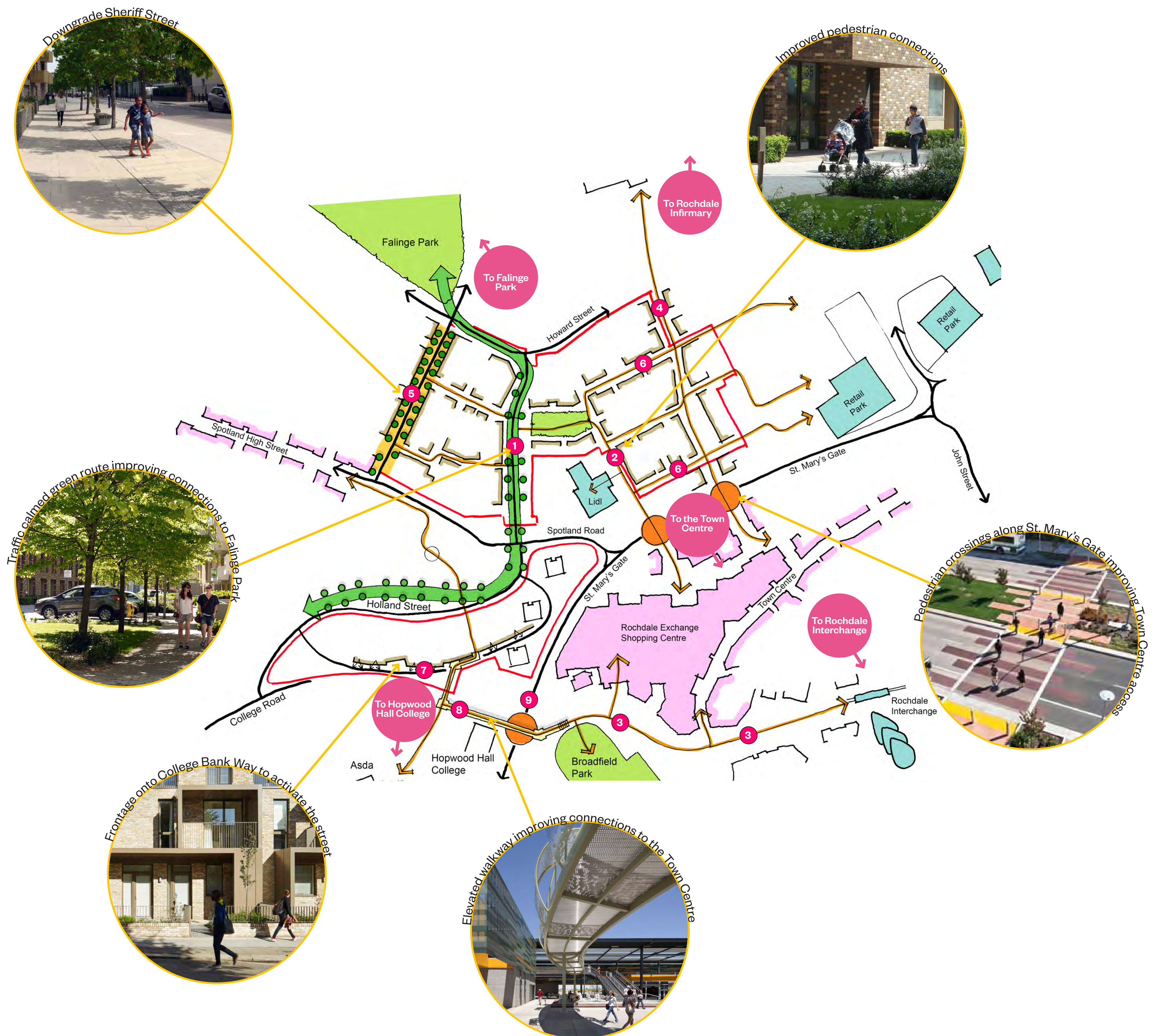
Next steps:



Getting About

There are several key links and connections that are important to College Bank and Lower Falinge:

1. Pedestrian crossings along St. Mary's Gate into the Town Centre
2. Pedestrian and cyclist links to Falinge Park
3. Creating a pedestrian and cyclist priority boulevard linking Falinge Park to Holland Street
4. Improvements to Sheriff Street to encourage pedestrian and cyclist activity
5. Creating more direct east to west links throughout Lower Falinge



Getting About



Tell us what you think

New Homes

New homes - exterior:



On street parking



Generous windows



Maisonettes with flats above



Private entrance to your new home



Covered entrances



On plot parking



On plot parking



Front gardens

New homes - internal spaces:



Bright living spaces



Modern kitchens



Bedrooms



Living spaces

New homes - back gardens:



Rear private gardens



Growing spaces

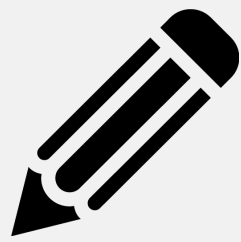


Designated bike storage



Communal green spaces

New Homes



What would you like to see included in the design of your new homes?

Retained Homes

Improvements to retained homes

Retained blocks on College Bank and Lower Falinge could be improved. Examples of improvements could include:



Providing front gardens to blocks



Kitchens



Replacement windows



Repairs to facades



Improved entrances



New balconies



Improved communal entrances



Improved facades and entrances to your homes



Improved entrances and new front doors



Improved facades



Improvements to surrounding streets and the public realm



The use of external materials to improve the facade



New windows



Wintergardens added to your homes creating new indoor and outdoor private amenity spaces



Retained Homes



Tell us what you think

The Neighbourhood

Streets



Pavements with planting and parking



Shared surfaces



Planting



Safe places to play

New and improved open spaces



Parks with safe cycling routes



Tree planting



Tree planting



Communal outdoor space to relax

Play spaces



Landscaped playground



Soft surfaces



Overlooked play space



Exciting and colourful play areas

Community facilities



Multipurpose spaces



Allotments



Space for outdoor events



Accessible to all

The Neighbourhood



Tell us what you think about the possible neighbourhood improvements

EMPLOYMENT AND CAREER SUPPORT

Regeneration isn't just about buildings, but seeing positive changes in the lives of residents. RBH is working with the RSA to explore what would best help local people who are out of work get into jobs – and those already in work, progress their careers.



NEW PIONEERS PROGRAMME: THREE LINKED ELEMENTS



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rbh.org.uk

HOW WOULD YOU LIKE TO BE INVOLVED?

We want everyone to have a chance to help us develop the deal. How would you like to be involved?
Put a dot in the box or boxes you prefer, and tell us if there are other ways you would like to get involved.

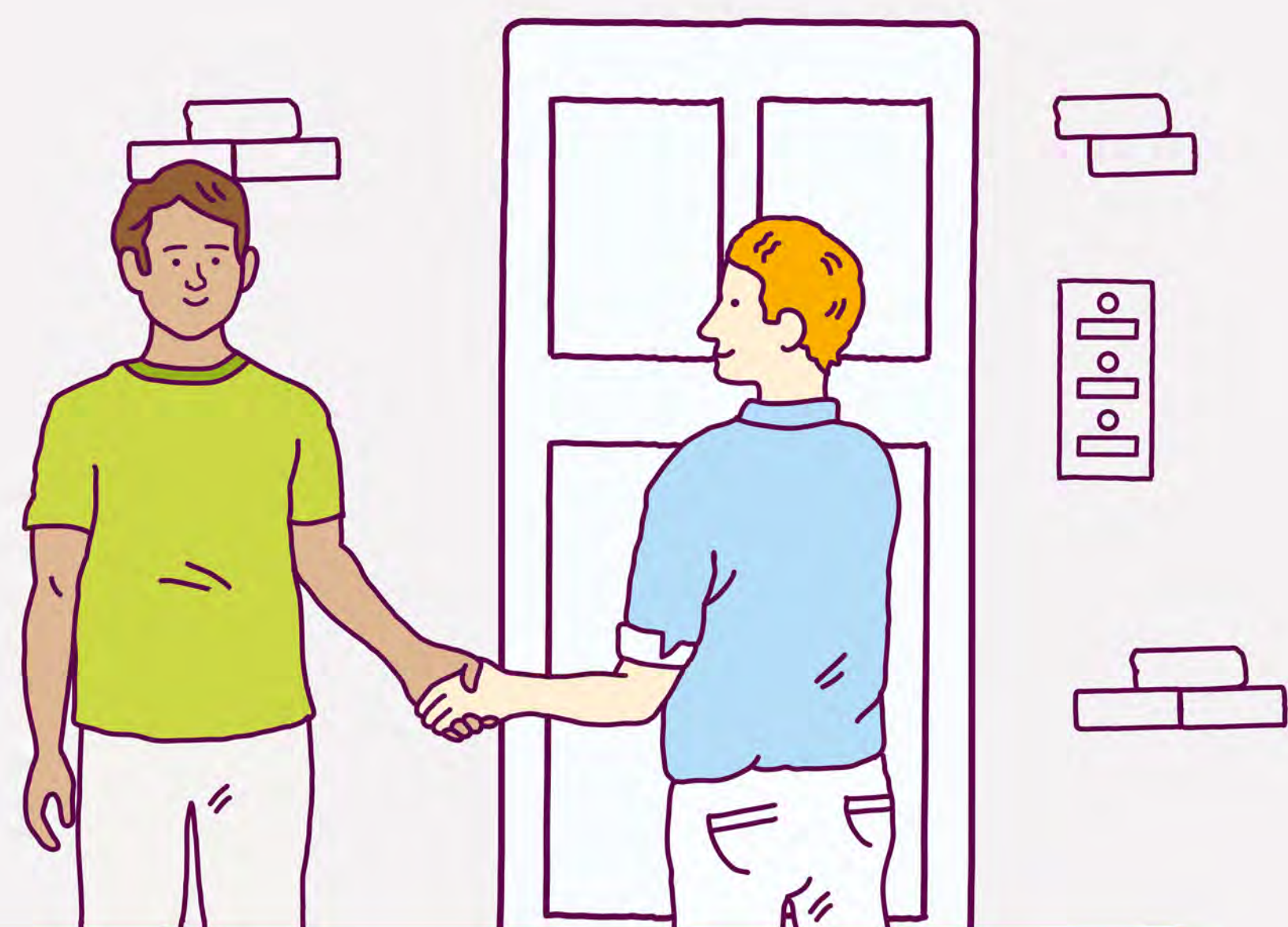
Facebook discussion

Online survey

Face to face workshops

Are there other ways you would like to get involved?

RESIDENTS' DEAL



What is it and how can you get involved in creating it?

A residents' deal is an agreement between RBH and residents saying what they will do before, during and after Central Rochdale improvement work

What do you think should go in the deal?

RBH promises to:

1. ???

2. ???

Residents promise to:

1. ???

2. ???

Come and talk to us about what would make you feel secure, listened to and involved so that RBH promises to do what you need them to do.