



Summershades

Design and Access Statement

November 2023

Introduction

Overview by Chorlton Planning

- The development concept is to provide low density housing amongst the existing trees, along with additional tree planting and landscaping, to create a high-quality living environment for local families. Custom built housing is proposed as part of the scheme to meet demand for this type of housing in Saddleworth and Oldham. Whilst an indicative number of these type of houses are proposed in the application the final number will depend on the subsequent demand with a likely increase.
- The proposals are based around a green space corridor which will flow through the central part of the site and will accommodate the existing stream and introduce ponds and aquatic wildlife zones to encourage wildlife. Additions and improvements to the existing footpath system are also proposed as a part of the scheme.
- The dwellings have been designed to be un-obtrusive to blend in with and compliment the woodland landscape. The application will allow the woodland area, the watercourses and the footpaths to be sustainable designed with public safety in mind.
- The development would be in effect “houses in a woodland setting” and have been designed to form a part of the general landscape of this area of Grasscroft. A key part of the scheme is to ensure that the trees and the changing landscape are maintained and managed both now and into the future and enable the eradication of non-native species and distressed trees.
- The introduction of more native tree species and hedgerows, along with the creation of new wildlife habitats will create an increase in the bio-diversity of the site and facilitate a more native/natural landscape which factors in a sustainable managed future.



01

site location and history



Courtesy of Saddleworth Independent-extract from an article on the history of Summershades

By 1890, it was being advertised as 'Summershade Gardens, Greenfield – These Gardens are now open daily. Fifteen minutes' walk from Grotton Station and ten minutes from Greenfield Station.

'Excellent accommodation for visitors. Special terms for school and picnic parties. Band for Dancing. Every Saturday evening at 7 o'clock. Bowling Green, Swings, Museum, Monkeys, Peacock, Pheasants, & etc. – Proprietor W. G. Hulme.'

The local papers described a visit in 1897. On Tuesday afternoon when some 300 poor children from Stalybridge assembled on the platform previous to returning home. It seems they had been spending the day at Summershade – thanks to the kindly generosity of Stalybridge friends.

'The young folks seemed in the best of spirits, and it took the ladies who had them in charge all their time to keep them in order.'

In March 1903, Hulme applied for licence for the Summershade pleasure grounds but after a long hearing was refused.



Summershades Pleasure Gardens

Hulme continued to run the business until his death in 1907 prompting the house and gardens to be put up for sale.

The auction notice in the local press gave a good impression of what the site looked like then – '.....known as Summershade, Greenfield, now used as a picnicking establishment, and also the adjacent house, farm buildings, wooden dancing floor, and tea rooms, greenhouse and outbuildings, and the garden and land belonging to the premises containing 6 ½ acres.'

The premises were taken over by Edwin Eastwood who ran the premises until around 1917. He was succeeded by John Willie Wilkinson.

In the 1930s, the site was already a popular spot for camping. In 1942, then owner Mr J. L. Dunkerley, approached Saddleworth Council to use the site for 'movable dwellings.'

This must have been successful as later it was reported that 60 chalets or caravans were on the site some 'mobile' in the form of converted single deck buses.

A description of the Summershade Pleasure Garden in the 1930s gives a good impression of what it had to offer – 'Ideally situated at 800ft above sea level with every convenience.

'All campers' supplies, including foodstuffs and fuel for primus stoves, may be purchased in the grounds, and for those who prefer to have their meals ready cooked for them, there is the tea rooms with seated accommodation for 500 people.

'All supplies and meals are sold at the very cheapest rate consistent with quality. Proof of its popularity may be gauged by the fact that last season 10,000 people visited the grounds.'

1.01 History

From the late 19th century until sometime in the 1950's the site was known as Summershades Gardens and was a notable regional leisure facility.

See extract from the Saddleworth Independent opposite.





1.02 Location

The site is located within the suburban housing area of Grasscroft along the A670 which links the Saddleworth area with Oldham town centre to the east. It sits alongside a ribbon of residential development which mainly consists of large individual properties set within large plots.

It is a sustainable location within easy walking distance of Greenfield train station/transport links and all the usual town centre amenities which include supermarket, schools, doctors surgery, etc..

The site is linked to the wider open countryside by an extensive footpath network.



existing entrance to the site



along the public footpath at the entrance to the site



site of the former tennis court about halfway up



more open scrubland to the north of the site



invasive species linked to the sites former use

1.04 site images

The images opposite offer a snapshot of the nature of the site which evolved without management from a campsite/leisure into its present overgrown condition.

NOTE:

The existing percentage of native to non-native species is 40/60 which gives plenty of scope for improvement through a woodland management which would be funded by the proposed development.

1.05 site images



avenue of Horse Chestnut trees



site of the former tennis court about halfway up



view of the site from Oldham Road which will be retained



view towards parklands

02

Design



Introduction

Overview

There are three main drivers for the scheme design:

- 1.To create a unique residential development within a natural setting, which links back to the sites heritage and looks to provide a sustainable managed future for the woodland.
- 2.Increase the bio-diversity of the site by eliminating invasive species and planting native species with a woodland management plan to ensure it is maintained or future generations. With the creation of new wildlife habitats and the introduction of wildlife friendly environments, such as insect hotels, bird/bat boxes and ponds. The overgrown nature of the site will be transformed into a more diverse and cohesive environment.
- 3.We aim to set a standard for sustainable ecological development that is both responsible and and makes a positive contribution to the natural environment, working with exemplar standards set by the likes of the Woodland Trust and The Energy Saving Trust. The proposals pay homage to Scandinavian wellness traditions.





* insect hotels indicated thus

2.01 Layout

Orientation and Features

The layout is defined by the existing topography and landscape features, notably, an avenue of Horse Chestnut trees, the existing brook and historic steps.

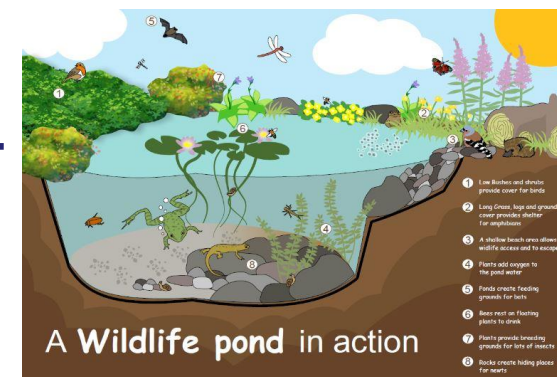
Generally, the dwellings are positioned with a south facing aspect with large gaps (4.5-14m) between them to allow for passive solar gain and a level of visual permeability.

The main feature of the layout is the introduction of a green space corridor with new wetland areas, which runs north to south centrally down the site.

The road layout is designed to accommodate level rises of approximately 1 in 10 with some pinch points slightly steeper at approx. 1 in 8. It is envisaged that the road will be designed to retain a woodland feel with flush footpaths and kerbs merging into the landscape.



Dotted red outline indicates avenue of Horse Chestnut



proposed wetland areas designed to increase the bio-diversity of the site

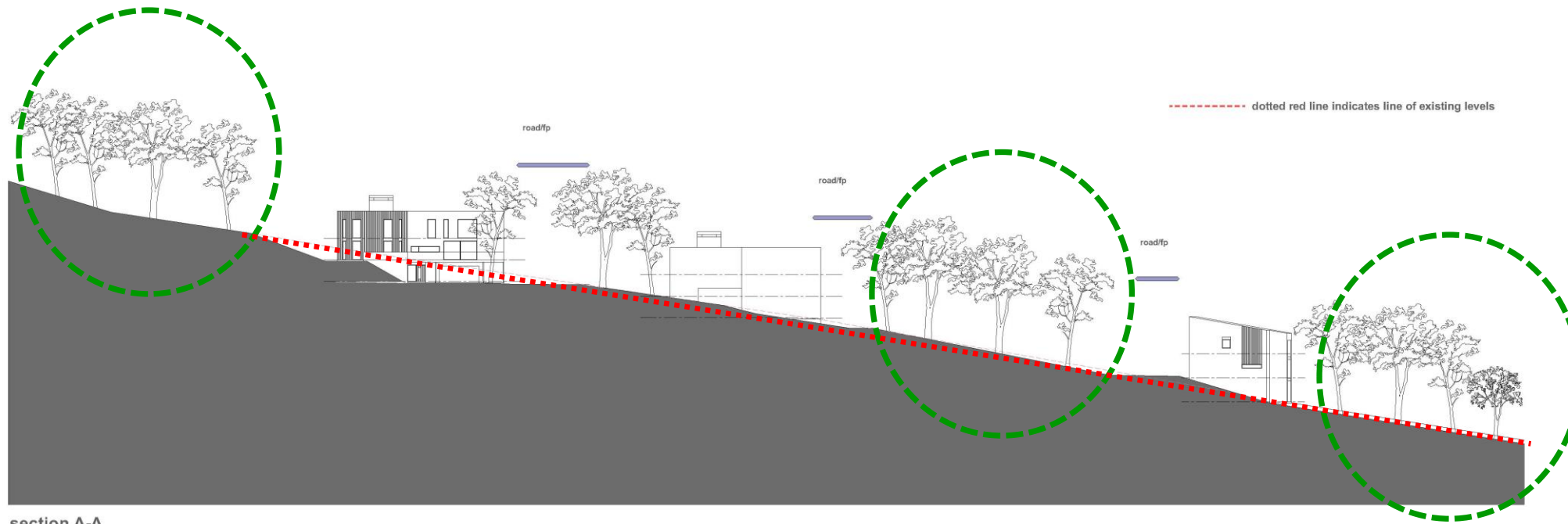
2.02 Topography

Access and Layout

We have looked to work with the existing levels to position the proposed dwellings to run with the existing topography.

The houses are built into the hillside to accommodate the natural slope and to integrate more naturally with the setting.

Leaving the existing mature trees to the south and along the boundaries will retain the existing visual amenity from Oldham Road and other long views (see VIA).



section A-A

.....
dotted red line indicates existing slope



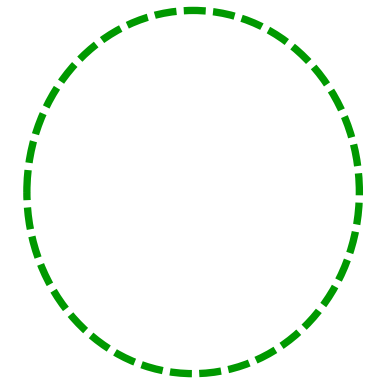
native species trees are to be planted close to the proposed dwellings to compliment the woodland setting in the transitional spaces



simple road treatment allows for integration with the woodland landscape



CGI view from the lower end of the site



groups of trees between plots following the slope down the site





new tree and hedgerow planting



new ponds/wetland habitat



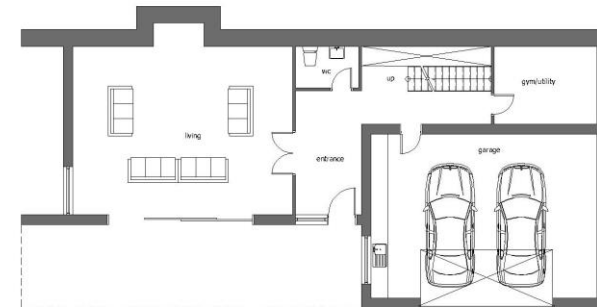
Insect hotels along with bird and bat boxes



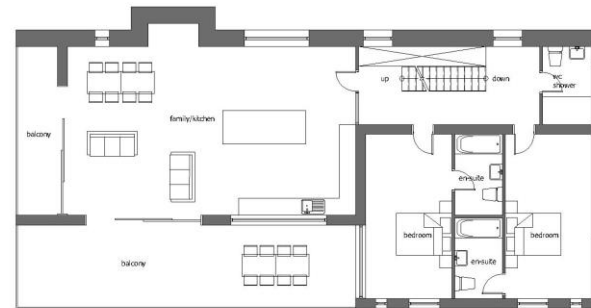
Green roof with inset PVA



- Key
- 1 timber cladding (natural finish/charred)
 - 2.natural sandstone (locally sourced)
 - 3.laminated timber structure
 - 4.high performance timber windows



lower ground floor plan



ground floor plan



first floor plan



2.03 Design and context

Materiality and Habitats

The materials for the external fabric of the building have been carefully chosen to compliment the woodland context, to provide a high degree of energy efficiency/conservation and ensure a low carbon footprint.

To achieve this, we have looked at modern methods of construction which include, woodcrete ICF, SIPS panel and green roofs.

We will look to eradicate invasive species of plants and trees and replace them with native species, Increase the bio-diversity with the inclusion of new habitats and formulate a woodland management plan to ensure a sustainable future.

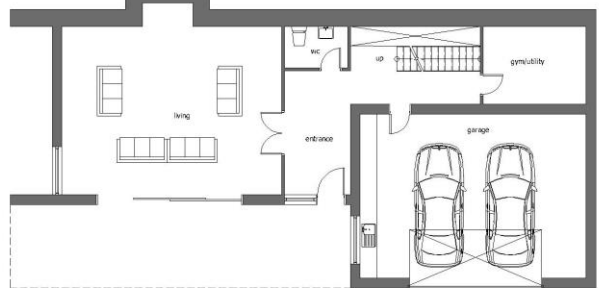
The gardens will be minimal and integrated, large balconies and small areas of hard landscaping close to the building providing the main amenity space.

The woodland and wildlife is the main attraction with an emphasis on the outdoor lifestyle.

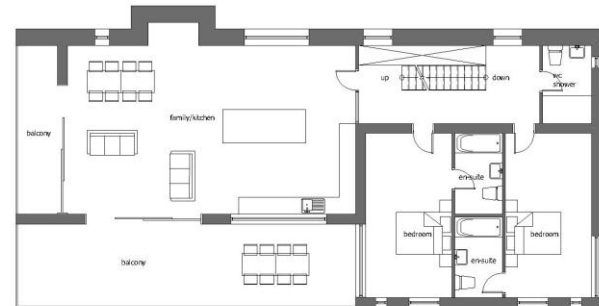




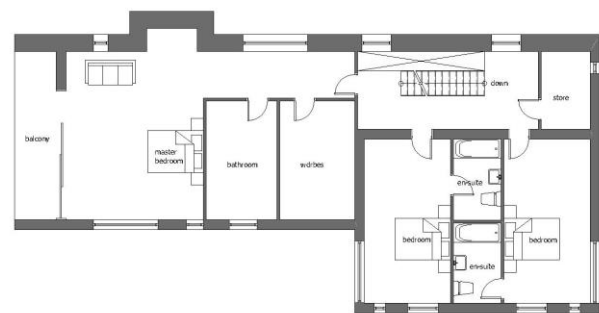
extra insulated north elevation with minimal openings



lower ground floor plan



ground floor plan
large glazed areas to the south elevation facilitate passive solar gain



first floor plan

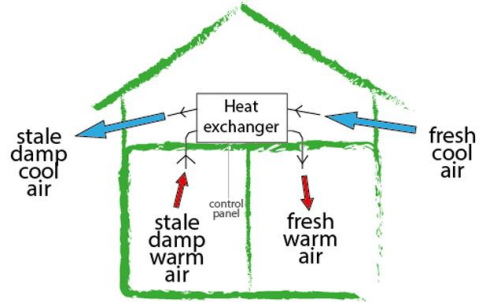
SIPS panel system



natural timber cladding



small garden break-out spaces



heat recovery system



Green roof with inset PVA



woodcrete ICF



high performance timber windows with integral blinds to manage passive solar gain

2.04 Sustainability

Low Energy and Low CO2 Construction

It is essential that the homes perform at a very high thermal efficiency standard and can generate their own power with the help of PV panels.

This will be achieved by using a high-performance air source heat pump with low temperature under floor heating and high thermal mass heat sink floors.

As well as PV and mechanical ventilation with heat recovery (MVRH) the dwellings employ passive solar design, high levels of insulation and air tightness measures to keep net energy consumption to a bare minimum.

Extra insulation and minimal openings to the north elevations help to minimise heat loss.

Natural and local materials have been selected for a more sustainable construction. These will include woodcrete ICF/SIPS panels, timber cladding, locally sourced natural stone, high performance timber windows, green roofs, and a sustainable drainage system.



outdoor living is restricted to small defined areas which are designed to integrate with the wider landscape and will be planted with native in accordance with a woodland management plan

2.05 Ecology 01

Landscape and Bio-diversity

The Woodland Trust encourage the planting of native species trees and shrubs combined with a woodland management plan as the key to providing effective and sustainable woodland.

The proposals seek to do this and will increase the bio-diversity by creating new and improved habitats.

The development will fund this and the ongoing maintenance and development of the woodland for both residents and others to enjoy.

We also aim to set a benchmark for responsible new build developments in terms of reducing the carbon footprint and impacting the environment in a positive way.



2.06 Ecology 02

Landscape and Bio-diversity

See opposite the main concept strategy plan for the site with regards woodland layout and diversification of the ecology.

Please refer to the landscape proposals for full details.

Careful planting of new native species trees will allow daylight penetration and establish a greater variety of ground cover fauna and wildlife when allied to the new planting and habitat enhancement.





Black Alder



Common Hazel



English Oak



Horse Chestnut



Rowan (Mountain Ash)



Hawthorn

2.07 Ecology 03

Woodland Management Plan

A tree survey conducted by Mulberry Tree Management indicates that the site contains 60% invasive species along with a large collection of Rhododendron and Himalayan Balsam.

The development will allow for the removal of these and replace them with native species along with a 30-year woodland management plan.

The main objectives are:

- Improve existing woodland
- Maintain woodland after development
- Remove invasive species
- Provide a suitable habitat for wildlife

Native species to be introduced are as follows:

- Common Hazel
- European Hornbeam
- Common Hawthorn
- English Oak
- Black Alder
- European horse-chestnut
- Willow
- Rowan

Woodland flora planting will include:

- Cowslip
- Primrose
- Dog Violet
- Wild Garlic



2.08 Ecology 04

Woodland Management Plan

In addition, dead wood plus habitat and log piles will be provided to encourage invertebrates (which will offer a food source to hedgehogs). Habitat piles and log piles will also offer hedgehog hibernation and refuge habitat.



Log piles encourage invertebrates



wild Garlic



Cowslip



Primrose



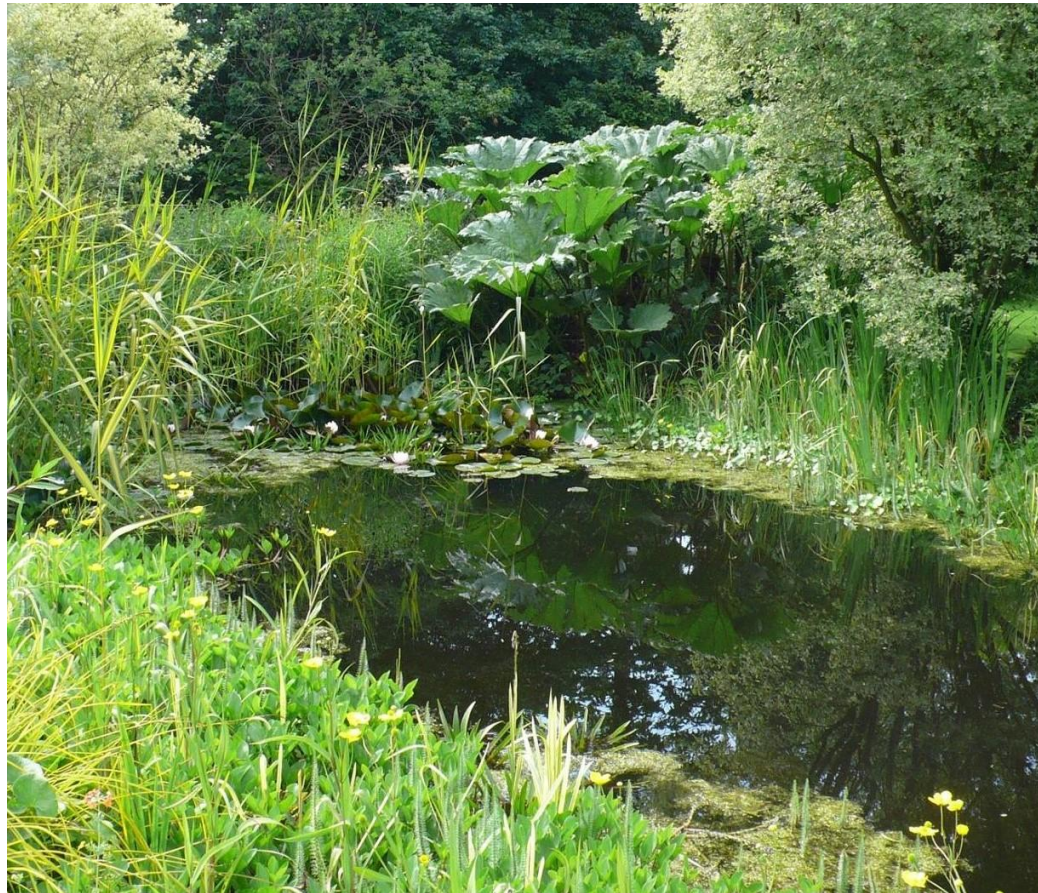
Dog Violet

2.09 Ecology 05

New Habitats

The proposed landscape scheme by PGLA includes for an increase in bio-diversity with the formation of new wildlife habitats.

This includes new ponds and the management of wetland areas.



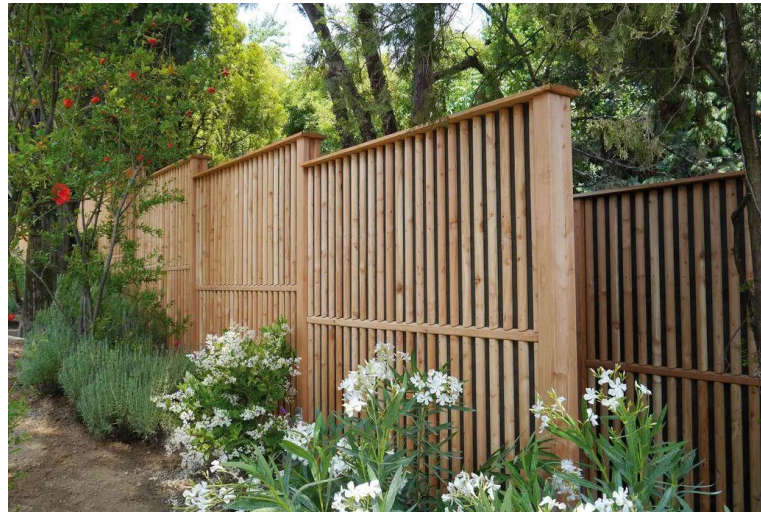
CGI of proposed pond/wetland area



2.10 Ecology 09

External Materials

The external materials have been chosen to be environmentally responsible, encourage wildlife movement and compliment the woodland setting.



small areas of simple timber screening with gaps for wildlife movement across the site



reinforced gravel driveways allow water permeability



low level wildlife friendly fencing to site perimeter



native species hedgerow planting



some areas of dry-stone walling



2.11 Images



view from lower end of site



2.12 Images



aerial view

