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Land at Platting Lane
Rochdale

PROPOSED ERECTION OF 3 NEW DWELLINGS

PLANNING APPLICATION 2024



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1.0

Site Location

1.1 Site Location and Context

1.2 Build Character

1.1 SITE AND CONTEXT

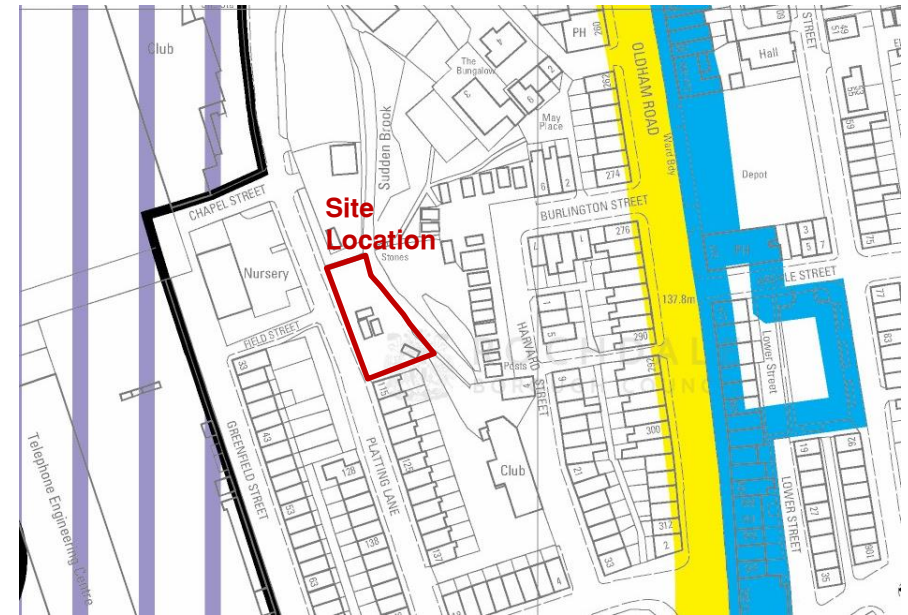


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Access to the site is formed off Platting Lane, a short branching street that connects to Well I Th Lane leading to Queensway from Queen Vitoria Street. The dwellings along Platting Lane are not provided with off street parking with Platting Lane used as on street parking.

The site constitutes a vacant area of land adjacent to existing dwellings and nursey building. The site currently offers a small dilapidated garage / storage building masked by dense shrubs from the street scene. The north eastern boundary of the site is formed by a small stream that extends from Sudden Brook leading to Rochdale Canal.

The site belongs to the defined urban area and has not been allocated additional policy considerations by RMBC.



Existing Platting Lane View

1.2 BUILD CHARACTER

The area is characterised by traditional design brick terrace houses typical of dense residential areas in the borough. The below images provide an understanding of the local build character surrounding the site.



Terrace Housing
Platting Lane



Terrace Housing
Queen Victoria Street



Arnold Bagnell Court
Platting Lane



Terrace Housing
Green Field Street



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3.0

Proposal

3.1 Orientation and Scale

3.2 Layout

3.2 Appearance and 3D Views

3.1 ORIENTATION AND LAYOUT



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Orientation

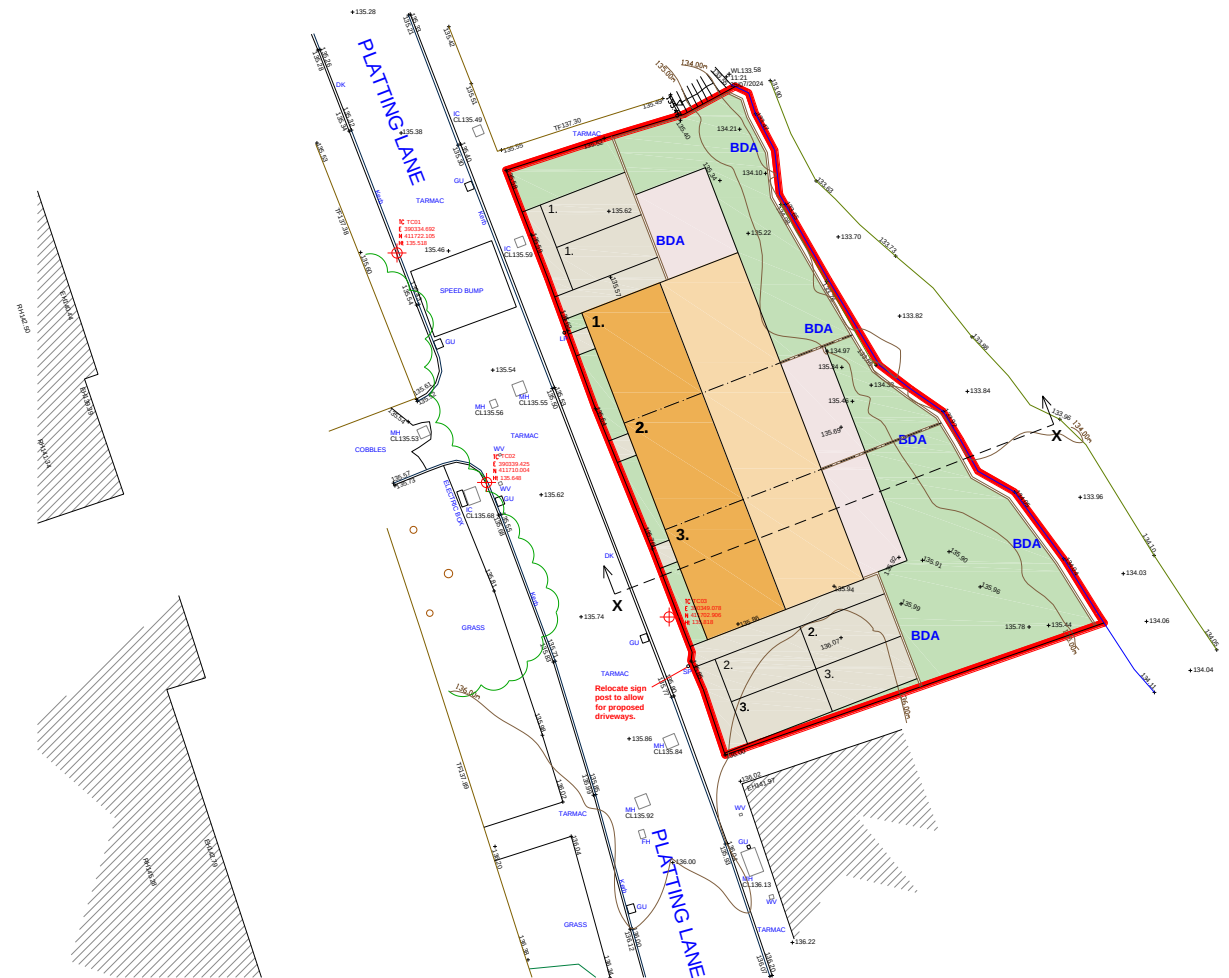
The site orientation matches the existing established terrace row build line by having the frontages of each dwelling overlooking Platting Lane with private garden areas to the rear (north east). Parking for the development is provided via double driveways that are to be allocated to each dwelling equally providing 2 parking spaces per dwelling. The frontages of the dwellings are to be provided with short landscaping areas which soften the street scene and help split up the proposed entrance ways to each dwelling.

Refuse storage is proposed to the garden areas, the refuse management strategy is to match that of the existing refuse management along Platting Lane.

Scale

The proposed development has been designed to respect the existing massing and scale of the dwellings long Platting Lane by designing the proposed development as 2 storey dwellings.

Internally the proposed development scales with the existing houses by diversifying the number of bedrooms offered along Platting Lane with many of the existing terrace homes offering 2 bedroom layouts.



Proposed Site Plan

3.1 ORIENTATION AND LAYOUT



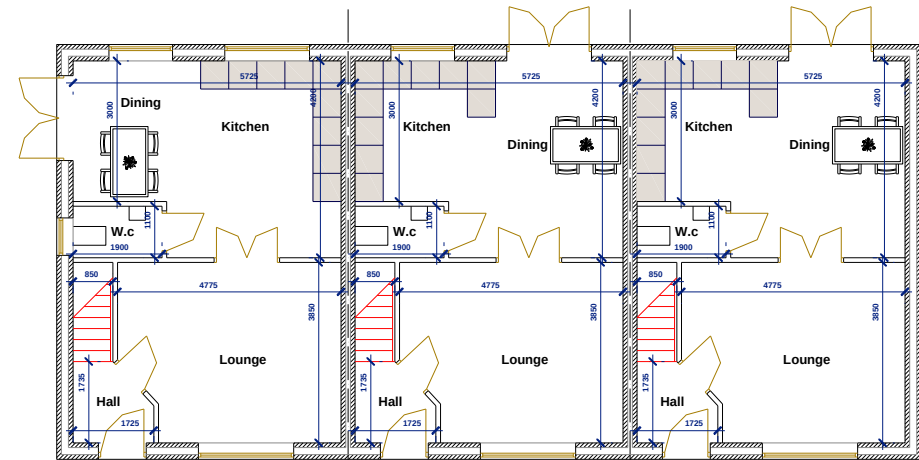
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Internal Layout

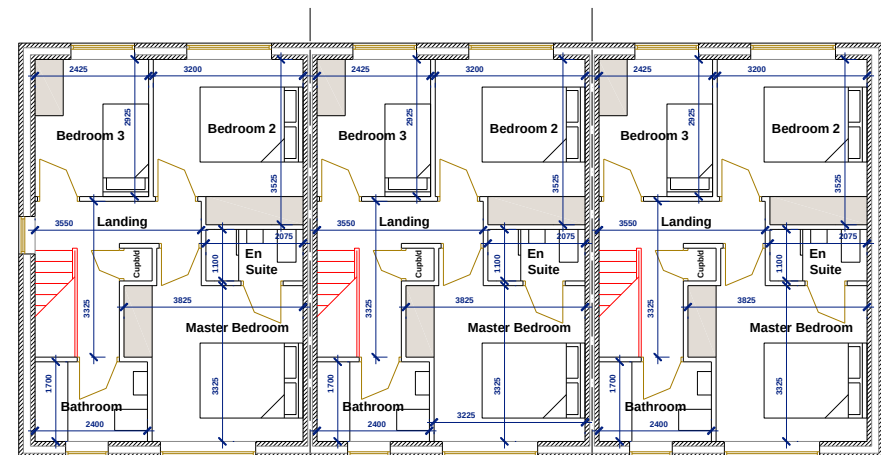
The internal arrangement of each dwelling has been designed to cater for modern family living with semi open plan lounge / kitchen / dining room to the ground floor and W.C.

The first floor offers 3 bedrooms and a bathroom with two of the proposed bedrooms focused on double bed design with the third bedroom providing a single sleeping space.

The internal arrangement has implemented the recently adopted National Space Standards for new dwellings which ensures the suitability and sustainability of the proposed dwellings.



Proposed Ground Floor Plan



Proposed First Floor Plan

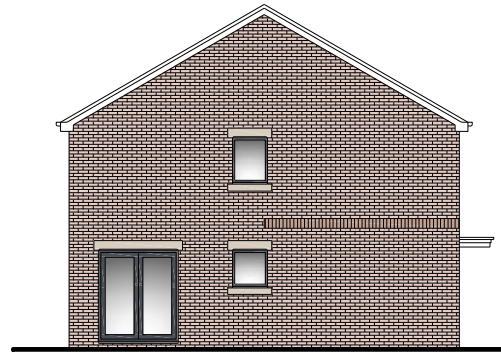
3.4 APPEARANCE AND 3D VIEWS



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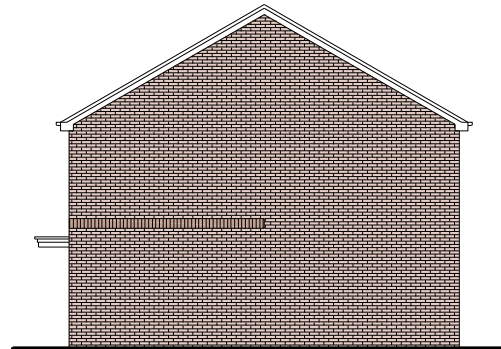
Proposed Front Elevation



Proposed Side Elevation 1



Proposed Rear Elevation



Proposed Side Elevation 2

Appearance

The appearance and overall aesthetic of the proposed development looks to match the existing established build character in the area. The proposed dwellings are to be provided with facing brick facades and tiled roofs to match the existing terrace rows. Dwellings along Platting Lane also offer stone features to cills and openings, this is therefor echoed within the new development with cast stone heads and cills proposed to the frontage windows and doors.

The proposed windows and doors are to be dark grey upvc fittings with fenestration designs that match the existing adjacent dwellings.

3.4 APPEARANCE AND 3D VIEWS



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Orthographic Site Image



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