



The Red House

Design and Access Statement

Planning Application August 2022

Introduction

Purpose for this report

This document is in support of a planning application for the restoration and redevelopment of the existing house with the siting of 2No detached properties within the rear garden as enabling development.

A Lawful Development Notice for an earlier similar planning application (14/00684/FUL) was granted previously.

The amendments to the designs reflect the needs and requirements of the new owners, who will occupy the main house, as they wish to secure a long-term sustainable future for the dwelling as a home for their family.

It should be noted that the condition of the property has deteriorated over the intermittent years.



01

The Site





1.01 Site Location

The site is located along Broadhalgh Avenue and lies within the Moorgate Conservation Area. Directly adjacent at No15 is a grade II listed building which was built 1907-1909 and designed by Parker and Unwin.

To areas south, east, and west are predominantly suburban residential with green open space to the north of mainly recreational use.

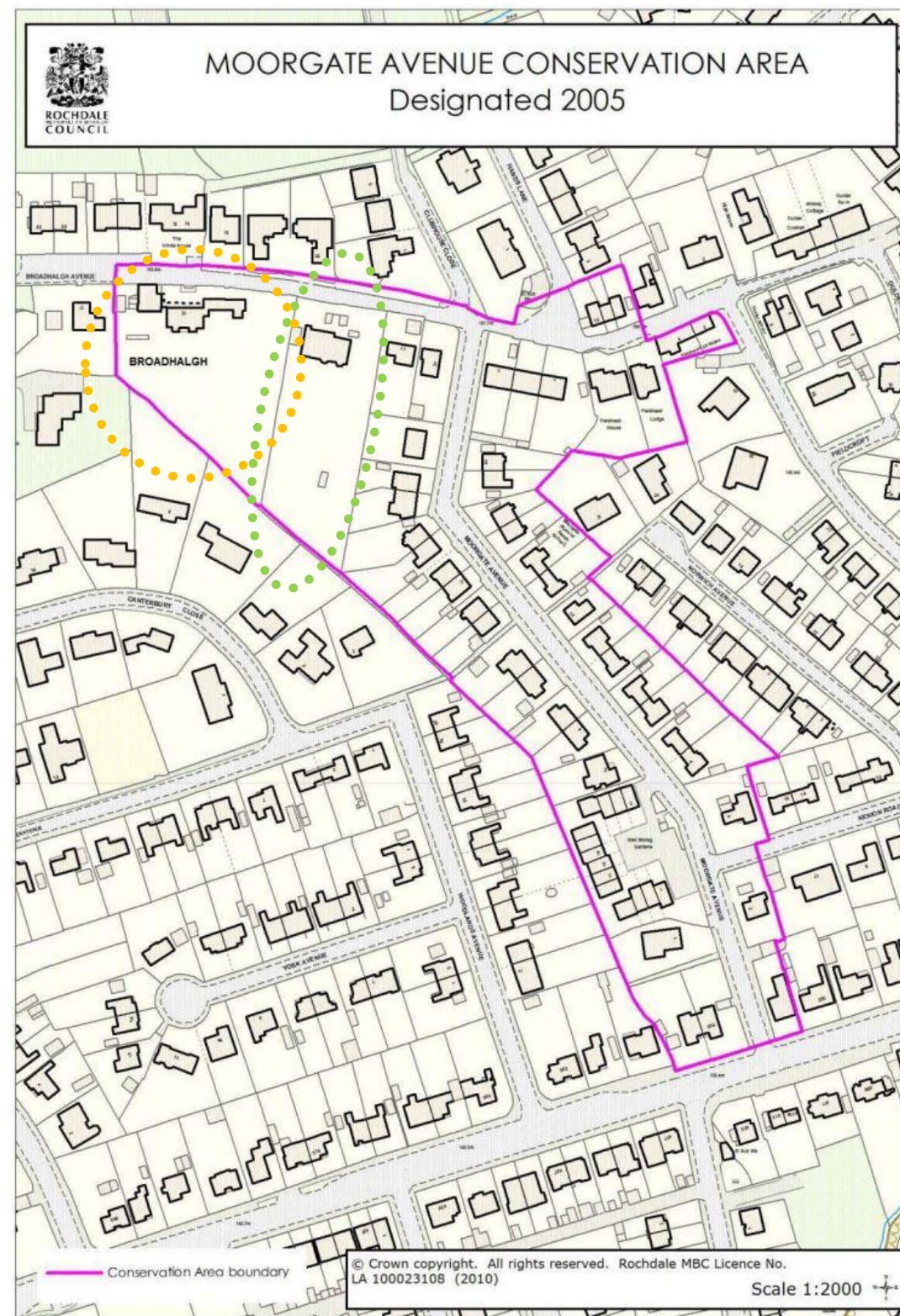


site location



Site of grade II listed building at No15





1.02 Site Location

The site is located to the north-west of the Moorgate Avenue Conservation Area which is defined by a leafy suburban character which merges into a semi-rural setting beyond.

The predominant built form is typical solid mid-century with brick facades with hipped tiled roofs.



site location



Site of grade II listed building at No15



1.03 Site Context Photographs



1.03 Site Context

Whilst the approach to the site from Moorgate Avenue has a mid-century suburban character, consisting in the main of semi-detached properties, the houses located along Broadhalgh Avenue are grander in both their size and setting.

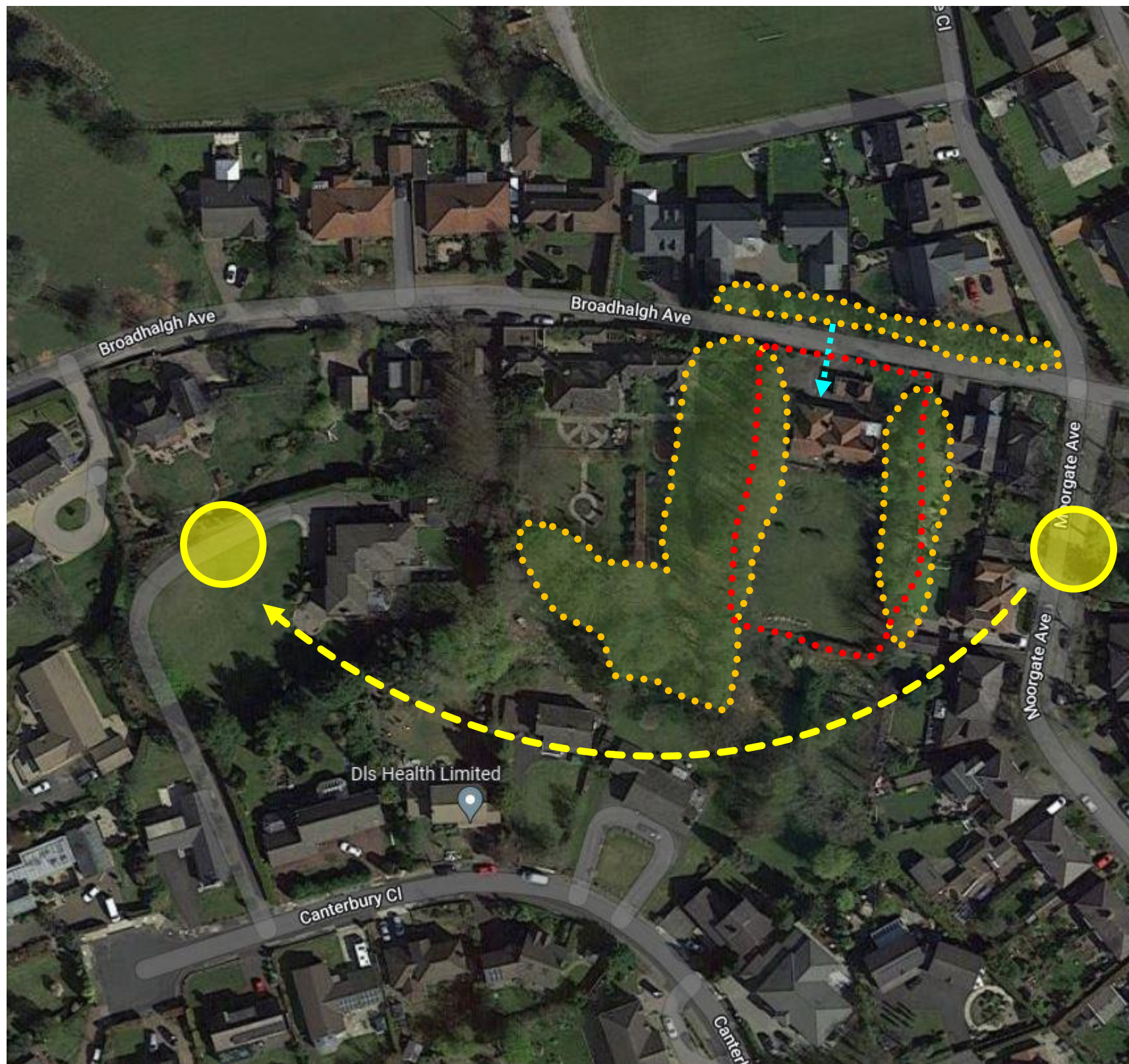
Some of the larger detached properties are sited close together to form 'loose groups' with mature landscaping providing a natural backdrop.



02

Site Analysis

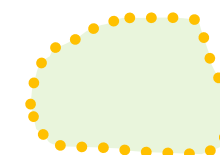




2.01 Site as Existing

The property sits to the north of a large plot with direct access off Broadhalgh Avenue.

The garden to the rear is screened on all three boundaries by mature trees.



groups of existing trees to be retained



vehicle/pedestrian access



Site boundary





2.02 Site Plan as Proposed

The 2No proposed ‘enabling development’ dwellings are sited to the rear of the garden in very similar positions to ones approved previously and granted a Certificate of Lawfulness (app No 14/00684/FUL-shown dotted).

In comparison, the footprint of the new houses are very similar to those of the houses close by.

Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	Proposed Roof Plan	contract no	drawing no	revision	Planning Revised: A. Outline of previously approved dwelling subject to C/L August 2022	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
	work to figured dimensions	3609	14	A				
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			August 2021	1:500				



front elevation



side elevation



rear elevation



side elevation

2.03 Design Context

In terms of form, massing and detail, the design of proposed dwellings references the main house and those of their closest neighbours, typified by red brick facades, hipped tiled roofs, and two-storey bay windows.

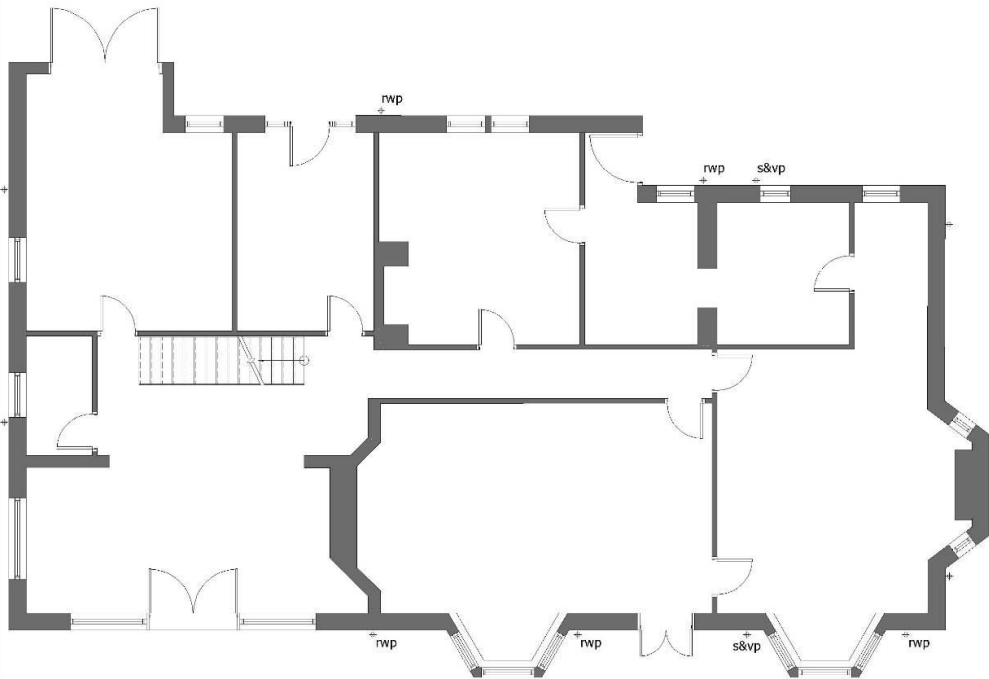


03

Existing House



Note: layout indicative only and subject to survey



ground floor plan

first floor plan

3.01 Internal Layout as Existing

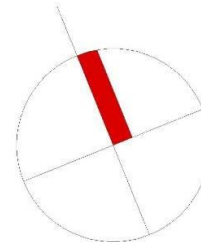
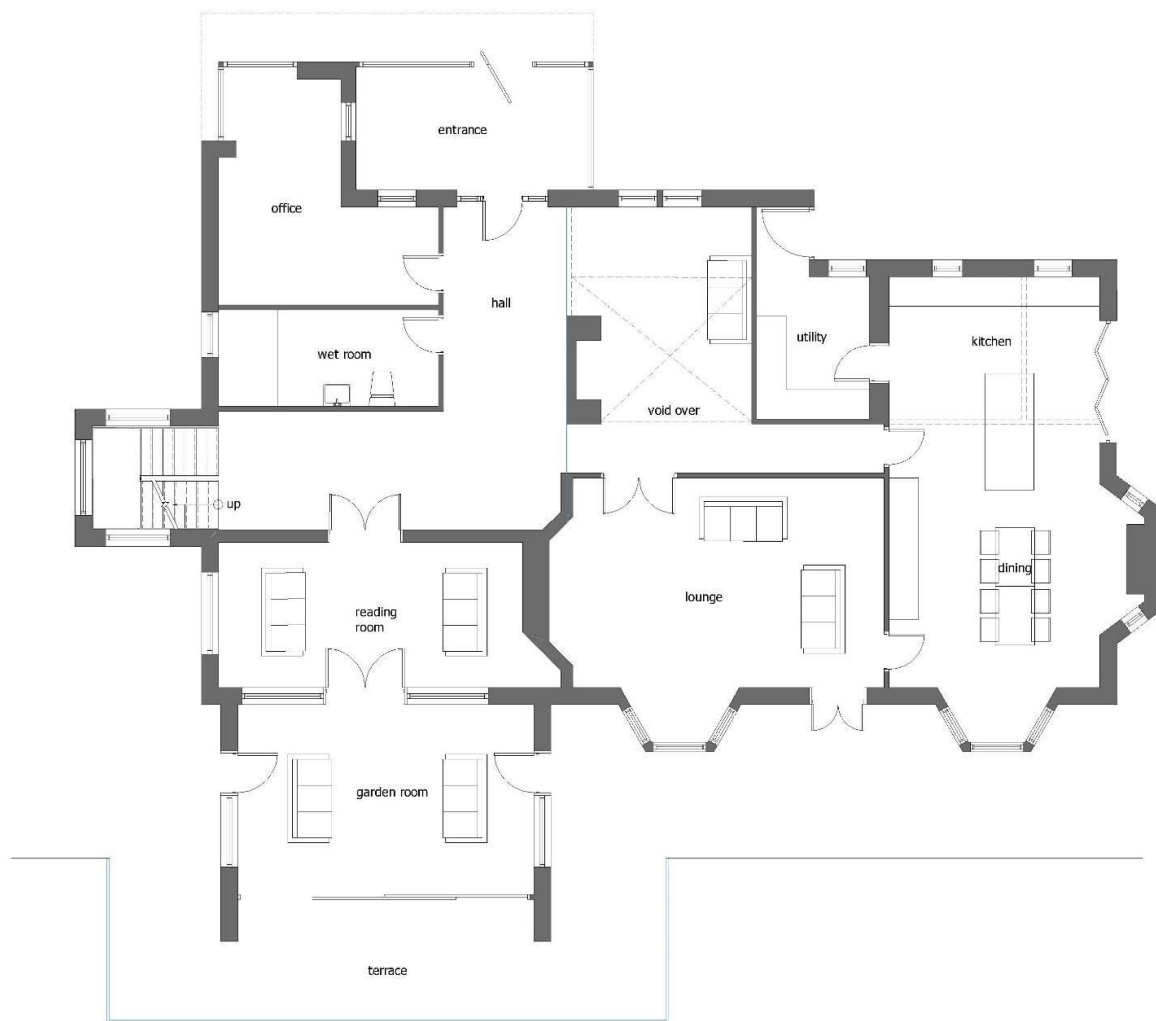
The internal layout of the house is quite compact for a larger dwelling of this type and reflects the fact that it started life as a smaller property, which grew in size with a series of later extensions.

This contrasts with the adjacent property at No 15, which is more spacious and refined internally (see staircase hallway below).



Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	Plans as Existing	contract no	drawing no	revision	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
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	drawn by		date October 2021	Revisions: A.			

Note:layout indicative only and subject to survey



ground floor plan

3.02 Internal Layout as Proposed

The proposed layout is designed to reflect the grandeur of an historic house of this size and nature and to facilitate modern living requirements.

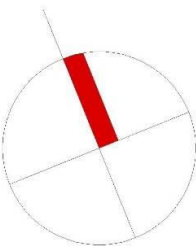
To create a more open and spacious interior some subservient small-scale extensions have been introduced, and provide accommodation for an entrance porch, grand staircase, and a garden room.

In turn, this releases more free-flowing and useable space internally and provides an improved interaction with the external areas.



Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	Ground Floor Plan as Proposed	contract no	drawing no	revision	Planning Reservations: A. Planning allows a maximum of 10m extension and single storey extension (subject to be made - 10m extension) and 10m extension in compliance with the Planning Act 2008	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
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Note:layout indicative only and subject to survey



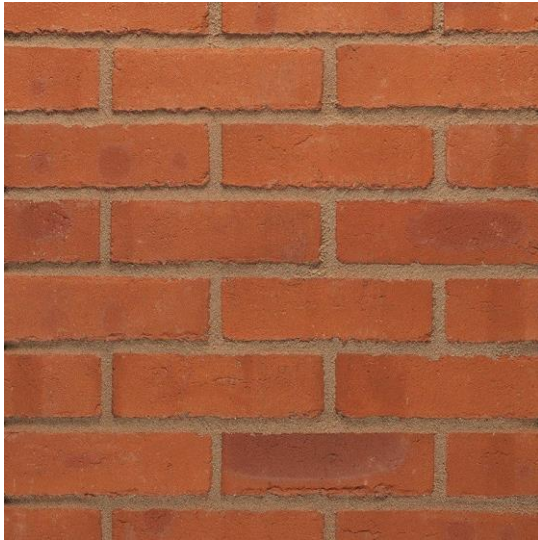
first floor plan

3.03 Internal Layout as Proposed

The proposed upper floor provides accommodation for 5 bedrooms and a new gallery space overlooking the enlarged hallway.



Mark Sharples Red House 13 Broadhalgh Bamford Rochdale	First Floor Plan as Proposed	contract no	drawing no	revision	Planning Revisions: A - Submitted for construction permission 12/08/2022	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJ PARTNERSHIP ENVIRONMENTAL ARCHITECTS	
	work to figured dimensions	3609	09	A				
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			October 2021	1:100				



red stock bricks



red clay roof tiles

3.05 Materials

The external materials have been selected to match with the existing house and near-by properties.



Johnsons Wellfield saw cut Pennine sandstone