

Design & Access Statement

Proposed Replacement Dwelling

Located at:

Blue Pitts Farm, Thornham Lane, Rochdale

Date: 09th December 2022
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Contents

1	Introduction	Page 2
2	The Site & Existing Building	Page 3
3	Green Belt Policy	Page 4
4	The Proposals	Page 5

1 Introduction

This Design & Access statement has been prepared on behalf of our client with regards to the proposed replacement dwelling at Blue Pitts Farm, Thornham Lane, Middleton, Rochdale, Manchester. Latitude and longitude for the site of 53°34'43"N, 002°09'19"W. The postcode for the site is M24 2SD.

This statement complies with Department of Communities and Local Government document 'Guidance on Information Requirements and Validation' (March 2010) 'Section 6 – Design and Access Statements'; and CABE's 'Design and Access Statements – How to Write, Read and Use them (2007).

Please note that any enclosed drawings may not be to standard scales, due to the need to represent them at the largest possible scale for clarity. Please also refer to the planning drawings contained within the application for standard 'to scale' drawings.

2 The Site & Existing Building

The site is located just off Thornham Lane in Middleton, Rochdale. It is bounded directly by Thornham Lane Road to the south and the entrance to Blue Pitts Farm directly to the west. The site sits in the centre of a collection of farms, with Blue Pitts Farm to the north, Thornham Fold Farm to the west, and Cinder Hill Farm across the road to the south and east. The Tandle Hill Tavern is located just to the east of the site.

There is an existing dwelling on the site which is currently dilapidated & unoccupied and will be demolished to allow construction of the proposed new dwelling. The existing building is a two-storey house with a pitched roof running front-to-back with gables on the side elevations, and a single-storey lean-to to the rear. The building is set lower than the roadside by approximately half a storey. The building backs directly on to Blue Pitts Farm to the north and has a small amount of garden amenity to the front and side between the building and Thornham Lane. Due to the garden arrangement, there is no space on the site for any car parking for the property. The existing building was originally predominantly brickwork with some stone elements, but a majority of the brickwork has been covered with white render, and the roof is finished in stone roof tiles; all masonry & render is in poor condition.



The Site in its Immediate Context (image credit: Google Maps)

3 Design

The proposals are to demolish the existing dwelling on site and provide a replacement dwelling. The main design principle is to provide a new dwelling that is similar in size & accommodation to the existing building but which better responds to the constraints of the site and provides a layout that is more suitable for modern family living.

Layout

The proposals are for a two-storey building with accommodation in the roof space. The ground floor plan features a split-level access to provide the main ground floor accommodation at the existing garden level and provides a garage and entrance door at a slightly higher level to allow access to the building directly from the road.

The building is directly backed by Blue Pitts Farm to the north and as such the layout has been designed to minimise windows overlooking the farm to maximise privacy and reduce noise impacts from the working farm yard for the dwelling. The openings have been positioned and sized on the southern faces of the building to make the best use of natural light to the principal spaces throughout the building.

Appearance

The proposed building has been designed to give the appearance of a traditional farmhouse in keeping with the general style of the existing building and utilising similar materials of other buildings on the surrounding farms (generally constructed in rusticated red facing brick with slate roofs).

Scale

The proposed building has been designed to be in keeping with the existing building on site and the scale of the surrounding structures in the area (predominantly two-storey buildings with pitched roofs). The proposed dwelling is slightly taller than the existing building to account for the split-level aspect on the ground floor.

The proposals have been designed to be fully compliant with national green belt policy; refer to the Green Belt Statement (reference: 1406/P-GBS) for full details.

Landscaping

The existing dense hedgerow to the southern boundary of the site is to be retained; the extents are to be adjusted as necessary to suit the new layout.

The proposals provide space for new soft landscaped areas within the garden space with paving flags proposed to the hard surfaced pathways and patio. The driveway is to be a permeable surface to allow surface water drainage and rainwater run-off.

4 Access

The proposals are to demolish the existing dwelling on site and provide a replacement dwelling; the general access principles remain the same as the existing arrangement.

Both vehicle and pedestrian access to the site is via Thornham Lane, which links to both the A664 (Manchester Road) & A671 (Oldham Road) and thus the wider road network.

The proposals include for providing new off-street parking provision for up to 3no. cars, one within the garage and two on a driveway to the front of the property. The garage and driveway are set at a higher level than the main ground floor level of the house to allow direct access off the road while not compromising the existing adjacent access to Blue Pitts Farm. The garage is amply sized to accommodate a large car and provides space for secure storage of bikes, etc.

Space for 4no. refuse & recycling bins is provided within an enclosure off the driveway formed by the new garden walls at the front of the site, allowing direct access to wheel the bins to the roadside for collection.

The private garden space is accessed via the driveway; due to the topography and restricted space within the site a short flight of steps is required to drop down to the garden level, designed to ambulant disabled standard.