

Design and Access Statement

The demolition of an existing dwelling with a proposed replacement dwelling along with 1 no. new single storey dwelling at Mount Cottage, Schwabe Street, Middleton, M24 4TN



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Introduction

This Design and Access Statement has been prepared by Bowman Riley and is in support of a Full Planning Application.

The application is for the demolition of an existing dwelling with a proposed replacement dwelling along with 1no. new dwelling.



Figure 1.0. Site Location Plan

Physical Assessment

The existing property is a detached house faced in brick with a tiled roof. It stands within an isolated cluster of similar suburban-style detached houses.

The site is accessed off the Schwabe street.

The overall application site is approximately 1752m² (0.17 hectare).

Use

The proposals consist of the demolition of an existing 4-bedroom dwelling, with a new replacement 4-bedroom house and separate new single storey dwelling.

The additional dwelling provides much needed independent living space for the applicant's family member.

The application site is neither in a conservation area or flood zone

Design + Scale

The section/elevation below shows the proposed replacement dwelling being a similar width to the existing dwelling that is to be demolished. This will keep the street scene from Schwabe street similar to the existing.

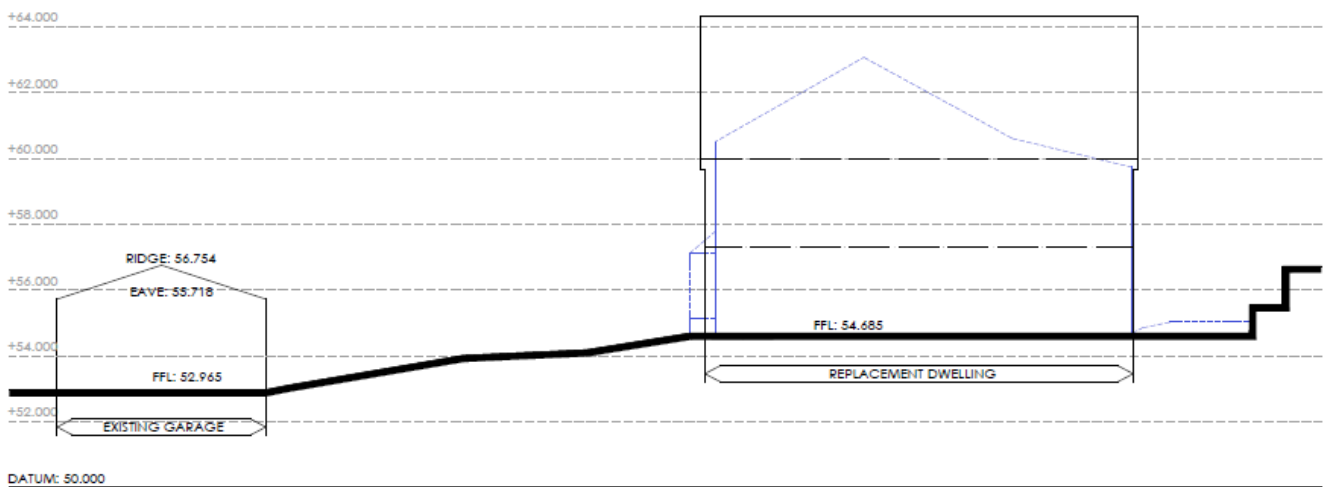


Figure 2.0. Proposed Site Section/Elevation

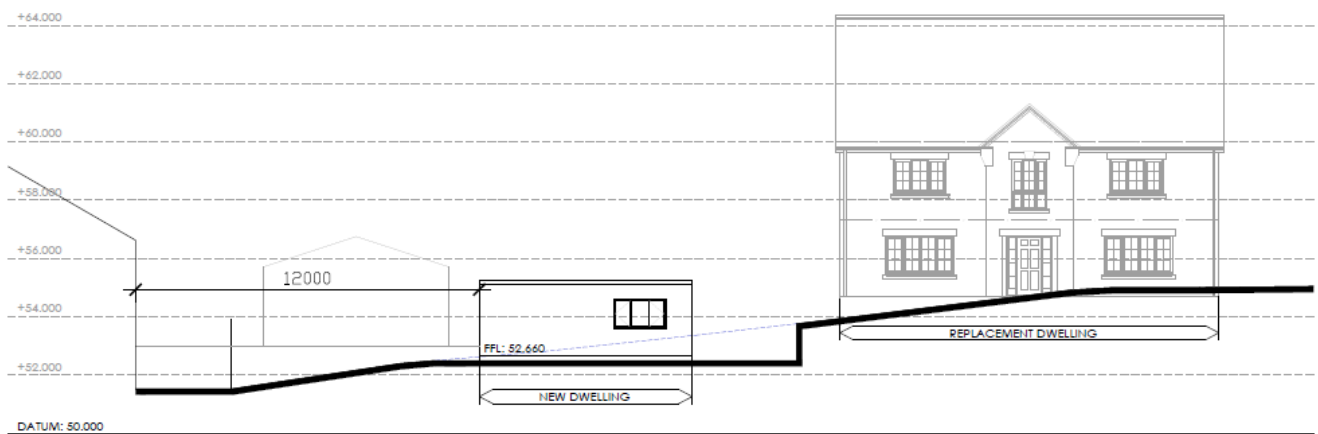


Figure 3.0. Proposed Site Section/Elevation

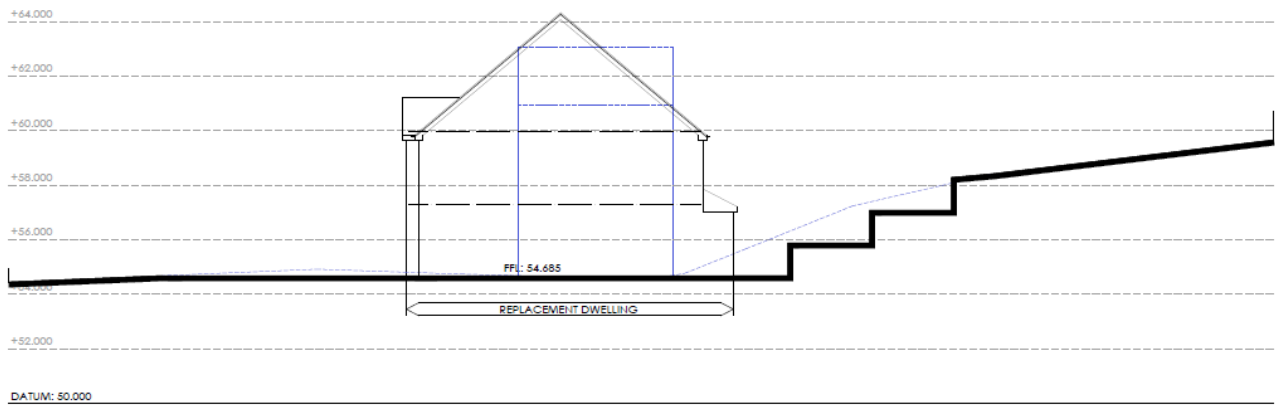


Figure 4.0. Proposed Site Section/Elevation

The Depth of the replacement has been adapted to provide much needed family home space for the applicant however the scale is of similar size to previous developments within the area.

It is intended to step the existing landscape around the replacement dwelling to allow the land to be useable for garden space.



Figure 5.0. Site Plan

Following the demolition of the existing dwelling the orientation of the primary orientation has been rotated to face Schwabe street. Properties towards the top of the street are all in same orientation. The replacement dwellings front elevation to Schwabe street has moved closer to the line of most dwellings on the street. The New single storey rear elevation has been positioned 12m away from the rear elevation of the terraced houses adjacent to the site - this elevation will also be blank

Amount

The overall application site is approximately 1752m² (0.17 hectare). With the existing dwelling that is to be demolished being a two-storey dwelling.

The existing detached garage on the site is to be retained.

The proposed replacement dwelling is a 5-bed house which will be split over three floors, the 3rd floor being a room in the roof space. The total living floor area is approximately 318m².

The new single storey dwelling is to be 2 beds with a total living floor area of approximately 83m².

Layout

Replacement Dwelling

To the ground floor of the replacement dwelling is a large hallway which gives access to the lounge and study. The ground floor is largely made up of the open living area to the rear of the house which provides the house with a family living area, dining and kitchen. The ground floor also comprises of a utility storeroom and W.C

To the first floor are 4 double bedrooms, 2 of the bedrooms have en-suites. The first floor also lends itself to a large family bathroom as well as a void space which looks down on the entrance of the house.

The third floor is made up of the master bedroom, dressing room and en-suite. The third floor is a room within the roof with rooflights to provide natural lighting.

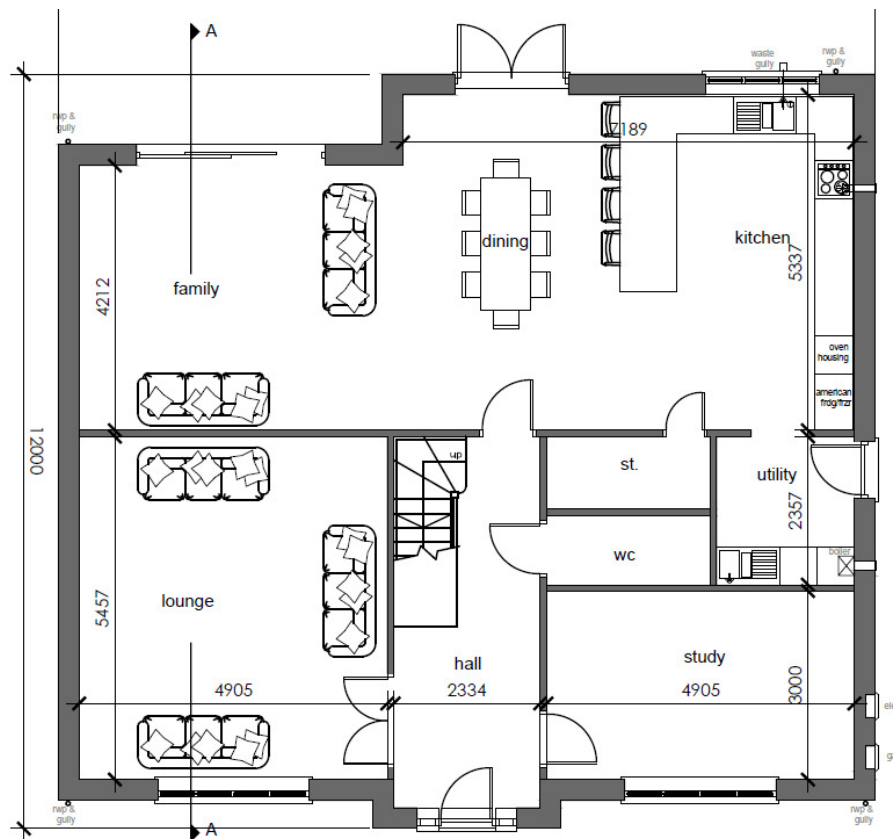


Figure 6.0. Replacement dwelling ground floor plan

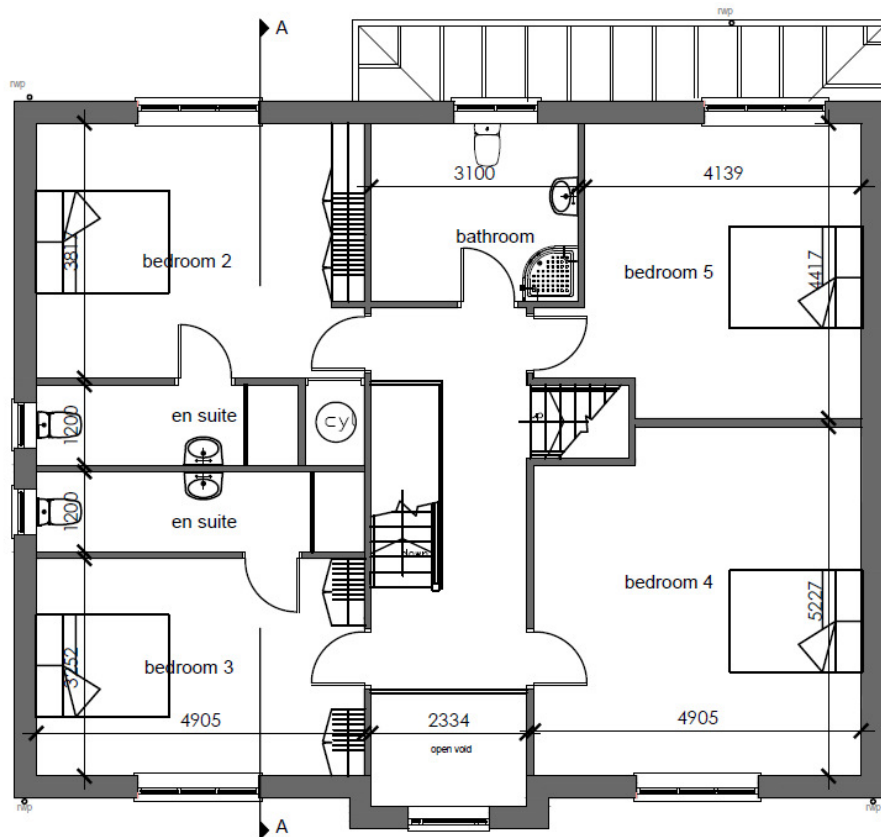


Figure 7.0. Replacement dwelling first floor plan

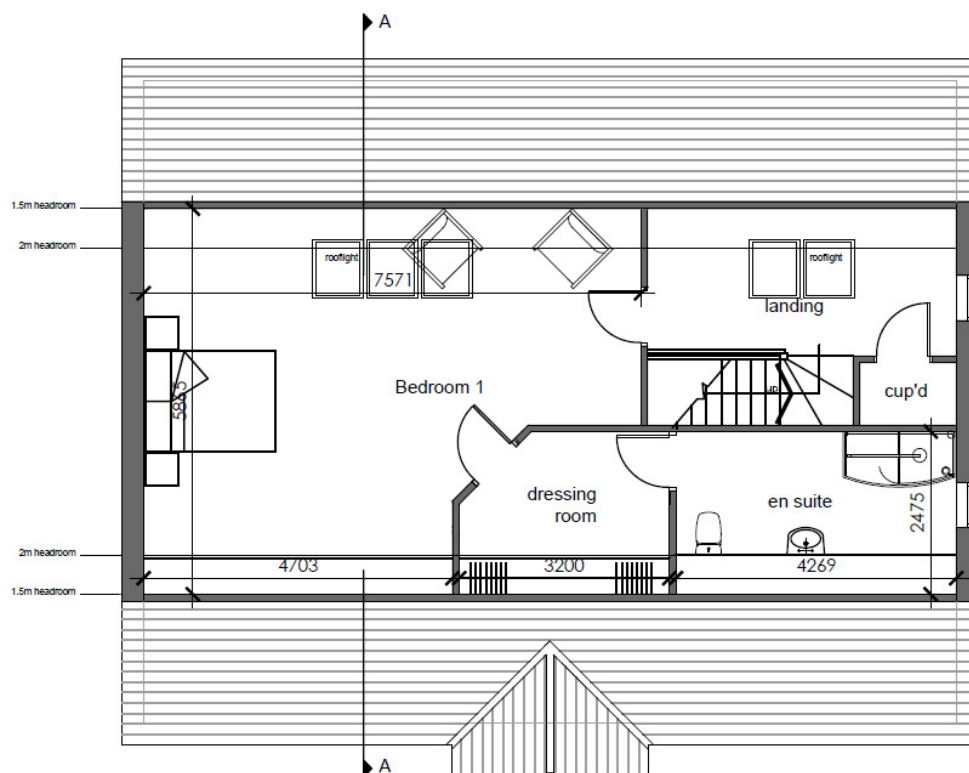


Figure 8.0. Replacement dwelling second floor plan

New Single storey Dwelling

The new dwelling will be split over a single floor with two double bedrooms, bathroom, living space and a separate kitchen/dining area.

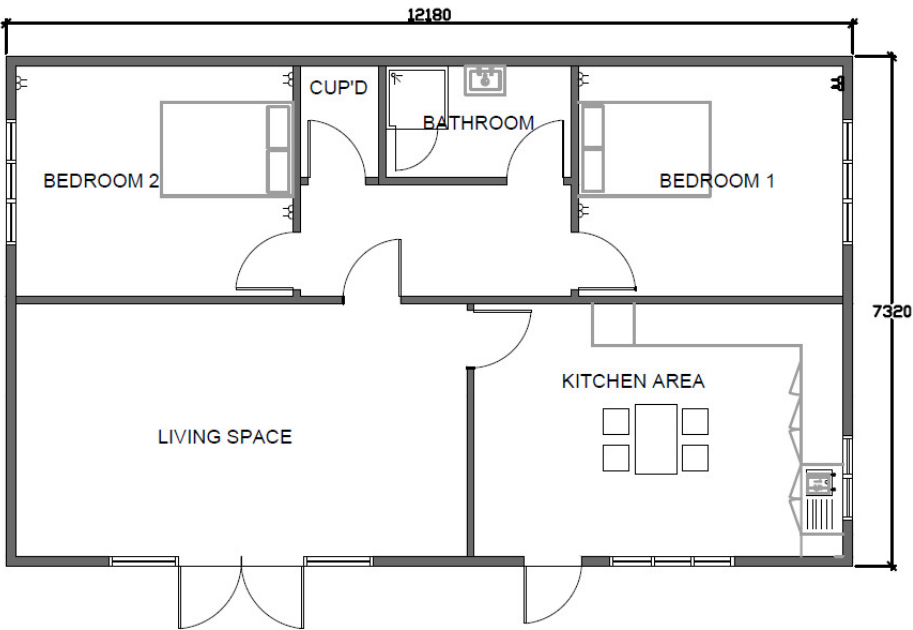


Figure 8.0. New single storey dwelling floor plan

Appearance

Replacement Dwelling

The front elevation of the dwelling will now face Schwabe street as many of the other properties in the area do. The replacement dwelling is to have traditional style windows with stone cills and heads.

The proposals for the replacement dwelling are in keeping within its surroundings through appearance and choice of materials. The dwelling respects the existing form of surrounding properties and retains proportions regarding openings.

A red brick façade with UPVC framed windows, Sliding doors, fascia's + soffits, and slate tiled roof contribute to the aesthetics of the dwelling.





Figure 9.0. Replacement Dwelling Elevations

A New Single storey dwelling

The Single storey dwelling has minimal impact on its surrounding area. The eaves level is similar to the existing garage to not risk interfering with the existing properties views and avoid casting shadows on neighbouring land. The new single storey dwelling designs give a summer house identity.

The new single storey dwelling will be rendered in a white render with UPVC windows and doors. The roof will be a GRP flat roof with Black UPVC eaves and rainwater goods.

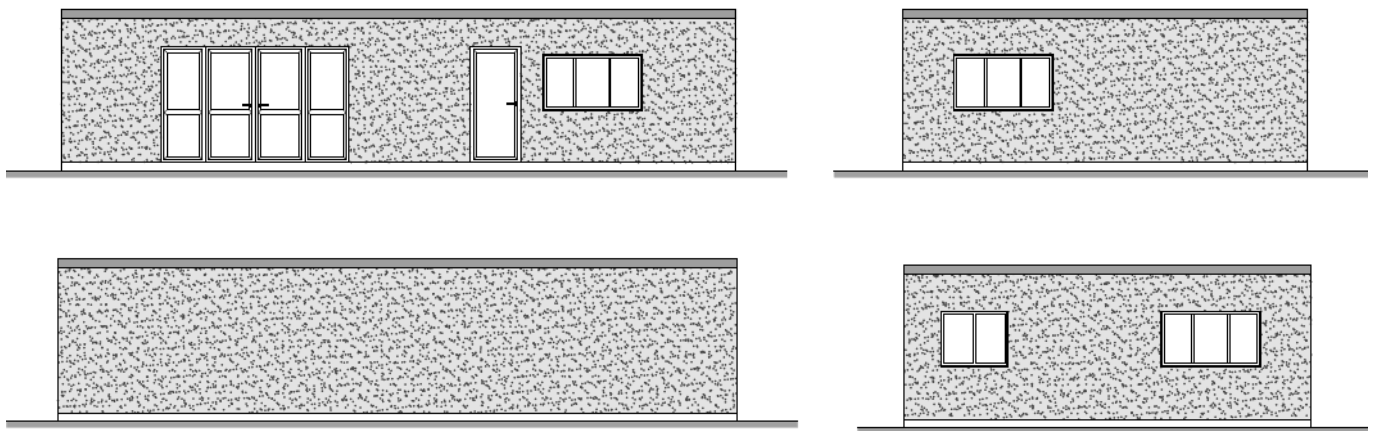


Figure 10.0. New single storey dwelling elevations

Access

The property is accessed off the A576 and along Schwabe street. Access to the site is to remain as existing for both new dwellings. Parking for the replacement dwelling will be the where the existing dwelling parking is and for the new dwelling parking will be next to the existing garage.

Level access will be provided to the principal entrance door with the threshold not exceeding 15mm in height. A ground floor WC is also provided.



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