1 Towncroft Avenue
Middleton
Rochdale

PROPOSED NEW REAR BOUNDARY TREATMENT, NEW DRIVEWAY WALL, NEW FRONT DWARF WALL WITH IRON RAILINGS AND INSTALLATION OF ASTRO-TURF LANDSCAPING

DESIGN & ACCESS

STATEMENT

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Please note this document supports the relevant Listed Building Consent Application for the proposed works to 1 Towncroft Avenue, Middleton.

This document should be read in conjunction with all Relevant information with this submission.

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CHARTERED ARCHITECTURAL TECHNOLOGIST

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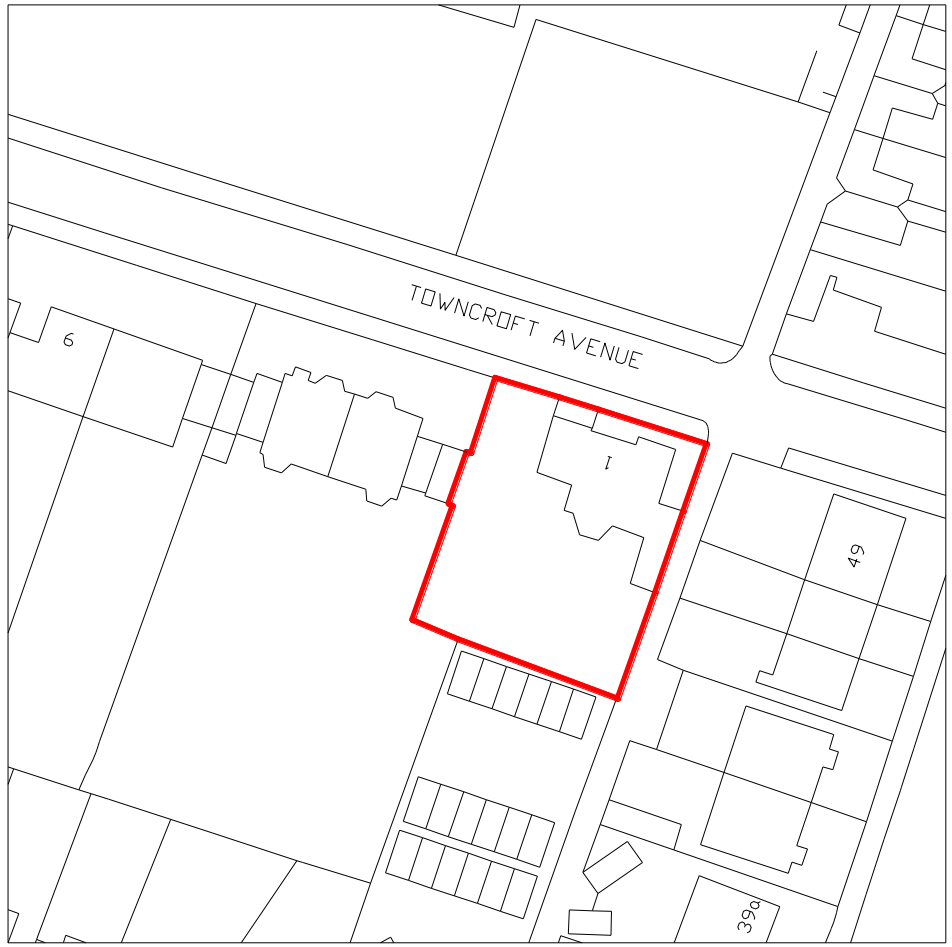
INTRODUCTION

This design and access statement is submitted in support of the planning application for the proposed development of the site edged red (Right).

The planning application is for the proposed works to 1 Towncroft Avenue, Middleton.

This design and access statement describes the design development process in relation to the proposed development and adopts the format recommended by the Commission for Architecture and the Built Environment guidance 'Design and access statements, How to write, read and use them'.



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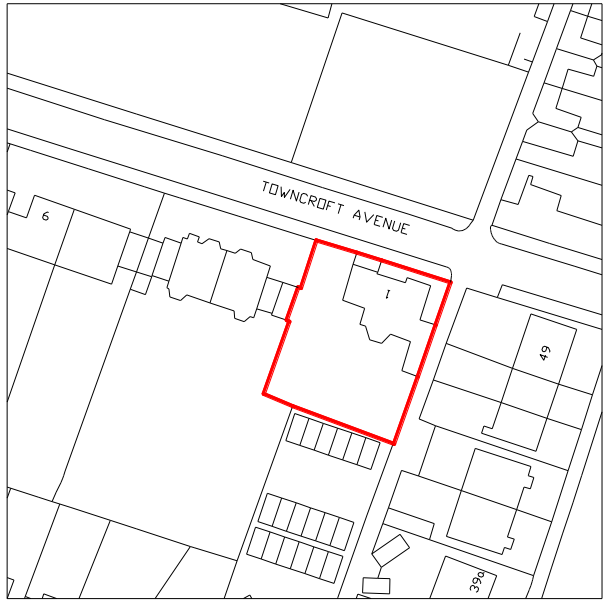
SITE LOCATION & CONTEXT

The existing site is located within the centre of Middleton, a town belonging to the Metropolitan Borough of Rochdale.

The site houses a two storey, Grade II listed building currently used as a family dwelling as well as an open garden and driveway space. The area in which the building is located is predominantly residential with a number of commercial properties in the area as well as larger education and leisure facilities such as Middleton Cricket Club, Hollin Primary School and Middleton Parich C of E Primary School.

As indicated by Rochdale Borough Council's Planning Department, the site falls within both the Defined Urban Area (D/10) and the Protection and Enhancement of Conservation Areas (BE16/18).

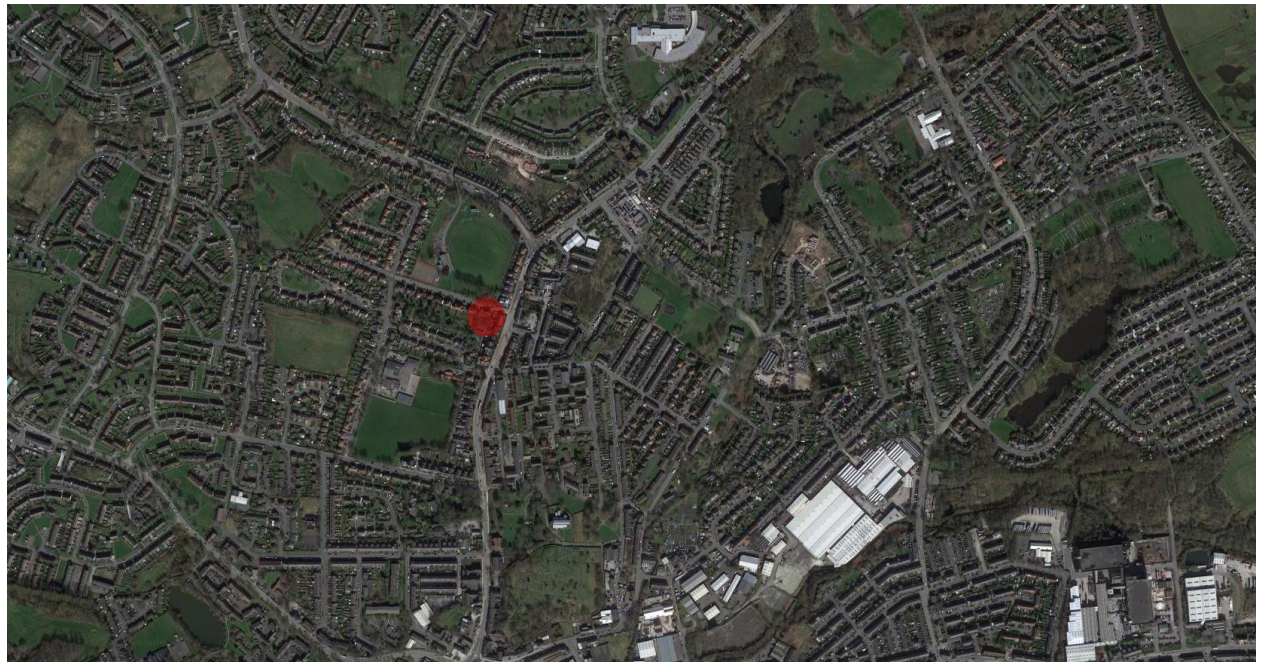
Due to the nature of the property and its listing; the proposal looks to enhance, improve and protect the building.



Site Location Plan

Site Map View

Application Site



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BUILDING LISTING

The existing building was listed in Oct. 04 2007 due to its display of a high level of architectural interest in terms of its simple form and use of materials.

The building was built to be used as a photographic studio in 1901. Designed by Edgar Wood, the building belongs to a group of four properties that share the same listing grade.

The property is a transitional and early example of modernism by the celebrated architect Edgar Wood, which anticipates his later more developed work. It has a virtually intact original interior and plan. The early use of reinforced concrete flat roofs shows innovation in construction. Relatively intact examples of photographic studios are not common and this is an interesting example whose form reflects its function.



Existing Front Elevation Picture



Existing Rear Elevation Picture

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Due to the unique nature of the building, any and all proposals look to be sensitive to the existing form, function and appearance of the original building, in addition no internal works are proposed in order to preserve the original building.

New Driveway Wall

The existing driveway is currently bordered using a timber fence type treatment. The style of the timber fence starkly contrasts that of the buildings character and causes the building itself to lose some of its pleasing aesthetic.

The proposal therefor looks to remove the timber fencing and introduce a solid brick wall built from the rear of the existing garage and towards the road with an included access gate; the brick wall itself would be built using a reclaimed bricks which would best match the existing building. This allows for the driveway to be retained and maximised while also restoring/adding a more inclusive, seamless appearance to the property along the street scene.

New Front Dwarf Wall

A new dwarf wall is proposed to the front of the building. This serves both an aesthetic and functional purpose. The new dwarf wall, similar to the new driveway wall would look to be built using a similar style of brick as the existing property, the top of the dwarf wall is to be decorated using black iron railings. A dwarf wall was built as part of the initial build, the proposal looks to reinstate this wall and add the decorative railings.

As recent as 2016 an application for a very similar boundary treatment was submitted and approved by Rochdale Planning Department at 51 Rochdale Road (16/00582/LBC) which share the same Building Listing and reasons for listing as 1 Towncroft Avenue including the same architect/designer.

In terms of practicality, the current owners of the existing property find the front garden being trespassed onto on a daily basis by pedestrians; as well as members of the public visiting the Crown Inn.



Existing Front Elevation 2008



Approved Boundary Changes to 51 Rochdale Road

PROPOSAL

Proposed Artificial Landscaping to Front

Along side the new front dwarf wall, the proposal looks to introduce artificial landscaping to the front of the house. Once again this is a cosmetic alteration and can be reversed at any point. Artificial landscaping has been selected due to its low maintenance as well as the fact that introducing grass and soil to the front of the property may lead to damage to the building fabric.

Existing Rear Outbuilding/Single Storey Area Roof and Rear Main Roof

Currently the outbuilding/single storey are is constructed using a flat roof system which contributes to this building Listed status and architectural significance. The roof is currently in need of repair and so it is proposed that the roof is re surfaced using a liquid applied system; this retains the architectural value of the building (both internally and externally) while also providing longer lasting repair system with little maintenance requirements. In order to keep a consistent aesthetic, the rear flat roof to the main building is to be re surfaced in line with the single storey building.

New Fencing to Rear Garden

As detailed within drawing 18.1821.2C, the rear garden is to incorporate a new boundary treatment; this is due to the fact that the existing boundary fence is becoming rotten and damaged, also the existing fence does not provide any form of privacy or security, this is evidenced members of the public entering the garden over the existing fence, with once such incident leading to the criminal entering the home.

The proposal looks to introduce concrete posts with composite fencing panels at 7ft high. This provides a secure, robust, attractive and low maintenance solution.

Main Building Re Point

Finally the existing building is to be re-pointed using white mortar. This looks to clean up and sharpen the existing building as well as provide a subtle contrast between the robust brick allowing the building to stand out along the street scene more effectively.

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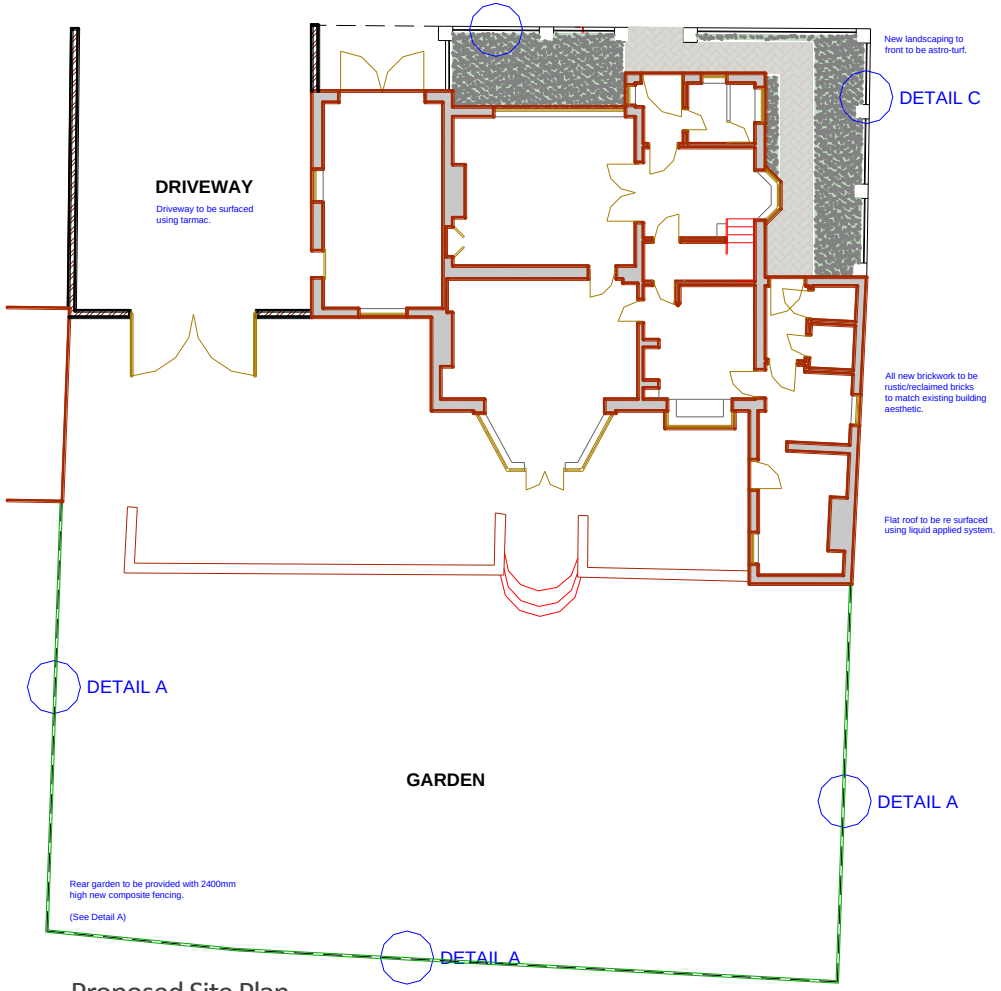
PROPOSED SITE LAYOUT

The proposal does not alter the building layout or orientation in any way. Over all layout of the site is to remain as existing with minor changes such as separating the driveway from the main garden area.



Proposed Site Plan

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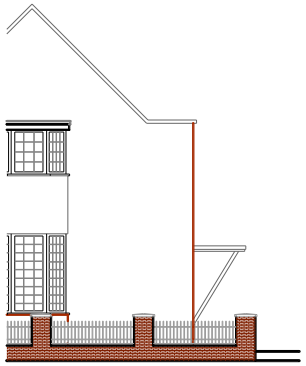
APPEARANCE

The building is to remain the same in all elevations with no changes to structure, window openings or extensions. The side entrance/driveway is to be built in matching brick and separated from the main garden area. The front and side dwarf wall is to match that of pre existing, approved changes to a local building which is directly linked to the proposed site through listings.

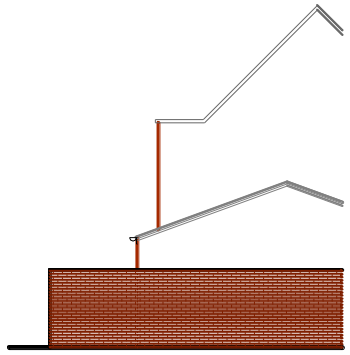
Overall the alterations to the side and front of the property have been specifically designed to be inclusive with the existing buildings materials and aesthetic while providing a much more functional site than in its current state.



Proposed Side Elevation



Proposed Front Elevation



Proposed Side Elevation

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Building Heritage & History

The building now known as Arkholme, but formerly called The Studio was constructed as a Photographic studio in 1901 for the Jackson photographic business. It was designed by the nationally renowned architect Edgar Wood (1860-1935) and is his first overtly modern design and the first of his buildings to use flat reinforced concrete roofs.

The studio represents an early example of Wood's pioneer modernism phase in which he experimented with austere facades and reinforced concrete; some of his buildings during this time are considered examples of very early Modern architecture.

In 1905, The Studio became the home of Charles Jackson and was subsequently occupied from the 1920s until 2007 by the Taylor Family who carried out few alterations during this time. Limited decorative refurbishment occurred in the 1920's which included the modernisation of the electrical system throughout the building, the addition of lincrusted panelling in the hall and stairs, and a new first floor lavatory. A small lean-to building was demolished in 1930 and a new garage erected. In the 1950s the fenestration of the south elevation was altered by the addition of two ground floor bay windows, the blocking of a first floor casement and the insertion of an oriel window. A new projecting external chimney stack was also constructed for the installation of a central fireplace in what had become the dining room.

Architectural Interest and Value

The building displays high levels of architectural value in terms of both its materials, construction and form but also as a transitional and early example of Edgar Wood’s work. The building also has group value with adjacent houses (51 &53 Rochdale Road) all of which share the same Grade II listing.

HERITGE ASSESSMENT

Proposal Impact

The proposed works look to amend and alter various elements of the site, the impact on the building from each element has been assessed by James Campbell Associates and detailed below:

Driveway Wall

The proposed driveway wall looks to adopt the same materials and traditional construction as the main building. The wall itself is connected to the building in only two areas, meaning that removal of the wall would be simple and non intrusive. Currently, the existing driveway is fenced using a timber panel fencing system that is considered not in keeping with the buildings aesthetic or the street scene. The proposal would look to continue the feel of the existing building and is therefor thought to impose very little impact on the existing building; it should also be noted that the existing fencing has more direct impact on the aesthetic of the building than the proposal.

Front Dwarf Wall

The building was originally constructed with a front dwarf wall before the wall was removed some time after 2008. Currently no boundary is evident to the front or side of the property, this allows for passersby to not only trespass onto the buildings grounds but presents potential harm to the building evidenced by past criminal activities. A dwarf wall with iron railings would provide a clear break between the pavement and the buildings grounds as well as provide an attractive means of security to the building. It is considered that the introduction of a dwarf wall to the front of the property would not only be of low impact to the property itself, due to the fact that the wall would be low enough to allow for the building to still benefit the street scene massively, but would actually reduce the risk of harm to the building from passersby or any criminal activities. The wall is also set away from the property and therefor could be removed easily.

HERITGE ASSESSMENT

Single Storey Roof

As evidenced by the buildings history, the construction and materials of the existing building are intrinsic to the buildings listed status and as a result, much of the originally buildings elements remain evident on site today. However the rear/side single storey element to the building is in need of repair to the roof. The process of introducing a liquid applied system to the existing flat roof would, in principal, have an impact on the building, this comes from the fact that a liquid applied system is a modern flat roofing solution compared to the existing system. Consequently if repairs are not undertaken the interior of the building is then put at risk. In order to preserve the building and in an effort to increase the original builings longevity, the liquid applied system would provide a non visible, long term repair solution which would allow for the original building interior to be conserved, despite the small impact the roofing system has on the building fabric.

New Fencing to Rear

Existing, the rear garden is fenced using a very low, impractical timber panel fencing system with concrete posts. The proposed fence position is to remain the same as the existing, as is where the fence connects to the building itself. Much like the dwarf wall to the front of the property, a new composite fence is to provide security and privacy to the current building owners which would greatly benefit the building due to previous vandalism that has occurred on the building as a direct result of the poor security of the rear garden. For these reasons, the rear fencing not only possesses very little impact on the building but would benefit the buildings sustainability greatly.

Artificial Landscaping

Introduction of artificial landscaping to the front gives the current building owners an opportunity to improve the feel of not only the site but also the street as a whole due to this building being the very fist property visible from the main strategic highway in the area (Rochdale Road). Key to the introduction of landscaping to land belonging to a listed building is the impact vegetation would have on the property. In order to add soil and grass to the front of the property, a substantial amount of ground work would have to be undertaken which could potentially impact the building greatly. As a result, artificial landscaping has been selected, this allows for the building to remain unharmed and provides a completely reversible solution which would benefit the font elevation immensely.