



53-61 Tweeddale Street

Design and Access Statement

Planning Application April 2024

Introduction

Purpose of the Report

This document is in support of a planning application for 4No terraced properties within an infill site between an existing historic residential terraced street.

Background

Further to the refusal of planning permission for 2No previous schemes which incorporated a commercial use at ground floor level, the current proposals are for a residential use only.

This application is supported by RMBC Housing which includes direct funding for this planning application.

01

The Site

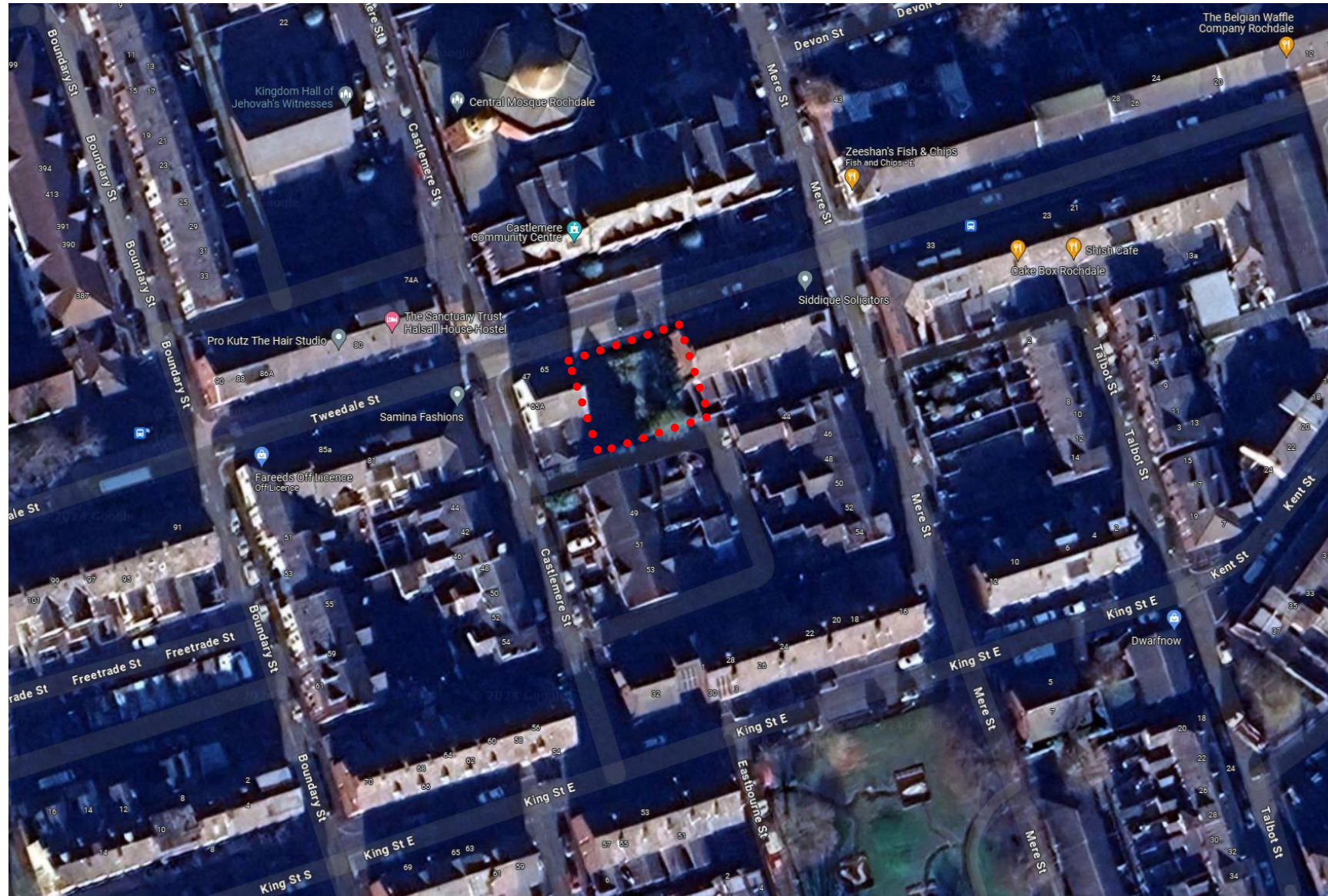




1.01 Site Location

The site is located in a built-up mainly residential area to the south of the town centre within 10 minutes walking distance of the main railway station.

Local shops and services are easily accessible within this long-established thriving local community.



1.02 Site Location

The site is located between existing terraced properties with a main frontage on to Tweedale Street. There is a road to the rear for bin collection/yard access.



1.03 Site Context Photographs



1.03 Site Context

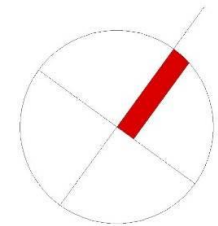
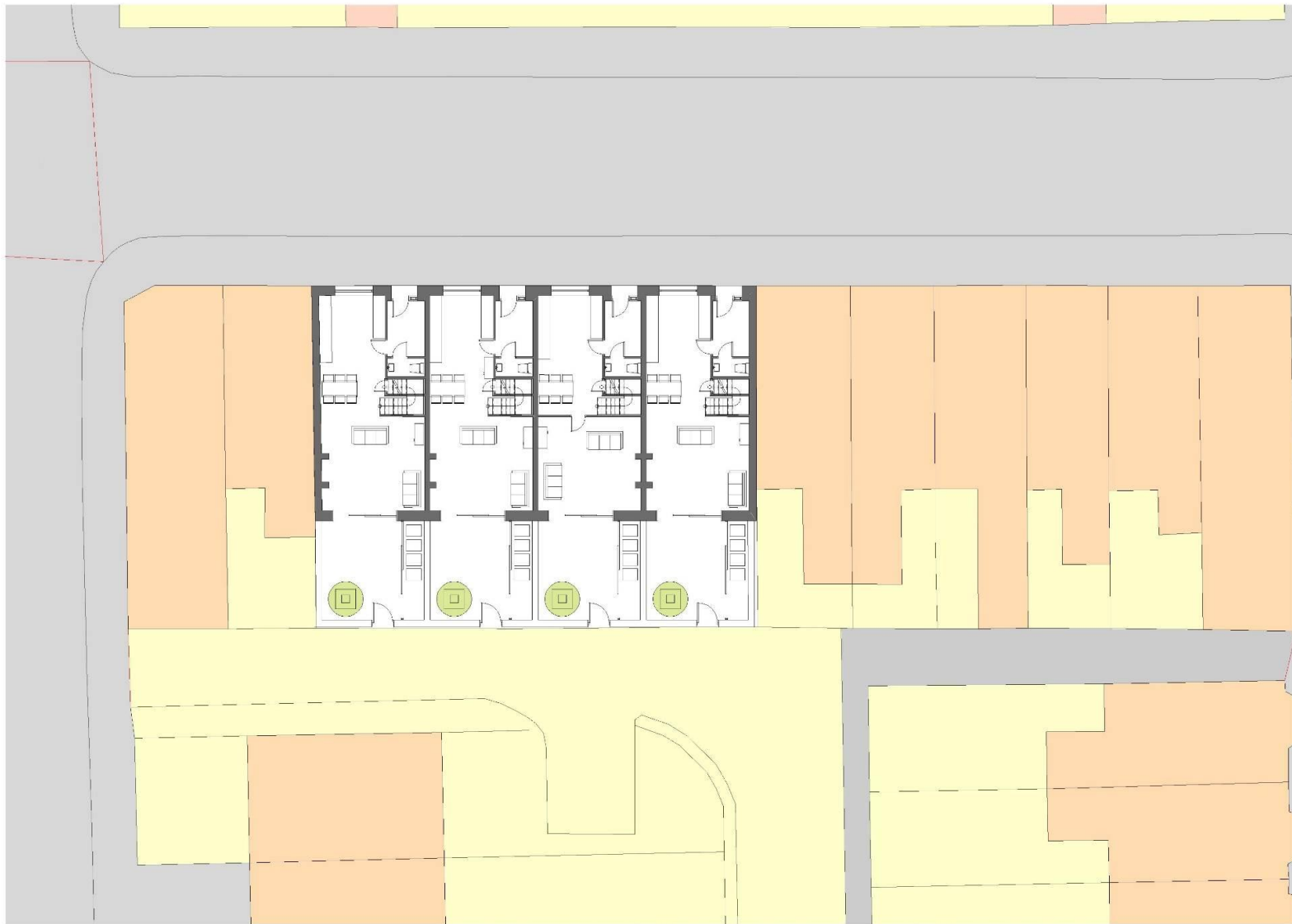
Urban in character the built form is predominantly two storey, with a mixture of residential and commercial uses.

Buildings are predominately late 19th/early 20th century, traditionally constructed in brickwork/rendered with a dual pitched slate roof.

02

Design





2.01 Site Layout

Main access to the proposed properties is from Tweedale Street, which also provides the main frontage to the existing properties.

A protected small yard to the rear provides some amenity space covered waste bin storage.

We have positioned the living space to the rear to take advantage of the private yard and a quieter environment,

The open plan layout provides spacious accommodation with the facility to partition off the living space for privacy if required.

A generous entrance lobby space also provides access to the ground level WC.

We are looking for a contemporary development of the traditional terraced house, which is more spacious and light-filled.



Sigma Property
Proposed Development
53-61 Tweedale Steet
Rochdale

Site Plan as Proposed SK01

work to figured dimensions

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contract no

3639

drawn by

PDC

drawing no

02

date

August 2023

revision

scale @ A3

1:200

planning

Revisions:
A.

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ground floor plan GIA 1,160ft



typical first floor plan



white brick compliments red brick

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Rochdale

Plans as Proposed SK01

work to figured dimensions

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drawing no

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scale @ A3
1:100

planning

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2.02 Floor Plans

At ground floor we have looked to reduce the circulation areas to a minimum to develop a spacious flowing layout in a contemporary style.

The incorporation of a dog-leg staircase allows greater accessibility, reduces the circulation space and facilitates a central light-well. It is more conducive to a modern living requirements where light and spaciousness are preferred.

All rooms are of a generous size for this neighbourhood with adequate storage provided.

Note the inset entrance from Tweedale Street and deep reveals to the window openings.





elevation to Tweedale Street Option A



rear elevation

2.03 Elevations

The external elevations are designed to reflect the rhythm of the existing streetscape, whilst projecting a contemporary fresh appearance offering a lightness of touch which is reflective of the spacious light filled interiors.

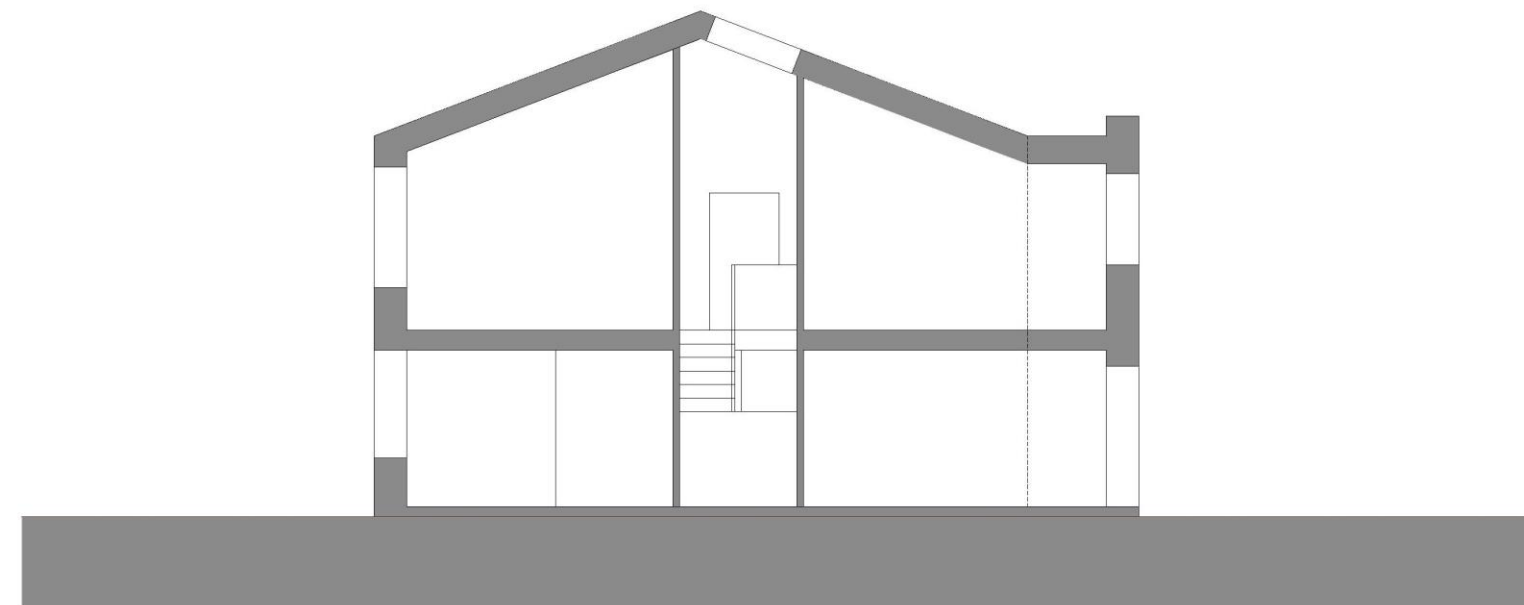
The main entrance door is inset, and the opening reveals are deep to provide some definition.

The preference for a lighter coloured brick is to bring contrast with the adjacent red brick properties in the same way as the existing rendered houses close by. The existing ridge line is retained, and a natural slate roof provides some continuity.



Sigma Property Proposed Development 53-61 Tweedale Steet Rochdale	Proposed Elevations	contract no	drawing no	revision	planning Reviewed: A. Anderson 14/01/2024	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cpartnership.com www.cpartnership.com	
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typical cross section

2.04 Interiors

The typical cross-section opposite indicates how the inclusion of a central dog-leg staircase brings some height and spaciousness into a narrow footprint and provides a more integrated link between the ground and first floor.

