

Rose Street, Middleton

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WhiteBox Architecture is a Cheshire based practice with a proven track record of delivering the highest quality innovative design solutions to clients throughout the UK

Our portfolio includes one off houses, large scale residential and commercial schemes as well as bespoke extensions, hotels and restaurants



Introduction

This Design & Access Statement has been prepared by WhiteBox Architecture in support of this Planning Application for 9 new dwellings off Rose Street, Middleton, Manchester.



Site Location & Analysis

The application site is currently vacant.

The topography is very flat, with a variation of less than 2m from the northern – southern boundary.

The site had previous approval for 5 new dwellings (15/01319/FUL)

The site is located less than a kilometre from Middleton Town Centre and only 600m from Mills Hill Train Station. There is also a bus stop within 100m on Kenyon Lane.

As shown on the next page, the existing site is currently in dire need of improvement with some poor quality trees/hedges that this development seeks to mainly remove and replace with new healthy ones. The existing fencing to the boundaries are to be replaced with a new 6 foot feather lap fencing.



Contextual Analysis

It is evident also that the application site lies within a largely residential ribbon of development. This proposal offers a variation of semi-detached, terraced and detached dwellings, and as can be seen from the image (right), the local context is also mixed in terms of building use, size and style.

The site does not lie within a flood zone.

-  Application Site
-  Semi Detached Dwelling
-  Terraced Dwellings
-  Detached Dwelling



Design

Our design brief is to create a set of traditionally designed houses to suit the local vernacular, but also fulfil the living needs of a modern family.

The design reflects the neighbouring homes with the use of red brick, off-white render and grey roof tiles. This ensures the development settles into its environment and contributes to the character of the area.



Amount

The development consists of 9 new dwellings.

Layout

The proposed developments are arranged over 3 floors with the living accommodation on the entry level and bedrooms above.

Scale

The proposed dwellings are of a domestic scale which is prevalent in the local area.

Access

Access will remain unchanged from Rose Street. This access road is to be upgraded with the inclusion of pedestrian pathways and new hardscaping.

Summary

We believe the proposals have a positive impact on the local area, this is supported by the documentation attached to this application.

The new buildings on site are of a form that respects and blends in with the area and we feel are a better fit than the previously approved 15/01319/FUL

As such the proposal would accord with all relevant planning policies.

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Founded in 2005, we are a chartered architects practice based in Knutsford, Cheshire. We provide a full range of architectural services for commercial and private residential customers throughout Cheshire and around the UK. We specialise in luxury homes, high end interiors and high quality commercial design.

Our Clients come to us with anything between £10,000 and £10m to spend on everything from residential remodelling to full site master planning.

We work as part of a design team and whatever the budget, all our clients receive the same dedicated, professional service. Working closely with customers, consultants and contractors, we make sure the job is completed to the very highest standards, and to agreed budgets and timescales. By adopting this team approach to project management and sharing our ideas across the board, we've built up an impressive portfolio of repeat business and recommendations from satisfied clients.