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Lancashire Dog Training Centre
Bamford Road
Heywood

PROPOSED ERECTION OF NEW APARTMENT BUILDING

PLANNING APPLICATION 2024

INTRODUCTION



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Introduction

This design and access statement is provided to support the submission of a Planning Application submitted to RMBC for the proposed demolition of an existing structure and the erection of a new apartment building providing 6 new apartments.



Site Photograph



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1.0

Site Location

1.1 Site Location and Context

1.2 Build Character

1.3 Local Area

1.1 SITE AND CONTEXT

The site is located along Bamford Road, Heywood which links Heywood Town Centre to Bury and Rochdale Old Road. The site belongs to a small cluster of 7 buildings along Bamford Road, with the proposal site forming a small commercial building providing dog training and grooming services.

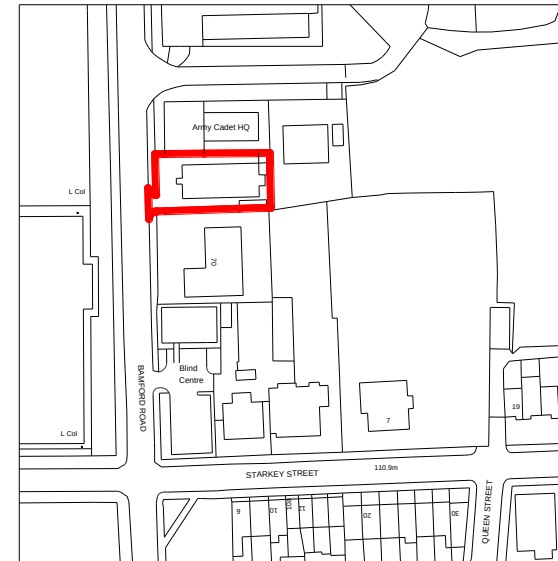
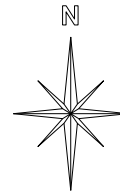
The site is fronted by Bamford Road which runs parallel to the playing fields associated with Heywood Sports Village separated from the highway by a row of large trees, shrubs and hedges. The area focuses primarily on residential use outside of the proposal site and neighbouring site being located between 2 well established residential areas (Bamford Road / Lever. St / Heywood Hall Road and Starkey Street) and is situated within the adopted urban area.



Street Scene Photograph



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Site Location Plan

The location of site close to Heywood Centre as well as its proximity to main highways, education centres and local amenities allows the site and surrounding sites to be incredibly sustainable from both an access and end user perspective.

The site itself contains a single building with small areas of external lawn space. The rear of the site is separated by a timber fence and is mainly used as external dog play and exercise space. No trees or significant landscaping is found on site. The front boundary of the site offers a stone dwarf wall with iron railings painted yellow alongside central stone pillars and gate acting as an entrance way to the site.

1.2 BUILD CHARACTER

The area is characterised by a mixture of traditional house/building styles. The below images provide an understanding of the local build character surrounding the site.



Terrace Housing
Starkey Street



Detached House
Starkey Street



Heywood Township Centre
Bamford Road



Commercial Building
Bamford Road



Terrace Housing
Bamford Road



Terrace Housing
Lever Street

1.3 LOCAL AREA



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2.0

Proposal and Design

2.1 Pre Application

2.2 Orientation and Layout

2.3 Material Considerations

2.4 Landscape Design & BNG

2.5 Appearance and 3D Views

2.6 Parking and Servicing

2.1 PRE APPLICATION

Pre Application

Prior to this Planning Application submission, a pre application enquiry had been submitted which sought consultation with RMBC Planning Department over the proposal to remove the existing dog training centre and provide a new 2.5 storey building to the site offering 6 new apartments with associated parking.

The pre application response outlined that the proposed appearance and design of the building externally would be acceptable given the set back of the building and the inclusion of materials and design elements found in the surrounding area.

Rooms within the roof space had originally been designed to allow for roof lights only as a means of light ingress; the pre application response advised that this, along with other minor amendments, would need to be considered before moving forwards with a Full Planning Application including the relocation of the proposed bin store.



Overall the pre application response was broadly positive and raised only minor design concerns which should be addressed in any future Planning Application.

Proposed Pre Application Concept Image

2.2 ORIENTATION AND LAYOUT



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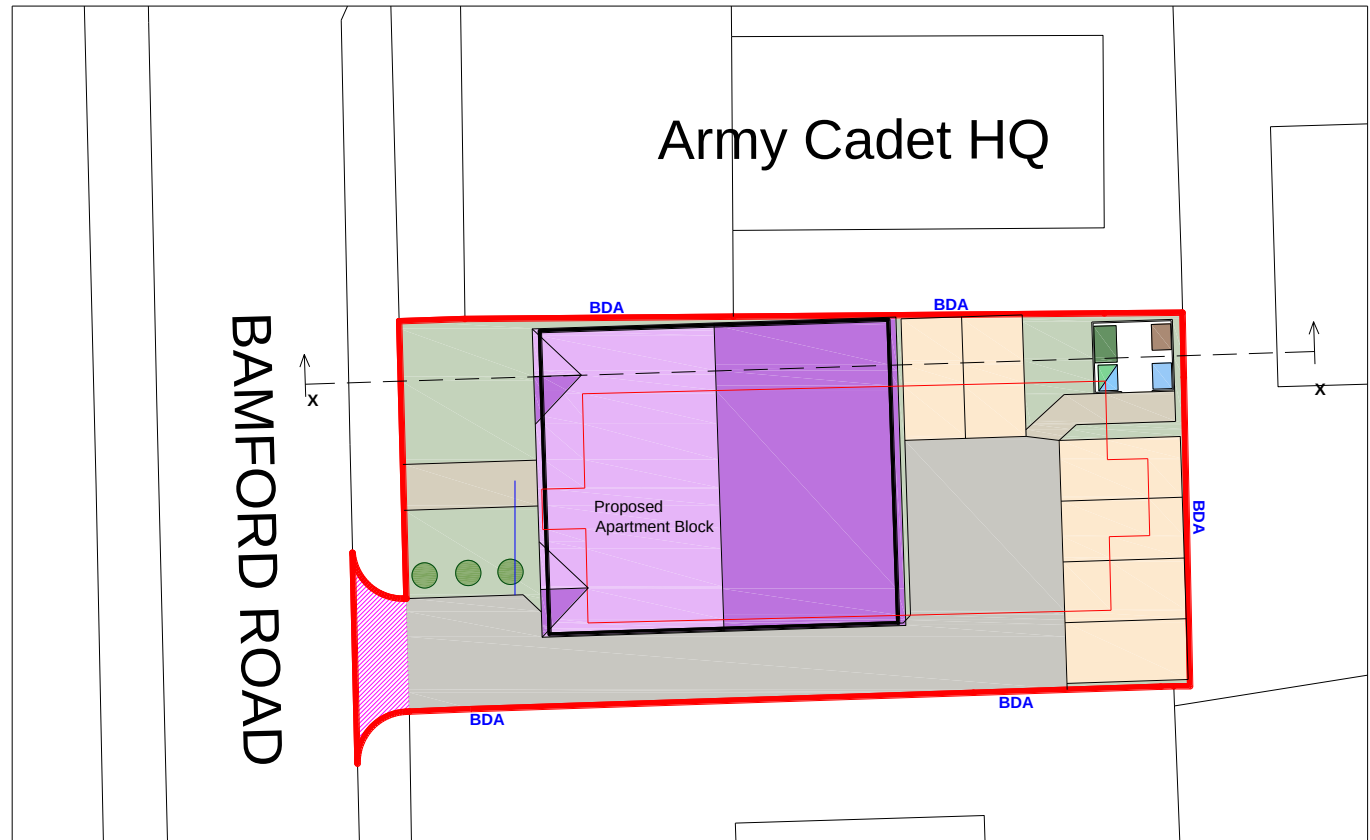
Site Layout

The proposed site layout looks to broadly maintain the existing site orientation with the proposed building frontage facing Bamford Road with a set back to the building. The building set back allows the proposed building to match the established building line as close as possible while allowing for space to the rear of the site for proposed parking and to maintain min. 15m from the dwelling located to the east of the site.

The front of the site is to be provided with a landscaped area which greatly opens the site and creates an attractive street scene. A new access road is proposed to the southern boundary of the site which facilitates single lane access to the rear of the site where 6 parking bays are provided. The access road is widened at the entrance to allow a passing place.

The main building is accessed via the front entrance along a path offering level access to the main entrance of the building.

The proposed bin store is provided to the rear area of the site surrounded by timber fencing and accessed via a 1.2m wide path with dropped kerb.



Proposed Site Plan

2.2 ORIENTATION AND LAYOUT

Internal Layout

The proposed internal arrangement of the proposed apartment building offers a 2.5 storey design incorporating a total of 6 new apartments with a central corridor and staircase.

Apartments 1, 2, 3 and 4 offer 2 bedroom apartments accessed via a private corridor that also leads to a family bathroom and open plan kitchen lounge space. Apartments 5 and 6 are located within the roof space and broadly follow the same layout as the lower storey apartments however given height constraints these apartments are one bedroom apartments with vaulted roof areas.

All proposed apartments have been designed provide a simple, ergonomic layout with private bedroom space to the rear and lounge / kitchen space to the front separated by family bathroom; each apartment has also been designed in accordance with the National Space Standards.

ACCOMMODATION SCHEDULE

Apartment 1 - 61.1m² - 2 Bedroom, 3 Person;

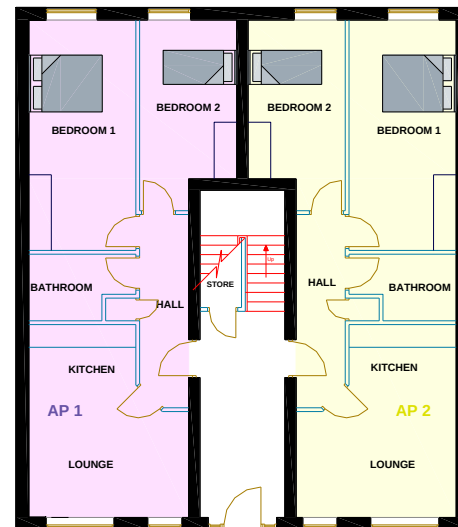
Apartment 2 - 61.1m² - 2 Bedroom, 3 Person;

Apartment 3 - 65.0m² - 2 Bedroom, 3 Person;

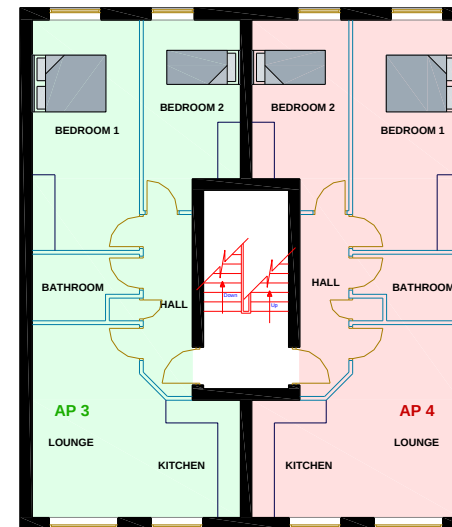
Apartment 4 - 65.0m² - 2 Bedroom, 3 Person;

Apartment 5 - 54.2m² - 1 Bedroom, 2 Person;

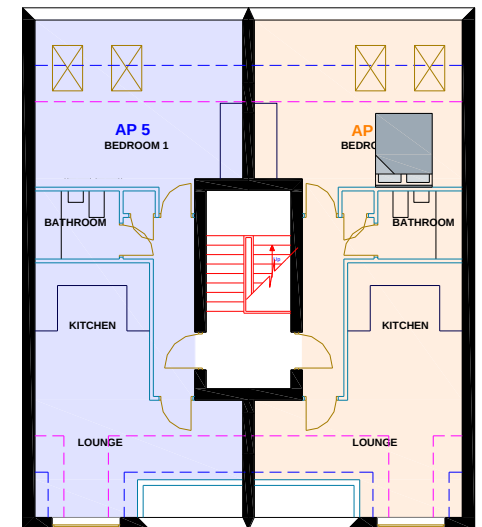
Apartment 6 - 54.2m² - 1 Bedroom, 2 Person.



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

2.3 MATERIAL CONSIDERATIONS

Material Considerations

Assessment of the local established building material vernacular and build character clearly identifies traditional building materials such as facing brick/ engineering brick facades and slate tile roofs as key elements that form the local aesthetic and character.

The proposed apartment building looks to adopt the local build character by incorporating materials that match the existing area; with this in mind the proposed apartment building is to adopt a red facing brick façade with soldier course features and tiled gable roof design



Facing Brick

Wienerberger Kassandra Red Multi Facing
Brick



Soldier Courses

Wienerberger Staffordshire Smooth Blue



Roof Tiles

Marley Modern Roof Tiles

2.4 LANDSCAPE DESIGN & BNG



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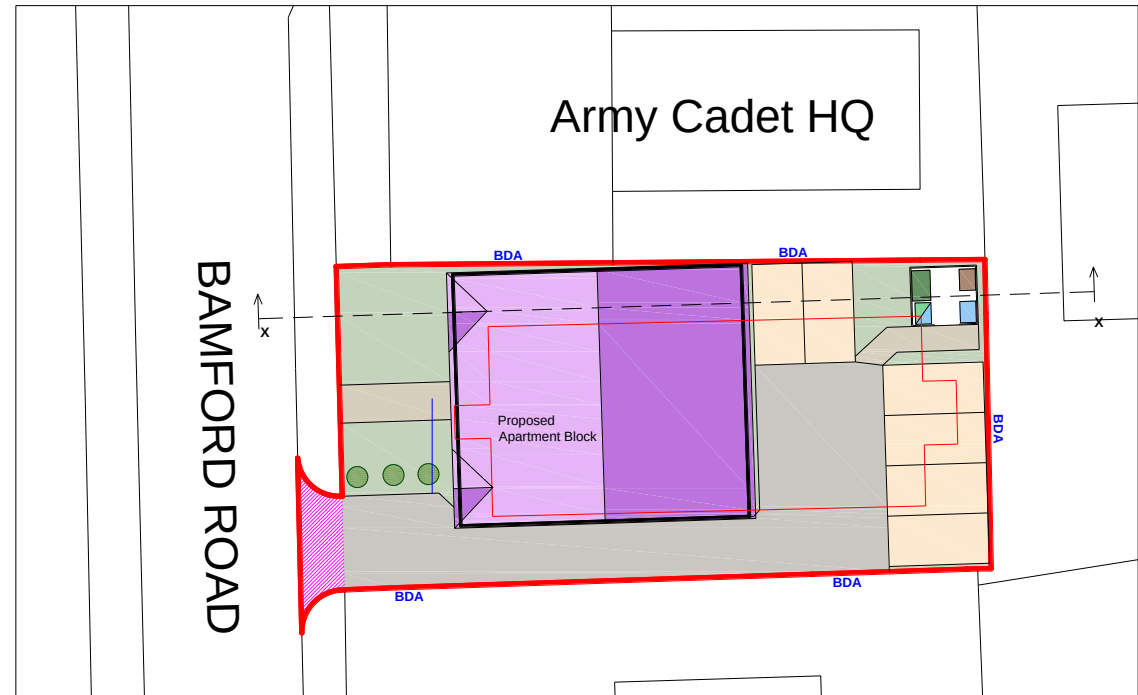
Proposed Landscape Design

The proposed landscape design consists of grassed area to the proposed site frontage taking advantage of the building set back to provide soft landscaping to the street scene which is currently lacking. The grassed frontage is to be provided with a small linear pattern of *buxus sempervirens* along the access road entrance. Grassed space is also provided surrounding the bin store to the rear.

BNG Statement

The existing site consists externally of concrete paving and lawn area with now hedgerow or trees located on the site. No onsite habitat space is currently provided since the existing landscaping amounts to maintained clear lawn area, the combination of a lack of habitat space (e.g. shrubs, drystone walling, trees etc.) coupled with the use of the site as a canine training facility, it is considered that the external space to the existing site provides no habitat space of any kind; therefore the site is exempt from BNG requirements under the de minimis exemption since both of the below criteria have been met:

- *the development must not impact on any onsite priority habitat; and*
- *if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow)*



Proposed Site Plan

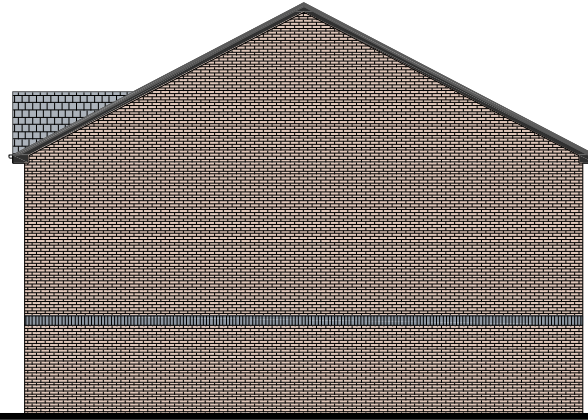
2.5 APPEARANCE AND 3D VIEWS



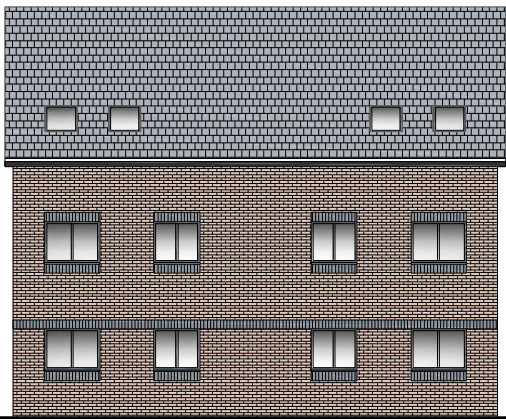
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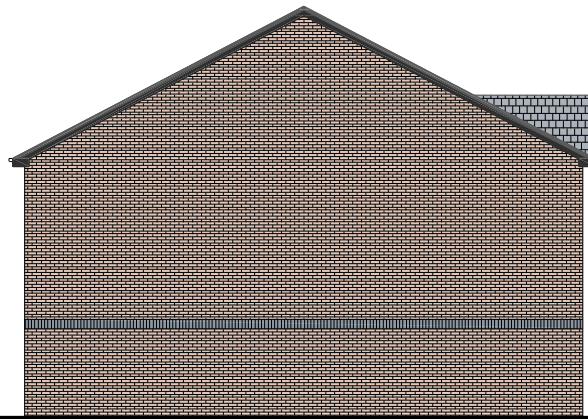
Proposed Front Elevation



Proposed Side Elevation 1



Proposed Rear Elevation



Proposed Side Elevation 2

Appearance

The proposed frontage provides a front entrance door ways with symmetrical window designs to the left and right hand side. The ground floor openings follow a traditional window pattern with the first floor providing Juliet balconies to the lounge / kitchen spaces at first floor to provide an enhanced outlook to the first floor apartments.

The apartments located within the roof space are provided a feature gable window to the lounge / kitchen space to overcome concerns raised by the Council during the pre application regarding outlook to the top floor apartments.

The rear of the building is provided with a conventional array of windows in a symmetrical layout with roof lights provided to the roof space apartments.

2.5 APPEARANCE AND 3D VIEWS



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Salley Street Image



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2.6 PARKING AND SERVICING



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Parking

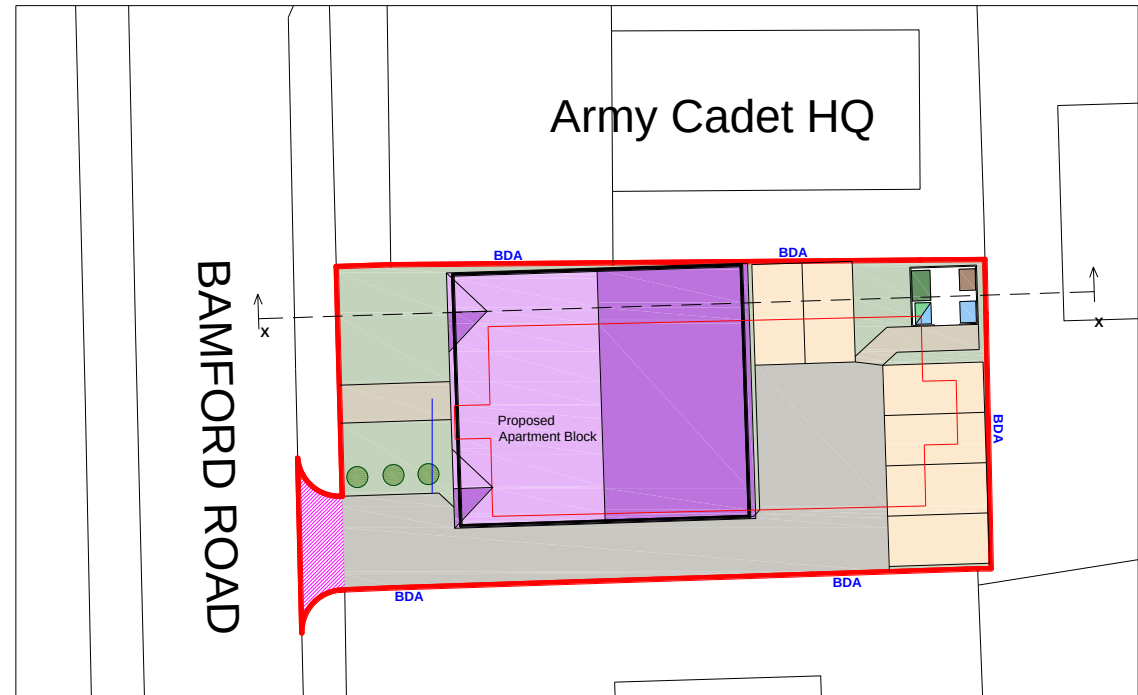
A Proposed parking area is provided to the rear of the site (east), the parking area provides 6 2.4 x 4.8m parking bays amounting to 1 allocated parking bay per apartment. The parking area is accessed via a new access road off Bamford Road and facilitates single lane access with a passing place bay provided at the site entrance.

Servicing

The existing bin management strategy is formed through a private refuse collection vehicle stopping along Bamford Road adjacent to the existing site before a refuse management operative retrieves the refuse stores from the rear, the operative then empties the refuse stores into the refuse vehicle and returns the stores to the rear of the site.

The proposed refuse management strategy is to remain as existing which also matches that of all other existing residential and commercial properties along Bamford Road.

Bins capacities to be provided in line with RMBC guidelines on refuse storage for apartments.



Proposed Site Plan

