

31 May 2023

Design and Access Statement

Rear Two-storey Extension at 15 Canterbury Close, Rochdale.

1.0 Introduction

This statement sets out the design considerations for the proposed addition of a rear extension to the existing dwelling at 15 Canterbury Close, Rochdale.

The statement has been prepared to address the requirements of the The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013. It should not be used for any other purpose.

The design has been prepared by Storah Architecture and is to be read in conjunction with drawings; 23-018-002, 23-018-011, 23-018-020, 23-018-300, 23-018-310, 23-018-311, 23-018-320.

The statement considers the proposals in relation to the National Planning Policy Framework (NPPF) and local plan policies.

2.0 Site Context

The site is located within Rochdale and is positioned parallel to Bury Road/B6222. The existing dwelling is two storeys high, similar to many of the neighbouring buildings. The existing use class of the building is use class C3. The use class will not change following the proposed development. The property is not listed and it does not sit within a conservation area.

3.0 Requirements of the Brief

The proposed development involves the addition of a rear two-storey extension to the existing property at 15 Canterbury Close. As existing, there are two families living in the property, and the existing layout is inappropriate for the growing family. The proposed extension will provide the occupants with much needed extra space; kitchen ancillary space and a separate sitting room to the ground floor and additional bedroom space to the first floor. The proposed development and internal alterations will improve the internal spatial arrangement of the property, and provide additional space to allow better use of the property as a dwelling. Canterbury Close has a significant development history, with a number of neighbouring dwellings having multiple extensions and precedent for two-storey extensions. Therefore, there is existing precedent for the development within its immediate context.

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4.0 Design

4.1 The Scale of the Development

The scale of the development is considered 'minor works' and is in replacement of an existing rear conservatory. This extension will provide the occupants with much needed extra space and improve the spatial arrangement of the existing property.

4.2 Layout

The layout of the extension has been designed to increase space to the ground and first floor, allowing more habitable space to the first floor and kitchen ancillary space and a separate sitting room to the ground floor. The proposed development maintains the vertical circulation route to the first floor of the property. The layout of the rear extension and internal alterations have been designed to make full use of the existing property's layout and windows. There are no changes proposed to the front elevation of the property.

4.3 Flood Risk

The existing dwelling is positioned within flood zone 1, as defined by the Environment Agency's 'Flood Map for Planning'. This flood zone is associated with the lowest risk to flooding. The proposed extension will not alter the change of use for the existing property, therefore there is no change to the vulnerability classification as a result of this development.



Site as identified on the Environment Agency's 'Flood Map for Planning'

4.4 Scale

The proposed development takes into account the existing precedent within the area and the height of the existing dwelling. The proposed extension is to replace an existing conservatory to the rear of the property. This is considered minor works and will not have significant adverse effects on any neighbouring properties.

4.5 Landscaping

The existing hardscaping of the garden is flagstones. The internal floor area of the existing conservatory and a portion of the garden hardscaping is to become the internal floor area of the extension.

5.0 Appearance

The existing dwelling is constructed in regular coursed red brick. The external alterations to the rear elevation proposes the addition of a two-storey rear extension which will be constructed using similar materials to match the existing dwelling in size, colour and texture. The extension will increase the ground floor footprint of the existing property and be constructed in place of an existing conservatory. The external alterations also include the addition of a new window to an existing first floor bathroom and a new window to a first floor bedroom to the side elevation. The proposed extension will be constructed with a pitched roof and partial flat roof, in roofing materials to match those used on the existing property's roof. It is considered that the proposed alterations to the rear elevation are minimal and in keeping with the existing proportions and street scape.

There are no proposed alterations to the front elevation of the property.

6.0 The Context and Impact of the Proposals

The proposed extension is in place of an existing rear conservatory.

The extension has been designed to be sympathetic to its immediate context and character of the existing property. The proposed windows have been positioned so the majority face into the existing garden so as to not affect any neighbouring properties. The remaining proposed windows face towards the neighbouring sub station, not towards any neighbouring dwellings.

We believe that in the careful consideration of the design of this extension, we have successfully utilised the available materials and layout of the existing dwelling, reducing the requirement for demolition and importing of materials. We propose that the building will be constructed to satisfy the current Building Regulations Standards covering Energy Conservation and CO2 emissions.

7.0 Proposed Use

The existing property layout is inappropriate for the growing family. The current living and kitchen areas are segregated and there is no separate designated dining space. The existing sitting room and conservatory are being used as two separate sitting rooms for two families and access to one is through the other. This arrangement disrupts the spatial arrangement of the entire property. As the family has grown, they require additional habitable space to the ground and first floor to adopt to the modern family needs. The additional ground floor area this application provides allows for a sitting room accessed separately to the other living space, with the opportunity to use both as one large sitting area, and ancillary kitchen space. The internal alterations provide a large open plan living, kitchen and dining space which provides a degree of flexibility for a large family and improves the spatial arrangement of the existing property. The proposed extension enhances the comfort, functionality and use of the dwelling.

8.0

Access

The property is accessed by foot from the adjoining driveway off Canterbury Close. The main entrance is located on the front elevation to the property which will remain unchanged as a result of the proposal. There is an existing secondary access door to the front elevation which also remains unchanged. There are no new access roads or footpath routes proposed from the public highway as a result of this application. The proposed extension will provide access to the rear garden, in place of the existing access. There is no change to the parking provision of the existing dwelling within this proposal.

Due to the existing change in level to access the property, it is not possible to provide a fully wheelchair accessible proposal. However, the proposal meets the current standard of access of the existing property.

10.0

Conclusion

In conclusion, the proposed alterations as a result of this development are considered minor and are in keeping with the existing composition of the building, the building proportions and street scape. The addition of a rear two-storey extension does not affect the vulnerability classification of the existing building, nor will it significantly impact the neighbouring properties.

In conclusion, the proposed works are considered to be in accordance with the requirements of the NPPF and the policies of the Local Plan.

Prepared by

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