

Hardfield House

DESIGN & ACCESS STATEMENT

Bowling Green Street
Heywood
OL10 1DJ

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Executive Summary

This Design + Access Statement (DAS) has been prepared by NC Architecture (NCA) on behalf of our Client, Intra City Investments, (I.C.I) to support a Full Planning Application with Rochdale Council.

The subject site is:
Hardfield House
Bowling Green Street
Heywood
OL10 1DJ

The DAS provides an overview of the site context and constraints, which have informed the design process and outlined the final proposals.

The document should be read in conjunction with the Application drawings and all other materials submitted to Rochdale Council, in support of the Application.

Project Team

Client

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Architect

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Site Location

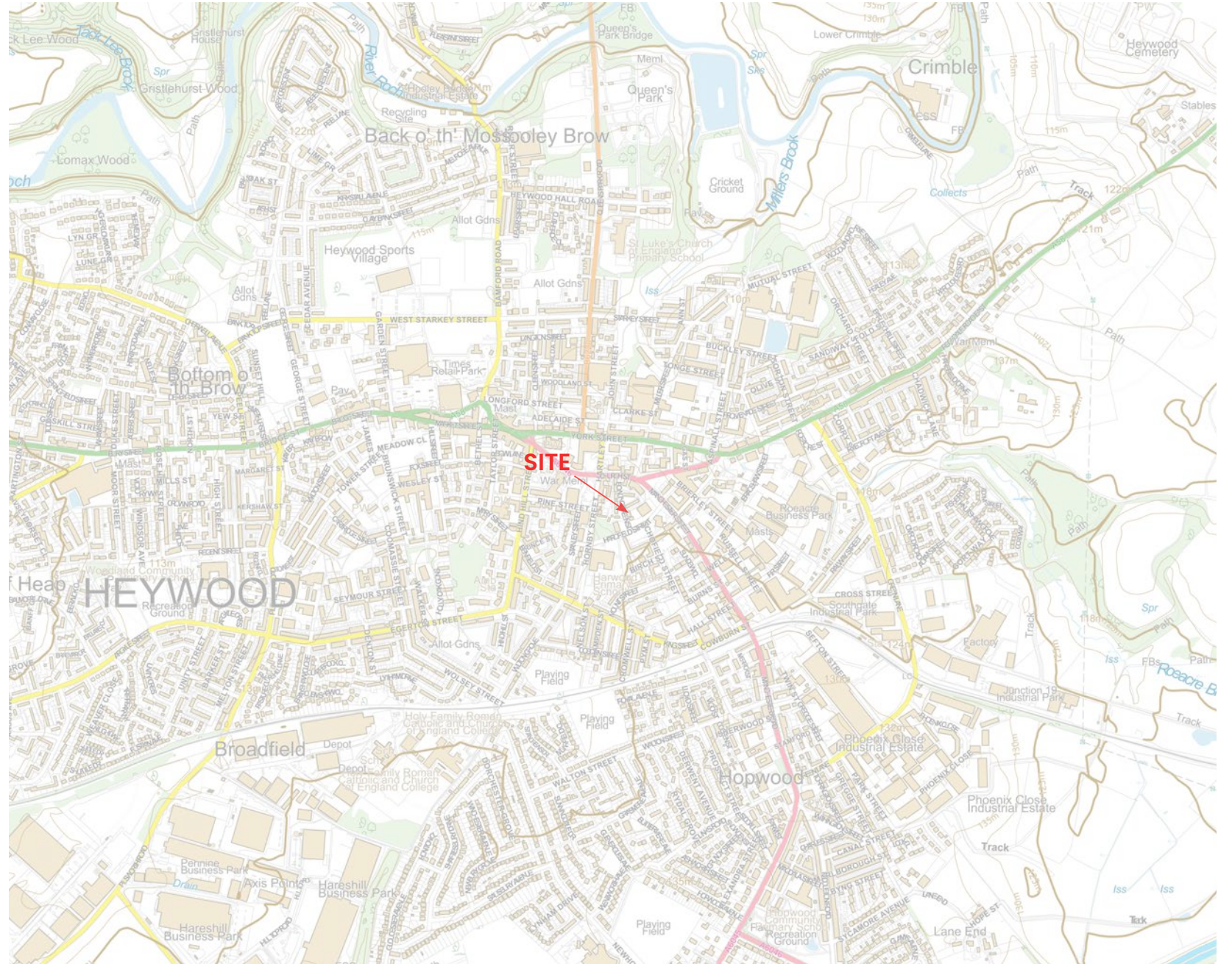
The site is located approximately 1 mile east of Heywood town centre at the South end / East side of Bowling Green Street which is a through road with Church Street to the north and Hardfield Street to the South.

Hardfield House is a detached 2 storey property with a single storey garage to the north which lies on an east-west axis.

The property is bounded by Brownroyd Motors used car dealership and forecourt to the east and west. With a number of residential terrace and semi detached bungalows to the north and a large 2 story detached property and garages to the west.



Site Location Map



Site Location Map showing wider site context



Existing Property

Ground floor Level

The entrance to the property is accessed from a strip of land beyond the pavement of Bowling Green Street. The main entrance door leads to a central Hallway which in turn leads to Lounge rooms to the front of the house and a dining room and Kitchen to the rear along with a winding stair to the upper levels.

Rear doors give access to a small strip of land bounded by the forecourt of Brownroyd Motors used car dealership

A single story detached garage with lean to roof to the north elevation of the house can be accessed externally at both the front and rear of the property

First Floor Level

Main stair leads to a central landing with access to a bathroom and separate W.C and 3 bedrooms at first floor level

Second Floor Level

Main stair leads to a central corridor with access to 2 Large bedrooms at second floor level

There is currently no access to the roof void

External Appearance

The building has been left to deteriorate and is in dire need of refurbishment

The main house has a pitched tiled roof with 2 large brick chimney stacks. White rendered walls (to 3 elevations) and white painted brickwork to the north elevation

Large cracks and mold growth are evident to all rendered elevations.

The single storey garage has a lean-to tiled roof with timber boarded verges and brickwork external walls.

Brown upvc windows throughout with painted stone cills to the ground and first floor of principal elevation only

Cast iron rainwater pipes and gutters all in need of refurbishment / replacement

Internal Appearance

The house has been completely stripped back internally to floorboards and plastered walls.





Plans & Elevations

NC Architecture were approached with a brief to refurbish Hardfield House with a conversion of an existing dwelling to a house of multiple occupancy (HMO)

The plans consist of:

Internal alterations to achieve a 8 bed HMO with en-suite shower facilities, 2No family bathrooms with shared Kitchen, Dining, Lounge and Utility area.

The ground floor would also house a refuse and bicycle store which could be accessed off the front elevation.

The current design has been formed with minimal disruption /alterations to the existing structure of the main house

The external appearance :

It is proposed that the existing render to the house be removed and replaced with new smooth white render (to match the existing) to all elevations.

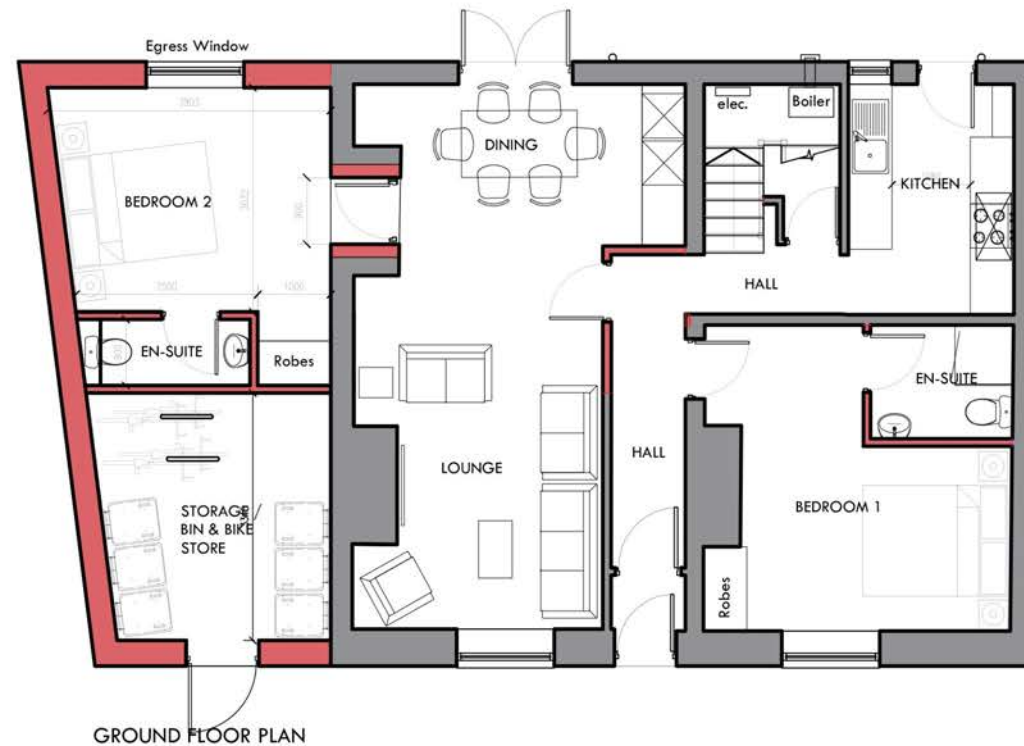
New upvc double glazed windows throughout and replacement of the existing cast iron rainwater goods with new upvc gutters and downpipes.

Access to site

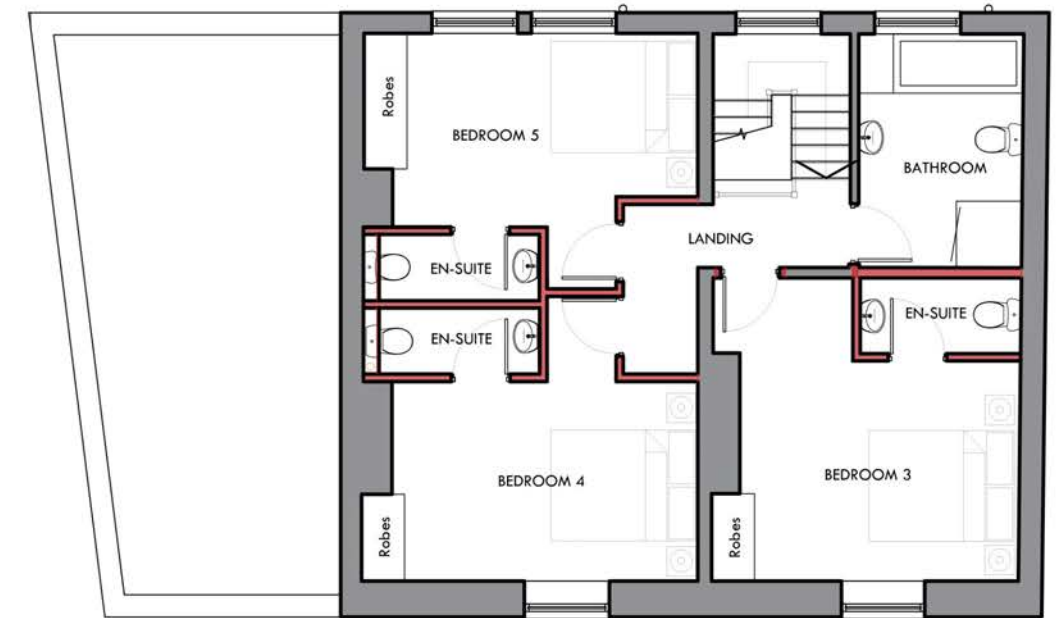
The current site levels to the main house will remain which will allow level access to the bike / refuse store meaning bins will be easily moveable from the storage area to the collection point with plenty of circulation space to manouver them.

Parking

On street parking to the front elevation of the house along Bowling Green Street is available Refer to Site Location Plan



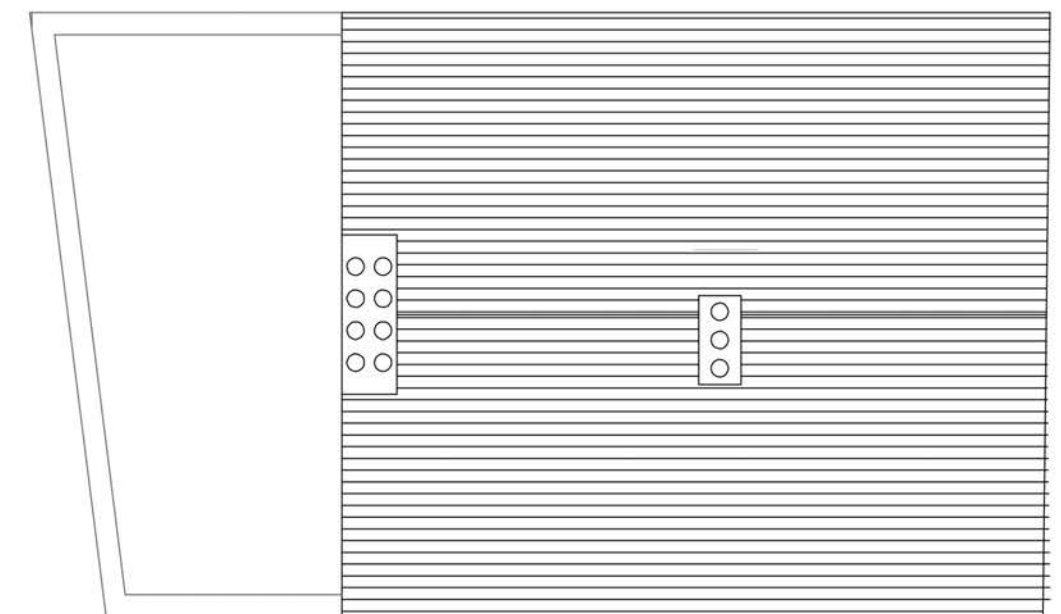
GROUND FLOOR PLAN



SECOND FLOOR PLAN



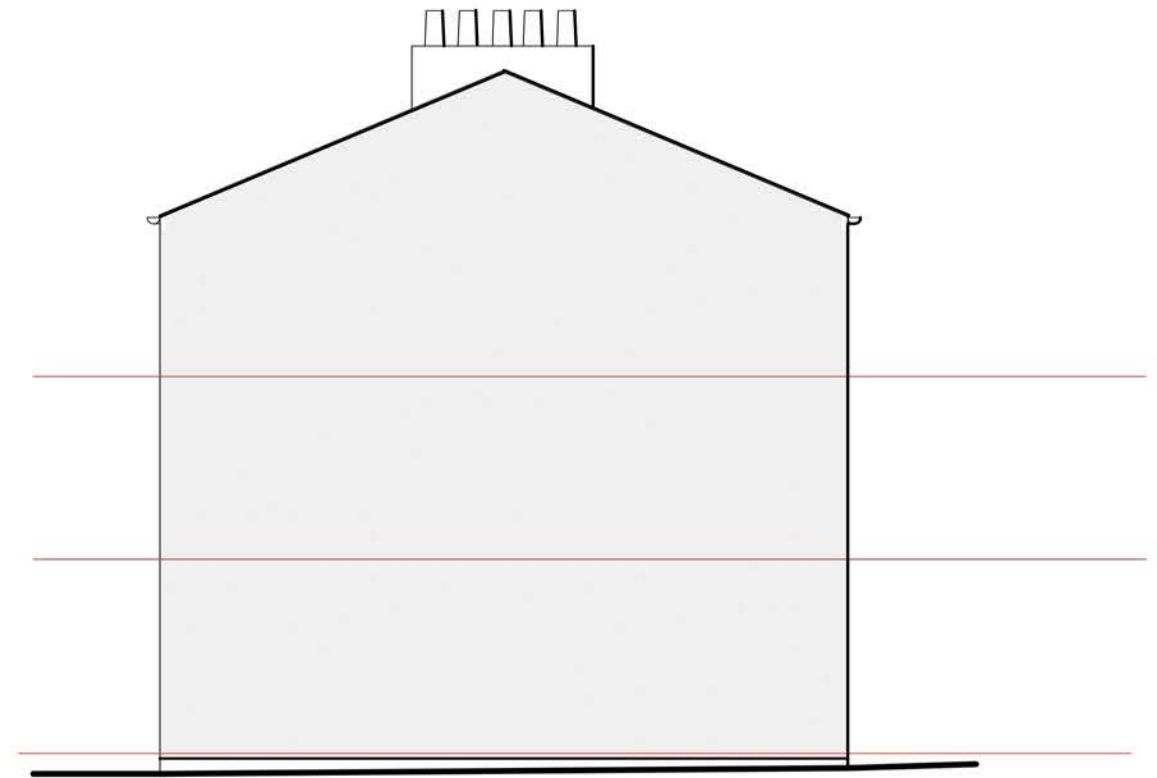
FIRST FLOOR PLAN



ROOF PLAN



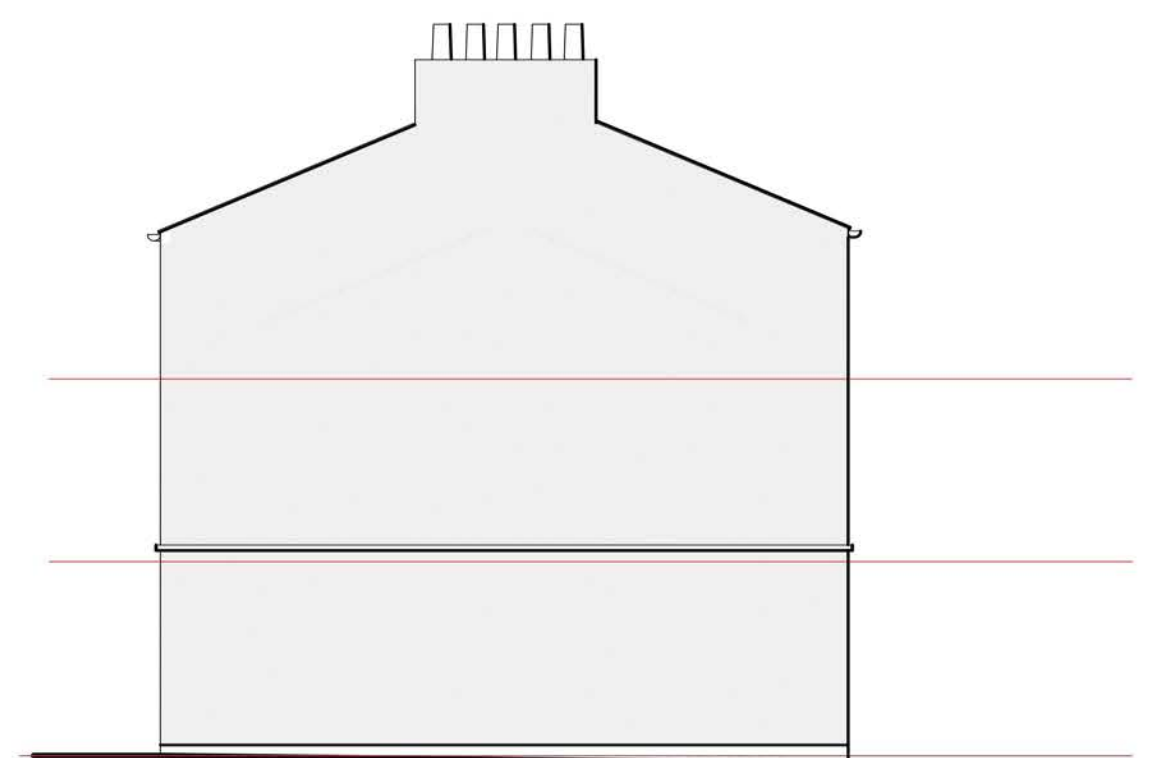
Front Elevation



Side Elevation



Rear Elevation



Side Elevation



Summary & Conclusion

The proposals submitted are the result of a design process to meet the brief whilst keeping the new layout in keeping with the original house and the massing / scale in keeping with the surrounding properties.

We feel the schemes appearance positively contributes to improve the character of the house and the surrounding area.

In summary, We consider that the proposal submitted represents a contextually appropriate and policy compliant scheme and seek approval on that basis.

