

**Design and Access Statement
for
Proposed Porch Replacement Works
at
Cedar Avenue, Heywood**

Rev D 22-12-23



Above – general area of proposed works to north of Heywood town centre

1.0 Introduction

This Design and Access Statement has been produced by TADW Architects on behalf of Rochdale Boroughwide Housing. It is submitted as part of a full planning application for porch replacement works for some properties on Cedar Avenue, Heywood. It should be read in conjunction with the following documents:

231336/01P3 – Existing and Proposed Elevations 1 of 3

231336/02P3 – Existing and Proposed Elevations 2 of 3

231336/03P3 – Existing and Proposed Elevations 3 of 3

231336/04P1 – Existing and Proposed Porch Details

231336/05P2 – Existing and Proposed Site Plan

2.0 The Existing Site

Cedar Avenue is a street to the north of Heywood town centre. The proposed porch redevelopment scheme relates to a total of 56 dwellings. Forty nine of these dwellings are owned by Rochdale Boroughwide Housing, specifically the following properties -2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 28, 32, 34, 36, 37, 38, 39, 40, 41, 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 60, 62, 64, 66, 68, 70. The remaining seven are in private ownership – specifically no.s 1, 10, 23, 30, 43, 45 and 72

The dwellings consist of two storey brick built terraced houses dating from the middle of the twentieth century. At some later date, lightweight render and upvc porches have been added to the houses, such that two adjacent properties share a single porch structure. These porches are beginning to deteriorate, and it is understood that some have developed structural problems.

Where porches in private ownership form a shared structure with an adjacent RBH house, the client intends to renew both in tandem – subject to agreement with the owner. Where shared porches are both in private ownership, no renewal works will take place (note that this applies to no.s 9, 11, 33 and 35 only).

3.0 The Proposals

The proposed works involve the demolition of the existing porches, followed by their replacement with new porch structures of a similar height and footprint. The design of the new porches deliberately mimics their current visual appearance, so as to ensure that the overall street scene remains consistent. However the proposals involve using more robust materials for the replacement structures. Specifically the current rendered lightweight fabric will be replaced with insulated cavity wall construction. This will be more in keeping with the materials used in the houses themselves, and will provide a more sustainable long term solution for the residents.

4.0 Access

The overall site is level, however the existing porches typically have a step of around 170mm at the entrance. Two of the existing houses are also served by ramped approaches. The new porches will replicate the current access arrangement in all instances

5.0 Drainage

The existing porches are served by a single downpipe which feeds into a gully adjacent to the porch. The same configuration will be adopted by the new structures.

6.0 Existing Photographs



Above – houses on Cedar Avenue are arranged in short terraces



Above - typical porch configuration. One of the two dwellings with ramps (55 and 66)

7.0 Proposed Views



Above – proposed street view and close up of new porches