

DESIGN AND ACCESS STATEMENT

Land Next to 17 Prospect Place Heywood OL10 4JQ



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1.0 Introduction



Figure 2 : Illustration of site location

This Design and Access Statement has been prepared in relation to the Full Planning Application for the proposed a block of three terraced houses.

Whilst we note this area to be highly sustainable development location, we have approached the scheme with a hybrid strategy thus providing best of both options with maximum flexibility.

1.1 Proposals

The application proposes the erection a block of three numbers of terraced dwellings on the land to the side of 17 Prospect Place Heywood OL10 4JQ. The land is surrounded by the traditional terraced, render and brick finish houses. In appearance the proposed dwelling will match to the adjacent terrace houses. Amenity space is provided within rear garden.

2 meter high timber fence to the side and rear of the proposed dwelling.

1.2 Site and surroundings

The site is located on the Prospect Place, Heywood, 17 Prospect Place is to the East, Prospect Place is to the West, and Back street to the South of the proposed land.

The surrounding area is characterized by mixture of traditional terrace houses

The site benefits from being within an established residential community. It is within easy walking/cycling distance of a range of local services/facilities including, post boxes, convenience stores, main bus routes, schools, parks, leisure facilities.

It is therefore evident the site is in a highly sustainable location.

1.3 Planning History

None.

1.4 Planning Policy

Rochdale Council Unitary Development Plan

Supplementary Planning Documents/Guidance

National Planning Policy Framework (NPPF) (March 2012)

Relevant national planning policy is set out within the NPPF. The following parts of NPPF are considered relevant to this application:

- Part 1: Building a strong, competitive economy;
- Part 4: Promoting sustainable transport;
- Part 6: Delivering a wide choice of high quality homes;
- Part 7: Requiring good design;
- Part 8: Promoting healthy communities;
- Determining applications.

1.5 Proposed Access

The plan marked below illustrates main routes of access / egress for our proposed development, the details of this are found.

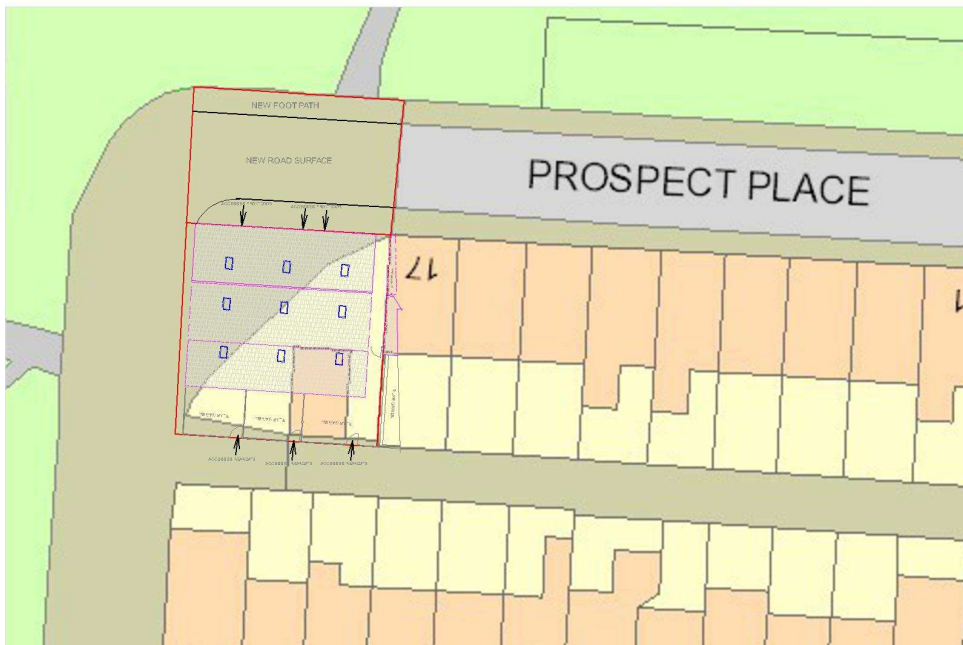


Figure 3: Access / egress routes for residential

The site is situated where there is no restriction to the highway in front, also bus route is on walking distance.

2.0 Statement Proposals

2.1 Principle of the development

The application site is previously used as a Garage space, not been used from long time, located within an established residential area and is within close proximity to a high number of services and facilities.

2.2 Impact on the character and appearance of the area

The proposed dwellings would not appear as an incongruous feature within the local landscape and would readily assimilate into its surroundings due to its design being reflective of existing properties locally. The proposed dwelling would not break the building line of the existing row of houses as it would not project forward of the front elevation of number 17.

The proposed dwelling would not have an adverse impact on the character and appearance of the area and will integrate well into the urban grain.

Materials would match those of existing dwellings locally and would be agreed with the Local Planning Authority.

Of significant benefit is the removal of the unsightly appearance and the provision of much needed housing. This will improve the appearance of both the site and the street scene.

2.3 Impact on amenity

The proposal is commensurate with the surrounding interface distances and will make an efficient use of this site.

The amount of amenity space is favorable and will contain, garden and bin space.

2.4 Impact on the highway

The assessment of the sites setting and surrounding's has shown that it is in a highly sustainable location with excellent public transport links.

2.5 Access

Access from Prospect Place to provide easy access, and form back street.

2.6 Refuse

Sufficient width on refuse storage has been accommodated to ensure the access of bins generally are viable for occupants, the bins shall be taken to the boundary line for general refuse collection as designated by the council, according to local authority's policies.

2.7 Waste Collection

According to council policies.

2.8 External Door Entry / Exit

The surrounding buildings along the main frontage all generally in alignment and in level with the existing foot-path paving, Main door to the front one door to the rear for access to the garden.

2.9 Internal layout

All three houses mirror each other in terms of internal layout and external appearance, The Ground-floor contain lounge to the front of the floor plate and open plan living and kitchen area at the rear of the floor plate, staircase facing the entrance door as soon as you enter the property, toilet is situated within the space under the staircase, rear door facing rear garden allowing maximum space and daylighting factors to be implemented.

There are two bedrooms at the first floor, One double master bedroom with internal covered area of 10.4sqm, with one window opens towards the road side, One single bedroom with 6.2sqm area to the rear side with one window opens to the rear garden, Full bathroom to the rear of the floor plate next to the single bedroom, with one window towards the rear garden, Staircase lands into a landing area/alleyway which leads to all bedrooms doors, there is a another staircase leading to the second floor/loft area where there is one single bedroom with 9sqm area, there is one shower room with toilet facility next to the bedroom facing staircase to facilitate second floor bedroom users.

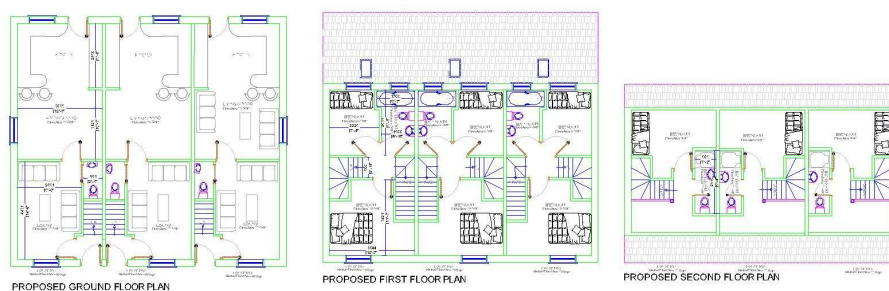


Figure 4: Floor Plans

2.10 Main Building

The proposed appearance of building is same as surroundings, to keep the appearance and street scene to match surroundings. The window to window distance and window to wall distances are the same as the adjoining properties, the proposed houses will not break the line of existing houses.

2.11 Landscaping

Landscaping shall be a hard landscaping as indicated on the proposed plan, the introduction of planters will provide a greener approach to meeting with biodiversity. The general layout of the rear amenity will also provide privacy within its set boundary.

2.12 Maintenance Strategy

Generally, all external faces of the buildings are proposed to be accessible with tele pole system for washing of windows up to the second floor. Roof maintenance shall be via a scaffolding system to the sloped roofs, a detailed submission of the temporary works proposals will be issued to the council prior to any works undertaken to these areas.

2.13 Flood Risk

The flood risk appears to be low.

2.14 Sustainability Appraisal and Energy Statement

Proposed windows will have double glazed units cavity filled with Argon gas for high performance.

4.0 Conclusion

4.1 Design principles were based on Local Planning Policies and the NPPF, and produced high quality design that respects the character of the immediate area and aims to contribute to the local built environment.

4.2 The proposed residential units designed to the current modern living standards and provide positive living environment for its future residents. Furthermore, the proposed development provides accommodation for housing need and demand in the area. As such it will be of value to the on-going regeneration of this part of the town, and we believe it should be encouraged.

4.3 We have considered all relevant planning and design aspects in our proposed scheme and believe that the strategy as outlined is deemed suitable for the development being proposed.