

CONVERSION OF EXISTING SINGLE DWELLING TO 2No 3 BED, 4 PERSON DWELLINGS



41-43 NEWBOLD STREET, ROCHDALE, OL16 5AH

DESIGN STATEMENT

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Location.

The site is located on Newbold Street, Newbold, Rochdale

Existing Building Accommodation.

The application site, outlined in red on the location plan, consists of a two-storey terraced domestic property. The property was originally two dwellings which over time have been changed to a single two-storey dwelling with a rear single-storey extension by the previous owner. There are no available records of any approvals for the change or extension. However, the properties either side received Planning Permission:

39 Newbold Street – 94/D31349 – approved 14/12/1994

45-47 Newbold Street – 04/D43360 – approved 16/06/2004

It must be assumed that the rear extension was carried out at some time between these dates.

Proposals.

The proposals are to return the dwelling to two separate three bedroom/four person dwellings including removal of the rear single storey extension and providing a new two-storey rear extension to accommodate additional bedrooms.

Access to the site.

Vehicular and pedestrian access to the site is directly from Newbold Street off Milnrow Road.

Plan and layout.

It is proposed to remove the existing rear single storey extension, block up any existing openings linking the two parts, instal a new staircase to No. 43, form new partitions at first floor to both properties to provide one double bedroom, two single bedrooms and bathroom to each dwelling. To provide sufficient space it is necessary to extend to the rear by 3 metres from the existing main rear wall. The existing rear garden space will be excavated to provide patio areas with stepped access to the raised garden area with gabion retaining walls where necessary.

Elevations.

The elevations will be as shown on the accompanying drawings and will be in natural stone to match existing in colour and size/coursing to the front elevation and concrete blockwork with a rendered finish to the rear elevation again to match the existing.

Existing windows will be replaced with new PVC double glazed frames with mock vertical sash casements or side hung casements to match the original frames. New windows will be as the replacements.

Refuse storage.

Refuse will be stored at the rear of the property as existing.

Landscaping.

It is proposed to clear and terrace the rear garden area and provide a new timber fence to form a new boundary fence between the two properties.

Car Parking.

Car parking will remain as existing street parking.



Rear garden



Rear view