# Design Statement

## Proposed Residential Development to land at 4 Gipsy Lane, Rochdale



**Date: 10 Feb 2021**
**Doc: DAS1207V2**

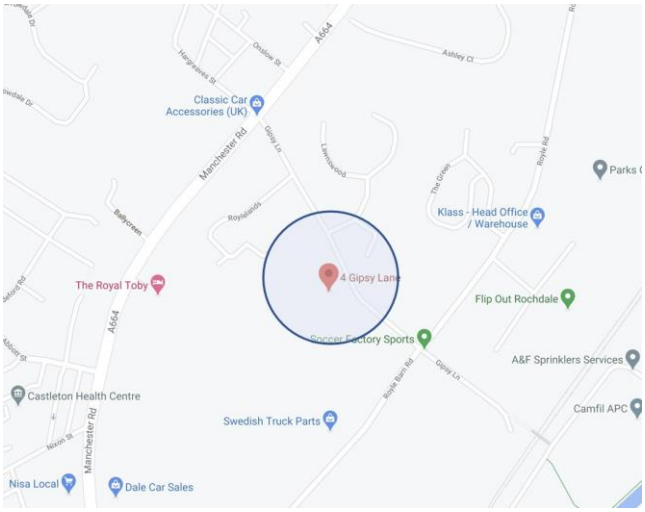
**Prepared by: Andrew Clarke**
CANNON CLARKE ARCHITECTS
RIBA Chartered Practice CIAT arb

**Contents:**

3-5 – The Site
6 – Use
7-9 – Amount
10-14 – Layout
15 – Scale
16 – Landscaping and Access
17 - Appearance

**The site:**

Gipsy Lane is accessed from Manchester Road and serves a small number of development clusters, namely Lawnswood and Roylands. The Royle Barn Industrial development lies to the south of Gipsy Lane off Royal Barn Road. Gipsy Lane is fronted by a number of detached and terrace housing with a mix of typologies.




The proposed development site lies within the curtilage of No. 4 Gipsy Lane.




Access to the site as existing is via a separate entrance, already in situ, whilst No. 4 is served by similar access leading directly to the garage.




The site is currently used as private amenity space for No. 4, which has become unmanageable due to the size of the plot. The site consists of a large lawned area, large mature trees, and trees of little value.



The site is bound by a dense area of trees to the south-west offering visual protection from the industrial area. No. 2 Gipsy lane is separated by a wire fence, whilst No. 6 and beyond and separated by trees, dense vegetation, and a garage block.





**Use:**

The proposal seeks to develop 3 individual highly sustainable unique dwellings utilising modern methods of construction.

The site is currently undeveloped greenfield land and is located within the Defined Urban Area as designated under the Proposals Map of the UDP. The site is served by a well-established road network with services that are easily accessible.

The site will be used to promote the reuse and regeneration of vacant, underused land therefore protecting the countryside from further development.

The site has well-established transport links, and regular bus services serve Rochdale and Manchester from Manchester Road, which is approximately a 120m walk. The site is also well positioned for motorway links with Junction 20 of the M62 being 1.7km.

The site is within walking distance to many local amenities, schools and supermarket.

**Amount:**

The 3 dwellings will be detached and consist of:

Plot 1: Two storey dwelling with 4 Double Bedrooms, including a Study space, Lounge, Dining and Kitchen space. The properties will be accessible with level access and with scope to add a lift is required for accessible users.



The dwelling will have an open access front amenity space with parking for two cars and fenced private amenity space to the rear.

Plot 2: Is a proposed two-storey dwelling with 3 Doubles Bedroom and 1 Single Bedroom and ground floor Study space. The property will have a Lounge, Dining and Kitchen space.



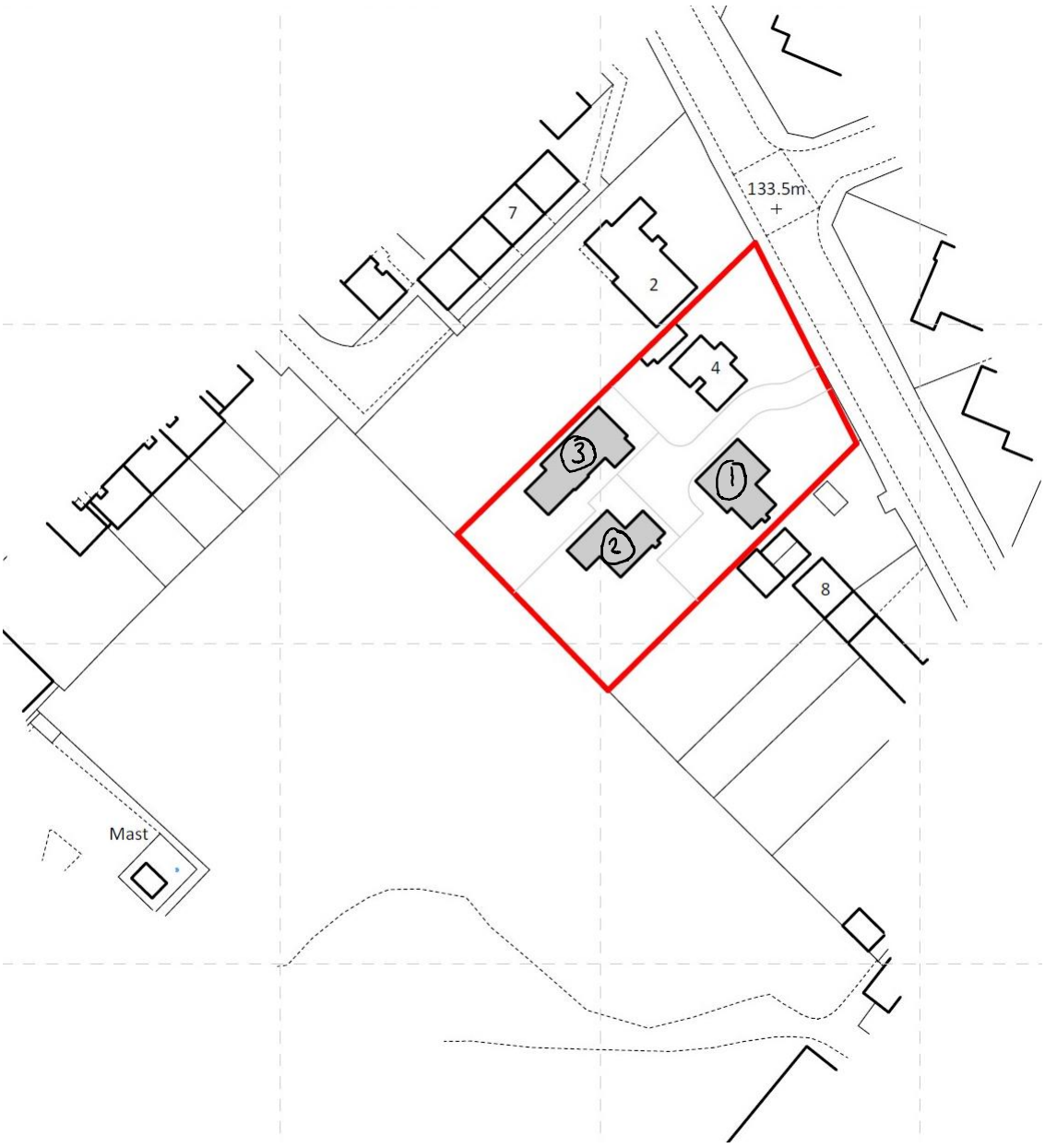
Parking is proposed to the front of the property with open amenity space. The rear garden will be bound by a fence. The existing trees and hedges will form an acoustic barrier and visual barrier to the industrial area.

Plot 3: Is a proposed single-storey property with room in roof to the south-west boundary and two storeys to the northeast. This property will consist of 4 Double Bedrooms and Study space. The generous Hallway will create a sense of arrival. The Kitchen and Dining space will be open plan leading to a dedicated Utility room. The ground floor will have Snug/Reading room and the proposed Lounge will lead directly to the garden via a large bifold door. This plot is focused towards the south and east to avoid any loss of enjoyment of amenity to the establish garden at No. 2 Gipsy Lane.



Parking for two cars will be provided with open amenity space. The rear garden will be bound by a woven fence to create a private space.

**Layout:**




The site layout takes into consideration the root protection areas for trees with identified value (See drawing 1207_PL001) Each plot/window position allows for careful control of views to ensure there is no loss of enjoyment of amenity by surrounding dwellings.

Unit 1 will enjoy views to Gipsy Lane and rear views focused to the wooded area.
Unit 2 will have a split form, setting back the main entrance to allow for parking.

Unit 3 will focus view directly to the south-east and south-west. There will be no windows overlooking the private garden space to No. 2 and the elevation has been designed to limit the massing to a maximum of 3m from ground level to eaves. The material will also be a polymer render to create a lightweight subservient look.

The existing surrounding density shows small gardens and a dense form of developments.



Site density as proposed demonstrates that the massing will site comfortably in the site and will provide a larger than average amenity space compared to the immediate context.



Below is a simulated view from the first floor of No. 4 gipsy Lane, in which the Bedroom window to Unit 3 will be used as a secondary means of escape whilst the Kitchen slot window below will sit below the proposed fence level.
Site density as existing.



*View from no. 4 (first floor)*



*View from garden at No. 4*

The relationship between units 2 and 3 will be critical to express a language of inclusion between the two dwellings.



*View from turning head.*

The scheme is to represent a sense of inclusion and community with open front amenity spaces creating a space to engage. Each property will have a secure private garden space.

The image below is a simulation from the first-floor windows of No. 2 Gipsy Lane



The first-floor Bedroom roof lights will be positioned at a high level to ensure the windows are used for a source of light only. The 3 lower level roof lights as shown will be obscure glazed and used for non-habitable rooms such as Bathrooms and En-suites.

The proposal includes a new 2m fence woven fence or similar to replace the existing wire fence.

**Noise:**

A recent planning application was granted for a battery storage facility to the south of the site. As the land at No. 4 Gipsy Lane is an existing private amenity space, there is no increased loss of amenity by virtue of any additional housing. Should the application be approved, the windows and doors will have a sound reduction index of 36dB using a WERU-Klima system or similar approved.

Fresh air ventilation will be via a MVHR system as part of a sustainable heating and ventilation system, therefore no trickle vents will be required to maintain the acoustic properties of the windows.

**Scale:**

Number 2 Gipsy Lane is a single-storey property with room in roof. Number 4 is a traditional two-storey dwelling. Number 4 is positioned at a higher level. The proposed dwelling mass (blue) will be set back into the site and will sit comfortably in respect to the surrounding dwellings.




Below is a simulated street scene sketch which shows the proposed development is subservient in context.



**Landscaping and Access:**

The main street elevation will consist of iron fencing which is to be refurbished and amended to suit the proposed site access. The open landscaping will reflect that as existing for No. 4. The trees will be protected and retained as shown.




Parking:
As shown in pink will be accessed from a shared private driveway, with good turning access. Each property will have 2 parking spaces with an electric vehicle charging point. As the site is close to local amenities and excellent public transport links, the proposal will encourage residents to utilize such networks. There are currently no parking restriction on Gipsy Lane.

Refuse and Recycling:
Refuse will be collected by RMBC under their standard arrangements. Bins will be located within the private amenity space and will be brought to the roadside of Gipsy Lane on the specified collection days.

Access and Visibility:
The open rail iron fence will create good visibility (as existing). The site does allow for 2.4m set back clear visibility.
The 8m x 8m turning area will provide good access for delivery vehicles and emergency services access. Each property will have level access at the ground floor with the flexibility to provide accessible solutions internally if required.

Drainage:
Each plot will have a soakaway system for the surface water. The driveway will be a permeable sustainable urban drainage system. All foul waste will connect to the existing foul drainage system located at Gipsy Lane.

**Appearance:**

Each property will be a mixed pallet of materials including a hardwood timber boarding, to be either untreated cedar or Siberian larch, which will over time create a light grey/silver finish, to blend with the urban woodland setting. To contrast, a render will be applied which will echo the materials of No. 2 Gipsy Lane and a high-quality brick, similar to that at No. 4 will create a familiar visual language.

Windows will be Grey frames to match the grey soffits, fascias and rainwater goods.

External doors will be high-quality hardwood timber.

External lighting will consist of low lumen LED ground lights to gently emphasise each principal elevation.



