



Design and Access Statement

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Proposal: Proposed extension to the front, with porch. A loft conversion, external white render, change garage to lounge with extended first floor bedroom and updated conservatory.

Site Address: 9 Winchester Close, Bamford, OL11 5NE

Local Authority: Rochdale Metropolitan Borough Council

Proposed Area: 37.7sqm - 405.7994sqft

1.1 Introduction

ADF STUDIO have been instructed to review the existing property 9 Winchester Close, Bamford, OL11 5NE and carry out all stages of work.

1.2 Purpose of the Report

This report has been prepared by ADF STUDIO on behalf of our client in support of Proposed extension to the front, with porch. A loft conversion, external white render, change garage to lounge with extended first floor bedroom with an updated modern conservatory.

2.0 Context

No. 9 Winchester Close, Bamford, OL11 5NE is a 5 bedroom house standing at 2,217 sqft and is constructed in 1983-1990. The property is located at the end of a closed off road. It sits as a detached property with surrounding vegetation creating a lot of privacy. The existing use of the property is currently vacant as the landlord wants to update the entire property, giving it a new look more fitting to the surrounding area/houses.

2.1 The Proposal

Proposed Area: 37.7sqm - 405.7994sqft

The proposed design scheme is to create a forever home for the client. The design approach is to expand the existing rooms creating more space with a rearrangement of the layout. A proposed new central stair case which will be located at the entrance of an open double height ceiling space porch. Each room will be accessible to all rooms on all three floors including the loft conversion, which will be used as a Cinema/ entertainment space.

The Proposed scheme originates from, the family hosting various festivities for both extended family and friends every year and following a religious tradition where women and men sit in separate rooms. The existing garage will be extended forward and match the existing boundary line of the current lounge area. This space will be used as a lounge area for women only. Above the proposed lounge area is bedroom 4 which will extend to the boundary line, allowing more space in the bedroom. The same principle will apply to bedroom 01 however, the room size has been rearranged to allow a central stairs case and lobby on the ground floor.

The front of the house will have a 1m porch offset to the existing boundary line of the house. The central Porch windows will be proposed grey aluminium casement frame with tinted windows front glass. This proposal is to maximise light in the lobby and to create more space throughout the property. Additionally in the lobby to the front entrance there will be levitating stairs leading to the first floor and second floor access to the converted loft space.

The proposed area will also accommodate for a new downstairs bathroom, a pantry and extra storage space for the kitchen area. The existing access to the conservatory from the kitchen door will be replaced with bifolding doors and the window looking in to the conservatory from the kitchen will be closed, which will allow to create more open area space between the conservatory and the kitchen.

A new proposed conservatory will showcase a parapet roof and central to the roof will be a lantern roof light. Grey external spandrel panel finish.

All internal and external windows will be replaced or rearranged by the following grey aluminium material.

The drive way access will not be affect the car capacity space externally. The existing garage was primarily used for storage and not for a vehicle. The front of the house/driveway is able to park 3/4 cars. Which is both pre and post development.

3.0 History



Fig 01 Front of the House



Fig 02 Rear of the House