



078-C1-D&A v1

January 2025

BENTGATE HOUSE, NEWHEY ROAD, OL16 4JY

**ERECTION OF NEW DWELLING ON LAND TO THE SIDE
OF BENTGATE HOUSE**

Design & Access Statement

Jeffrey Jordan Architects Ltd

e: info@jeffreyjordanarchitects.co.uk t: 0161 823 1181 w: jeffreyjordanarchitects.co.uk
6th Floor, Parsonage Chambers, Manchester, M3 2HW

Contents

1 Introduction

2 Design & Access Statement

- 2.1 Use
- 2.2 Amount
- 2.3 Layout
- 2.4 Scale
- 2.5 Appearance
- 2.6 Access
- 2.7 Sustainability

3 Conclusion

1 INTRODUCTION

This document has been prepared by Jeffrey Jordan Architects in support of the proposals at on the land next to Bentgate House, Newhey.

This statement is submitted in support of this application and should be read in conjunction with drawings and other information submitted.

Bentgate House is located on Newhey Road, Newhey. Newhey is within the Metropolitan Borough of Rochdale.

Bentgate House is a large detached house with a formal garden to the south-east, secondary garden to the north-west, primary driveway to the north that connects to Newhey Road and secondary driveway to the south that connects to Bentgate Close, with a triple garage in between.

The proposals look create a dwelling on the secondary garden, helping the council achieve its housing targets in a sustainable location which will positively contribute to the local area.

2 DESIGN & ACCESS STATEMENT

2.1 Use

The existing building is currently used as a residential dwelling with the associated land around the property used as a driveway or garden.

The proposals within this application do not affect the use of the existing dwelling.

The proposed use of the new dwelling is residential.

2.2 Amount

The existing site is 0.2ha. This will be split into 0.15ha for Bentgate House and 0.05ha for the proposed dwelling.

The gross internal area of the proposed dwelling is 135m². This meets nationally described space standards for a 2 storey 4 bedroom house.

2.3 Layout

The proposals look to naturally split the site and create a dwelling on the secondary garden that uses the driveway to the south. Bentgate House would retain the primary driveway and formal garden. The garage block would be split between the properties.

The proposed dwelling sits central in the garden to avoid impacting nearby tree protection areas. It also allows a driveway to the front of the house and a garden to the rear and side of the house.

The location of the dwelling is quite secluded and the two properties to the south only have bathroom windows, which have frosted glass, that overlook the garden.

The house includes living accommodation on the ground floor and bedrooms on the first floor.

2.4 Scale

The scale of the proposed dwelling looks to match other 4 bed dwellings nearby in Bentgate Close. It is subservient to Bentgate House which remains the dominant building on the site.

The single storey section to the rear softens the scale when viewed from the Newhey Road.

2.5 Appearance

The style of the proposed dwelling takes inspiration from Bentgate House using stone and similar proportioned openings. A slightly more modern rear and side elevation use zinc cladding to provide a more contemporary identity that reflects the present day.



Figure 1: CGI of Proposal – Front View



Figure 2: CGI of Proposal – Rear View

2.6 Access

The site can be accessed by car and foot plus, there is also nearby access to local bus services. The proposal will comply with Part M in accordance with Building Regulations.

2.7 Sustainability

The proposals will include an air source heat pump which will heat the house and provide hot water. PV panels will be reviewed for the garage during the technical design stage.

We shall propose a building fabric approach that exceeds current building regulations. The buildings enhanced fabric approach shall include:

- U-values that exceed building regulations
- Enhanced air tightness
- No thermal bridges
- Continuous insulation
- High performance doors and windows

The services strategy shall include:

- Energy recovery ventilation (MVHR)
- Air source heat pumps (ASHP)
- Low energy LED lighting
- Electric vehicle charging space

3 CONCLUSION

This document has been prepared by Jeffrey Jordan Architects in support of the planning application for the proposals at Bentgate House.

It describes our understanding of the brief and presents our response in providing an appropriate architectural response.

In conclusion the applicant is striving to produce a high quality, sympathetic design that fits well within the local environment and meets modern standards.