

Planning, Design and Access Statement

Site Address: Land adjacent to 287 Oldham Road, Middleton M24 2DW
Date:08/04/23

Features of the existing site

The existing site is situated between 287 Oldham Road and 273 Oldham Road. The land is currently grassland with fencing and hoarding. Oldham Road is a main route through Middleton with a pathway separating existing dwellings and the road.

Access issues and solutions

Access to the property will be directly from the pathway, as with all dwellings along this road.

Although parking has not been allocated within the site for this dwelling, there is parking available within local streets and there are great transportation links locally. There is a provision for a secure cycle store within the enclosed garden. This is typical for dwellings in the local area.

Layout of proposed development

The layout has been designed to serve as a 3-bedroom detached dwelling divided over 2 storeys.

Scale and Appearance of the proposal

The dwelling has been designed to be a modern version of existing dwellings along the street scene of Oldham Road with a red brick façade, slate style roof and fenestration to closely match the appearance of neighbouring dwellings.

Landscaping

Landscaping within the submitted plans has been shown for illustrative purposes and is a reserved matter.

Heritage Assets Adjacent to the site – All references taken from Historic England Website

There are no obvious signs of any heritage assets within or close to this site.