

Design and Access Statement
for
Proposed Improvement Works
at
Tonge Court, Middleton

Rev A 19-7-23



1.0 Introduction

This Design and Access Statement has been produced by TADW Architects on behalf of Rochdale Boroughwide Housing. It is submitted as part of a full planning application for improvement works at Tonge Court, 1-33 Oldham Road, Middleton, M24 2JY. It should be read in conjunction with the following documents:

- 221323/01P1 – Existing Site Plan
- 221323/02P1 – Proposed Site Plan
- 221323/03P1 – Existing Plans and Elevations
- 221323/04P1 – Proposed Plans and Elevations
- 221323/05P1 – Existing and Proposed Entrance Details
- 221323/06P1 – Existing and Proposed Patio Details

2.0 The Existing Building

The existing building is a two storey brick sheltered housing scheme which dates from the last quarter of the twentieth century. The built form extends in an east west direction between Oldham Road and Evans Street. The block contains a former warden's dwelling, which is owned and rented out by the client, but which is not integrated into the rest of the development. The main pedestrian access to Tonge Court is from Oldham Road, but a secondary/car park entrance is located on Evans Street.

3.0 Site Ownership

The main body of the building and the associated landscaped grounds are owned and operated by the client, however the westernmost part of the existing building appears to be built on land of uncertain title. Evans Street is an adopted highway which serves a number of private dwellings before terminating in a parking area which is used solely by the residents of Tonge Court. The section of surfaced access road that leads from Evans Street to serve the parking area, appears to be unadopted, and also seems to have no title.

There is some indication that the final part of the easternmost stair of the existing building may also encroach on land outside the client's ownership – though this may be the result of a drafting error rather than an actual discrepancy. As the only works proposed to this part of the building relate to internal redecoration, the redline boundary has been stopped short here, and no formal notification has been issued to the landowner in question.

4.0 The Proposals

The full scope of the contract includes internal refurbishment of the communal areas and maintenance repairs to the fabric of the building (e.g. replacement of flat roofs). The majority of these works do not require planning approval, however some of the proposed changes do require approval. These are outlined below:

4.1 Modifications to lounge on Oldham Road frontage – to improve the internal amenity of the existing lounge it is proposed to introduce two new windows, and reduce the size of one of the existing windows. To raise the profile of the development it is also proposed partially render the lounge elevation, and to install new signage.

4.2 Modifications to main entrance – improved scooter storage facilities are being provided on site. This requires a small extension to the front entrance.

4.3 Modifications to the rear entrance – the rear entrance is frequently used as a collection point for taxis, therefore a canopy is to be provided to act as a rain shelter.

4.4 Improvements to rear patio – the scheme presently incorporates a small patio but this is difficult to access. The proposals seek to extend the patio and introduce a new access door from the main building. Improved fencing will also be provided around this space.

4.5 Improvements to parking area – currently this area is not formally laid out with parking bays. Therefore the proposals are to resurface and reorder the space. Formal parking bays will be marked (including 2no. accessible spaces). To prevent unauthorized parking, new site signage and perimeter delineation will be provided at the boundary with Evans Street.

4.6 New security fencing – part of the rear of the site borders on open parkland and the existing fence provides little security. Consultation with the residents at design stage revealed that a number of break-ins had occurred in this area, therefore the proposals involve the introduction of a new 2m high security fence on this boundary

5.0 Access

The new proposals will not fundamentally alter the existing access arrangements, however they will provide improved parking facilities

6.0 Drainage

There is no significant overall change to the amount of hard and soft landscaping on the site. The proposed works simply involve renewal of the existing surfaces to address issues of deterioration and poor performance. It is not expected that the existing sub-bases build up would be suitable for permeable drainage solutions. As a result no change to the existing drainage strategy is proposed.

7.0 Servicing

Waste collection for the development is currently via the bin stores within the building. The new proposals would not alter these arrangements

8.0 Existing Photographs



Left – lounge seen from Oldham Road. Right – current entrance to be extended outwards



Left – rear entrance to receive canopy. Right – car park area seen from Evans Street



Left – insecure boundary to adjacent parkland. Right – existing patio area

9.0 Proposed Views



Top – proposed view from Oldham Road. Bottom – proposed view of the patio and parking areas